City of Sumter Historic Preservation Design Review

October 26, 2023

HP-23-20, 101 & 103 N. Main St.

I. THE REQUEST

Applicant:	R. Scott Bell
Status of the Applicant:	Project Designer
Request:	Design Review approval for installation and painting of new wood single hung windows and transoms, install new window brick moulds on N. Main St. façade, paint existing concrete block/trim and existing brick façade on both N. Main St. and E. Hampton Ave. façades, install new canvas awnings on E. Hampton Ave. façade, paint metal cornice and metal window pediments on E. Hampton Ave. façade, detailed trim work and new store front windows and doors on N. Main St. façade, side door painting and detailing on E. Hampton Ave. façade., install new building wall signage, install brick fill where AC unit is on E. Hampton Ave. façade, and install brick fill to remove 1 rectangular shaped window cut out on E. Hampton Ave. façade.
District	Downtown Design District
Location:	101/103 N. Main St.
Present Use/Zoning:	Commercial Storefront / CBD
Tax Map Reference:	249-09-01-035
Adjacent Property Land Use and Zoning:	North – Commercial / CBD South – Commercial / CBD East – Commercial / CBD West – Commercial / CBD

II. BACKGROUND

101/103 N. Main St., shown in the photograph on the following page, is a rectangular two-story brick building that was constructed around 1890. It has previously served

a variety of retail and professional office uses. The building is located at the northeast corner of the intersection of N. Main St. and E. Hampton Ave. on the block between N. Main St. and N. Harvin St.

The applicant is proposing to complete exterior renovations including replacement of the N. Main St. Storefront on the building's west façade, replacement of all existing windows and transoms, painting of masonry and brick exterior walls on the building on both the N. Main St. (west) and E. Hampton Ave. (south) facades, installation of new canvas awnings on the E. Hampton Ave (south) façade, and painting/detailing of existing doors and storefront windows on E. Hampton Ave. (south) façade. The project also includes new business signage.

ARCHITECTURAL/HISTORIC CONTEXT:

101/103 N. Main St. is a rectangular two-story masonry building built circa 1890, based on review of Sanborn Fire Maps from the time period. The building's style is 19th Century Eclectic, with Italianate influence. The building has served a variety of professional office and retail uses, including a grocery store, dry goods store, realty office, music school, printing store, tailor shop, and barber ship.

The property is identified as site #16 in the 1985 Historic Resources Survey that catalogued the structures in the downtown area. The ground floor has two separate retail spaces with recessed entrances and a glass storefront that was added after the original construction. The upper façade contains four windows evenly spaced with a brick rowlock sill and wooden shutters. The roof shape is flat and decorative features include a cornice with brackets at the parapet on the sides and arched window openings on the lower level on the side and second level cast iron pediments. The exterior wall material is masonry.

Image of 101/103 N. Main St. from 1985 Sumter Historic Resources Survey

Based on the age of the building, its location, and architectural design and features, 101/103 N.

Main St. is a contributing structure to both the Downtown Sumter National Register District and the City-designated Downtown Design Review District.

Previous design review approval granted for this site includes *HP-14-09, HP-20-18,* and *HP-20-29*. *HP-14-09* and *HP-20-18* concerned business signage that has since been removed, and *HP-20-29* concerned repainting of existing painted surfaces on the front façade.

SITE PHOTOS:

***Above**: Current building exterior conditions, viewed from N. Main St.*

***Above**: Current Building Exterior Conditions, as viewed from E. Hampton Ave.*

SCOPE OF WORK:

The proposed project includes renovations to the exterior of 101/103 N. Main St., as follows:

1. Installation of a new storefront on the building's N. Main St. façade;
2. New business signage.
3. Install brick fill to remove 1 rectangular shaped window cut out on E. Hampton Ave. façade.
4. Install brick fill where AC unit is on E. Hampton Ave. façade
5. Installation and painting of new wood single hung windows and transoms
6. Install new window brick moulds on N. Main St. façade
7. Paint existing concrete block/trim on N. Main St façade
8. Paint existing brick façade on E. Hampton Ave. façade
9. Install new canvas awnings on E. Hampton Ave. façade
10. Paint metal cornice and metal window pediments on E. Hampton Ave. façade
11. Detailed trim work and new store front windows and doors on N. Main St. façade
12. Paint doors and trim on E. Hampton Ave. façade

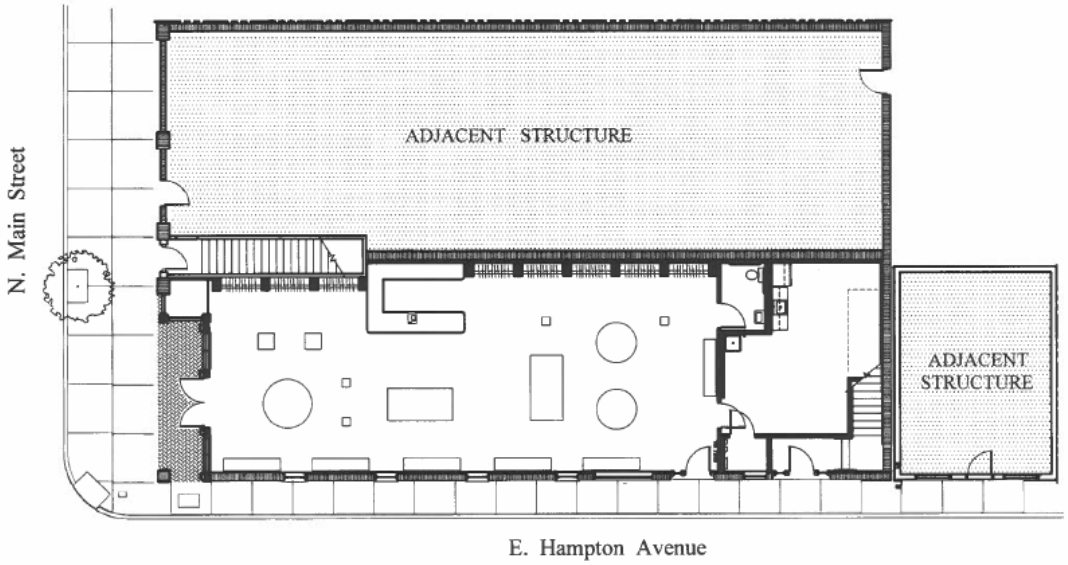
The renderings, elevations and plans displayed on the following pages show the proposed changes and new construction.

Proposed: Lollibears Specialty Shop
Thompson Holdings
101 / 103 N. Main Street

North

October 2, 2023

RS Bell ARCHITECTS LLC



Floor Plan

Proposed Elevations (N. Main St. and E. Hampton Ave.)

Proposed: Lollibears Specialty Shop
Thompson Holdings
101 / 103 N. Main Street

North

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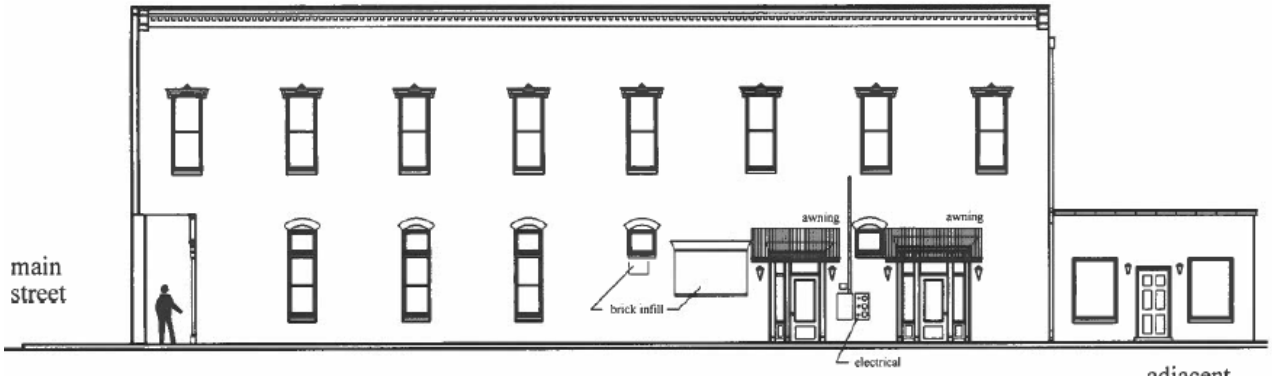


PAINT BRICK FACADE -
COLOR: "Pediment" SW-7634

PAINT NEW WOOD WINDOW SASHES /
TRANSOM SASHES / SIDE ENTRY DOORS
COLOR: "Redend Point" SW-9081

PAINT METAL CORNICE AND
METAL WINDOW PEDIMENTS -
COLOR: "Rookwood Jade" SW-2812

PAINT NEW WINDOW WOOD BRICK MOULDING /
PAINT EXISTING BRICK JACK ARCHES
COLOR: "Greek Villa" SW-7551

NEW CANVAS AWNINGS :
3' PROJECTION - 45 DEGREES
COLOR: "BLACK AND WHITE"
STRIPES AT 6" WIDE

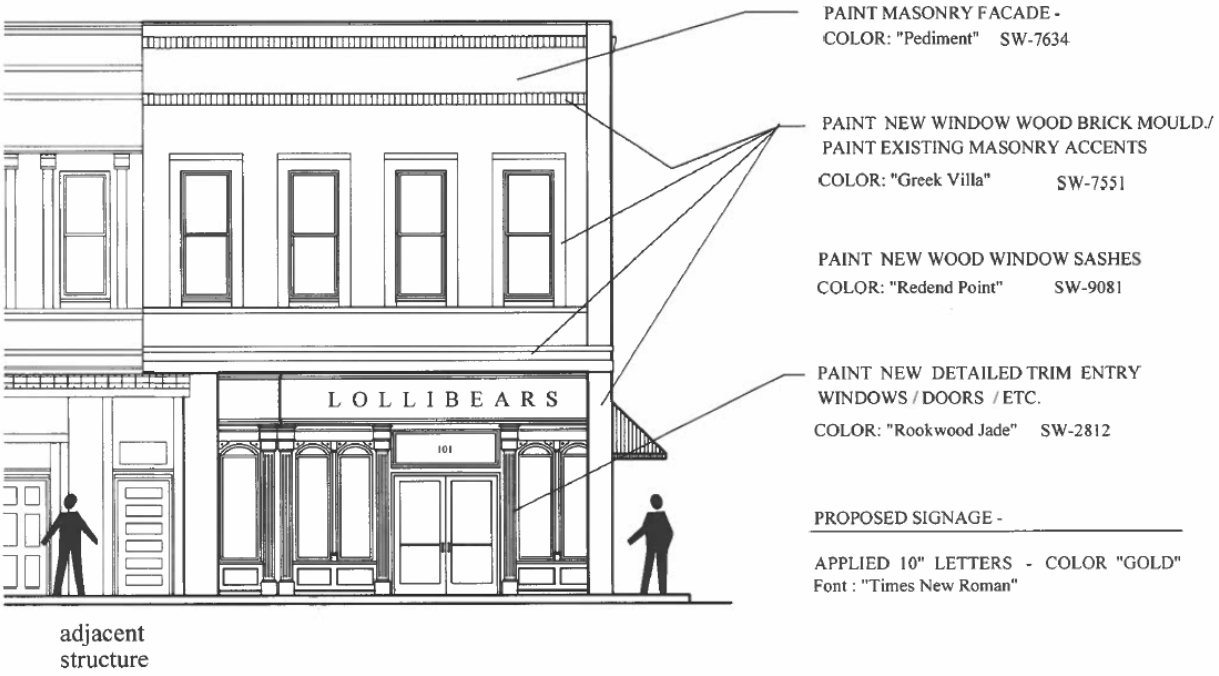
South Elevation

Proposed: Lollibears Specialty Shop
Thompson Holdings
101 / 103 N. Main Street

North

October 2, 2023

RS Bell ARCHITECTS LLC



Main Street (West) Elevation

Proposed exterior paint colors are as follows: *Pediment (SW-7634)* for the masonry and brick facades, *Greek Villa (SW-7551*) for the N. Main St. window brick mould and masonry accents, and brick jack arches, *Rookwood Jade (SW-2812*) for the new N. Main St. storefront window and door trim and E. Hampton Ave. metal cornice and window pediments, *Redend Point (SW-9081)* for the new window sashes transom sashes, and E. Hampton Ave. doors, and black and white stripe for the canvas awning system.

Pediment SW-7634	**Greek Villa** SW-7551	**Rookwood Jade** SW-2812	**Redend Point** SW-9081

DESIGN REVIEW:

Design review approval is required prior to the proposed work. The *Design Review Guidelines Manual* states:

4.3 Exterior Walls: Masonry

A. Preserve Original Masonry and its Visual Qualities.

- *Retain masonry features that are important in defining the overall character of the building.*
- *Do not remove or obscure masonry elements.*
- *Do not paint unpainted masonry. Exceptions to this include masonry walls that have a patchwork appearance from extensive replacement or rebuilding.*

Staff Analysis:

The applicant is not proposing to remove any masonry elements. There are two areas on the E. Hampton Ave. façade that are proposed to be infilled with brick where previous openings had been created for a window mounted air conditioning unit and for an irregular window. The applicant is also proposing to paint previously painted brick on the E. Hampton Ave. façade. While not all portions of the wall appear to have been painted previously, large sections have been painted with a reddish color which is heavily deteriorated. The infill and painting is in general alignment with the Design Guidelines.

Image of existing previously painted brick masonry

4.5 Architectural Detail and Ornamentation

A. Preserve and maintain architectural ornamentation.

- *Retain architectural ornamentation, including but not limited to cornices, eave brackets, spindles, vergeboard, frieze boards, knee braces, and exposed rafter tails.*
- *Do not remove or obscure architectural ornamentation.*

B. Replace ornamentation with designs and materials to match the original.

- *Replace architectural ornamentation only when damaged or deteriorated beyond reasonable repair.*
- *Match the profile, dimensions and materials of the original feature as closely as possible.*

C. Restore missing ornamentation based on photographic or physical evidence.

- *Do not apply ornamentation that has no historical basis, as it would create an appearance not in accordance with the building's original design or style.*

- *Consider a simple cornice of wood or metal on commercial buildings that have lost their cornice. Materials such as fiberglass reinforced concrete may also be appropriate.*

Staff Analysis:
Architectural ornamentation helps to convey historic significance and style. Commercial buildings often feature elaborate cornices at their rooflines of metal, wood, or corbelled brick. The applicant is proposing to retain the existing architectural detail, which is consistent with the Design Guidelines.

4.6 Windows

A. Preserve and Repair Historic Windows.
- *Retain historic windows that contribute to the historic character of a building, including functional and decorative features, such as frames, sash, muntins, mullions, decorative glass, sills, trim, surrounds, and shutters.*
- *Repair original windows by patching, splicing, consolidating, weather stripping, caulking, and replacing missing glass.*
- *Replace only those features that are beyond repair rather than replacing the entire window unit. For example, sash replacement may be a less costly alternative to a full window replacement. Match the original feature in design, dimension, and material.*
- *Improve the thermal efficiency by securely locking windows, adding weather stripping, and installing interior or exterior storm windows.*
- *Preserve original window locations, sizes, and types and restore altered window openings to their historic configurations.*

B. Replace Historic Windows with Compatible New Windows.
- *Replace historic windows only when damaged or deteriorated beyond reasonable repair or missing.*
- *Match the original windows in design, dimension, muntin profile, pane configuration, finish and, where possible, material. If all of the original windows are missing, replacement windows should reflect a design appropriate for the building form and architectural style.*
- *Avoid the use of false muntins, either internal or applied exterior grilles, which do not resemble the profile and depth of historic muntins.*
- *Avoid reducing or increasing the size of a historic opening to accommodate a smaller or larger window. Where necessary, limit this treatment to the rear or side elevations not visible from the street.*
- *Avoid elaborate stained glass or other decorative glass on the primary or visible secondary elevations unless there is evidence that these features existed historically.*

C. Maintain the Pattern and Rhythm of Original Window Openings.
- *Select an inconspicuous location for new window openings, such as the rear or side elevations not visible from the street.*
- *Add new window openings in a manner that minimizes impact on historic features and subtly distinguishes them from historic windows.*
- *Match the general size and alignment of original window openings when adding a new window opening.*
- *Do not enclose or obscure original window openings with added materials.*

Staff Analysis:
The applicant is proposing to replace the existing wood single hung windows and transoms with wood single hung windows. While the condition of all windows cannot be verified due to the shutter coverings over many of them, it is clear from visual inspection that most of the windows have been broken, modified, or are otherwise deteriorated

beyond salvage due to inattention by previous owners. The applicant's proposal to replace the windows with a "like for like" window style and material is consistent with the Design Guidelines.

On the E. Hampton Ave. façade, there is a small window, below which has been cut a hole for a window-mounted air conditioning unit. The applicant is proposing to remove that window unit and brick the hole to re-establish the original window configuration and rhythm. These changes are likewise consistent with the Design Guidelines.

4.8 Doors

A. Preserve and Repair Historic Doors that Contribute to the Character of a Building.

- *Retain and repair historic doors, including decorative features such as trim, sidelights, transoms, fanlights, and surrounds. Where possible, retain original hardware.*
- *Preserve original door openings, sizes, and types and restore altered door openings to their historic configurations.*
- *Avoid painting previously unpainted doors unless extremely weathered.*

Staff Analysis:

The applicant is proposing to install a new wooden double door as the primary customer entrance on N. Main St. as part of the overall storefront replacement. In addition, the applicant is proposing to reconfigure the existing easternmost entrance (wooden 1-panel three quarter lite style with two sidelights) on the E. Hampton Ave. façade to a flush configuration with the building's exterior wall while preserving the configuration and style of the entrance. Finally, the applicant is proposing to install a new similar wooden 1-panel three-quarter lite door at the westernmost E. Hampton Ave. entrance, where there is currently a 4-panel nine lite style door. These proposed door alterations are consistent with the Design Guidelines.

4.10 Storefronts

A. Preserve and Maintain Original Storefronts and their Character-Defining Features and Materials.

- *Retain the historic storefront configuration, including the original location and size of the entrance doors, display windows, and transoms.*
- *Retain storefront features that are not original, but have gained architectural and historical value.*
- *Retain and repair historic structural components, such as decorative cast iron elements and stone or brick piers.*
- *Retain and repair historic entrance doors and any distinctive hardware.*
- *Retain and repair historic transoms, especially those with prism or leaded glass.*
- *Retain and repair original wood or brick bulkheads. Also, retain elements such as Carrara glass or glazed tile that have gained historic significance in their own right.*
- *Retain and repair the historic cornice or sign band, which delineates the storefront from the upper facade.*
- *Protect historic features and materials by maintaining their historic protective finishes, such as paint or stucco.*

C. Reconstruct a missing storefront to match the character, scale, and materials of the historic storefront.

- *Remove inappropriate materials covering the facade.*
- *Conduct exploratory demolition to determine if any historic fabric remains and its condition.*

- *Restore as many of the remaining historic elements as possible.*
- *Use historic photographs and physical evidence to reconstruct a missing or insensitively altered storefront or feature, if documentation is available.*

D. Consider a simplified or contemporary interpretation of a traditional storefront where the historic storefront is missing or no evidence of it exists.

- *Base the new design on traditional storefront elements that reflect the scale, proportions, materials, and colors of other commercial buildings in the district.*
- *Use compatible materials that are in keeping with the style of the building.*
- *Avoid creating a false historical appearance by introducing architectural elements where they never previously existed.*

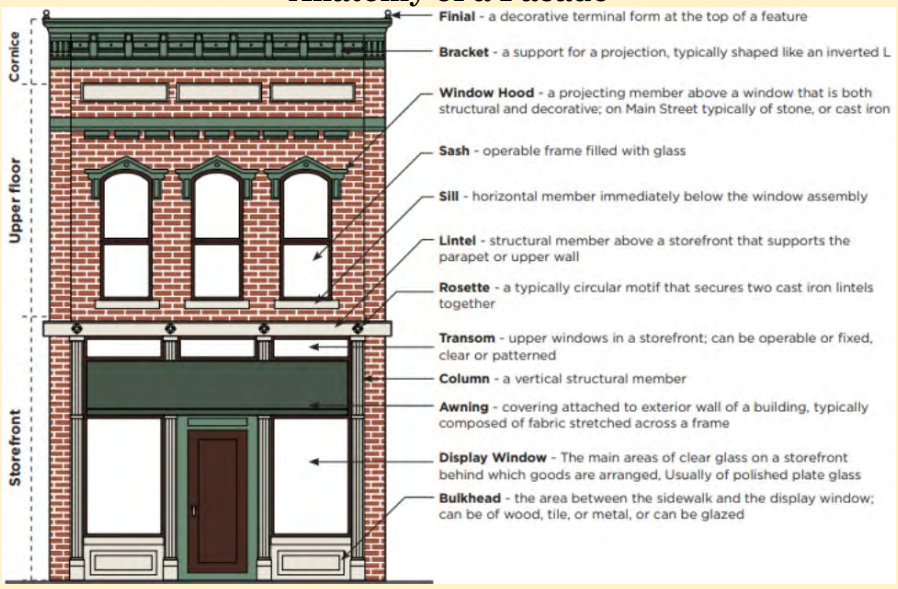
Staff Analysis:

The applicant is proposing to replace the existing N. Main St. storefront configuration with an integrated design that converts the previously split floor plan into a single storefront. The storefront consists of a double door with a pair of arched windows on each side, decorative pilasters, and an extended display space on the northmost side of the storefront. Based on guidance from the project architect, the decorative glass transom that once existed above the storefront is gone, with the exception of one square on the E. Hampton Ave façade. The applicant is proposing to remove this section and preserve it for possible future use, as too much of the transom has been removed to restore the feature.

In addition, on the E. Hampton Ave. façade, the applicant is proposing to reconfigure the existing easternmost entrance to be flush with the exterior building wall while preserving the style of that storefront. The westernmost entry on E. Hampton Ave. will be reconfigured to reflect the original design intent of the building by re-introducing transom and sidelight windows, as well as replacing the door with a door similar to that of the eastern entry on the same façade (1-panel three-quarter lite).

Staff finds the proposed alterations to be consistent with the design guidelines. The portions of the storefront to be replaced are not part of the building's historic significance, and the proposed configuration is consistent with the general pattern of storefronts in the downtown area.

Anatomy of a Facade



4.11 Paint

A. Maintain and repaint historically painted surfaces.

- *Remove paint from masonry only when the paint is not historic, will not reveal aesthetic issues, and will not damage the masonry.*
- *Do not paint unpainted masonry walls unless insensitive past repairs have negatively affected the visual qualities of the masonry.*
- *Do not strip paint or other coatings to reveal bare wood or apply a stain if the material did not historically have a natural finish.*

B. Select a Compatible Color Scheme.

- *Choose colors that are appropriate to the architectural style and complement the building and its surroundings. Overly bright and obtrusive colors are not appropriate.*
- *Consider an original color scheme based on paint analysis or research.*

C. Use Paint Color to Accentuate Exterior Details.

- *Paint window and door sash and frames a contrasting color from the walls to provide contrast and depth.*
- *Limit the paint scheme to three or four colors, one roof color, one wall color, one trim color, and one accent color.*

Staff Analysis:
The surfaces proposed for painting consist of previously painted surfaces, including brick masonry and window and door trim. The color scheme proposed consists of a wall color (*Pediment*), with accenting trim colors (*Rookwood Jade, Redend Point, and Greek Villa*) for cornices/window pediments, window/door trim, and moulding/brick jack arches).

The building colors proposed are consistent with the City of Sumter Historic Preservation Color Palette, and the color scheme is compatible with the design guidelines.

4.12 Signs and Awnings

A. Place signs in a manner that is complementary, or subordinate to, the architecture of the building.

- *Locate signs on flat, unadorned areas, such as horizontal sign bands, existing signboards, or vertical piers.*
- *Place signs at or below the storefront cornice for a ground level business.*
- *Position permissible portable signs so that they do not interfere with pedestrians or traffic sight lines at intersections.*
- *Pylon, monument, and other freestanding signs are generally not appropriate in the Downtown Historic District. Where determined appropriate, freestanding signs shall be monument style.*

B. Attach signs in a manner that will not damage or obscure architectural features.

- *Minimize the number of sign attachments to a building.*
- *Avoid obstructing or damaging character-defining features, which include, but are not limited to: a storefront or building cornice, decorative or patterned masonry, or window and door trim.*
- *Attach signs in mortar joints rather than drilling holes in brick, stone, or concrete walls.*
- *Use attractive hardware and supports of finished metal or wood to mount signs, particularly projecting signs.*
- *Take advantage of the locations of former signs to minimize additional impact on the building by attaching new signs, where appropriate.*

C. Limit the size and number of signs per building.

- *Limit sign area to less than 25 percent of the building front wall.*
- *Relate sign proportions to the element on which it is placed.*
- *Size the lettering and graphics of window signs to be clearly legible, but not block views into or from display windows.*
- *Limit the size of transom signs to avoid blocking light to the interior or obscuring the transom glazing.*
- *Use signs that are pedestrian oriented and of a scale comfortable for a walking customer.*

D. Use appropriate materials that complement the style and materials of the building.

- *Use traditional sign materials (finished wood, glass, metal, brass letters) or contemporary products that have the same visual characteristics.*
- *Finish sign edges to provide character and durability.*
- *Limit the use of neon signs to the interior of buildings. Neon signs on building exteriors are not appropriate.*
- *Shiny plastic products, including internally illuminated, plastic box signs are not appropriate.*
- *Avoid painting signs directly on unpainted masonry walls.*

E. Use colors that complement the building, including accent and trim colors.

- *A maximum of three colors is recommended per sign, although more may be appropriate in some cases.*
- *Use colors that relate to the overall color scheme of the building.*
- *Use light or neutral colors on window signs—such as white or gold leaf—that are easy to read.*
- *Minimize solid painted background behind window lettering, as it reduces transparency.*

F. Design signs to be simple and legible.

- *Keep sign message simple, easy to read, and in scale with the building and elements on which it is placed.*
- *Avoid lettering that is difficult to read or overly intricate.*
- *Use no greater than two or three distinct typefaces.*
- *Consider the use of a symbol and logo rather than words.*

K. Preserve and Maintain Historic Awnings and Canopies.

L. Preserve and Maintain Historic Awnings and Canopies.

- *Size awnings to adequately fit commercial storefronts and window, door or porch openings of residential buildings.*
- *Locate awnings on the transom bar or below the storefront cornice, above the transom, for commercial buildings.*
- *Proportion the awning to allow for ample sidewalk clearance and projection over the sidewalk in downtown.*
- *Choose an appropriate awning shape. Standard sloped awnings are appropriate in most cases, but circular or accordion designs can also be acceptable.*
- *Choose appropriate awning fabrics, such as canvas, vinyl-coated canvas, and acrylic as awning materials. Metal and vinyl awnings are not appropriate.*
- *Ensure the materials and colors are compatible with the design and color scheme of the building.*
- *Consider using the awning valance as a sign panel for commercial buildings.*
- *Consider retractable canvas awnings.*

Staff Analysis:
The applicant is proposing to install black and white striped standard sloped canvas awnings over each of the E. Hampton Ave. entrances. The size of the awnings are appropriate to the building, and the placement location will provide visual interest and functional use to the façade. The proposed awnings are consistent with the Design Guidelines.

The proposed signage is consistent with the Design Review Guidelines, consisting of individual letters spelling "Lollibears" on the transom over the entrance on the building's N. Main St façade. While the applicant has not submitted any signage plans for the building's E. Hampton Ave. facade, Design Guideline-compatible signage would be appropriate in these locations and could be approved by staff under authority delegated by City Council provided that the signage meets the specified criteria regarding size, colors, and style.

5.6 Lighting

A. Retain historic light fixtures and repair them when possible.

B. Choose light fixtures that are compatible with the character of the historic building and the overall district.

- *Select light fixtures that are appropriate to the style and era of the building.*
- *Choose contemporary fixtures in simple designs when an appropriate traditional fixture cannot be found.*
- *Limit exterior lighting to that necessary for convenience and safety.*
- *Choose fixtures that are of an appropriate scale for the building.*
- *Locate new fixtures and wiring in an unobtrusive manner that does not obscure or damage historic materials or features.*
- *For residential buildings, mount new light fixtures to the porch ceiling or adjacent to the primary entrance. Consider small footlights for walkways and driveways.*
- *For commercial properties, conceal the light source by using recessed ceiling fixtures, angled fixtures, or shaded fixtures to prevent glare.*
- *Use light of an appropriate color quality that preserves the natural colors of objects and features.*
- *Locate higher intensity security lighting on rear or secondary elevations that are not visible from the street.*

Staff Analysis:
The applicant is proposing to install decorative wall sconce lighting fixtures on both sides of each entrance on the building's E. Hampton Ave. façade. The inclusion of this type of fixture is compatible with the Design Guidelines.

III. STAFF RECOMMENDATION:

Staff recommends **approval** of this request.

The proposed changes are consistent with the City of Sumter Historic Preservation Design Review Guidelines and are compatible with the existing building design.

IV. DRAFT MOTION

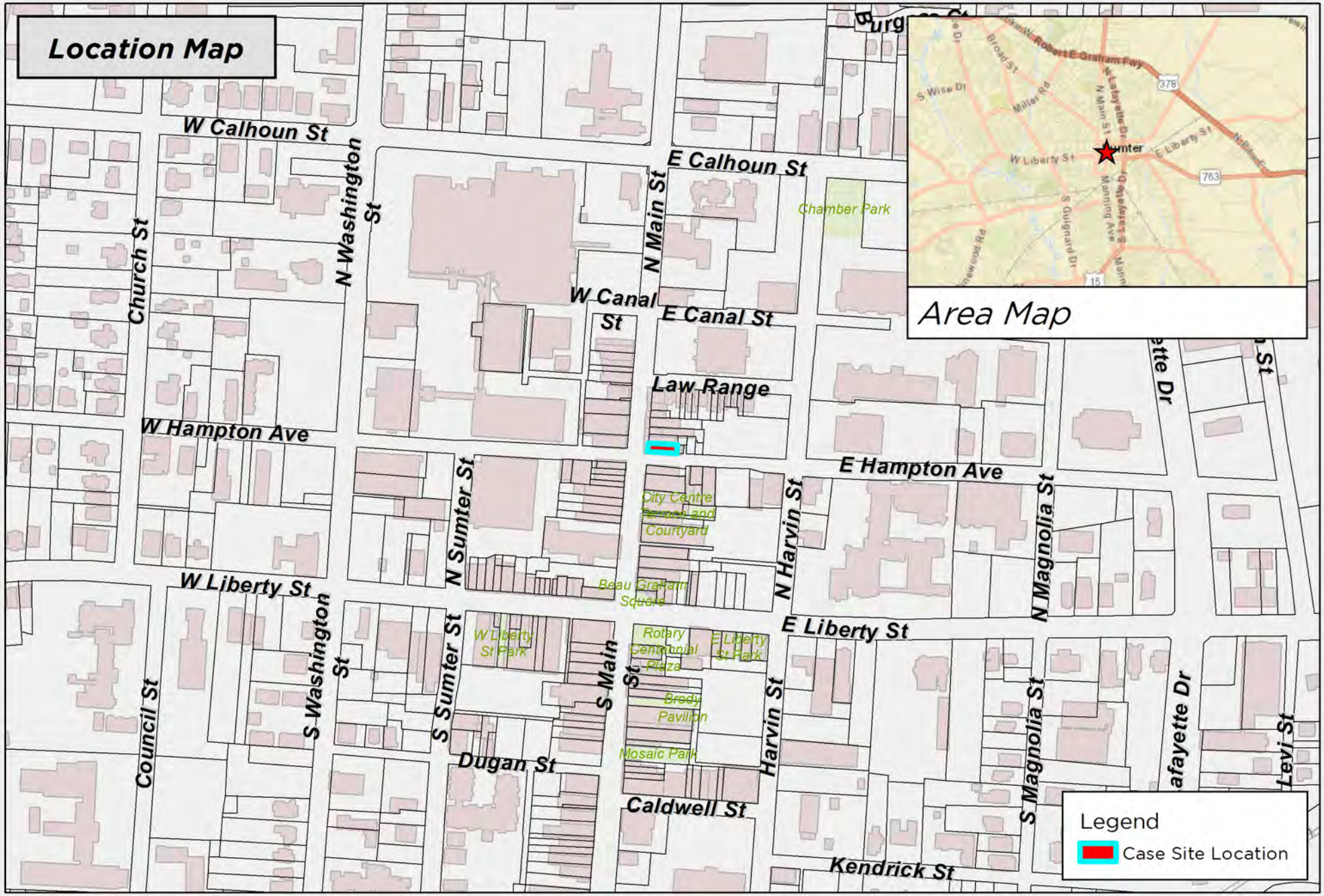
1) I move that the City of Sumter Design Review Board ***approve*** HP-23-20 in accordance with the materials, photographs, and construction details

submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.

2) I move that the City of Sumter Design Review Board ***deny*** HP-23-20

3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – OCTOBER 26, 2023



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HP-23-20
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