

City of Sumter Historic Preservation Design Review

December 19, 2024

HP-24-18, 26 E. Liberty St. Calhoun St. (City)

I. THE REQUEST

Applicant: Sumter Board of Realtors

Status of the Applicant: Property Owner

Request: Request for Design Review Approval to remove 3 existing wood doors and replace with fiberglass doors in a similar style.

Location: 26 E. Liberty St.

Present Use/Zoning: Commercial / Central Business District (CBD)

Tax Map Reference: 228-13-07-075

Adjacent Property Land Use and Zoning:
North –Parking Lot / Central Business District (CBD)
South –Parking Lot / Central Business District (CBD)
East – Commercial / Central Business District (CBD)
West – Commercial / Central Business District (CBD)

II. BACKGROUND

26 E. Liberty St., shown in the photograph to the right, is a single story commercial building, currently home to the Sumter Board of Realtors.

The applicant is requesting Design Review Board approval to remove 3 existing wood doors on the front and side facades of the building and replace them with fiberglass doors in a similar style.



ARCHITECTURAL/HISTORIC CONTEXT:

Based upon the Sumter County Assessor's Record Property Card, the commercial structure at 26 E. Liberty St. was built in 2007. The block in which the building is located has seen significant redevelopment in the 2000s, with nearly all buildings constructed after 2000.

The front façade of the building has three brick piers, one on each side of the front façade with an additional brick pier offset from the center of the front. There is a single front wood storefront door, and 6 wood knee height bulkheads below 6 full glass windows. The side façade of the building faces a courtyard, and there are 4 similar single doors at intervals along the entire side façade, as well as similar bulkheads and windows

The building is located outside the Downtown Sumter National Register Historic District, and is not considered a historic structure. However, the site is a structure that contributes to the fabric of the Downtown Design District. Original building construction was approved under HP-06-12 in July 2006.

CURRENT CONDITIONS



Above: 26 E. Liberty St. front facade as viewed from E. Liberty St.



Above: 26 E. Liberty St. as viewed from sidewalk at front corner of building (west/alley façade)

SCOPE OF WORK:

The applicant proposes to perform the following work:

- A. Remove 3 existing wood doors and replace with fiberglass doors in the same style and finish (1 panel three quarter lite, mahogany), with Low-E energy efficient glass.

Diagrams and images that are part of the proposed scope of work are contained within each of the *Design Review Guidelines* analysis sections of this report.

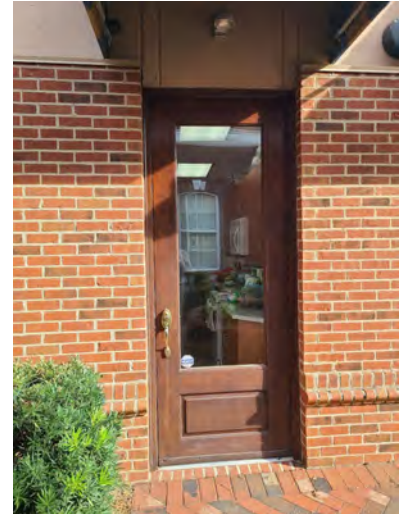
Existing Doors



Existing Front Door



Existing Side Door (side front)



Existing Side Door (middle)

DESIGN REVIEW:

The proposed work requires design review approval beforehand. The *Design Review Guidelines Manual* states:

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 locations, sizes, and types and restore altered door openings to their historic configurations.*
 - *Avoid painting previously unpainted doors unless extremely weathered.*
- B. *Replace a historic door with a compatible design if repair is not a feasible option or if missing.*
- *Consider first a salvaged door of the appropriate style or a suitable original door from a rear or secondary elevation when an original door on the primary façade requires replacement.*
 - *Install a replacement door that resembles the original door in design, dimension, and material. If the original door is missing, the replacement door should reflect a design appropriate for the building form and architectural style.*

- *Avoid altering original door openings by blocking them in, or expanding or reducing their size. Where necessary, limit this treatment to the rear or side elevations that are not visible from the street.*

Staff Analysis:

The applicant proposes to remove the existing wood doors from the front and side facades and replace them with fiberglass doors of the same style (1 panel three quarter lite). The proposed new doors will resemble the existing doors in style, albeit with different material. The doors are sourced from Tucker Door & Trim, LLC, (8/0 Textured Mahogany Grain, DRM1380).

The doors themselves are not historic, as the building was constructed in 2007 the last 20 years.

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.*

- E. *Meet code requirements for accessibility in a manner that has minimal impact on the character-defining features of a storefront.*
 - *Avoid adding new entrances to the front of a building unless required by code.*
 - *Install additional means of access in a way that is reversible and that does not compromise the historic storefront design.*
 - *Use new doors that are simple in design with detailing to match existing doors of the building. Wood doors with single light glass are typically appropriate for most historic downtown buildings.*

Staff Analysis:

The applicant proposes to remove the existing wood doors from the front and side facades and replace them with fiberglass doors of the same style. While the Design Guidelines recommend using wood doors with single light glass as a typically

appropriate style in the downtown, this provision is specific to historic buildings, which 26 E. Liberty St. is not.

While the building itself is an example of recent infill redevelopment, it does maintain a traditional storefront style and rhythm typical of downtown Sumter. These architectural features would not be impacted by a change in material used for the door, provided the style (1 panel three quarter lite) remains consistent with the existing style.

III. STAFF RECOMMENDATION

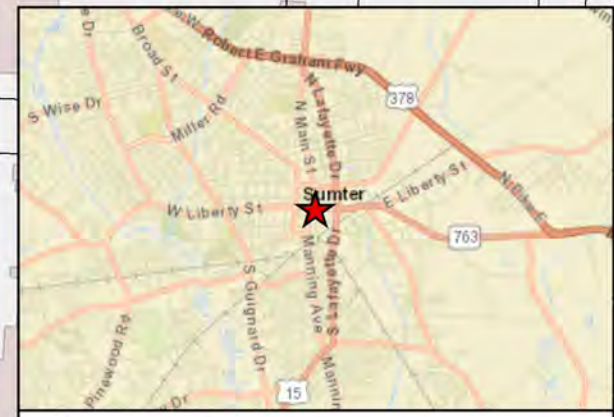
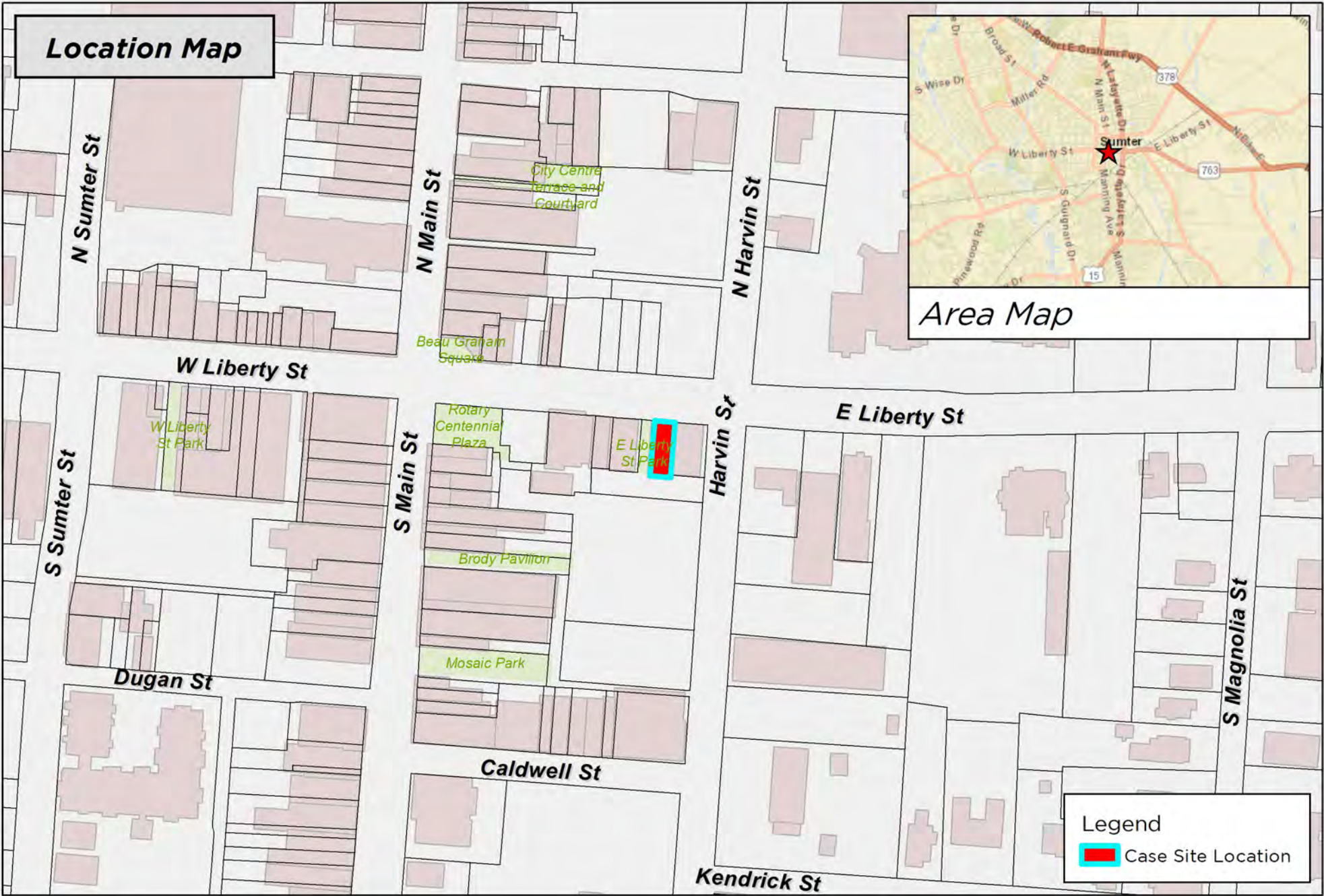
While the applicant's proposed scope of work departs from the Design Guidelines, which recommend using wood doors in the downtown area, the building itself is new construction (built in 2007), and is not considered historic. Utilizing newer materials while maintaining the style and visual effect of doors and storefronts in the downtown district can be considered a reasonable approach.

IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board ***approve*** HP-24-18 in accordance with the materials, photographs, construction details submitted and staff recommendation referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2) I move the City of Sumter Design Review Board ***deny*** HP-24-18.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – December 19, 2024

Location Map

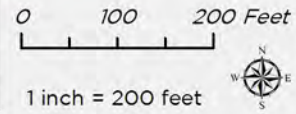


Area Map

Legend

 Case Site Location

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HP-24-18
 26 E Liberty St, Sumter, SC, 29150
 Tax Map # 228-13-07-075