

# City of Sumter Design Review Board

March 28, 2024

HP-24-03, 6 S. Sumter St. (City)

## I. THE REQUEST

<b>Applicant:</b>	Hawkins & Kolb Construction
<b>Status of the Applicant:</b>	C & M Enterprises
<b>Request:</b>	Design review approval to revise previously approved façade improvement plans to change the style of the portico columns.
<b>District</b>	Downtown Design Review District
<b>Location:</b>	6 S. Sumter St.
<b>Present Use/Zoning:</b>	Vacant / CBD
<b>Tax Map Reference:</b>	228-13-03-022
<b>Adjacent Property Land Use and Zoning:</b>	North – Vacant / CBD South – Parking Lot / CBD East – Parking Lot / CBD West – Office Space / CBD

## II. BACKGROUND

6 S. Sumter St., shown in the photograph to the right, is currently vacant, with prior use being a medical office. The property is currently owned by C & M Enterprises.

The applicant renovated the building for continued service as a medical



office building. This included various exterior improvements approved in June 2023 via *HP-23-11*.

The property is located on S. Sumter St., at the corner of S. Sumter St. and W. Liberty St.

**ARCHITECTURAL/HISTORIC CONTEXT:**

Based on the Sumter County Tax Assessor’s records, the commercial structure on the site was constructed in 1960. It is a single-story commercial structure, with elements of mid-century modern architectural style. It is not from the period of significance for the Downtown Historic District. The proposed renovations are in order to accommodate updated medical office use.

Approval was granted by the Design Review Board in 2020 via three separate submissions to install a side emergency door (*HP-20-02*), and a new awning and signage on the W. Liberty St. frontage of the building (*HP-20-07*, *HP-20-16*).

In 2023 approval was granted (*HP-23-11*) to complete alterations to the rear of the building to include skimming of existing masonry with stucco to match the existing building, adding 2 new storefront windows in Dark Bronze color, and staff approval to add tenant logo to South Wall. The plan also called for wrapping existing exterior columns of the Porte cochere with brick.

**SITE PHOTOS:**



*Above: View of the building and Porte cochere, prior to commencement of work.*

**SCOPE OF WORK:**

The proposed project includes renovations and updates of the building located at 6 S. Sumter St. into a medical care facility, as follows:

1. Wrap existing exterior columns of the Porte cochere with stucco.

Original graphic renderings and plans provided by the applicant showing the scope of the proposed work are shown below:



*Above: elevation rendering submitted with HP-23-11 including brick column style.*

The completed renovations, including the proposed alternation to the column style, are shown below:



## DESIGN REVIEW:

The adjustment to the renovation plans requires approval prior to final inspection given by the Planning Department. The *Design Review Guidelines Manual* states:

### **6.1 Commercial Properties**

*A. Design New Building to Reflect their own time.*

- *Avoid the direct imitation of a historic style that would blur the distinction between old and new.*
- *Avoid any reference to historic styles that precede the growth and development of the district.*

*C. Reinforce the street wall by relating setback, orientation, and spacing of new construction to that of the existing buildings.*

- *Align new commercial construction with the property line without setbacks or side alleys.*
- *Minimize gaps in the street wall created by new buildings.*

*I. Choose materials that are harmonious with traditional materials found in the historic district.*

- *Select materials that are visually compatible with and complementary to the architectural character of the district and surrounding buildings.*
- *Use high quality materials with proven durability in the local climate.*
- *Choose materials with a similar scale, color, texture, and finish as those used historically in the district.*
- *Employ a uniform primary wall material on all sides of the building.*

*J. Select a coordinated color palette informed by historic precedent and compatible with adjacent buildings and the district as a whole.*

#### **Staff Analysis:**

This 1960 brick commercial building is built in a commercial modern style avoiding the direct imitation of the historic styles of the downtown area. The building does match the style and scale of other buildings in the immediate vicinity. The building is set back from W. Liberty St. right-of-way, but is in very close proximity to the property line along S. Sumter St.

The revised column material (stucco) is compatible with applicable downtown district design guidelines.

### III. STAFF RECOMMENDATION

Staff is **supportive** of this request.

The updates to the building and porte cochere match the rest of the building's exterior giving the building a more uniform look.

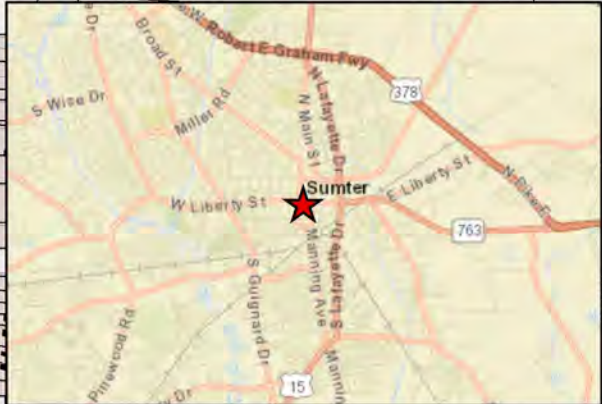
### IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board **approve** HP-24-03 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 the City of Sumter Design Review Board **deny** HP-24-03.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

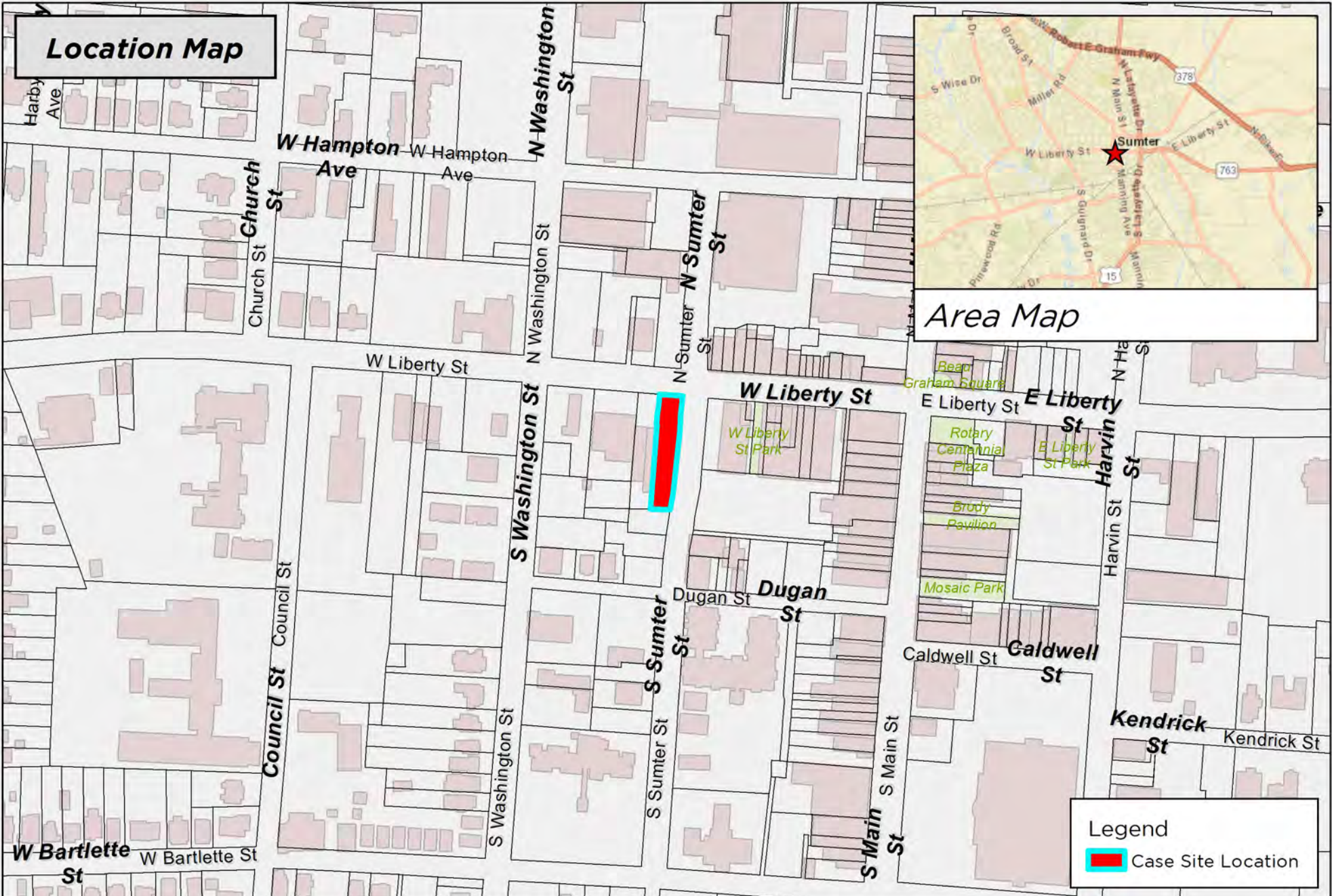
### IV. DESIGN REVIEW BOARD – March 28m 2024




# Location Map




# Area Map



**Legend**

 Case Site Location

**DISCLAIMER:** While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

**Q250 Feet**  
  
 1 inch = 305 feet



Map Prepared by: Sumter Planning Department  
 Copyright 2024  
 Date: 3/6/2024  
 User Name: crobbins  
 Document Name: HP-24-03



HP-24-03  
 6 S Sumter St, Sumter, SC 29150  
 Tax Map # 228-13-03-022