

City of Sumter Historic Preservation Design Review

May 27, 2021

HP-21-14, 24 W. Liberty St.

I. THE REQUEST

Applicant:	Scott Horton
Status of the Applicant:	Property Owner
Request:	Design Review approval for painting of building brick façade on W. Liberty St.
District	Downtown Design District
Location:	24 W. Liberty St.
Present Use/Zoning:	Professional office / CBD
Tax Map Reference:	228-13-07-004
Adjacent Property Land Use and Zoning:	North – Commercial Businesses / CBD South – Government Office / CBD East – Gym / CBD West – Alley / CBD

II. BACKGROUND

24 W. Liberty St., shown in the photograph to the right, is a single-story commercial building which received significant interior renovations in 2016 and currently serves as a professional office.

The applicant is proposing to paint the previously unpainted brick exterior portions of the building's front facade.



ARCHITECTURAL/HISTORIC CONTEXT:

According to the Sumter County Assessor's records, the 2,293 sq. ft. building was constructed in 1910. The 1985 Historic Resources Survey identifies the building as a relatively nondescript square brick commercial space of no particular style. The building has a rectangular plan with plain brick façade and glass storefront windows. At some time between 1910 and 1985, the façade of the building was covered by a new brick façade, though it appears based on recent interior renovations that the original façade is intact under the current façade.

According to the 1912 Sanborn Fire Map, the current building was in use as a grocery at that time. Prior to construction of the current commercial building on the site, the lot was occupied as of the first Sanborn maps by a narrower but deeper building housing various merchantile and restaurant uses at various times between 1884 and 1906.

Based on the current age of the structure, location within the district, and architectural features, 24 W. Liberty St is considered a contributing property to the Historic District, and, as noted, based on a new understanding of the current building's structure based on interior renovations completed in 2016, the structure may have additional historical significance in its own right. The following photographs show the current exterior conditions.

SITE PHOTOS:



Above: Front (North) Façade of building (Facing W. Liberty St.)



Above: West Façade of building (Facing alley)

SCOPE OF WORK:

The proposed project includes renovations to the exterior of 24 W. Liberty St, Sumter, SC, as follows:

1. Paint previously unpainted brickwork on the front façade of the building.

The following plans and materials samples show the proposed changes and new construction.

The proposed exterior paint color for the brick wall is *Enjoyable Yellow (SW 6666)*.



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:

Painting of previously unpainted masonry is not consistent with the City of Sumter Historic Preservation Design Review guidelines, and in this case, there is not a patchwork appearance from extensive replacement or rebuilding, which are exceptions cited in the Design Guidelines.

Most brick is never intended to be painted and painting of brick creates a long-term maintenance need that does not exist with unpainted brick. Moisture trapped within walls and the associated damage it can do, as well as degradation of the paint itself over time both suggest that painting of brick is not an ideal course of action.

With that said, the brick of the building under consideration for this project is not currently considered to be historic or otherwise contributing to the Downtown Design District. Furthermore, an approximately 3 ft strip of the front façade on the portion of the building facing the alley has already been painted, and painting the entire façade would resolve an inconsistent visual appearance and provide some mitigation of the negative consequences of painting unpainted masonry.

4.11 Paint

A. *Maintain and Repair Historically Painted Surfaces.*

- *Do not paint unpainted masonry walls unless insensitive past repairs have negatively affected the visual qualities of the masonry.*

B. *Select a Compatible Color Scheme.*

- *Choose colors that are appropriate to the architectural style and compliment 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.*

- *Use muted or dark colors for the walls of a building.*
- *Use lighter colors to highlight trim and architectural ornamentation.*
- *Paint window sash and frames a contrasting color than the walls to provide contrast and depth to window openings.*
- *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 proposed paint color is *Enjoyable Yellow (SW 6666)* for the brick wall. While this color is not included in the City of Sumter Historic Color Palette, the color is compatible with the Design Review Guidelines. This color selection is also an attempt to match the existing alley-facing wall color of the building, which would make the entire building consistent in terms of color.

III. STAFF RECOMMENDATION:

Painting of previously unpainted masonry in this case is not consistent with the City of Sumter Historic Preservation Design Review guidelines. Painting of brick creates a long-term maintenance need that does not exist with unpainted brick.

With that said, three factors mitigate the impact of this proposed project. First, the brick of the building under consideration for this project is not currently considered to be historic or otherwise contributing to the Downtown Design District. Second, painting the entire building’s front façade would resolve an inconsistent visual appearance between the side and front facades. Third and finally, an approximately 3 ft strip of the front façade on the portion of the building facing the alley has already been painted, and painting the entire façade would resolve an inconsistent visual appearance.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board ***approve*** HP-21-14 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-21-14
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – May 27, 2021

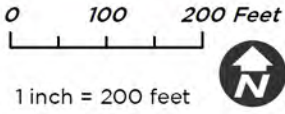
Location Map



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.



Map Prepared by: Sumter Planning Department
 Copyright 2021
 Date: 5/10/2021
 User Name: crobbins
 Document Name: HP-21-14



HP-21-14
 24 W Liberty St, Sumter, SC, 29150
 Tax Map # 228-13-07-004