

City of Sumter Historic Preservation Design Review

February 27, 2025

HP-25-02, 138, 140 N. Main St.

I. THE REQUEST

Applicant: R. Scott Bell

Status of the Applicant: Project Designer

Request: Design Review Approval to complete multiple façade alterations to include replacement of front doors, installation of new awnings, storefront replacement and reconstruction of front structural column, new light fixtures, new exterior paint, removal of existing side transom window, and installation of new side window openings and windows.

District Downtown Design District

Location: 138, 140 N. Main St.

Present Use/Zoning: Commercial Storefront / CBD

Tax Map Reference: 228-12-04-081

Adjacent Property Land Use and Zoning: North – Parking Lot / CBD
South – Commercial / CBD
East – Government / CBD
West – Hospital / CBD

II. BACKGROUND

138, 140 N. Main St., shown in the photograph to the right, is a +/- 4,400 sq. ft. rectangular single-story brick building originally constructed around 1927. According to oral history collected in 1985, the south side of the building has previously served host to a variety of retail, and professional office uses, while the north side served as a



music store since it's construction. SEACO Music most recently occupied the space. The building is located on N. Main St. approximately 75 ft. south of the intersection of N. Main St. and W. Canal St.

The applicant is proposing to complete multiple façade alterations to the subject property to include new exterior paint for existing storefront, replacement of front door, and installation of new awning at 138 N. Main St. At 140 N. Main St. the scope includes storefront replacement and reconstruction of front structural column, new light fixtures, new exterior paint, new awnings, removal of existing side transom window, and installation of new side window openings and windows

ARCHITECTURAL/HISTORIC CONTEXT:

The property is identified as site #138 in the 1985 Historic Resources Survey that catalogued the structures in the downtown area. The building was constructed around 1927, with major changes in 1940. The building is a 1-story rectangular plan, with 2 vertical divisions each with a glass storefront and entrance door. The exterior material is brick. There is a transom window on the north elevation of the building that extends approximately 20 ft., and at one time, a mural of music notes was painted on the side of the building.



Figure 1 - SEACO Music Building (138 N Main St.), May 1985

The building is within the boundary of the National Register Historic District and of the City of Sumter's Downtown Design Review District and is subject to the Design Review Guidelines.

Based on the age of the building, its location, and architectural design and features, the building is a contributing structure to the City-designated Downtown Design Review District.

There have been no previous design review approvals reviewed or granted for this site.

SITE PHOTOS:



Above: Current building front (east) façade condition, viewed from N. Main St.



Above: Current building side (north) façade condition, viewed from N. Main St. sidewalk



Above: Current building rear (west) façade condition, viewed from rear alley

SCOPE OF WORK:

The proposed project includes renovations to the exterior of 138 and 140 N. Main St., as follows:

138 N. Main St.

1. Paint exterior of storefront
2. Replace front door
3. Install new awning

140 N. Main St.

1. Replace storefront
2. Reconstruct front structural column
3. Install new light fixtures
4. Paint exterior of building
5. Install new awnings
6. Remove side transom window
7. Construct new side window openings and install new windows.

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

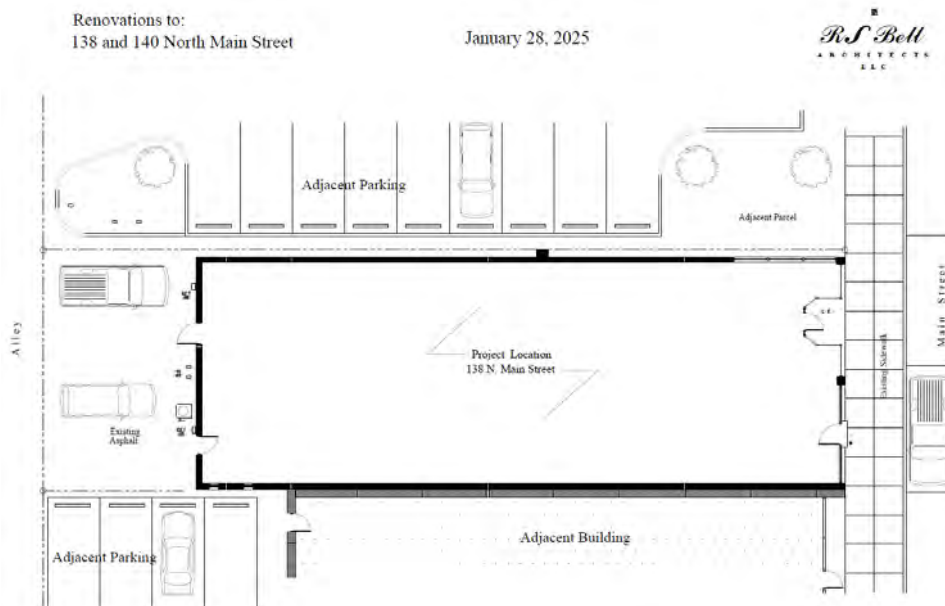
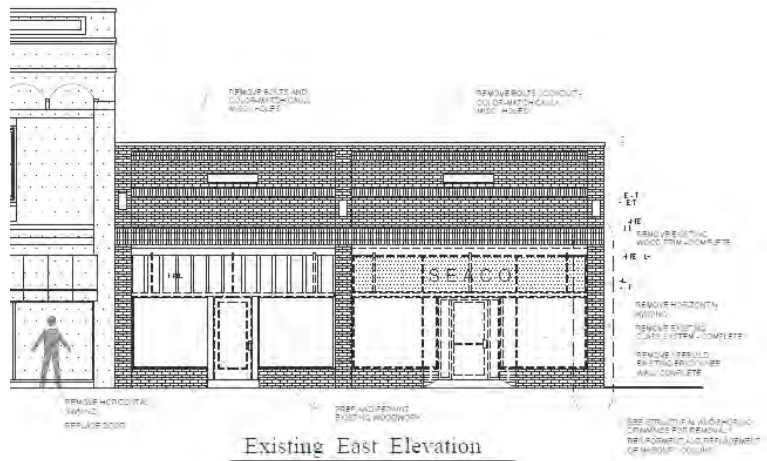
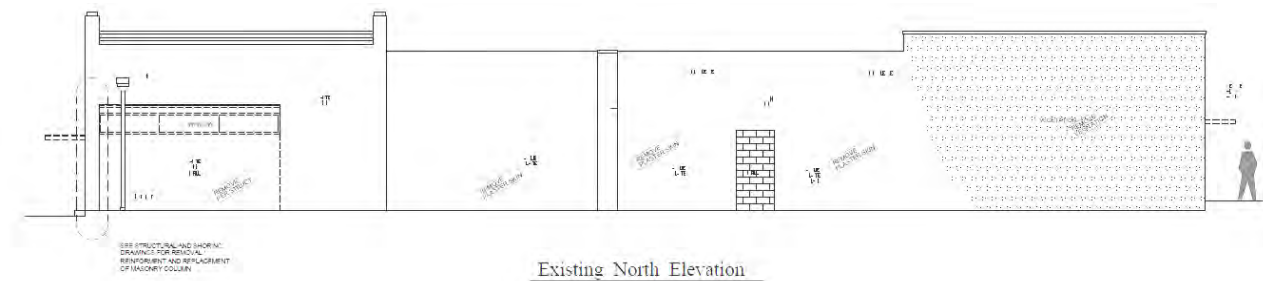
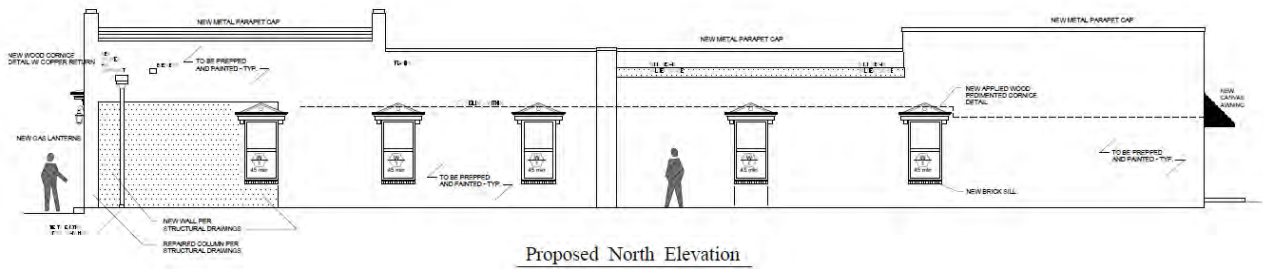


Figure 2 - Site Plan Diagram

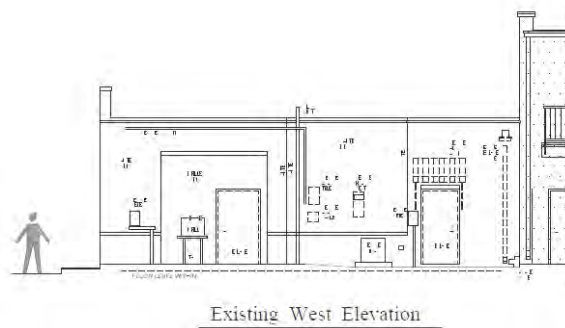
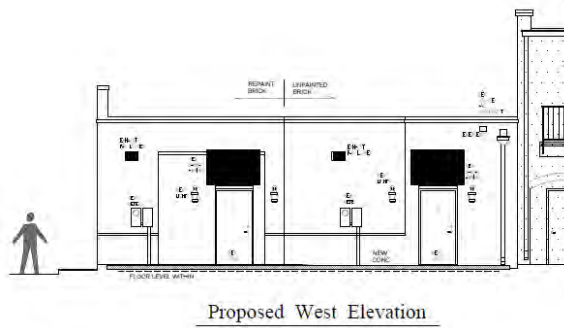
East Elevation (Facing N. Main St.)



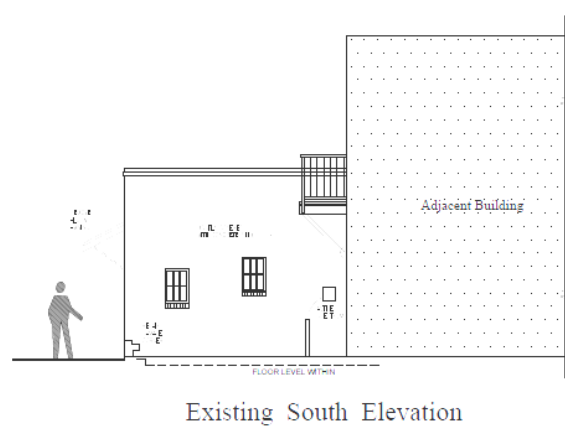
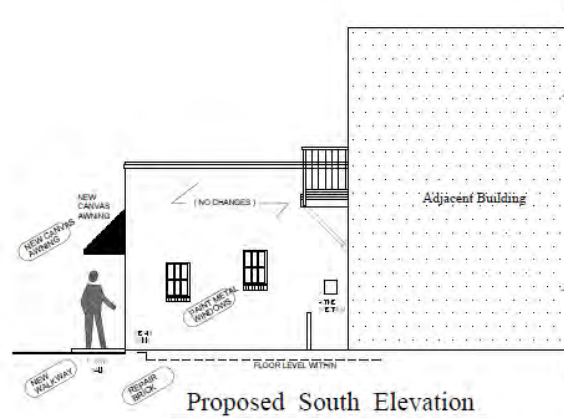
North Elevation (Facing W. Canal St.)



West Elevation (Alley-Facing)



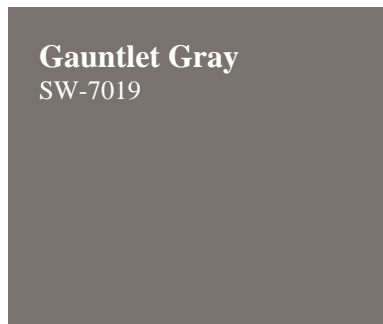
South Elevation (Alley-Facing)



Proposed exterior paint colors are as follows:

Window Trim/Cornices – *Tricorn Black* (SW 6268)

Front façade Woodwork and side/rear brick walls – *Gauntlet Grey* (SW 7019)



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.

B. Maintain historic masonry materials.

- Prevent water damage to masonry by repairing leaking roofs, gutters, downspouts and flashing and by generally diverting water away from the building.
- Clean masonry only when necessary to stop deterioration or to remove heavy soiling.
- Use the least abrasive means possible to clean masonry. Steam cleaning or a low-pressure wash at a pressure below 500 to 600 psi is recommended. Use mild detergent where necessary. Conduct a test patch on a small, inconspicuous section of the building first.
- Test detergents or chemicals on small inconspicuous sections of the building first.
- Do not sandblast or use abrasive cleaning methods.

C. Repair and replace historic masonry with in-kind materials.

- Repair or replace a masonry feature using masonry units that respect the size, texture, color, and patterns of the historic material, as well as the mortar joint size and tooling.
- Repair and repoint only areas where mortar has deteriorated, leaving sound mortar intact.
- Repair cracks and unsound mortar with new mortar that matches the original in composition and appearance, including color.
- Rake new mortar joints to match the originals.

Staff Analysis:

The applicant is proposing to paint previously painted brick. All portions of the building's exterior brick walls proposed for painting have been painted previously. Some areas of masonry are proposed for removal in order to establish a series of windows on the side of the building, but the overall impact is assessed as being minimal. The painting is in general alignment with the Design Guidelines.

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 existing architectural detail, and to install new detail, including cornices over new windows, as well as decorative light fixtures, which are 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 install five new windows on the north side of the building in an area previously covered by another building. The new windows are proposed to be 1 over 1 double hung with decorative cornices. The applicant's proposal to install the new windows is 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.

B. Replace storefront features that are missing or deteriorated beyond repair with compatible elements that match the original in design, dimension, texture, and material.

- Replace display windows with new windows that fill the original opening and have wood, copper, or aluminum mullions. Dark anodized aluminum is preferred for new display windows rather than untreated aluminum frames. Untreated aluminum should be primed and painted if used.
- Replace storefront glass with clear rather than tinted or reflective glass. Use an awning, canopy, or transparent low-E glass to reduce sunlight and heat gain.
- Use wood or brick bulkheads for historic commercial buildings. Match brick bulkheads to the original brick of the building or paint them to complement other storefront elements.
- Use wood doors with a single light of glass, as these are appropriate for most historic buildings in downtown Sumter. Metal doors with a dark bronze finish or an anodized aluminum finish may also be appropriate.
- Use historic photographs and physical evidence to reconstruct a missing or insensitively altered feature, if documentation is available.
- If photographs or physical evidence cannot be found, base the design on similar elements found on nearby historic properties, keeping the design of the replacement feature simple.

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.

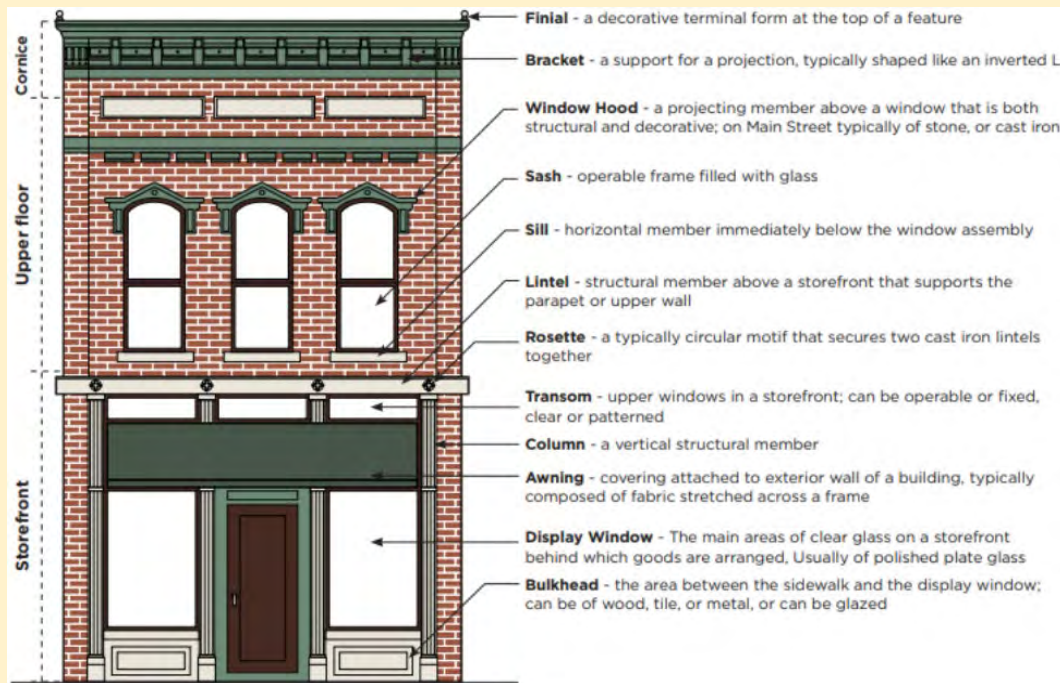
- Base the new design on traditional storefront elements that reflect the scale, proportions, materials, and colors of other commercial buildings in the district.
- Use compatible materials that are in keeping with the style of the building.
- Avoid creating a false historical appearance by introducing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

Staff Analysis:

The applicant is proposing to replace the storefront at 140 N. Main St. with a similar design, in order to address issues of deterioration and decay caused by lack of prior

maintenance. Further, the applicant proposes to replace the front door on the 138 N. Main St. façade.

Staff finds the proposed alterations to be consistent with the design guidelines. The portions of the storefront to be replaced are in severely deteriorated condition, and the proposed configuration is consistent with the general pattern of storefronts in the downtown area as shown in the graphic below.



Anatomy of a Façade

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 two colors (*Tricorn Black*, and *Gauntlet Gray*).

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

K. Preserve and Maintain Historic Awnings and Canopies.

L. Consider Traditional Awnings for Signage or Shade.

- *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 a canvas awning over the door at the 138 N. Main St. façade, and over the two rear access doors on the alley façade. 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.

While the applicant has not submitted detailed signage plans, Design Guideline-compatible signage would be appropriate in these locations and could be approved by staff under delegated authority provided that the signage meets the specified criteria regarding size, colors, and style.

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-25-02 in accordance with the materials, photographs, and construction details

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

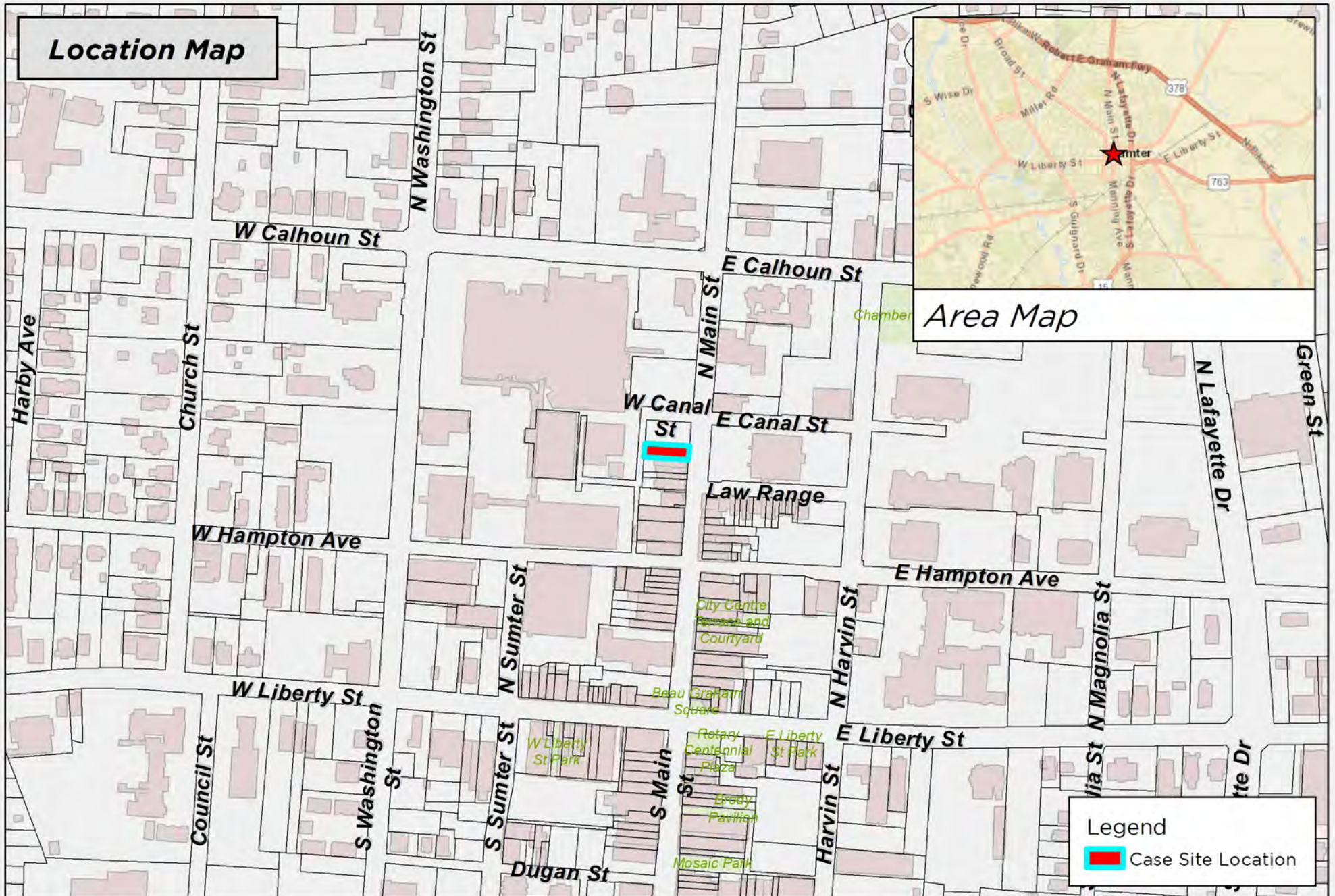
- 2) I move that the City of Sumter Design Review Board **deny** HP-25-02
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – FEBRUARY 27, 2025

Location Map



Area Map

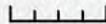


Legend

 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.

0 100 200 Feet



1 inch = 400 feet



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User Name: crobbins
Document Name: HP-25-02



HP-25-02
138 & 140 N Main St, Sumter, SC, 29150
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