

# Historic Preservation Design Review

July 23, 2020

## HP-20-15, 30 N. Main St. (City)

### I. THE REQUEST

<b>Applicant:</b>	R. Scott Bell
<b>Status of the Applicant:</b>	Project Architect
<b>Request:</b>	Design Review for proposed 900 sq. ft. metal canopy attached to the rear of the existing structure
<b>Location:</b>	30 N. Main St.
<b>Present Use/Zoning:</b>	Commercial / CBD
<b>Tax Map Reference:</b>	228-12-04-039
<b>Adjacent Property Land Use and Zoning:</b>	North – Commercial / CBD South – Commercial / CBD East – Commercial / CBD West – Commercial / CBD

### II. BACKGROUND

The applicant is requesting design review approval to install a metal canopy on the rear elevation of a commercial building that fronts on N. Main St. between W. Hampton and W. Liberty St., and that backs up to the municipal parking garage at the corner of Sumter St. and W. Hampton Ave. The building presently is occupied by kitchen staff operations and storage associated with the neighboring Sidebar Restaurant.



#### Architectural/Historic Context

Based on available records from the South Carolina Department of Archives and History and the Sumter City-County Planning Department, the structure under review is within the Historic Downtown and is also part of the National Register Historic District.

30 N Main St. was constructed circa 1880. It is known colloquially as “The Berger Building,” and has some historical significance as The Lyric Theater was located in this building. It appears on the Sanborn Maps in 1894. One of the oldest Sumter stores, it has been primarily used throughout the years as retail commercial space, under the name “The Happiness Store,” and “Levi Brothers.” Beryl’s Dress Shop and the Berger Department Store were located here as well.

The structure is brick, 2-stories tall and has a rectangular floor plan. Previously approved work included uncovering second-story windows on the front and rear façades, the application of stabilizing metal star-shaped anchor bolts on the rear elevation, painting the entire building and replacing the storefront and awnings. These renovations were designed to return the building to a more historic appearance.

Site Photos:



Above: Rear elevation of 30 N. Main St as viewed from the west



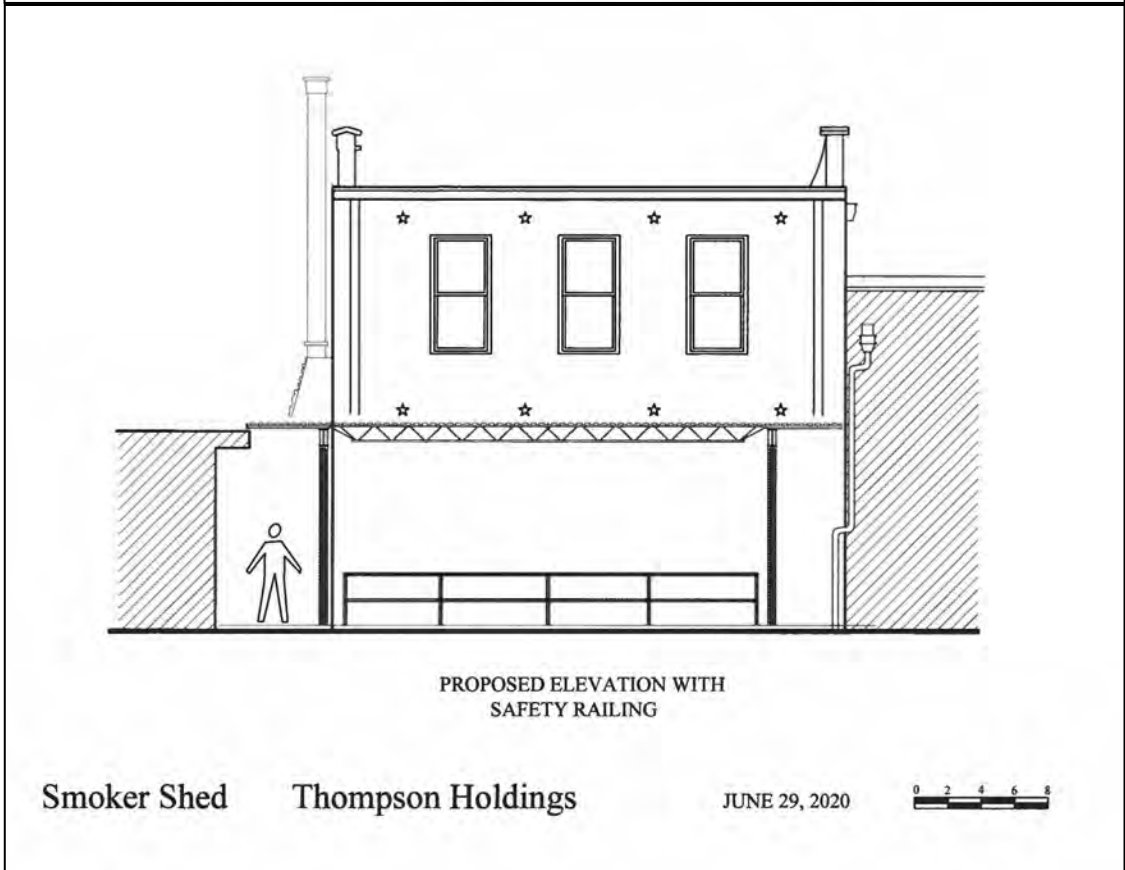
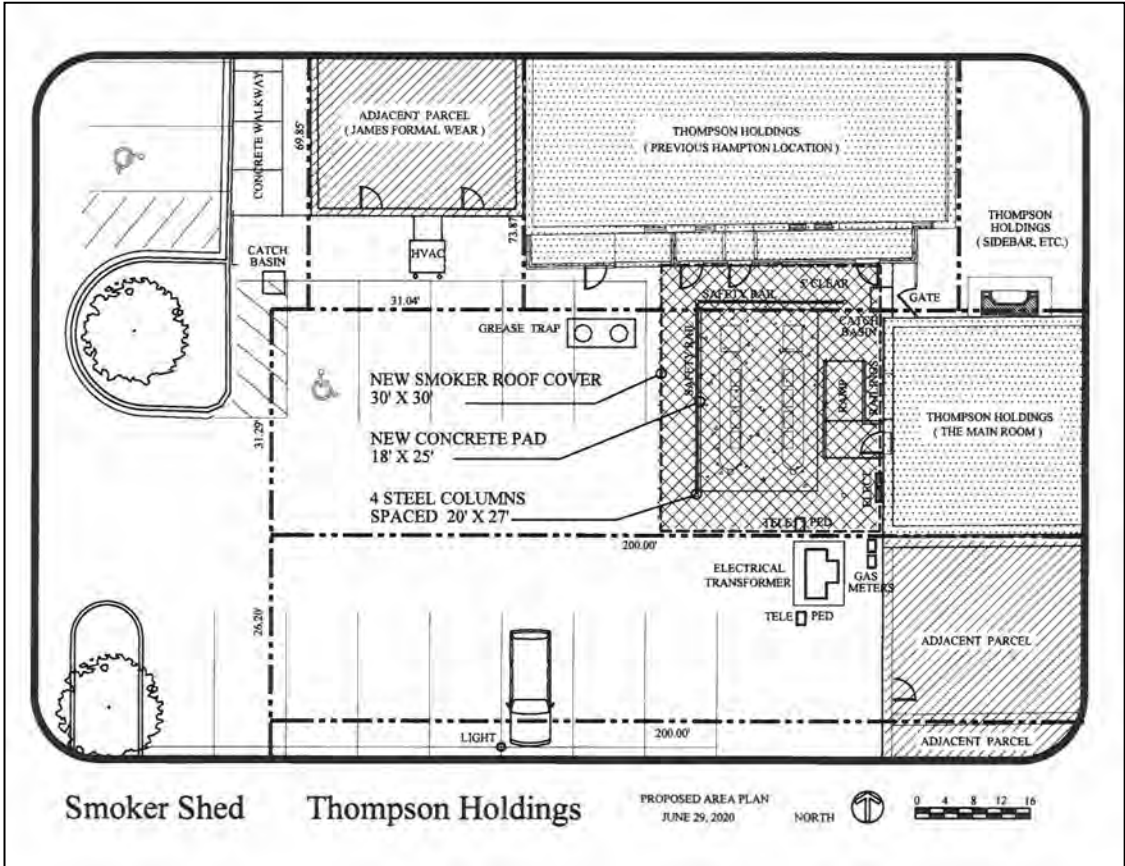
Above: Rear Elevation of 30 N Main Street as viewed from the south.

Scope of Work:

The Applicant intends to complete rear elevation renovations, which face an existing alley. Renovations include construction of a 900 sq. ft. metal canopy and railings attached to the rear of the building to serve as a cover for two commercial meat smokers.

Based upon the submitted architectural elevation/rendering, the following is proposed:

1. Installation of a 900 sq. ft. galvanized steel canopy attached to rear face of 30 N. Main St.
2. Installation of four (4) steel columns, painted to match the existing door color of the adjacent building at 2 W. Hampton Ave.
3. Installation of a metal pipe safety railing at ground level around the perimeter of the canopy, painted to match the existing door color of the adjacent building at 2 W. Hampton Ave.
4. Installation of a new 450 sq. ft. concrete pad under the canopy.



Design review approval is required prior to the proposed work.

The *Design Review Guidelines Manual* states:

### **6.1 Commercial Properties (Additions)**

*Exterior additions to historic buildings in the Downtown Historic District can provide valuable additional space to accommodate new uses or growing businesses. However, insensitively designed additions can radically alter the historic appearance of the building and destroy important features. Careful design and location of new additions can complement rather than detract from the character of a historic building and the district as a whole.*

*K. Distinguish a new addition from the historic building with a simple and unobtrusive design.*

- *Design an addition to be subordinate to the existing building in size, design, and detailing.*
- *Locate a new addition on the rear elevation where it will not be highly visible from the public right of way.*
- *Include simplified architectural features derived from similar features on the historic building.*
- *Ensure that colors and materials are harmonious with the materials of the historic building.*

#### Staff Analysis:

The proposed addition meets the above standards. The proposed material for the metal canopy is galvanized steel, as are the support beams. The railing and steel beams will be painted to match the existing brown color found on the doors of the adjacent building at 2 W. Hampton Ave. This color choice is consistent with the City of Sumter's Historic Preservation Color Palette.

### **III. STAFF RECOMMENDATION**

Staff recommends approval of this request. The overall proposal is compatible with established guidelines.

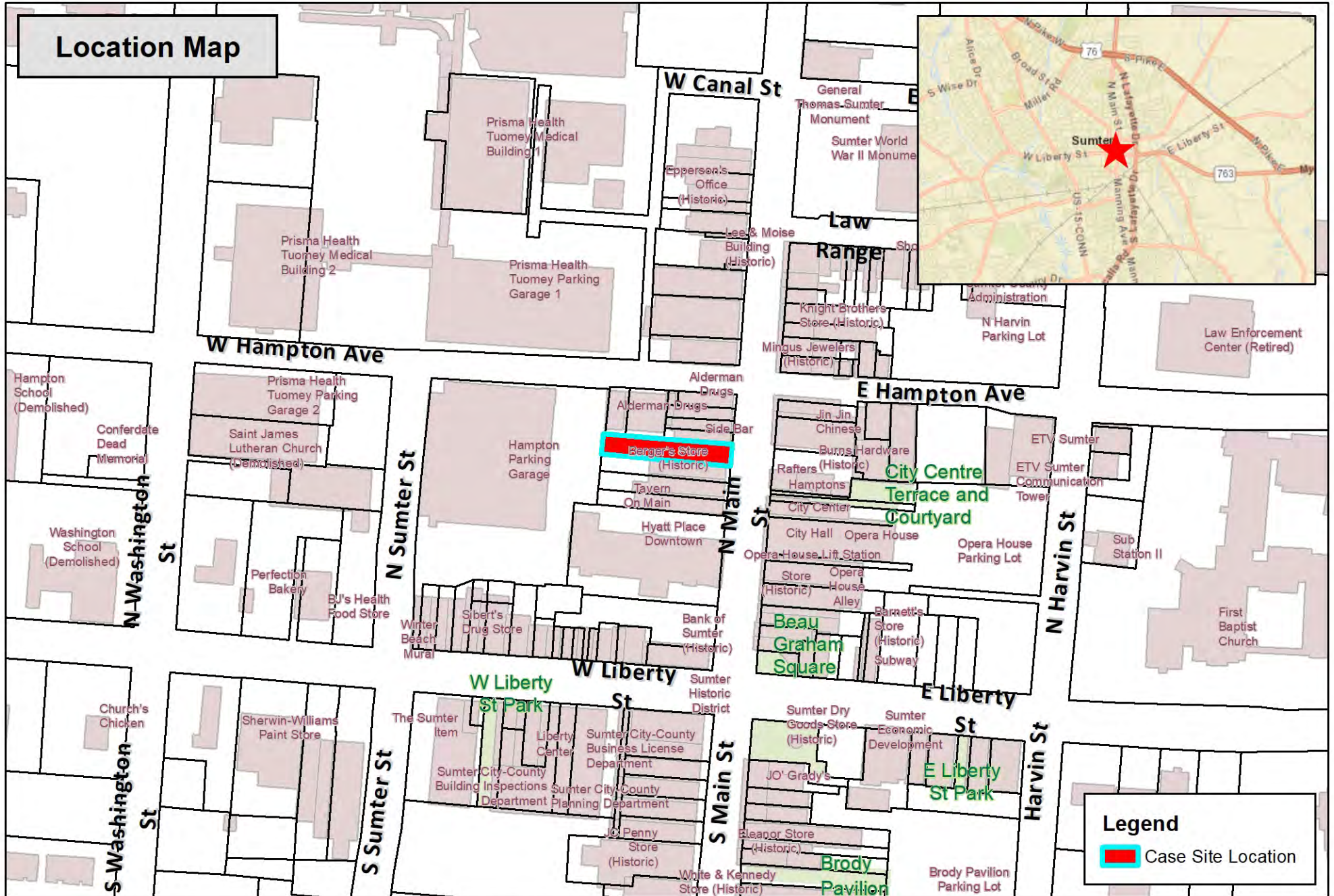
### **IV. DRAFT MOTION**

- 1.) I move that the Sumter Historic Preservation Design Review Committee approve HP-20-15 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 Sumter Historic Preservation Design Review Committee deny HP-20-15.
- 3.) I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

**VI. HISTORIC PRESERVATION – JULY 23, 2020**

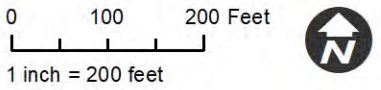
# Location Map



**Legend**

 Case Site Location

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HP-20-15  
30 N Main St, Sumter, SC, 29150  
Tax Map # 228-12-04-039