CHAPTER

6

INFILL AND ALTERATIONS TO NON-HISTORIC RESOURCES

This chapter presents design guidelines for the construction of a new building. These guidelines also apply when alterations are being considered for non-historic resources. These “infill” principles relate to the fundamental relationships of a building to its context—such as mass, scale and form. These same principles are the most important for other, non-historic resources. Also note that for many of the design topics presented in this chapter other City regulations may apply. Please consult the City of Anderson before planning a project to determine which requirements are applicable.

Preservation does not mean that a neighborhood or historic district must be “frozen” in time, but it does mean that, when new building occurs, it should be in a manner that reinforces the basic visual characteristics of a block. This does not imply, however, that a new building must look old. In fact, imitating historic styles is generally discouraged.

Rather than imitating older buildings, a new design should relate to the fundamental characteristics of the historic resources on a block while also conveying the stylistic trends of today. It may do so by drawing upon basic ways of building that make up a part of the character of the property. Such features upon which to draw include the way in which a building is located on its site, the manner in which it relates to the street and its basic mass, form and materials. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

These basic design relationships are more fundamental than the details of individual architectural styles and, therefore, it is possible to be compatible with the historic context while also producing a design that is contemporary.

It is also important that a new building not impede one’s ability to interpret the character of a historic resource; therefore, a new structure should be compatible in scale, site relationship and style. Simplicity and modesty in design are encouraged. (See also the Basic Principle for Site Design and Infill on page 11.)
Site Design

Policy: *Maintain the pattern in which buildings relate to the street.*

All historic resources significantly contribute to the design character of Anderson and should be preserved. Where new construction will occur it should **not** be constructed to block views to a historic resource or visually distract from them.

6.1 **A building should fit within the range of yard dimensions seen in the block.**
- The front yard setback should match the established range of adjacent buildings.
- Where the setbacks are uniform, a building should be placed in general alignment with its neighbors.
- In some areas, setbacks vary, but generally fall within an established range.
- A greater variety in setbacks is appropriate in this case, but a building should be located within the average setback.

6.2 **Maintain the spacing of side yards.**
- Side yard setbacks should be similar to others in the block, as seen from the street.

6.3 **Orient the front of a house to the street and clearly identify the front door.**
- A prominent entry will contribute to the “pedestrian-friendly” character of the street.
- Use a porch element to define the entry.

6.4 **Design a porch to be similar to those seen historically.**
- A new porch should not visually overwhelm the primary facade.
- Use materials similar to those seen historically. Wood balustrades and porch posts (sometimes with brick piers) were most common.
- Porch posts or columns should be of a substantial enough size that the porch does not appear to float above the entry.
Policy: *Maintain the traditional character of a building’s site.*

The progression of frontyard space on a property is an important characteristic in Anderson's historic districts. Especially since most of the historic resources have residential characteristics, such as grassy front, side and rear yards. These site characteristics are important and should be respected when new construction occurs.

6.5 *Maintain an attractively landscaped yard where residential characteristics existed historically.*
- Do not pave this area with concrete so it effectively serves a parking lot.
- The use of rock and gravel is discouraged and, if used, should only occur as an accent element.
- Consider using decorative modular pavers, grass and cellular paving systems in order to minimize the impact of hard surface paving for patios or terraces where grass or other landscaping cannot be provided.

6.6 *Maintain the visual connection of the building to the street.*
- A walkway should lead straight from the sidewalk to the main entry.
Building Mass, Scale and Form

Policy: *Design a new building to reinforce a sense of human scale in Anderson.*

The mass and scale of residential buildings are important design issues in Anderson. The traditional scale of buildings—originally designed as single-family houses—still dominates and enhances the pedestrian-friendly character of the streets. To the greatest extent possible, new construction should maintain this human scale. While new buildings are typically larger than many older houses, new construction should not be dramatically larger and cause the visual continuity to be compromised.

Also, while some larger institutional structures were constructed historically, the tradition of single-family residences dominates the character of most neighborhoods. This tradition should be continued.

6.7 **A new building should convey a sense of human scale. Consider the following techniques:**

- Use building materials that are of traditional dimensions.
- Provide a porch that is similar in size to that seen traditionally.
- Use a building mass that is similar in size to that seen traditionally.
- Use window openings that are similar in size and location to those seen traditionally.

6.8 **A new building should not be significantly larger than those single-family structures seen traditionally.**

- A new building should not be greater than three stories in height.
- Subdividing the mass of a larger building into smaller “modules” that are similar in size to buildings seen traditionally is encouraged.
- Other, subordinate modules may be attached to the primary building form.

*Subdivide larger masses into smaller “modules.” This structure is broken into modules so it will not dominate the scale of the neighborhood. (Lafayette, CO)*
Chapter 6: Infill and Alterations to Non-Historic Resources

Policy: Use building forms that are similar to those of residential buildings seen traditionally.

A similarity of building forms also contributes to a sense of visual continuity in the historic district. In order to maintain this feature, a new building should have a basic form that is similar to that seen traditionally.

6.9 Simple rectangular building forms with sloping roofs are preferred.

- “Exotic” building forms that would detract from the visual continuity of the streetscape are discouraged.
- Building forms should be similar to those seen traditionally.

6.10 Pitched gable and hip roofs should be used where they exist on surrounding historic resources.

- Shed roofs are appropriate for porches or on small additive forms attached to a building.

6.11 Dormers are a frequent neighborhood architectural roof feature and should be of design compatible with the main structure.

- Placement and scale should be compatible with those of other historic houses of the historic district.

6.12 Eave depths, facia, soffits, and cornice trims as well as porch columns and supports and other decorative details should be compatible with those of historic houses.

Pitched gable and hip roofs are encouraged where they exist on surrounding historic resources. (The flat roof on the left is inappropriate.) (San Jose, CA)

Pitched gable and hip roofs are encouraged where they exist on surrounding historic resources. (San Jose, CA)

Use building forms that are similar to those of residential buildings seen traditionally, such as was done in this infill development in Memphis, Tennessee.
Building Materials

**Policy: Use building materials that appear similar to those used traditionally in Anderson.**

Building materials of a new structure should be compatible with adjacent historic resources. They should appear similar to those seen traditionally to establish a sense of visual continuity.

6.13 Traditional materials such as stone, stucco, brick and painted wood shingles are appropriate for new construction.

6.14 Horizontal lap siding should be applied in a manner similar to that seen historically.
- New materials should relate to the lap exposure, texture and finish of traditional wood siding.
- The use of trim boards, that show depth and typify high-quality construction, is encouraged.
- All wood siding should have a weather-protective, painted finish.
- Use of highly reflective materials, such as glass or polished metal, is inappropriate as a primary building material.

6.15 The use of masonry that appears similar in character to that seen traditionally is also appropriate.
- The bond pattern, mortar color and width and shape of joints should be compatible with historic houses in the neighborhood.
- Brick should be similar in characteristics including color, texture and size to that found in historic houses of similar style in the neighborhood.
- Jumbo brick is discouraged.
- Stone, similar to that used traditionally, is also appropriate.
- Tile and stucco are appropriate as secondary materials and on building styles which incorporate these materials.
6.16 New materials that are similar to traditional materials may be considered.

- Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.
- They also should have a proven durability in locations that have a similar climate.

6.17 Roof materials should convey a scale and texture similar to those used traditionally.

- Materials selected for use should convey a scale and texture similar to those traditionally used.
- Roof materials should be earth tones and have a matte, non-reflective finish.
- Composite shingles may be appropriate if they convey a scale and texture similar to those seen.
Using contemporary interpretations of historic styles is encouraged for new buildings. Although these infill bungalows do not have raised foundations, they do relate to many of the design traditions seen historically in Anderson. (Little Rock, AR)

Using contemporary interpretations of historic styles is encouraged for new buildings. (Memphis, TN)

Architectural Character

Policy: Design a new building to be visually compatible with nearby historic resources.

Traditionally, many buildings in Anderson’s historic districts were simple in character, although some of the grander houses exhibited substantial ornament and detail. These fundamental characteristics are vital to the preservation of the historic integrity of the districts. Regardless of stylistic treatment, a new building should appear similar in form and detail to houses in the area. A new building also should be visually compatible with older structures without being a direct copy of historic styles.

Features such as one-story porch elements which define entries, columns, posts and brackets contribute to the sense of character of the street and add visual interest to pedestrians. Their continued use in new construction is encouraged.

6.18 A building facade should incorporate some degree of ornamentation when feasible.

- New architectural details should relate to comparable historic elements in general size, shape, scale, finish and shadow depth.
- It is part of the character of the neighborhood to have stylistic elements (i.e. brackets, porches, jigsaw ornamentation, dormers, chimneys, etc.) as seen on the historic structures.
- Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional features.
- New buildings that are devoid of architectural details are discouraged.
6.19 **Architectural details should appear similar to those seen traditionally.**
- Use materials similar to those seen historically. Wood was the most common material used for exterior details.
- While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass may be considered.

6.20 **The imitation of older historic styles is discouraged.**
- One should not replicate historic styles, because this blurs the distinction between old and new buildings.

6.21 **The use of contemporary interpretations of historic styles in new houses is encouraged.**
- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples.

6.22 **Maintain the alignment of horizontal elements along the block.**
- This alignment occurs because many of the buildings are similar in height.
- Window sills, moldings and eave lines are among those elements that may be seen to align.
- These elements should align, whenever possible, to similar elements on adjacent historic properties.
Porches

Policy: The incorporation of a porch in the design of new house is strongly encouraged. Porch elements should be similar to those traditionally seen.

Perhaps no other architectural feature is more characteristic of the houses in Anderson than is the front porch. The most important aspects of porch design are its location, scale and materials. While it is not necessary to duplicate the details of porches seen historically in the neighborhood, it is important that details be compatible with the design of the porch and the style of the house.

6.23 The use of a front or side porch is strongly encouraged in a new house design.
  - A porch should be similar in character, design, scale and materials to those seen traditionally.
  - The size of a porch should relate to the overall scale of the primary structure to which it is attached.

6.24 The design of a porch should relate to the overall architectural style of the main structure.
  - Many historic porch designs are integral to the architectural style of the house.
  - Porch balustrades, while offering opportunities for creativity, should be appropriate in size and to the style of the house.

6.25 Porch supports of wood, brick should be of an appropriate scale for the house.
  - Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.

6.26 A porch should use similar materials to that seen traditionally.
  - Use materials similar to those seen historically. Wood decking, steps, balustrades and porch supports (sometimes with brick piers) were most common.
  - While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be considered.

New residences in Memphis, Tennessee draw upon traditional materials. Porches define entries.
Windows and Doors

Policy: Window and door designs for new houses should be appropriate to the style of the building.

Windows and doors are some of the most important character-defining features of houses. They give scale to buildings and provide visual interest to the composition of individual facades. Distinct window design often defines a historic building style. Usually they are inset into openings or they have surrounding casings and sash components which have substantial dimensions. Because windows and doors so significantly affect the character of a house, their design is a very important consideration.

6.27 Windows and doors should be of a traditional size and should be placed in a similar solid-to-void relationship as historic buildings.
- Large expanses of glass are discouraged.
- Divide large glass surfaces into smaller windows to reduce their perceived scale.
- Unusually shaped windows may be considered as accents only.

6.28 Windows and doors should be finished with trim similar to those used traditionally.
- This trim should have a dimension similar to that used historically.

6.29 The use of windows on all elevations is typical and should be incorporated in the design of new houses.
- Double hung windows with multi-pane glazing in one or both sashes are preferred.
- Snap-in mullions, solid aluminum window and solid vinyl windows are inappropriate.

6.30 Shutters if used should appear to be workable and of a size to completely shutter the window as traditionally intended.

6.31 If security is a concern, use wire glass, tempered glass or light metal security bars.
- Bars should be installed on the interior of the window or door whenever feasible.
Accessory Structures

**Policy:** *An accessory structure should not overwhelm or visually compete with the primary structure.*

Traditionally, accessory structures such as sheds, garages and carriage houses, were subordinate in scale and character to the primary structure and were located to the rear of the lot, where physical conditions allow. The tradition of detached accessory structures is encouraged because this reduces the overall perceived mass of building on the site.

While structures in the rear generally have little impact on the character of the street, owners may wish to consider guidelines for accessory structures that will enhance the use of their properties.

6.32 An accessory structure should be located in the rear yard of the primary residence.

6.33 Locating an accessory structure to the side of the primary structure, but set back substantially is also appropriate.

6.34 An accessory structure should be simple in form and character.
- An accessory structure should reflect the architectural character and style of the main structure. Similarity of materials and details is preferred.
- Basic rectangular forms, with hip or gable roofs, are appropriate.
Policy: *An accessory structure should remain subordinate, in terms of mass, scale and height to the primary structure.*

6.35 A new accessory structure should appear subordinate in height to those buildings seen traditionally along the street front.

- Accessory structures that are no more than one and one-and one-half stories in height are preferred.
- Avoid accessory buildings that are oversized in comparison to the primary structure.
- Consider limiting the width of each wall plane to a dimension that is similar in scale to that seen traditionally on comparable structures.

A new accessory structure should appear subordinate in height to those buildings seen traditionally along the street front. (Memphis, TN)

Locating an accessory structure near the rear of the lot is encouraged because it will maintain more outdoor living space.

A new accessory structure should be subordinate in scale to the primary structure.