The following design guidelines are for use by owners of older buildings when considering rehabilitation projects. They will be used in formal reviews of proposed changes to historic resources. They can also be used by property owners and their architects, when developing designs for alterations to and strategies for rehabilitation or repair of historic resources and/or their features.
Treatment of Character-Defining Features

**Policy:** *Preserve historic architectural features and details.*

Historic features, including original materials, architectural details and window and door openings contribute to the character of a structure and are referred to as character-defining features. They should be preserved when feasible. Continued maintenance is the best preservation method.

3.1 **Preserve and maintain significant stylistic and architectural features.**

- Porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments, if historic, are examples of architectural features that should not be removed or altered.
- The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Employ preventive measures such as rust removal, caulking, limited paint removal and reapplication of paint. These should not harm the historic materials.
- Do not remove or alter architectural details that are in good condition or that can be repaired.

3.2 **Avoid adding elements or details that were not part of the original building.**

- For example, decorative millwork or shingles should not be added to a building if they were not an original feature of that structure.

3.3 **Protect architectural details from moisture accumulation that may cause damage.**

- Regularly check details that have surfaces which can hold moisture for long periods of time.
Chapter 3: Rehabilitation of Historic resources

Policy: Deteriorated architectural details should be repaired rather than replaced, whenever possible.

In some cases, original architectural details may be deteriorated. Horizontal surfaces such as chimney caps and window sills are likely to show the most deterioration because they are more exposed to weather. When deterioration occurs, repair the material and any other related problems. It is also important to recognize that all details weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Therefore, preserving original materials and features that show signs of wear is preferred to replacing them.

3.4 Repair only those features that are deteriorated.
   • Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
   • Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair.
   • Removing damaged features that can be repaired is not appropriate.
   • Protect features that are adjacent to the area being worked on.

3.5 When disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original materials.
   • When disassembly of a historic feature is required during restoration, document its location so it may be repositioned accurately and in its original configuration.

3.6 Use technical procedures for cleaning, refinishing and repairing architectural details that will maintain the original finish.
   • Consult with the City of Anderson for help in identifying techniques that are generally considered appropriate.
   • When choosing preservation treatments, use the gentlest means possible that will achieve the desired results.
   • Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.

Where an architectural feature, such as this porch support and rail, is damaged it should be repaired rather than replaced. Compare the upper photo with the after condition (bottom photo) where the porch supports have been remounted to the steps and a fresh coat of paint has been applied.

When disassembly of a historic feature is required in a restoration procedure, document its location so that it may be repositioned accurately.
Policy: Replace historic features in-kind when restoration is not an option.

While restoration of the original feature is the preferred alternative, in-kind replacement is also an option. In the event replacement is necessary, the new material should match that being replaced in design, color, texture and other visual qualities. Replacement should occur only if the existing historic material is beyond repair.

3.7 Replacement of missing or deteriorated architectural elements should be accurate.
- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building’s history.
- Use the same kind of material as the original when feasible. However, a substitute material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original.

3.8 When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of it.
- This is appropriate when inadequate information exists to allow for an accurate reconstruction.
- The new element should be similar to comparable features in general size, shape, texture, material and finish.

3.9 Avoid adding ornamentation or other decorative elements, unless thorough research indicates that the building once had them.
- Conjectural “historic” designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are inappropriate.
- Dressing up a building with pieces of ornamentation that are out of character with the architectural style gives the building a false “history” it never had.
- For primary structures, details may be copied from historic houses that are clearly similar in character, when there is evidence that a similar element once existed. This is not to be interpreted to mean that adding exuberant amounts of highly decorative trim would be appropriate.
Chapter 3: Rehabilitation of Historic resources

Original Materials

Policy: *Preserve primary historic building materials whenever feasible.*

In Anderson, wood lap siding was the predominant material seen on residential buildings. Brick and stone also were used. Historic building materials and craftsmanship add textural qualities as well as visual continuity and character to the streetscape and should be preserved.

3.10 Retain and preserve original wall and siding materials.
- Avoid removing materials that are in good condition or that can be repaired in place. Avoid replacing a major portion of an exterior wall that could be repaired. Reconstruction may result in a building that has lost its integrity.
- In many cases, original building materials may not be damaged beyond repair and do not require replacement. Cleaning, repainting ensuring proper drainage and keeping the material clean may be all that is necessary.
- All wood surfaces should be painted.

3.11 Do not cover or obscure original facade materials.
- If original materials are presently covered, consider exposing them once more.
- Covering original facades conceals interesting details and interrupts the visual continuity along the street.
- Any material—such as vinyl, aluminum, stucco, imitation brick and even wood—is inappropriate as a covering of historic materials.

Consider removing later covering materials that have not achieved historic significance. Compare the top photo with the one below, after the synthetic siding was removed. Note how the lap dimensions on the original siding are much smaller. (St. Charles, MO)
3.12 Preserve masonry features that define the overall historic character of the building.
- Examples are walls, porch piers and foundations.
- Brick or stone which was not painted historically should not be painted.

3.13 Preserve the original mortar joint and masonry unit size, the tooling and bonding patterns, coatings and color, when feasible.
- Original mortar, in good condition, should be preserved in place.

3.14 Repoint only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing.
- Duplicate the old mortar in strength, composition, color, texture and joint width and profile.

3.15 Maintain protective coatings to retard drying and ultraviolet damage.
- If the building was painted historically, it should remain painted, including all trim.
Chapter 3: Rehabilitation of Historic resources

3.16 Plan repainting carefully.
- Good surface preparation is key.
- The complete removal of old paint, by the gentlest means possible, should be undertaken only if necessary to the success of the repainting.
- Prepare a good substrate (primer) and use compatible paints or stains. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

3.17 Using the historic color scheme is encouraged.
- If an historic scheme is not to be used, then consider the following:
  - Generally, one muted color is used as a background to unify the composition.
  - One or two colors are usually used for accent to highlight details and trim.
  - A single color scheme should be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.
- Muted colors can help reduce the perceived scale of a building.

3.18 Base or background colors should be muted.
- Use the natural colors of the building materials, such as the buff color of limestone, as the base for developing the overall color scheme.
- Use matte finishes instead of glossy ones.

3.19 Reserve the use of bright colors to accent building features only.
- Contrasting accent colors may be used to highlight entries.
- Muted earthtone colors are preferred.

When designing your own color scheme, consider the entire composition:
- The back plane of the main facade is a major surface for which a scheme should be devised, and
- A color scheme for the front plane, composed of a porch in this case, also should be designed.

When developing a color scheme, use a limited number of colors. Apply one or two colors to porch elements; avoid making the scheme too busy. Consider using a different shade of the first trim color—or even matching it exactly for porch trim.

Apply a base color to the main plane of the facade (A). Next, apply the first trim color to window frames and edge boards (B).
Policy: *Original materials that have deteriorated over time should be repaired rather than replaced, whenever possible.*

In some cases, original building materials may be deteriorated. When this occurs, repair the material and other related problems. It is also important to recognize that all materials weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Therefore, preserving original materials that show signs of wear is preferred to replacing them.

**3.20 Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing them.**
- Avoid the removal of damaged materials that can be repaired.
- Isolated areas of damage may be stabilized or fixed, using consolidants. Epoxies and resins may be considered for wood repair.

**3.21 Use the gentlest means possible to clean a structure.**
- Perform a test patch to determine that the cleaning method will cause no damage to the material's surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character.
- If cleaning is appropriate, a low-pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found.
- Clean masonry only when necessary to arrest deterioration (but not for cosmetic reasons). Low-pressure water and detergent cleaning, using bristle brushes, is encouraged.
3.22 Use technical procedures that preserve, clean, refinish or repair historic materials and finishes.

- Abrasive methods such as sandblasting are not appropriate, as they permanently erode building materials and finishes and accelerate deterioration.

- A firm experienced in the cleaning of historic buildings should be hired to advise on the best, lowest impact method of cleaning that is appropriate for a project.

- Property owners also should note that an early paint layer may be lead-based, in which case, special procedures are required for its treatment. (Please note that lead-based paint is a hazardous material and may require removal by a qualified contractor.)

- If siding materials that contain asbestos were used to cover original materials, it is highly recommended that they be removed. (Please note that asbestos is a hazardous material and may require removal by a qualified contractor.)

- See also Preservation Briefs #6: Dangers of Abrasive Cleaning to Historic Buildings, published by the National Park Service.
Policy: Replace original building materials in-kind when repair is not an option.

While restoration of the original material is the preferred alternative, in some situations, a portion of the original building material may be beyond repair. Replacement should occur only if the existing historic material cannot be reasonably repaired.

It is important that the use of replacement materials be minimized, because the original ones contribute to the authenticity of the property. Even when a replacement material exactly matches that of the original, the integrity of an historic building is compromised when material is extensively removed.

3.23 When replacement of facade material is needed, use materials similar to those employed historically.
- Match the original in composition, scale and finish when replacing exterior siding material.
- If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and surface finish.
- Replace only the amount required. If a few boards are damaged beyond repair, then only replace them and not the entire wall.

3.24 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary building materials on an historic structure.
- In some instances, substitute materials may be used for replacing architectural details, but doing so is not encouraged. If it is necessary to use a new material, such as a fiberglass column, the style and detail should match that of the historic model.
- Primary building materials, such as wood siding and brick, should not be replaced with synthetic materials.
- See also Preservation Briefs #16: The Use of Substitute Materials on Historic Building Exteriors, published by the National Park Service.
Porches

Policy: *Preserve a porch in its original condition and form.*

A porch is one of the most important character-defining elements of a facade. Porches help to provide visual interest to a building, and can influence its perceived scale, protect entrances and pedestrians from rain and provide shade in summer.

3.25 Maintain an original porch, when feasible.
- Do not remove an original porch from a building.
- Maintain the existing location, shape, details and posts of the porch.
- Missing or deteriorated decorative elements should be replaced to match existing elements; e.g., match the original proportions and spacing of balusters when replacing missing ones.
- Avoid using a porch support that would be substantially smaller than other supports on the porch or than that seen historically.

3.26 Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is inappropriate.
- Where a porch must be enclosed, use transparent materials (such as glass) and place them behind the balusters and balustrade to preserve the visual character of the porch.
Design Guidelines for Historic Districts in Anderson, South Carolina

Policy: Repair a deteriorated porch instead of removing or replacing it.

The preferred treatment for an altered porch is to repair it, rather than replace it altogether. This approach is preferred because the original materials contribute to its historic character. Even when replaced with an exact duplicate, a portion of the historic building fabric is lost; therefore, such treatment should be avoided when feasible.

3.27 Repair those elements of a porch that are deteriorated.
- Removing damaged materials that can be repaired is not appropriate.

3.28 Consider restoring an altered porch to its original design and configuration.
- If the historic design of the porch is unknown, then base the design of the restoration on traditional porches of buildings similar in architectural style.
- If the original porch steps have been replaced with concrete, consider restoring them to their original, wood condition. If termite control is of concern, then consider only making the bottom step concrete and not the entire stair assembly.

Repairing rather than replacing porch elements always is the preferred approach.

The use of metal pipes as replacement porch rails is inappropriate.
Chapter 3: Rehabilitation of Historic resources

Policy: *Replace a missing porch with one that appears similar to that seen historically.*

While replacing an entire porch is discouraged, it may be necessary in some cases. When a porch is to be replaced, the first step is to research the history of the house to determine the appearance and materials of the original porch. The most important aspects are location, scale and materials.

3.29 *When porch replacement is necessary, it 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.
- Base the design of a replacement porch on historical documentation if available.
- Where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.

3.30 *Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.*
- Wood columns are best for most structures in Anderson.
- Brick or stone may be appropriate for some architectural styles.

3.31 *A porch should use similar materials to that seen historically.*
- 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.
- Do not replace wood porch decking and steps with concrete.
Windows and Doors

**Policy: Preserve the size and shape of historically significant windows and doors.**

Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual facades. In many structures, these features are inset into relatively deep openings in a building wall or they have surrounding casings and sash components that have substantial dimensions. They also cast shadows that contribute to the character of the building.

3.32 **Preserve the functional and decorative features of original windows and doors.**
- Repair frames and sashes by patching, splicing or reinforcing.
- Use original windows, doors and their hardware when they can be repaired and reused in place.

3.33 **Maintain original window and door proportions.**
- Altering the original size and shape is inappropriate.
- Do not close down an original opening to accommodate a smaller window.
- Restoring original openings which have been altered over time is encouraged.

3.34 **Maintain the historic window and door arrangement on a primary facade.**
- Do not add new window or door openings on character-defining facades.
- Greater flexibility in installing new windows or doors may be considered on side and rear elevations.
Chapter 3: Rehabilitation of Historic resources

Policy: *Repair a deteriorated window or door instead of replacing it or enclosing the opening altogether.*

The replacement of historic windows or doors represents the loss of character-defining historic features, and as such should not be undertaken. First, consider the repair of deteriorated windows or doors instead of their wholesale replacement.

3.35 Repair wooden window and door components by patching, piecing-in, consolidating or otherwise reinforcing the wood.

- Remove built-up paint on both the interior and exterior surfaces.
- Disassemble sash components and repair or stabilize the wood.
- Re-glazing, or replacement of the putty that holds in glass lights, may also be necessary.
- Repair and refinish the frame as needed.
- Replace broken sash cords with new cords or chains.
- Install new weather-stripping.
- Repaint the wooden members of the repaired and reassembled window or door.
- Avoid the removal of damaged wood that can be repaired.

3.36 If security is a concern, consider using wire glass, tempered glass or light metal security bars.

- These should be installed on the interior of the window or door whenever feasible.
- The use of metal bars on the exterior is discouraged.
Policy: Replace a window or door that is damaged beyond repair with one similar to that seen historically.

While replacing an entire window or door is discouraged, it may be necessary in some cases. Although wood was used historically, vinyl and metal is common on the market today and sometimes is suggested for replacement by suppliers. It is possible to consider alternative materials, if the resulting appearance matches the original as closely as possible. The substitute also should have a demonstrated durability in this climate.

3.37 When window or door replacement is necessary, match the replacement to the original design as closely as possible.

- If the original window is double-hung, then the replacement should also be double-hung. Match the replacement also in the number, dimension and position of glass panes.
- Windows and doors that do not reflect the character of the building are inappropriate.
- While raw, unpainted metal or plastic windows are inappropriate, a substitute material may be considered if it will match those of the original in dimension, profile and finish.
- Preserve the original casing, when feasible.
3.38 A new opening should be similar in location, size and type to those seen traditionally.
   - Windows should be simple in shape, arrangement and detail. Adding unusually shaped windows, such as triangles and trapezoids is generally inappropriate.

3.39 New windows and doors should be finished with trim elements similar to those used traditionally.
   - This trim should have a dimension similar to that used historically.

3.40 On a new or replacement window, fake wooden muntins may be considered if they create the same affect as true divided lights.
   - Often, this means that muntins will need to be used on both the inside and outside of the window to provide a sufficient sense of depth.
Typical Roof Types Found in Anderson

Gabled roof

Cross-Gabled roof

Shed roof

Gambrel roof

Clipped Gable roof

Hipped roof

Mansard roof

Flat roof

Roofs

**Policy: Preserve the original form and scale of a roof.**

Although the function of a roof is to protect a building from the elements, it also contributes to the overall character of the building. The character of the roof is a major feature for most historic resources. When repeated along the street, the repetition of similar roof forms contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently.

3.41 **Preserve the original roof form.**

- Most residential roof forms are pitched, such as gable, hipped, mansard and gambrel roofs.
- Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
- Retain and repair roof detailing.
- Repairing a basically sound roof can be much less expensive than a complete replacement. If a new roof is necessary, match the color, material and pattern of the old as closely as possible.
3.42 Regular maintenance and cleaning is the best way to keep a roof in good shape.
- Look for breaks, or holes in the roof surface, and check the flashing for open seams.
- Watch for vegetation, such as moss and grass, which indicates accumulated dirt and retained moisture and can lead to damage.

3.43 Preserve the original eave depth.
- Shadows created by traditional overhangs contribute to one’s perception of the building’s historic scale.
- Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is inappropriate.
- Boxing in exposed roof rafters is inappropriate.

3.44 Minimize the visual impacts of skylights and other rooftop devices as seen from the street.
- The addition of features such as skylights should not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline.
- Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight on a front roof plane should be avoided.
- Bubbled or domed skylights are inappropriate.
Policy: *Use roof materials in a manner similar to that seen historically.*

A variety of roof materials exist. Today, the use of composition shingles dominates. Roof materials are major elements in the street scene and contribute to the character of individual building styles. However, they are the most susceptible to deterioration, and their replacement may become necessary in time.

3.45 **Preserve original roof materials.**
- Avoid removing roof material that is in good condition. Replace it with similar material only when necessary.

3.46 **Replacement roof materials for a historic resource should convey a scale and texture similar to those used traditionally.**
- A roof replacement material should be in keeping with the original architectural style of the structure.
- New roof materials should match the original in scale, color and texture as closely as possible. Keep in mind that the materials used historically may not be available or may not be allowed under local building code.

*Composition shingles are acceptable roofing materials. (Napa, CA)*
Building Relocation

**Policy:** *Moving a historic resource is discouraged; however, in some instances this may be the only viable option for a building’s preservation, and may be considered in limited instances.*

A part of a historic resource’s integrity is derived from its placement on its site and therefore its original position is important. Generally, moving a structure from where it has historically been located will compromise its integrity. However, there may be cases when relocation will not substantially affect the integrity of a property and its rehabilitation can be assured. Such relocation must be considered very carefully and on a case-by-case basis.

3.47 A proposal to relocate a historic resource will be considered on a case-by-case basis.
- It must be demonstrated that relocation is the best preservation alternative.
- Before a building is moved, a plan must be in place to secure the structure, to provide a new foundation and to restore the house.
- A building that is to be relocated must be carefully rehabilitated to retain original architectural details and materials. This must occur as the first phase of any relocation project.

3.48 The design of a new structure on the site should be in accordance with the guidelines for new construction contained in Chapter 6: Infill and Alterations to Non-Historic Resources.

3.49 When moving a building into a historic district, site the structure in a position similar to its historic orientation.
- It should face the same direction and have a relatively similar setback.
- It may not, for example, be moved to the rear of the parcel to accommodate a new building in front of it.
3.50 **A new foundation should appear similar in design and materials to the historic foundation.**

- A simple, concrete foundation is appropriate in most situations.
- Consider screening a new, exposed concrete foundation. Extending the siding down over it or painting it to match the color of the siding would be appropriate.
- Locate the structure at its approximate historic elevation above grade.
- Raising the building slightly above its original elevation is acceptable. However, lifting it substantially above the ground level is inappropriate.
- Changing the height of the floor level is discouraged.
Demolition

**Policy: An historic resource should not be demolished.**

An historic building is an irreplaceable document of the past. Once it is gone, it is lost forever. Therefore, regular and periodic maintenance of an historic building assures that more expensive measures will not be needed at a future date. Historic buildings were typically very well built and were meant to last decades and centuries into the future. Preventive maintenance is intended to keep moisture from remaining in and around the structure.

The demolition of a historic resource is inappropriate and should be avoided. Relocation should be considered before demolition. Demolition should only be considered after all other possibilities have been exhausted. The integrity of a district is maintained when buildings are original in character, design and location.

3.51 The following criteria will be used in evaluating the appropriateness of demolition:

- Whether or not the building contributes to the historical or architectural character and importance of the neighborhood and whether its removal will result in a more positive, appropriate visual effect on the neighborhood.
- Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense.
- Whether or not historic events occurred in the building or structure.
- Whether or not relocation of the building would be a preferable alternative to demolition.
- Whether or not the historic context of the structure is intact.
- Whether or not the proposed demolition could adversely affect the character of the neighborhood.
- The public purpose or interest in land or buildings to be protected.
- Whether or not there have been professional economic and structural feasibility studies for rehabilitating or reusing the structure and whether or not those findings support the proposed demolition.
3.52 A building may be considered for demolition only after all preferable alternatives have been exhausted.

- Conservation of a building in its historical setting is preferred.
- If a building cannot be conserved in place, then relocating the structure to a similar setting within the neighborhood may be considered.
- If a building cannot be relocated within the neighborhood, the relocating the structure to different neighborhood may be considered.
- If the relocation of a building is not practical, then demolition may be considered.

3.53 The demolition of a structure in order to provide parking is not appropriate.
Adaptive Use

**Policy:** *Respect the historic character of a residential building when adapting it to a commercial use.*

Converting a building to a new use that is different from that which its design reflects is considered to be “adaptive use.” For example, converting a residential building to a restaurant is adaptive use. A good adaptive use project retains the historic character of the building while accommodating its new function.

3.54 **Seek uses that are compatible with the historic character of the building.**

- Building uses that are closely related to the original use are preferred. An example would be the conversion of a residential-type building to an office. This can be accomplished without radical alterations to either the interior or exterior of the structure.
- Avoid altering porches and original windows and doors.

3.55 **Minimize the visual impact of parking areas.**

- A parking area should be located to the rear of a site.
- Do not use a front yard for parking.
- Consider using ribbon paving to minimize the amount of hard surface paving.