

INTRODUCTION

This document provides guidance for improvements to historic properties and work within designated historic districts in Anderson, South Carolina. The guidelines are for property owners planning exterior alterations, additions or demolition to existing buildings. They also apply to the design of new buildings within the historic districts. The guidelines will be used by the City's Board of Architectural Review (BAR) when making decisions about granting approval to exterior alterations and additions to structures and to proposed new construction and demolition in the districts.

The guidelines are not a rigid set of rules, but they do serve as criteria for determining appropriateness of alterations. They also provide educational information to property owners and tenants about historic buildings, their distinctive characteristics and how to maintain them; they suggest various appropriate ways to address design, repair and rehabilitation issues; and, they suggest good maintenance practices.

How Will These Design Guidelines Be Used?

Property owners, real estate agents, developers, tenants and architects should use the guidelines contained in this document when considering a project. This will help establish an appropriate direction for its design. For any project subject to review, the applicant should refer to the guidelines at the outset, to avoid planning efforts that later may prove to be inappropriate.

The Board of Architectural Review (BAR) will consider proposed projects on a case-by-case basis, to determine if an adequate number of the relevant guidelines have been met. There is no set number of guidelines that must be met to gain approval. In making its determination, the BAR's overall concerns are that the proposed work complies with the criteria in its ordinance, that the integrity of an individual historic structure is preserved and that the overall character of each individual historic district is protected. The design guidelines provide an objective basis for determining that these goals will be achieved.

It is also important to recognize that, in each case, a unique combination of design variables is at play and, as a result, the degree to which each relevant guideline must be met may vary. For example, in the case of a new building, if the proposed structure will be built of brick that is quite similar in color and scale to that used traditionally, and if it aligns with other houses on the block and is of similar height, then perhaps greater variation in the details of the new houses's design may



Guidelines provide a framework for residents to reference and follow when altering a property in the historic district.

be considered. Thus, the BAR can respond to the unique combination of design variables in each proposed project while also applying a consistent set of guidelines.

The design review process is "reactive," in that it only applies to proposed actions initiated by a property owner. While it guides an approach to certain design problems by offering alternative solutions, it does not dictate a specific outcome and does not require a property owner to instigate improvements that are not contemplated. For example, if an owner plans to repair a deteriorated porch, the guidelines indicate appropriate methods for such work. If porch repair is the only work proposed by the property owner, the process does not require that other building features that may be deteriorated, such as a roof in poor condition, be repaired.



These guidelines reflect basic approaches to design that will help build strong neighborhoods.

Also, while ordinary repair and maintenance are encouraged, seemingly minor alterations to a historic resource, like enclosing a porch or changing windows, can have a dramatic effect on the visual character of a historic resource and therefore are of concern. The following is a list of common changes that can have a significant impact on a historic resource:

- The construction of a new structure
- The alteration or restoration of exterior features of a historic resource
- Addition to a structure
- Applying a new exterior siding material
- Adding a new window, door or dormer
- Creating a driveway or a parking area
- Building a deck, fence or garage
- Enclosing a porch
- The demolition of a historic resource

This list is not all inclusive but is indicative of the types of changes to which these design guidelines apply. For questions regarding permits and the applicability of these guidelines, please contact the Planning and Transportation Division of the City of Anderson.

Do the Design Guidelines Dictate Taste?

No. These guidelines reflect basic approaches to design that will help build strong neighborhoods. They do not dictate style either. However, they do reflect the policies of community representatives and the values of long-term residents, including their goals to invigorate historic neighborhoods while building on their early design traditions.

Will Following These Design Guidelines Be More Expensive?

In most cases, no; following the design guidelines will not cost more. They help direct *where* money is spent improving a property, not *how much* is invested. For example, the guidelines ask that a new building be placed in line with others on the block. This generally should not affect the cost of constructing the building.

In the case of new construction, greater flexibility in the use of materials is appropriate, given the neighborhood context. This means that alternative materials may be considered when the appearance is similar to that of traditional wood siding.

The Board of Architectural Review

The Board of Architectural Review (BAR) is a nine-member advisory body appointed by the City Council. Established by ordinance pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act, the BAR is charged by the City of Anderson to maintain an inventory of local historic resources, make recommendations to the City Council on proposed historic districts, of individual historic landmarks and to issue a Certificate of Appropriateness for proposed work in a designated local historic district.

Design Review in Anderson

Follow these basic steps to understand the design review process in Anderson.

Step 1. Consider professional design assistance.

Property owners are encouraged to engage licensed architects, preservation consultants and other design and planning professionals to assist them in developing their concepts. Doing so may help facilitate the review process.

Step 2. Check other City regulations.

The guidelines are a supplement to other adopted City regulations. The Planning and Transportation Department can provide information about certain regulations, which also may affect the design character of a project. Examples include:

- The City of Anderson Official Zoning Ordinance
- The City of Anderson's Board of Architectural Review Ordinance
- International Building Code

Step 3. Become familiar with the design guidelines.

Review the basic organization of this guidelines document and determine which chapter(s) will apply to a project.

Step 4. Review the site context.

Consider immediately adjacent properties and also the character of an entire block. In many cases, the character of the historic district is also an important consideration.

Step 5. Develop a design concept using the guidelines.

The guidelines form the basis for the design review process, and should be followed from the outset.

Step 6. Prepare and submit a complete application packet for formal review.

An application packet should be prepared and submitted to the City for projects subject to review. Adequate documentation is essential to provide a complete understanding of the work proposed. An official application form for a Certificate of Appropriateness and a submission materials checklist can be found in Appendix D.

Finally, as the sketches on this page illustrate, if a drawing is to be included in the submittal package, it should be drafted to scale and executed in a manner that clearly depicts the character of the proposed work.

Benefits of Preserving Historic Resources

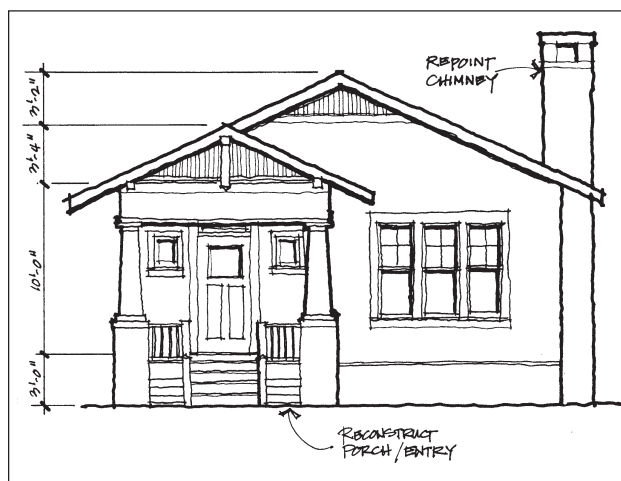
Across the nation, thousands of communities promote historic preservation because doing so contributes to neighborhood livability and quality of life, minimizes negative impacts on the environment and yields economic rewards. Many property owners are also drawn to historic resources because the quality of construction is typically quite high and the buildings are readily adaptable to contemporary needs. These same reasons apply in Anderson.

Construction Quality

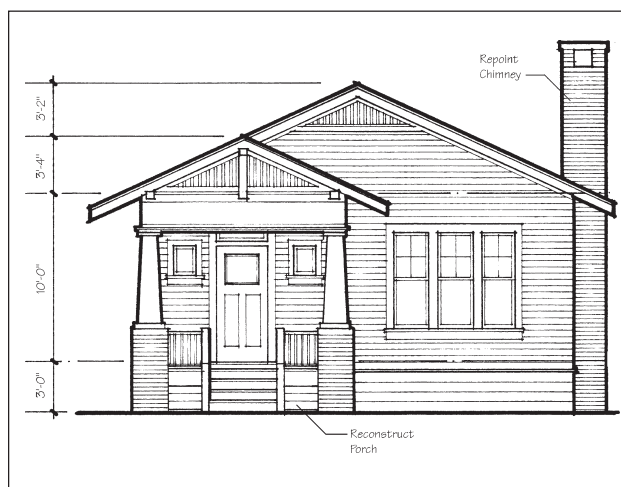
Most of the historic structures in the city are of high quality construction. Lumber used came from mature trees and was properly seasoned and it typically was milled to “full dimensions” as well, which often yielded stronger framing. Masonry walls were carefully laid, resulting in buildings with considerable stability. These structures also were thoughtfully detailed and the



Inappropriate drawing: the scale and character are not clearly conveyed, nor are there any dimensions.



Appropriate drawing: while in free-hand, this drawing does adequately convey the scale and character of the proposed work.



Appropriate drawing: mechanically drafted to scale, this drawing best conveys the character of the proposed work.

finishes of materials, including fixtures, wood floors and trim are generally of high quality and are features that owners today appreciate. By comparison, in today's new construction, materials of such quality are rarely available and comparable detailing is very expensive. The high quality of construction in historic buildings is therefore a "value" for many people.

Adaptability

Owners also recognize that the floor plans of historic resources easily accommodate changing needs. Rooms are frequently large, permitting a variety of uses while retaining the overall historic character of a structure's exterior. Open space often exists on a lot to accommodate an addition in the rear, if needed.

Livability and Quality of Life

When groups of houses occur together in their historic context, they create a street scene that is "pedestrian friendly," which encourages walking and neighborly interaction. Decorative architectural features also contribute to a sense of identity, an attribute that is rare and difficult to achieve in newer areas of the city. This physical sense of place can also reinforce desirable community social patterns and contribute to a sense of security.

Economic Benefits

Historic resources are finite and cannot be replaced, making them precious commodities that many people seek. Therefore, preservation adds value to property. Rehabilitation projects also contribute more to the local economy than do new building programs because each dollar spent on a preservation project has a higher percentage devoted to labor and to the purchase of materials available locally. By contrast, new construction typically has a higher percentage of each dollar spent devoted to materials that are produced outside of the local economy and to special construction skills that may be imported as well. Therefore, when money is spent on rehabilitating a building, it has a higher "multiplier effect," keeping more money circulating in the local economy.

Rehabilitating a historic resource also can cost less than constructing a new one. In fact, the design guidelines presented in this document promote cost-saving measures, in that they encourage smaller and simpler solutions, which in themselves provide savings.

Responsibility of Ownership

Ownership of a historic property carries both the benefits described above and also a responsibility to respect the historic character of the property and its setting. While this responsibility does exist, it does not automatically translate into higher construction or maintenance costs. Ultimately, residents and property owners should recognize that historic preservation is a long-range community policy that promotes economic well-being and overall viability of the city at large.

Organization of the Document

The document is organized into the following chapters:

- **Chapter 1: Basic Design Principles.** This chapter presents general information about historic preservation and design guidelines.
- **Chapter 2: Architectural Resources.** This chapter summarizes the basic history of the area, lists the historic districts and describes different architectural styles.
- **Chapter 3: Rehabilitation of Historic Resources.** This chapter provides the design guidelines that apply to rehabilitation or alteration of historic resources in Anderson.
- **Chapter 4: Additions.** This chapter provides the design guidelines for additions to historic resources.
- **Chapter 5: Site Design.** This chapter provides the design guidelines that apply to any construction project, including rehabilitation, new construction and site work on historic resources, and should be read by all users.
- **Chapter 6: Infill and Alterations to Non-Historic Resources.** This chapter provides the design guidelines for the construction of a new building. These guidelines also apply to the alteration of non-historic structures.
- **Appendices.** This final section provides other supplementary information that may be helpful when using this document.

Structure of Design Guidelines

Each design guideline in this document includes several components that constitute the material upon which design review decisions will be made. All of these components may be used in determining the appropriateness of a proposed project.

Design Element

The guidelines are grouped into pertinent design element categories (e.g., site planning, building materials, secondary structures).

Policy Statement

Each design element category has a policy statement that explains the City's basic approach to the treatment of that topic. In cases where the detailed design guidelines do not appear to address a situation, this general policy statement shall serve as the basis for determining the appropriateness. *Each policy statement is presented in a dark box.*

Background Information

Following the policy statement is a brief discussion of the issues typically associated with the specific design

topic. This may include technical information as well as other relevant preservation theory.

Design Guidelines

Specific design guidelines are numbered in order to reference them during the design review process. The numbering system does not reflect a prioritization of the design guidelines.

Additional Information

The design guideline statement is followed by supplementary information that may include additional requirements, or may provide an expanded explanation. The supplementary information is listed as bulleted (•) statements.

Illustrations

Design guidelines are further explained with photographs and illustrations. The examples given should not be considered the only appropriate options, however.

Sample of the format used in this document for design guidelines.

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.
- Maintain character-defining features.
- Do not remove or alter architectural details that are in good condition or that can be repaired.



Protect and maintain significant stylistic features.

✓'s and ✗'s

In order to help the reader determine design approaches that are appropriate, many of the illustrations are marked with either a ✓ or an ✗. Those illustrations marked with a ✓ are considered appropriate solutions to the design issue, whereas those illustrations marked with an ✗ are not appropriate.

Which Design Guidelines Apply to Your Project?

Use the chart below to identify the chapters that apply to the work being considered: the rehabilitation of a historic resource, an addition to a historic resource and/or the construction of a new structure on the site of a historic resource.

USE THESE CHAPTERS

| PROPOSED WORK | Introduction | 1. Basic Design Principles | 2. Architectural Resources | 3. Rehabilitation of Historic Resources | 4. Additions | 5. Site Design | 6. Infill and Alterations to Non-Historic resources | Appendices |
|--|---------------------|-----------------------------------|-----------------------------------|--|---------------------|-----------------------|--|-------------------|
| Preservation of a historic resource | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ |
| Restoration of a historic resource | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ |
| Adapt a residence to a commercial use | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ |
| Add onto a historic resource | ✓ | ✓ | ✓ | | ✓ | ✓ | | ✓ |
| New construction | ✓ | ✓ | ✓ | | | ✓ | ✓ | ✓ |
| Site improvements | ✓ | ✓ | ✓ | | | ✓ | | ✓ |
| Any work in a designated historic district | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |