



Chris Skelly
Skelly Preservation Services
ccskelly12@gmail.com



Infill Development and Design Guidelines

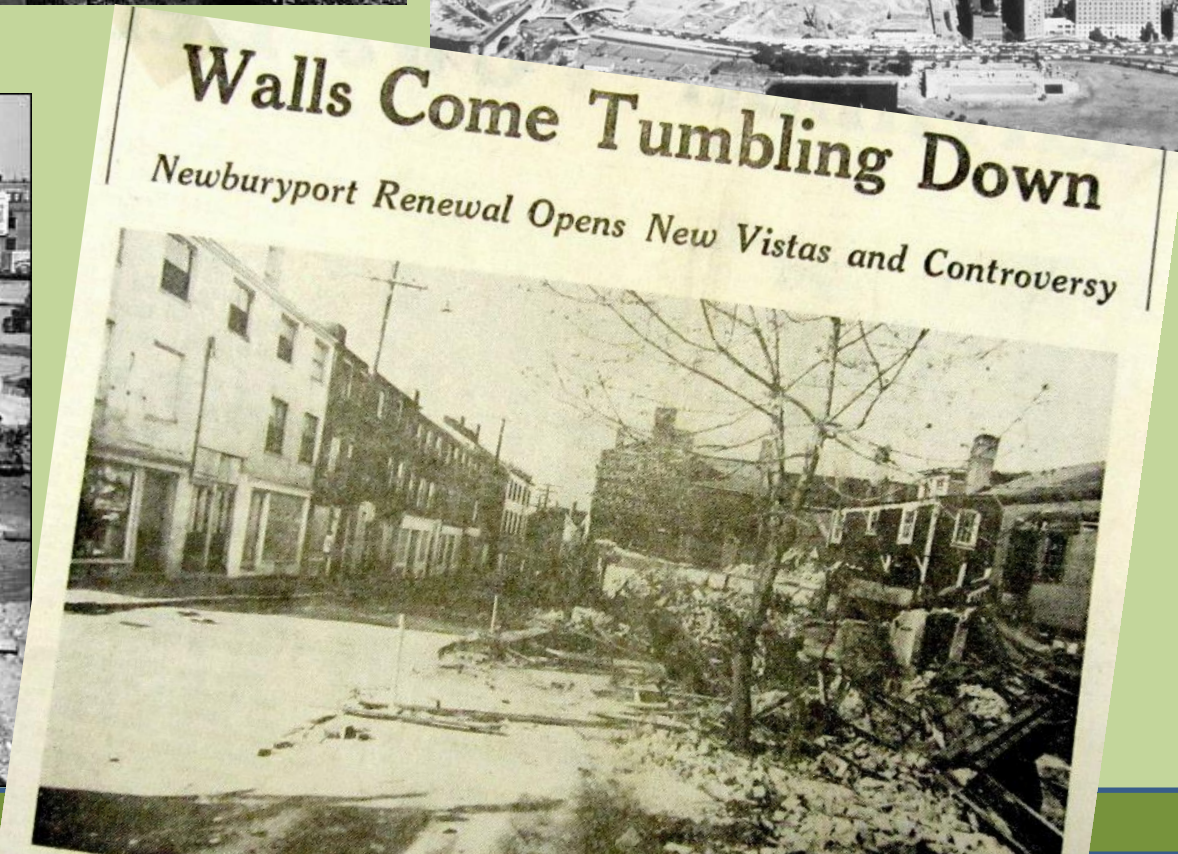
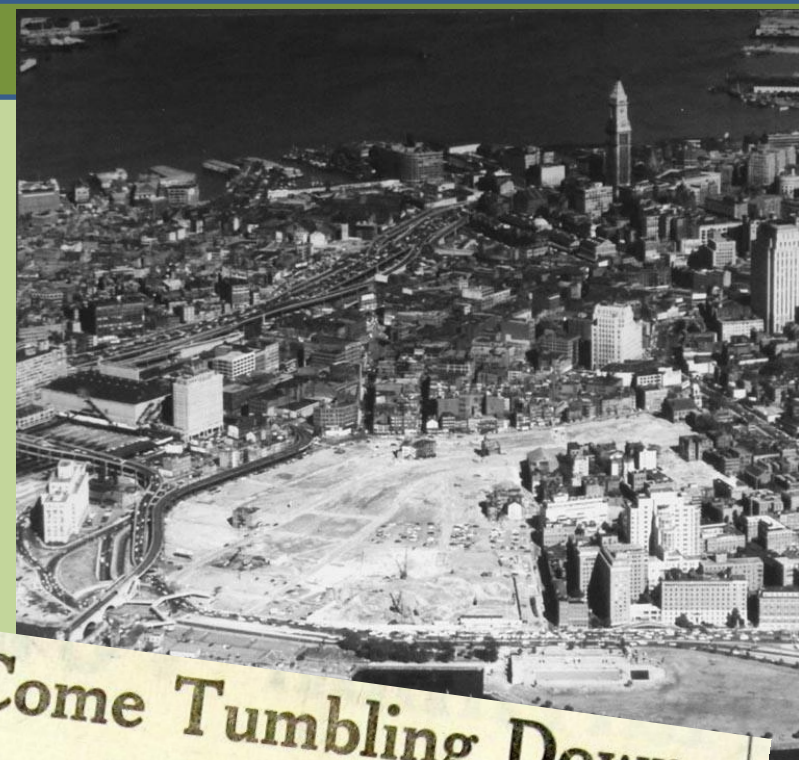
New Hampshire Planning and Zoning Conference
May, 2024

What is infill?



New construction built upon a vacant parcel of land within an already built-up area

Urban Renewal left many vacant parcels





New Infill might replace a low-density building with a higher density building.

**New infill
should not
require the
demolition of
significant
historic
resources.**



**New infill
should not
be a
facadectomy.**

**This is not
infill.**



This is basically demolition.

The Benefits of Infill

- Housing, Retail, Office Space
- Pedestrian Activity
- Economic Development
- Increased Tax Base
- Reduction of Sprawl
- Sustainability
- More nightlife activity
- Form Based Zoning



More density
is often a
good thing



Local Historic Districts

Established through a city ordinance.

Typically requires a design review process before alterations or new construction can begin.

Often this review is by a historic district commission.



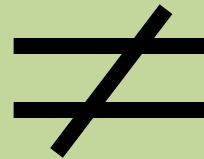
There is a big difference between a National Register District and a Local Historic District.

National Register Districts



Established by the National Park Service

Primarily an honorary designation



Local Historic Districts



Established City Council

Very effective at protecting historic resources

They are completely different, but both known as **Historic Districts**

New housing can be added in a local historic district

Portland,
Maine

46% of Portland's new housing units added in a recent 5 year period were built in an area with regulatory historic preservation design review.



**If reviewing infill seems challenging,
that makes sense.**



It is!

**Perhaps the most challenging
aspect of serving on a historic
district commission.**

**How do we review something that is new, large, and prominent when our
goal is to protect the historic aspects of the area? And you have to
visualize the whole thing on paper or through a model.**

Infill Development and Design Guidelines

What we will cover today

A. Taco Bell Bank

B. Infill Design Elements

C. Infill Philosophies

D. Best Practices for Infill in Historic Areas



A.

Taco Bell Bank



**\$250,000
to fix**



**When no design review
results in a costly mistake**



Historic, intact village center, not protected through a local historic district ordinance



1954



Building was demolished a few years after the movie.

The Taco Bell Bank



**THINKTM
OUTSIDE
THE BUN**



What an architect never wants to hear from the public...



“Well, if that’s the look you wanted, you sure got a good one!”

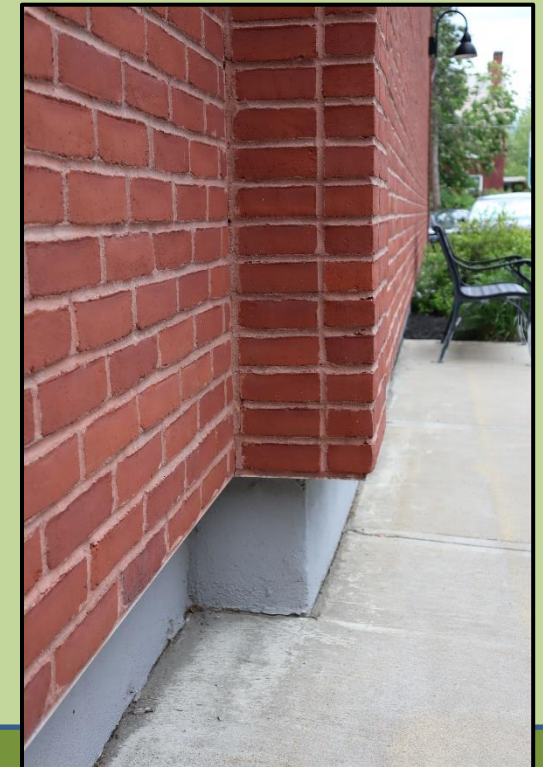
Just 2 years after the bank was constructed...

2016 Newspaper Headline: **Facelift Planned for Bank**



“the last tacos have come out of here” - Bank President

The Finished Product...Better, Not Great



What are some of the lessons learned here?

Design review and community input would have been a benefit to the property owner

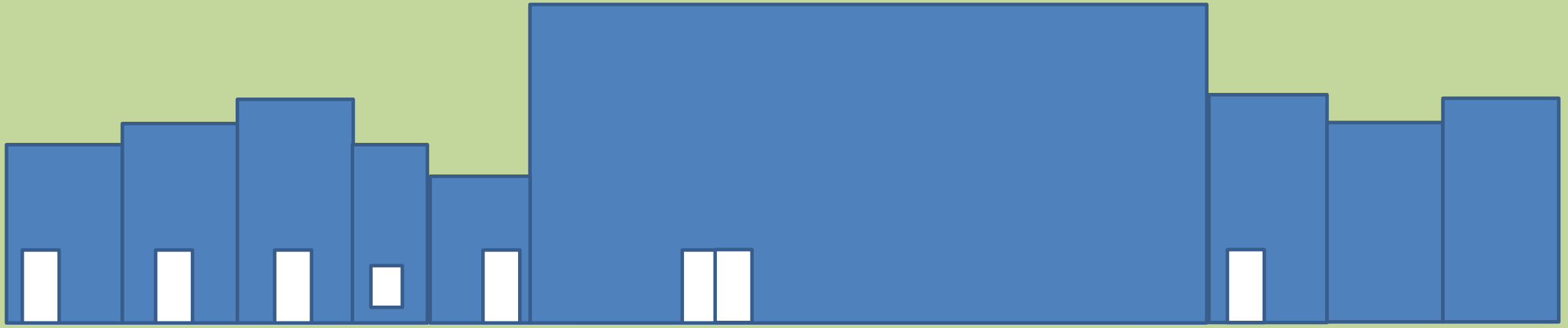
B.

Infill Design Elements



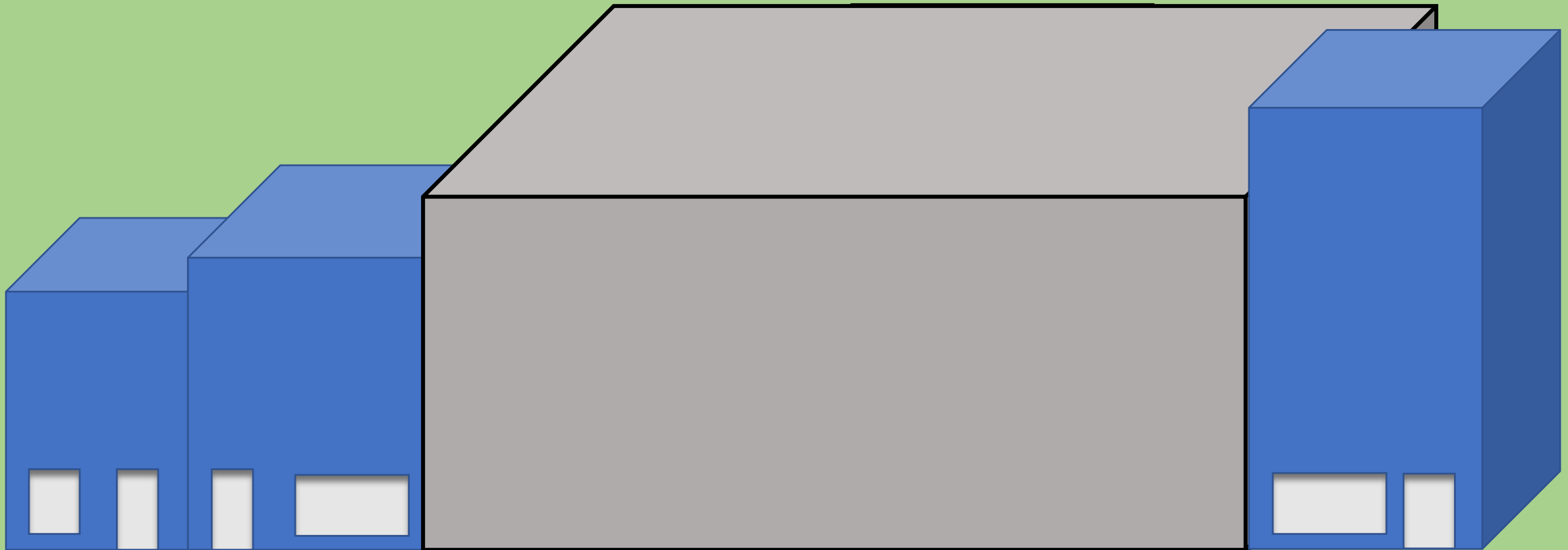
Massing

Volume of new construction to other nearby buildings



Infill Design Elements: Massing

Long infill buildings can be segmented into distinguished bays to break up the massing.



Infill Design Elements: Massing



Distinguished bays to break up the massing.

Infill Design Elements: Massing



The massing on the new construction is in contrast from its surroundings even though the new building is just as large.

Infill Design Elements: Massing



A high solid to void ratio can give the perception of a much heavier building

Infill Design Elements: Massing



A much larger building but with a balanced solid to void ratio due to its windows and recessed bays.

Infill Design Elements: Massing



Infill Design Elements: Massing



What are your thoughts on the solid to void ratio seen here?

Infill Design Elements: Massing

Tripartite Division on the façade is common on historic buildings. It is also common on new construction.

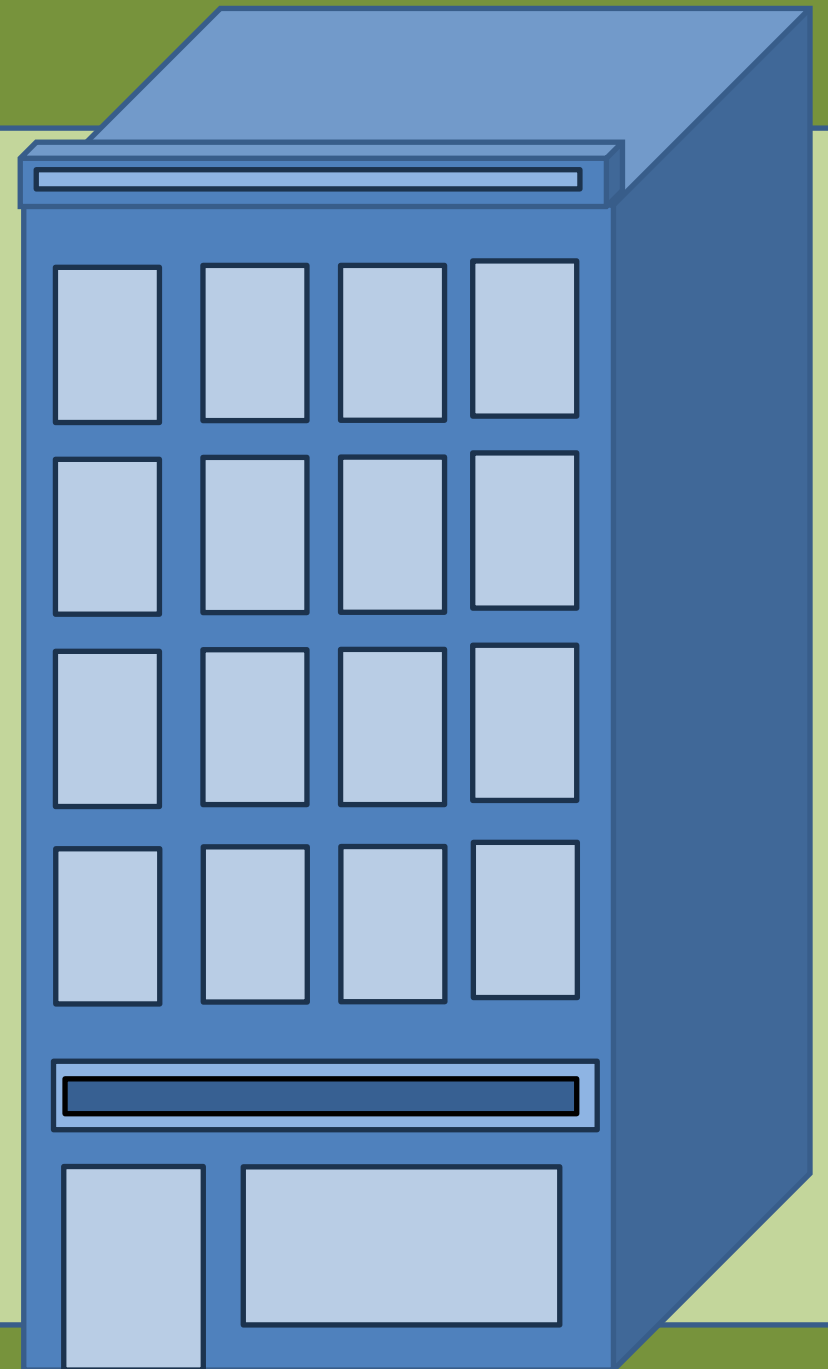
Roofline



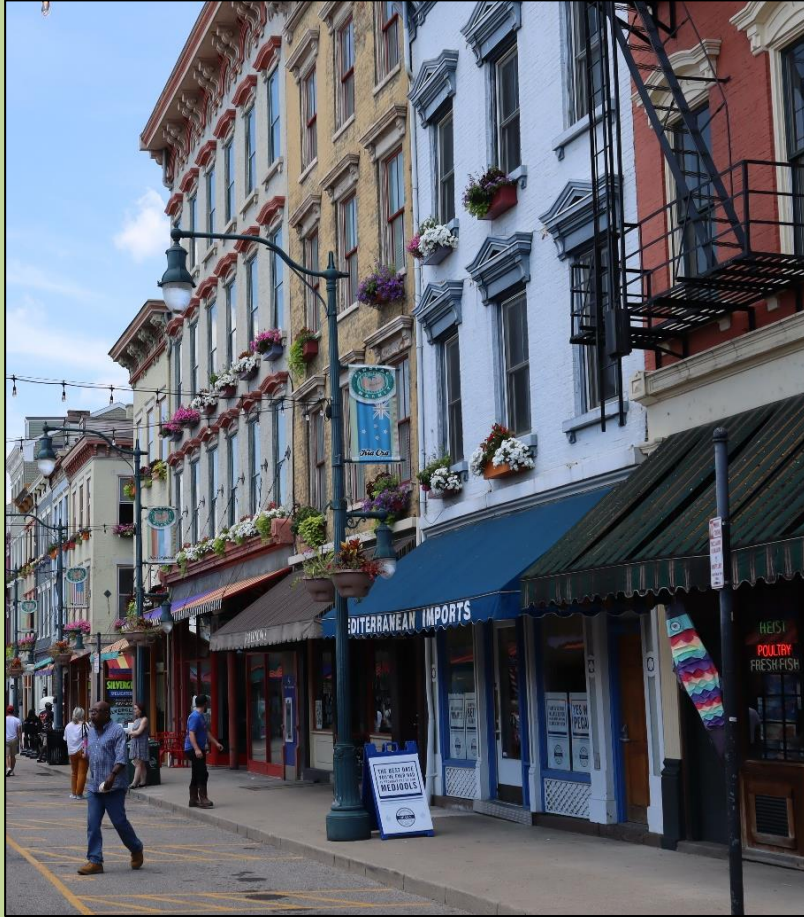
Upper Floors



Pedestrian Zone



Infill Design Elements: Massing



Infill Design Elements: Massing

**Tripartite
Division on
the façade of
new
construction.**

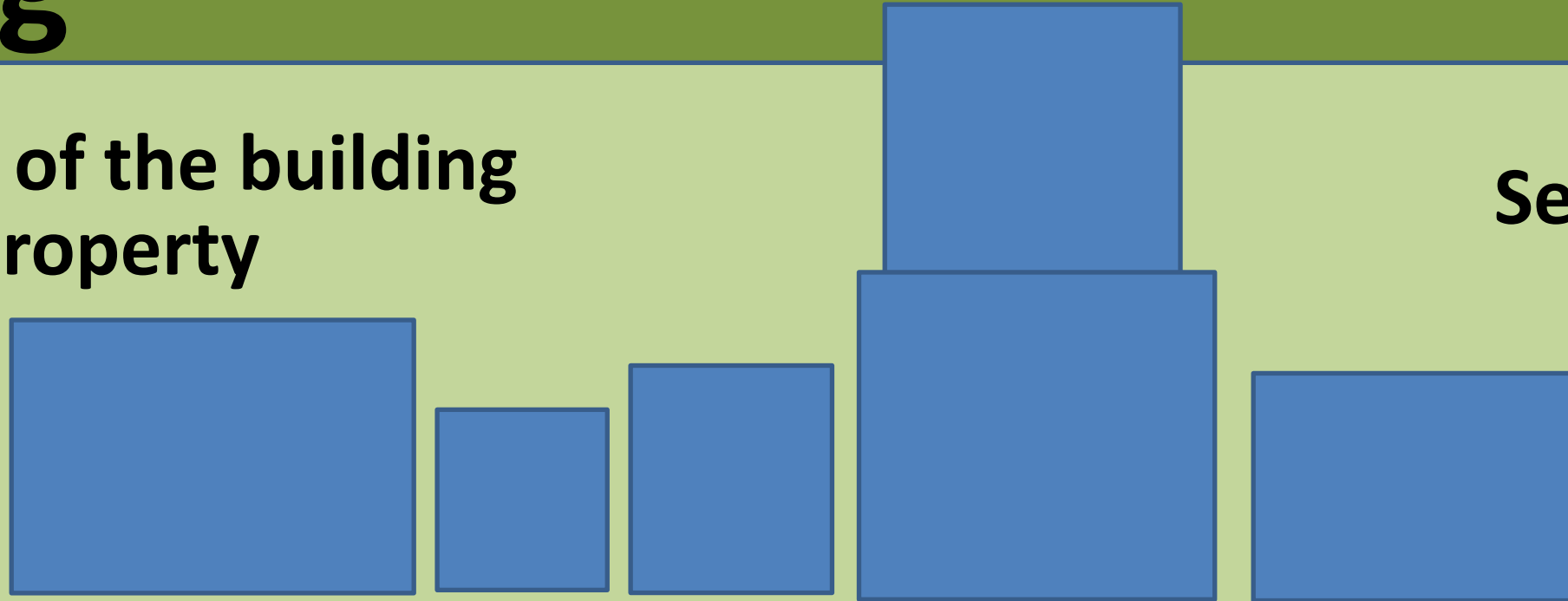


Infill Design Elements

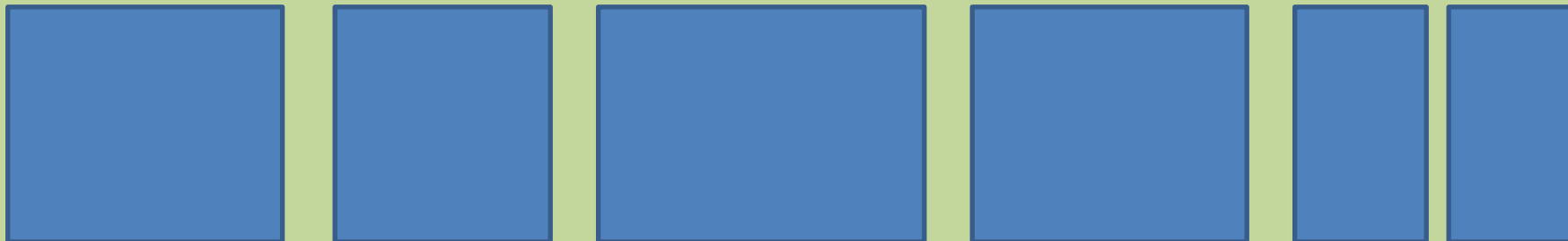
Siting

Position of the building on the property

Setbacks



Main Street



Infill Design Elements: Siting

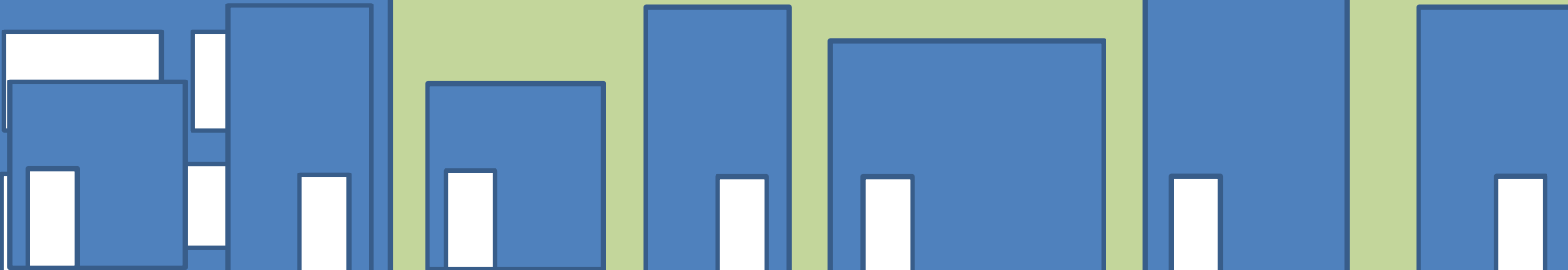


Will the siting provide for a pleasant pedestrian experience?

Scale



Relationship of the new construction to other nearby buildings



Infill Design Elements: Scale



Infill Design Elements: Scale



The best of intentions



Proportion

Relationship of architectural elements on a particular building to other architectural elements on the building or other nearby buildings.



Infill Design Elements: Proportion

If you were going to do new infill within this development, what would it look like?

Will the proportions relate to surrounding buildings?



Infill Design Elements: Proportion



Infill Design Elements

Shape



Form, Contours or Outline

Infill Design Elements: Shape

Building was washed downstream



New Infill



Original Location Prior to Flood



Infill Design Elements: Shape



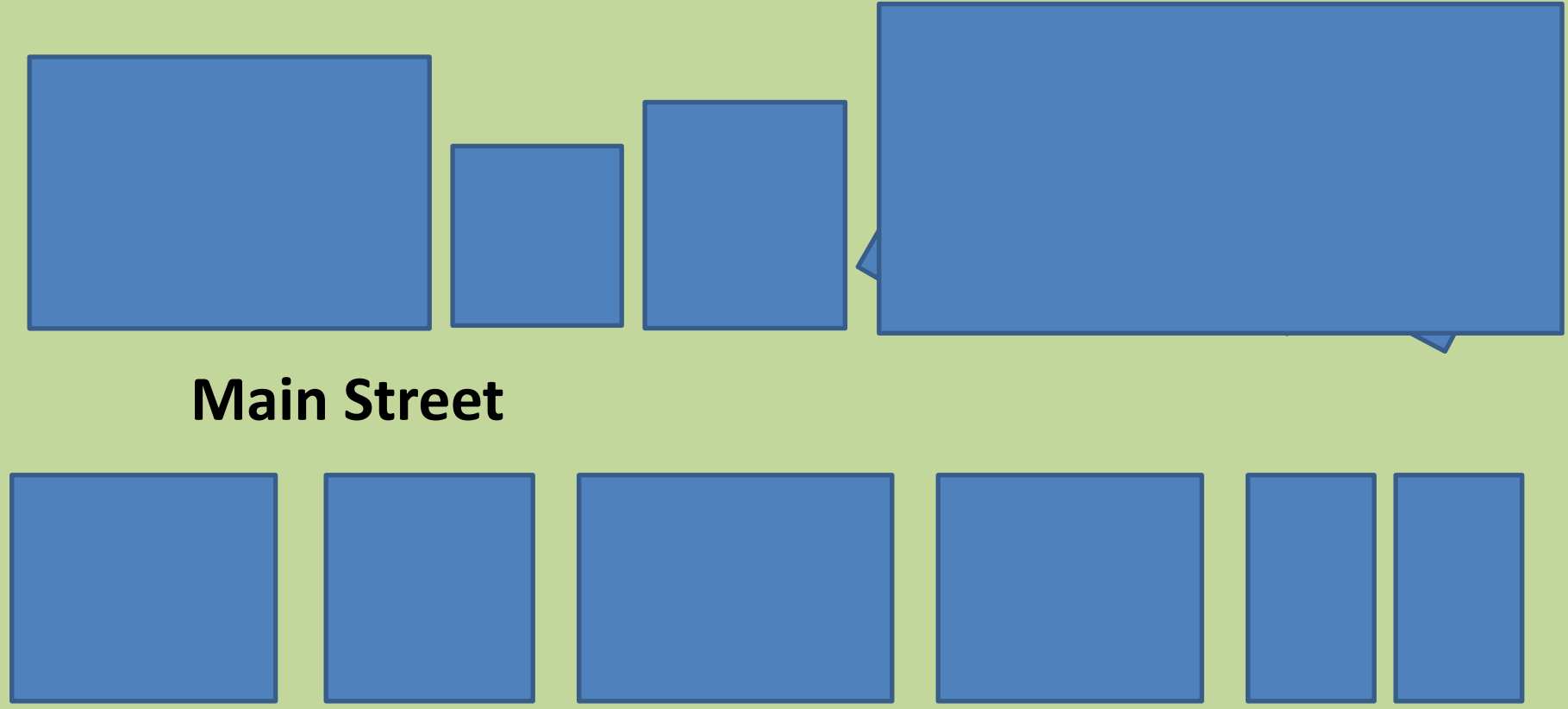
Infill Design Elements: Shape



Orientation

Orientation of the new building to surrounding features.

Will the rhythm of the street pattern remain unbroken?



Infill Design Elements: Orientation



Will the rhythm of the street pattern remain unbroken?

Infill Design Elements:

Fenestration

The arrangement, proportioning and design of windows and doors on a building.



Infill Design Elements: Fenestration



Infill Design Elements: Fenestration

**Maritime
New England
Village of
early 19th
Century
Buildings**

**No local
historic
district. No
local
designations.**



Infill Design Elements: Fenestration



**New Construction
in the village**

**The residents
began
learning
about local
historic
districts right
after this.**

**Will the pattern of windows and doors
be compatible with surrounding
buildings?**

Details



Arrangement
Texture
Color
Size
Shape

Infill Design Elements

Materials



Wood
Masonry

Steel

Glass

Fiberglass

Other Substitute Materials



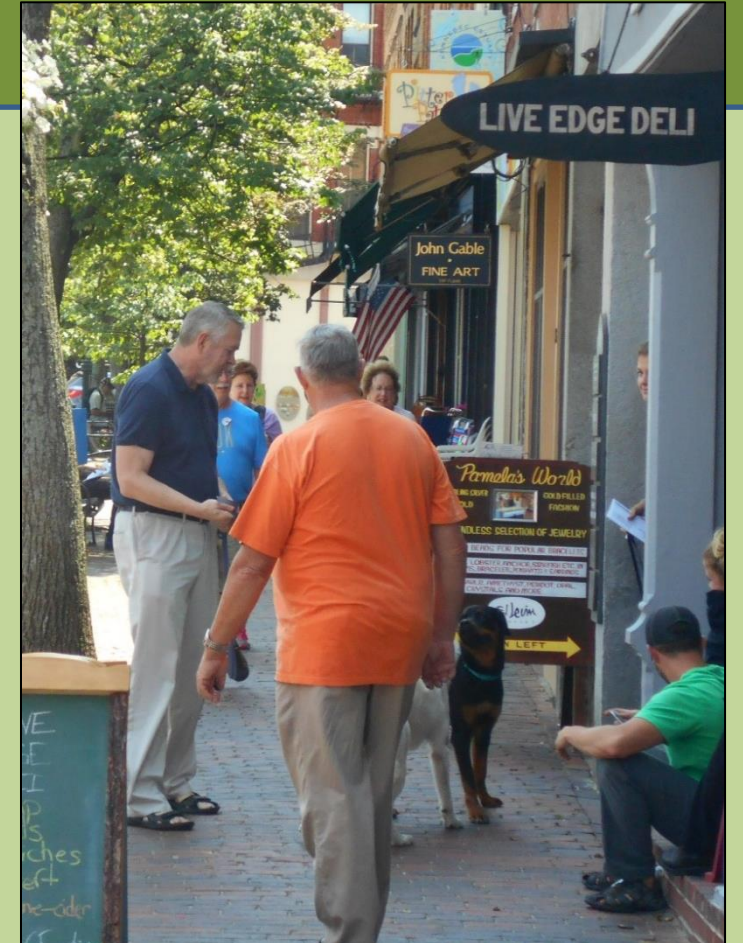
Infill Design Elements: Materials



Are the materials compatible but also will they last?

Infill Design Elements:

Pedestrian Relation



Walkable places to feel comfortable, safe and have social experiences.

Infill Design Elements: Pedestrian Relation

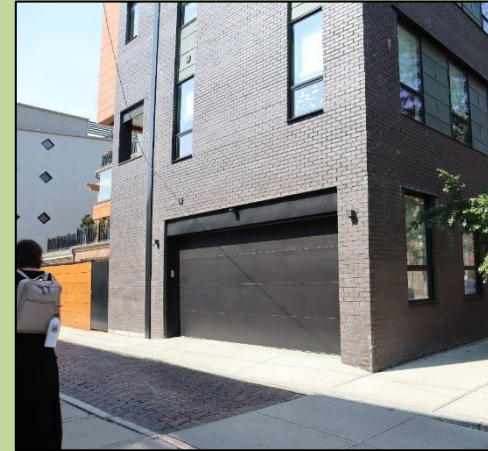


Shop visibility through storefront windows



Pedestrian access from the sidewalk

Infill Design Elements: Pedestrian Relation



Vehicular access across sidewalks creates a less safe and less comfortable walking experience



Infill Design Elements: Pedestrian Relation

**Is it clear
where a
pedestrian
would enter?**

**This relates to
an area feeling
comfortable
and safe for
pedestrians.**



Infill Design Elements: Pedestrian Relation

What are the visual cues you receive as a pedestrian in these historic spaces?



Infill Design Elements: Pedestrian Relation

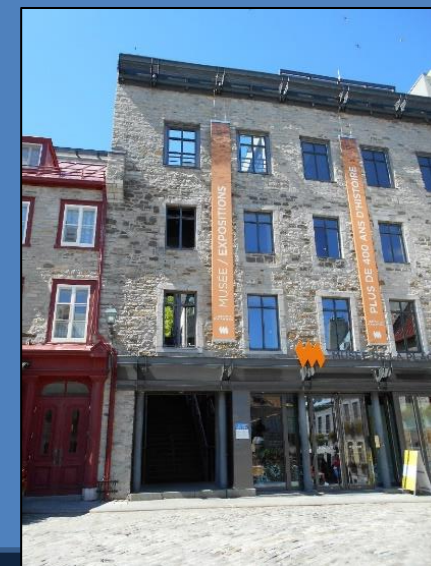


What are the visual cues you receive as a pedestrian here?

C.

Infill Design Philosophies

- Replication
- Interpretating a Style
- Making a Statement
- Differentiated Yet Compatible



Replication

The Literal
Interpretation
of a Style



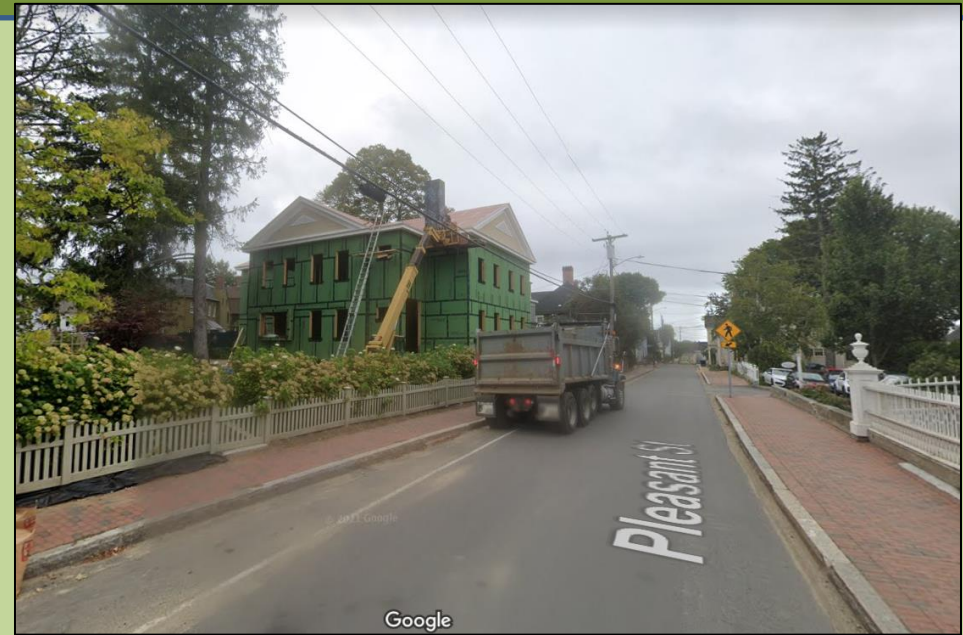
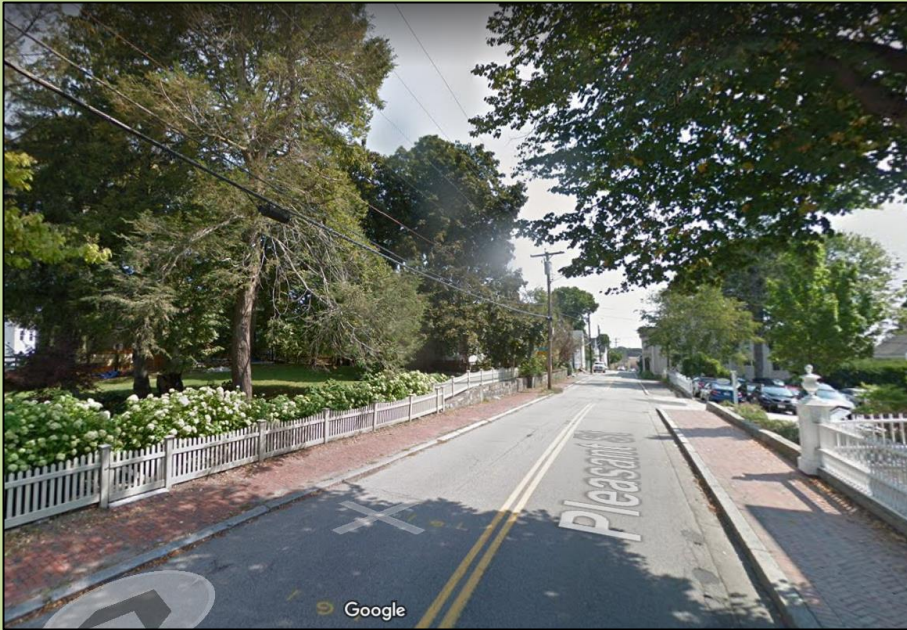
Infill Design Philosophies: Replication



Portsmouth



Infill Design Philosophies: Replication



What are your thoughts on replication within a local historic district?

Infill Design Philosophies



Interpreting a Style

Infill Design Philosophies: Interpreting a Style



What are your thoughts on this interpretation of a style?

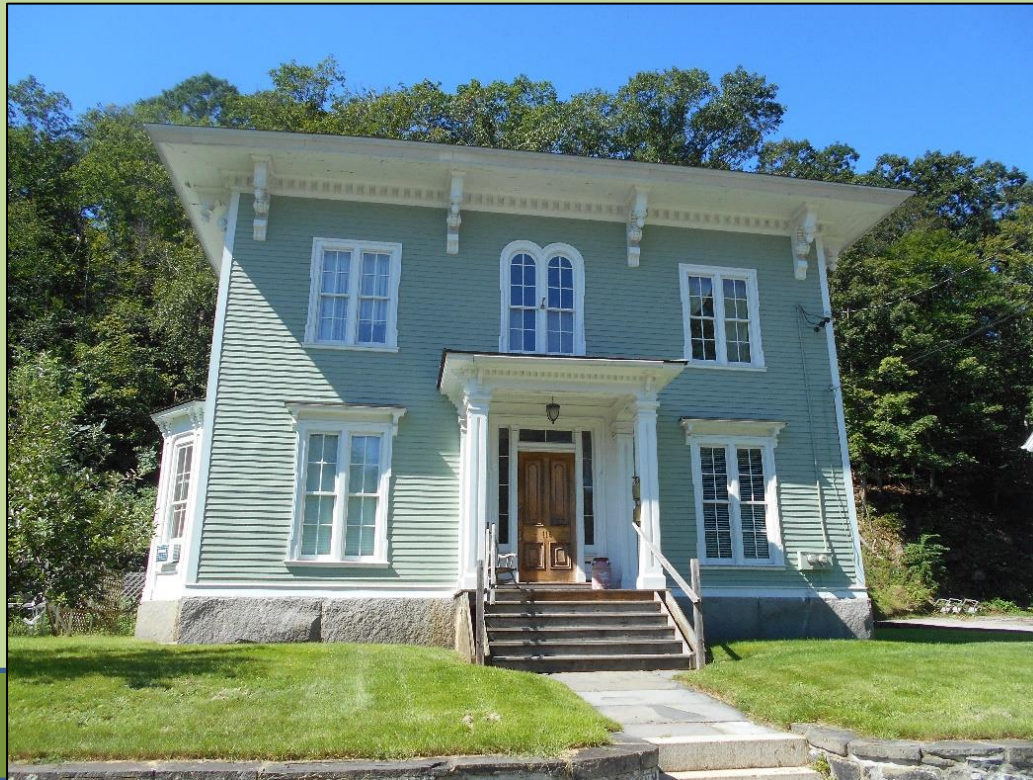
Infill Design Philosophies: Interpreting a Style

What are your thoughts on this interpretation of a style?



Infill Design Philosophies: Interpreting a Style

What are your thoughts on this interpretation of a style?



Infill Design Philosophies



**Making a
Statement**

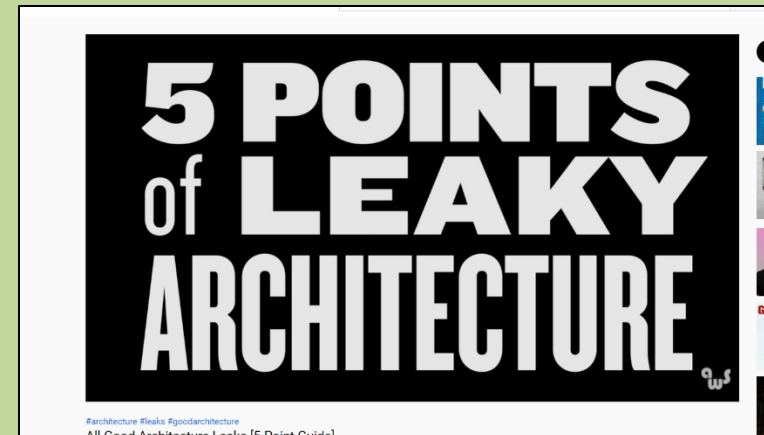
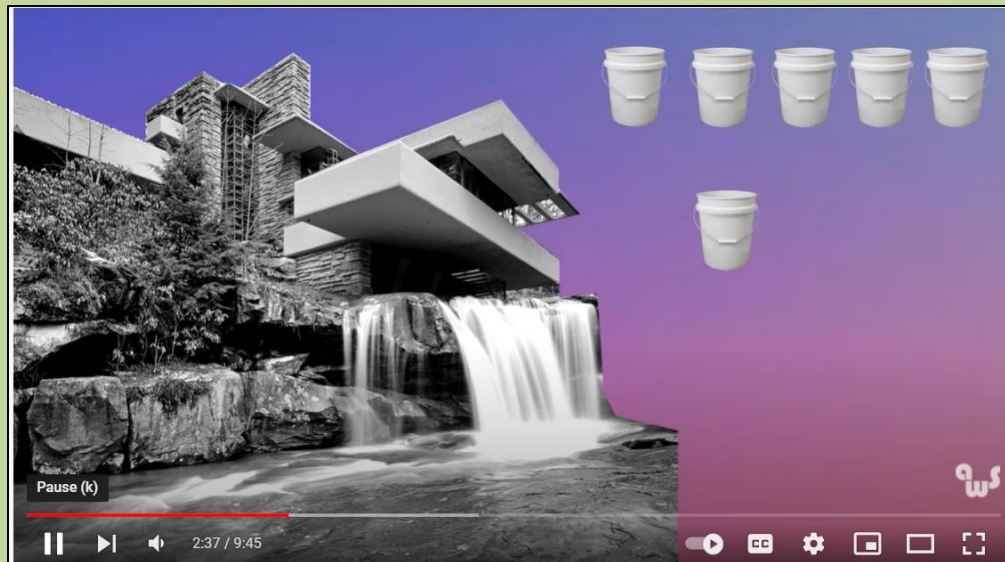
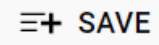
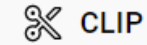
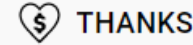
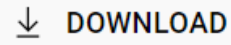
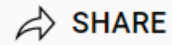
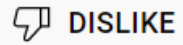
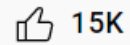
**Intentional
Opposition**

All Good Architecture Leaks

#architecture #leaks #goodarchitecture

All Good Architecture Leaks [5 Point Guide]

313,636 views...



Bucket Rating System



Any thoughts on this design statement?

Intentional Opposition



Infill Design Philosophies



Compatible Yet Differentiated

Often our goal in local historic districts but can end up with ***BORING*** buildings sometimes!

Infill Design Philosophies: Differentiated Yet Compatible



Replication
Interpreting a Style
Making a Statement
Differentiated Yet Compatible

Massing
Siting
Scale
Proportion
Shape

Orientation
Fenestration
Details
Materials
Pedestrian Relation



Nearby Buildings



New Construction

Replication
Interpreting a Style
Making a Statement
Differentiated Yet Compatible

Massing
Siting
Scale
Proportion
Shape

Orientation
Fenestration
Details
Materials
Pedestrian Relation

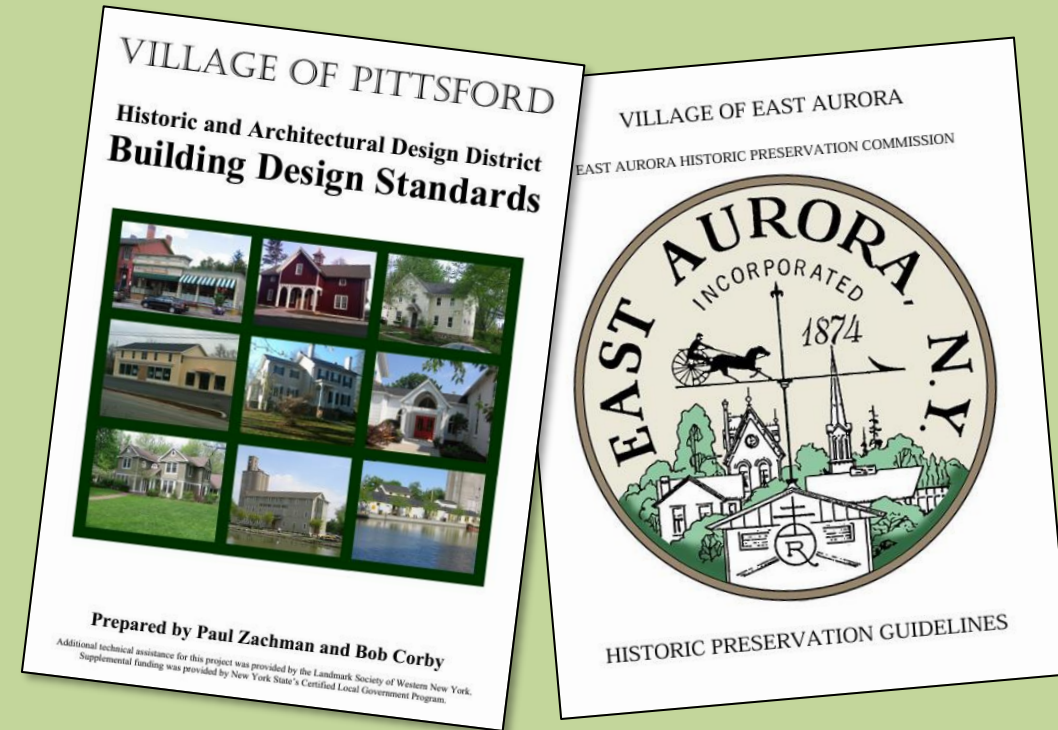
D.

Best Practices for Infill in Historic Areas



Before beginning design review in a local historic district, what are some of the things we need?

- Historic Property Survey Form
- Secretary of the Interior Standards
- Design Guidelines
- The Historic Preservation Ordinance
- Staff Report
- Site Visit
- Application
- An understanding of the character defining features of the district and the specific property



Character Defining Features

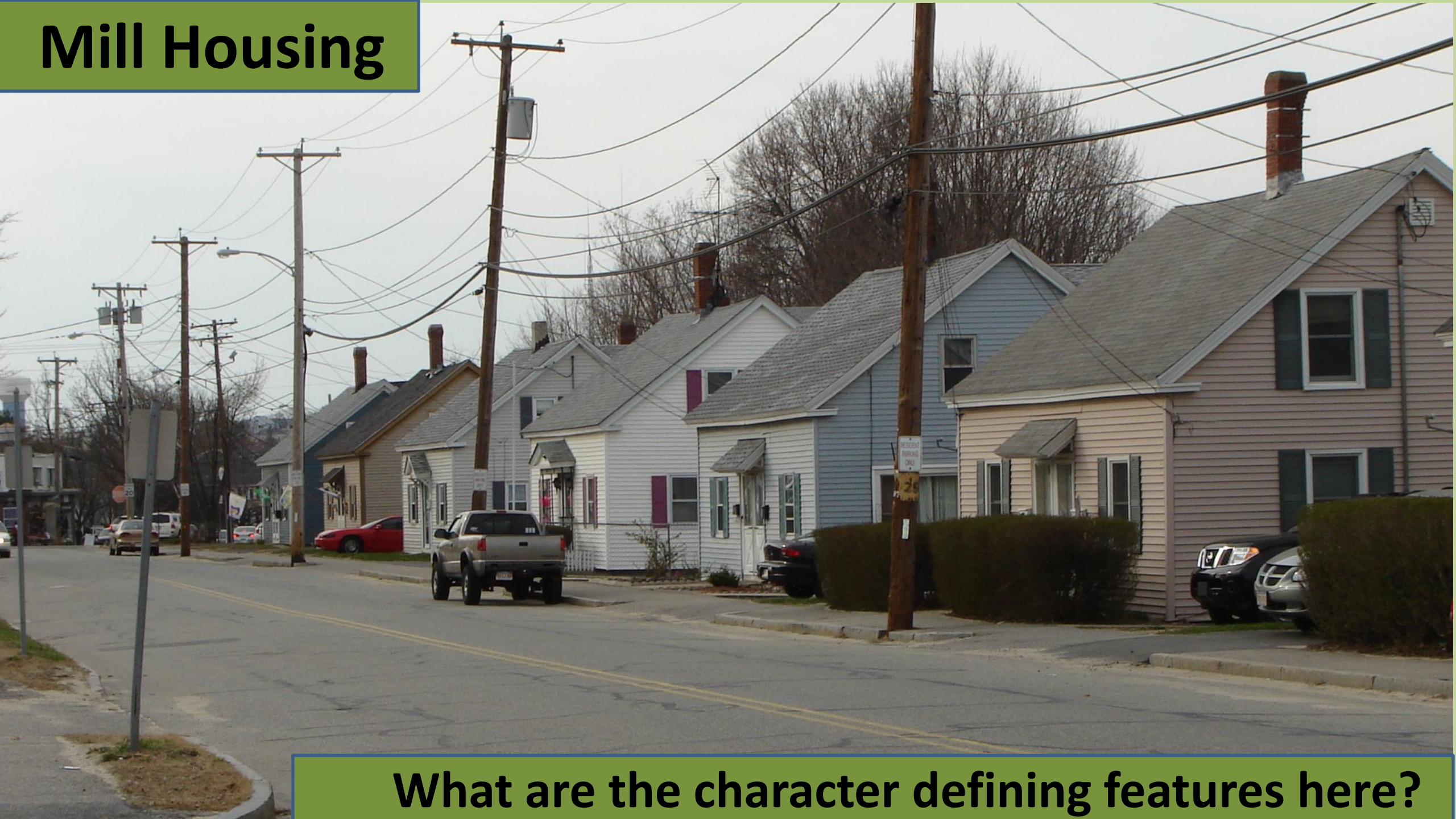
The elements of your historic area that make it unique.



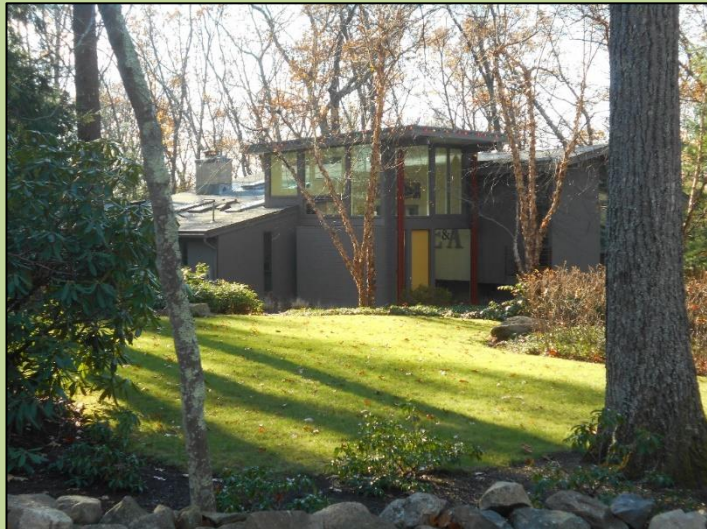
What are the character defining features here?



Mill Housing



What are the character defining features here?



What are the Character Defining Features in a mid-Century Modern neighborhood.



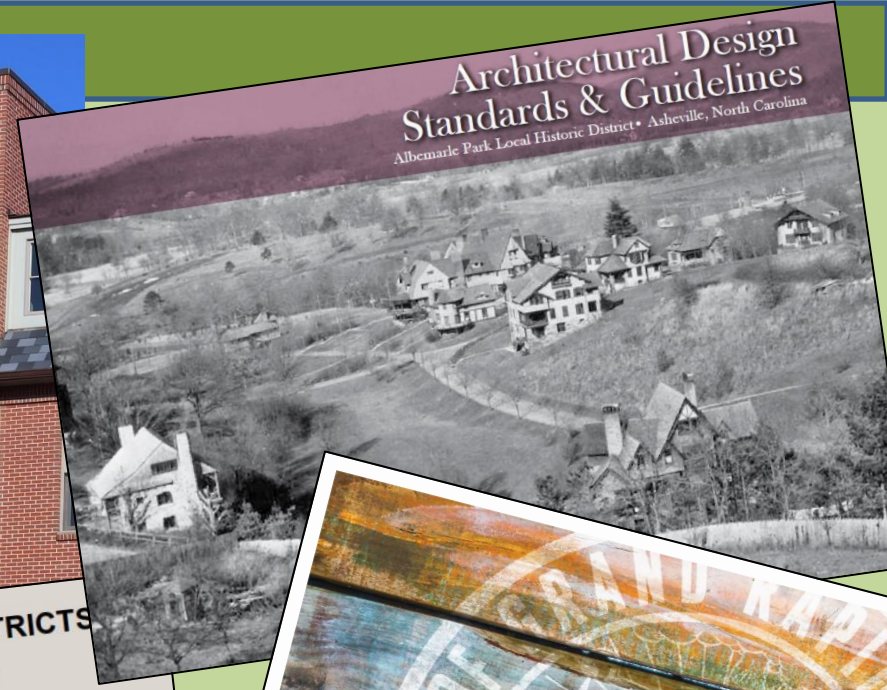
What are the Character Defining Features in the Earthship Community?



How would new construction respect the significant character defining features here?



Make sure your design guidelines adequately cover infill.



**FOLEY DOWNTOWN HISTORIC DISTRICT
DESIGN REVIEW GUIDELINES**



**THE BROOKLINE
PRESERVATION COMMISSION**



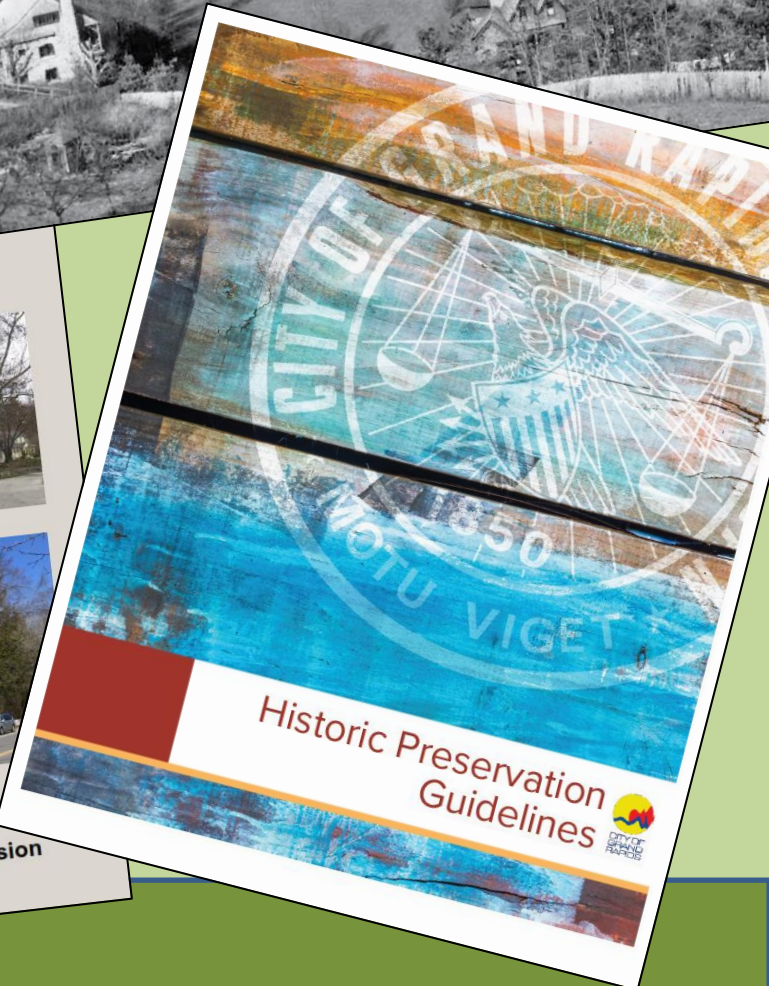
**DESIGN GUIDELINES
for Local Historic Districts**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**WAYLAND HISTORIC DISTRICTS
DESIGN GUIDELINES**



Wayland Historic District Commission



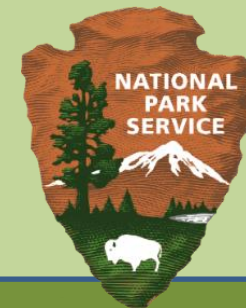
Familiarize yourself with the SOI Standards

Preservation
Restoration
Reconstruction
Rehabilitation

Secretary of the Interior Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Think of the “district” as the property

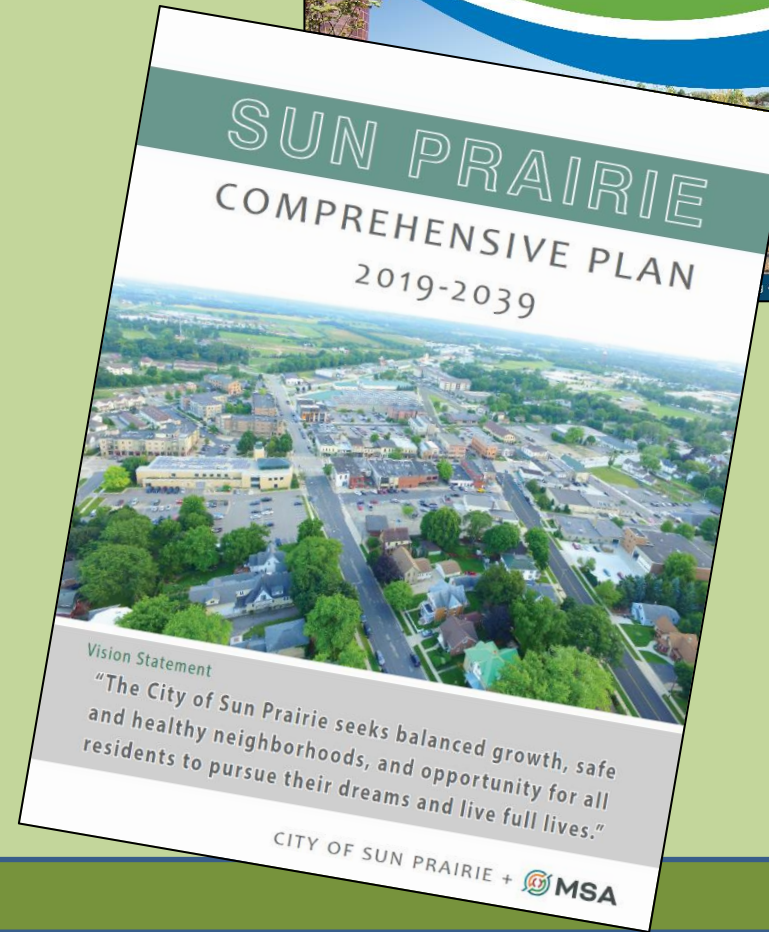
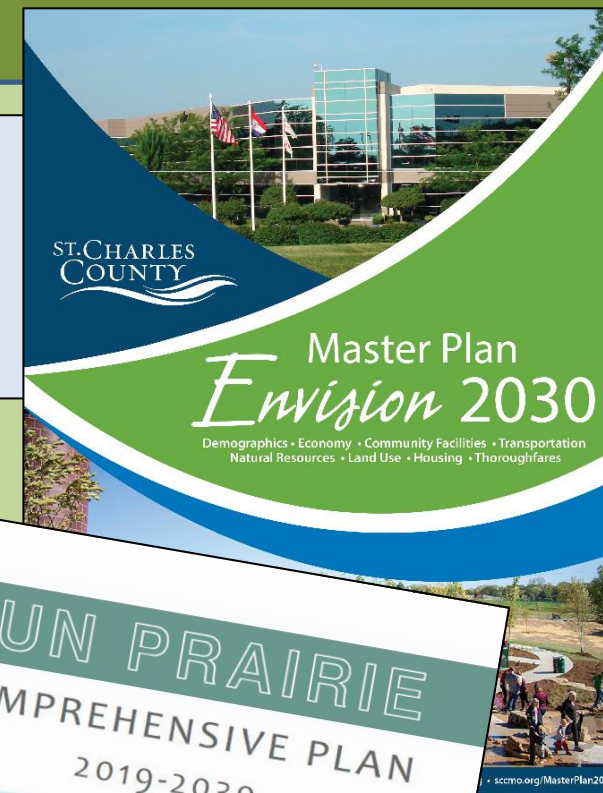


Best Practices for Infill in Historic Areas

Review master plans, zoning and guidelines for consistency

**Comprehensive Plan
Downtown Revitalization Plan
Economic Development Plan
Housing Plan**

Do the goals of the residents and city officials match with the goals of the historic district commission?



**Height
Setbacks
Parking
Density**

Off Street Parking- Is it Needed?

Eliminating parking
minimums is
becoming
very
common
in cities
across the
country



Best Practices for Infill in Historic Areas

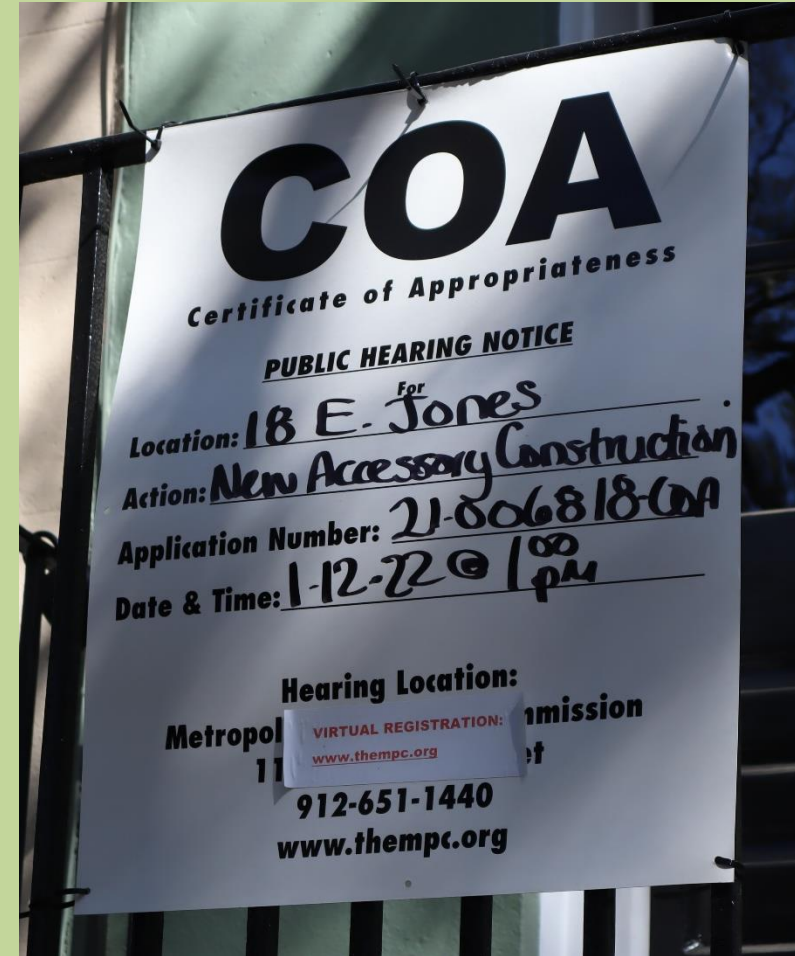
Seek outside design review assistance.



Architect or other design professional

Best Practices for Infill in Historic Areas

Communicate with designers,
contractors and the
development community





Think Long Term

“Progress does not demand degraded surroundings. Communities can grow without destroying the things that people love.”

Ed McMahon, Urban Land Institute

Best Practices for Infill in Historic Areas

Ask for adequate samples of materials and other information needed to clearly understand what it is you are reviewing.



Best Practices for Infill in Historic Areas

Don't be limited by thinking new infill construction must be on a cleared site.



What else would you add for Best Practices for Infill?





Infill Development and Design Guidelines

Questions and Discussion

Do you have an interesting infill example to include in this presentation? Please let me know!

**Chris Skelly
Skelly Preservation Services
ccskelly12@gmail.com**

New Construction-Residential



Two residential buildings

New infill construction in a local historic district and adjacent

Originally both buildings intended as identical in design

New Construction-Residential



Nearby Historic Buildings

Nearby Alteration

Nearby New Construction

In the local historic district. The building went through design review after construction had already begun.



Just outside the local historic district. No design review

New Construction-Residential

A.

Nearby Buildings



The New Construction

Yes?



No?

New Construction-Residential

B.

Nearby Buildings



The New Construction

Yes?



No?

New Construction-Residential

C.

Nearby Buildings



The New Construction

Yes?



No?

New Construction-Residential

D.



Nearby Buildings



The New Construction
Yes? No?

New Construction-Residential

E.

Yes?



No?

**The New
Construction**

Best Practices for Infill in Historic Areas

You don't get to have the perfect design.

A commission does design review. Not design for you.

Does it meet your guidelines?

