

9.7 Additions

PURPOSE AND INTENT

Nothing can alter the appearance of a historic structure more quickly than an ill-planned addition. Additions can not only radically change the appearance of a structure to passersby, but can also result in the destruction of much of the significant historic material in the original structure. New additions within a historic commercial area are appropriate, as long as they do not destroy significant historic elements, or materials, and are compatible with both the neighborhood and the building to which they are attached.

Careful planning of additions will allow for the adaptation of historic structures to the demands of the current owner, while preserving their historic character and materials.

GUIDELINES

1. Additions should be located to the rear of the structure whenever possible, away from the main architectural façade.
2. Additions should be compatible in size, and scale with the original structure, although subordinate in massing.
3. Two (2) story additions to one (1) story buildings are strongly discouraged.
4. Additions should use similar finish materials and fenestration patterns as the original structure.
5. Addition roofing forms and materials should echo those of the original structure.
6. Rooftop additions should be located to the rear of the structure.
7. Additions should be differentiated from the original structure through their details or massing, communicating clearly that the addition is new construction.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

NONE

DELEGATED AUTHORITY TO THE PLANNING STAFF

NONE

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

In planning a new addition to an historic structure, it is necessary to plan carefully so that significantly altering a structure's historic character is avoided. The impact of an addition on the original building can be significantly diminished by keeping the location and volume of the addition subordinate to the main structure. An addition should never overpower the original building through height or size. The form, design, placement of windows and doors, scale, materials, details, colors, and other features of new additions should be carefully planned for compatibility with the original building.

While an addition should be compatible, the design of the addition should also be slightly differentiated from the original structure. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, materials, or a slight variation in window pattern. These differences will allow the addition to be distinguished as a new contribution to the historic district, instead of giving a false sense of the area's history.

Please refer to the Appendix for additional assistance and resources.