

## 3.4 Design Guidelines for Additions to Residential and Commercial Buildings



### 3.4.1 INTRODUCTION

The form of additions to historic buildings and its integration with existing, residential or commercial historic structures is a significant issue to be considered. Form includes the size, shape, massing and materials of new construction or additions.

The relationship of the form of an addition to the form of the existing, historic building and the historic district in which it is located or to adjacent historic structures is critical to maintaining the character of the district or area.

Whenever possible, new additions and alterations to structures should be done in such a manner that, if removed in the future, the essential form and integrity of the structure and site would be unimpaired.



ADDITION TO PALACE THEATRE

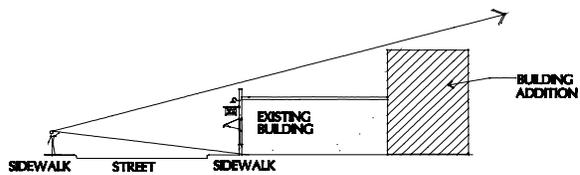
### 3.4.2 ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings shall replicate the style of the main building if possible; otherwise they shall adhere to the general style with simplified details.

As a minimum, new additions shall reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

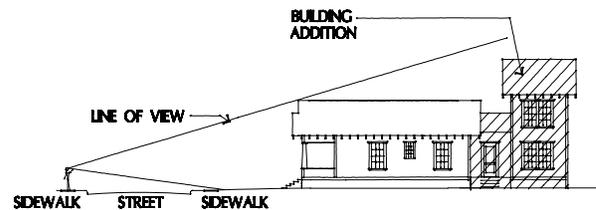
Vertical additions to historic commercial buildings shall not appear from public rights-of-

way to alter the original building height.



**VERTICAL ADDITION TO A COMMERCIAL BUILDING**

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

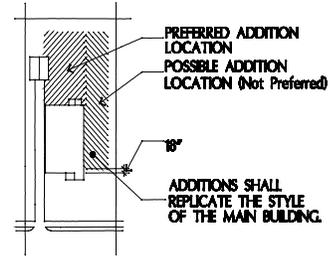


**VERTICAL ADDITION TO A RESIDENTIAL BUILDING**

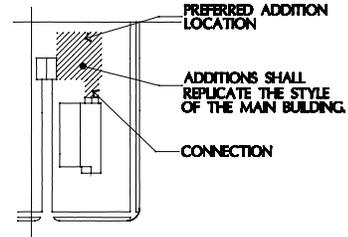
When replacing elements that were originally part of a historic buildings they shall be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used.

Historic photographs can provide information on the original elements of the building.

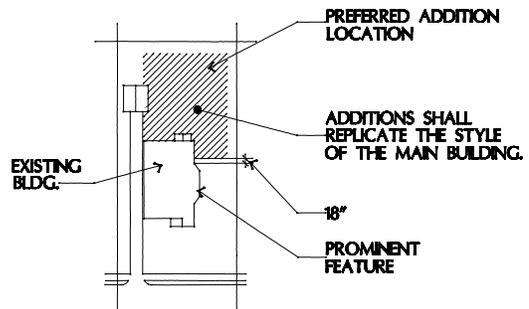
A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.



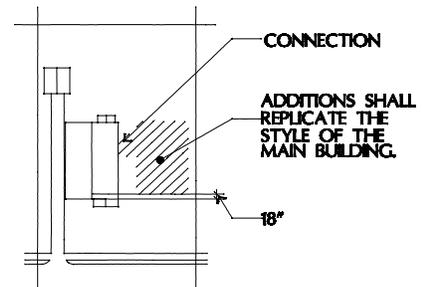
**BUILDING ADDITIONS ON A STANDARD WIDTH LOT**



**BUILDING ADDITION ON CORNER LOT**



**BUILDING ADDITION TO A BUILDING WITH A PROMINENT ARCHITECTURAL FEATURE**



**BUILDING ADDITION ON A WIDE LOT**

**3.4.3 MATERIALS USED IN ADDITIONS**

All new wood or metal materials shall have a painted finish except on some 20th Century buildings where the use of unpainted aluminum or steel was part of the original design and shall be maintained.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent); brick, stone or stucco are appropriate exterior building finishes in the historic district. Fake brick or stone or gravel aggregate materials shall never be used.

### TYPICAL WOOD SIDING PROFILES

Masonry used in additions shall match or complement the color, size and patterns of the brick or masonry used in the historic building.

