

## Chapter 4 – New Construction and Additions

### 4.2 Additions

- .1 Additions shall respect and compliment the original design of the structure and the context of the site. Ensure that the character-defining features of the historic building are not obscured, damaged, or destroyed. The proposed design for an addition should be predicated on three major factors:
  - .1 Original intent of the design.
  - .2 The configuration and constraints of the site.
  - .3 The requirements for the new addition based on proposed use and code.
- .2 Construct additions so that there is the least possible loss of historic fabric.
- .3 Evaluate in advance and minimize any disturbance of the terrain in the district that could damage archeological resources or significant landscape features such as large trees.
- .4 For many structures, the most viable and sensitive location will be the least conspicuous elevation of the existing building (typically the rear). This preserves the original façade in the most complete form possible. When the constraints do not make a rear placement desirable, extra care must be taken in the detailing of the proposed addition.
- .5 The new addition shall provide a compatible design to the existing building which does not replicate and is clearly differentiated from the original historic portion of the building.
- .6 Limit the size and scale of the new addition so it does not diminish or overpower the historic building. Alterations that change the character and the overall scale of the existing building are not acceptable.
- .7 Design any new addition to be compatible with the existing historic property and its characteristics including height, form, size, scale, massing, proportions, roof shape and materials.
- .8 Select architectural details for a new addition (such as cornices and chimneys) and features (such as windows and doors) that are compatible with existing architectural details and features of the historic building in terms of spacing, placement, scale, pattern, materials and color.
- .9 Where feasible, design additions so that they can be removed in the future without damaging the building.