

# Guidelines for Additions – DRAFT

## Sophienburg Hill, Stock, Mill Street Historic Districts

### Building Massing and Form

1. **Minimize visual impact**—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
2. **Historic context**—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
3. **Similar roof form**—Use a similar roof pitch and form as the historic structure for additions.
4. **Transitions between old and new**—Incorporate a recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
5. **Subordinate to principal facade**—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
6. **Rooftop additions**—Limit rooftop additions to the rear of the building to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are discouraged.
7. **Footprint**—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
8. **Height**—Generally, the height of new additions should be consistent with the height of the existing structure. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. The maximum height of new additions shall also comply with all existing and adopted codes and ordinances for the base zoning of the property.

### Building Materials

1. **Use of complementary materials**—Use materials that complement the existing materials traditionally found in the historic district. Materials should not be so dissimilar as to distract from the historic appearance of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
2. **Roof materials**—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
3. **Synthetic materials** — Synthetic material such as fiberboard siding or brick and stone veneer may be appropriate for new construction if the new materials are visually similar to traditional material found in the district in terms of dimension, finish, and texture. For example, Hardie Board siding may be appropriate if the reveal is similar to those found historically in the district.

### Architectural Details

1. **Architectural details**—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

## **Downtown Historic District**

### **Building Massing and Form**

1. **Historic context**—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
2. **Preferred location**—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is discouraged.
3. **Similar roof form**—Incorporate a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
4. **Subordinate to principal facade**—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
5. **Transitions between old and new**—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
6. **Height**—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
7. **Total addition footprint**—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are discouraged.

### **Building Materials**

1. **Complementary materials**—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition should be compatible with the architectural style and materials of the original structure.
2. **Roof materials** — Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### **Architectural Details**

1. **Historic context**—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
2. **Architectural details**—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
3. **Contemporary interpretations**—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide

visual interest while helping to convey the fact that the addition is new.

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