

B. ADDITIONS TO HISTORIC BUILDINGS

Intent: Historic buildings change over time, sometimes with the addition of an extra room or rooms to add space or functionality. An addition to a contributing structure must be compatible with that structure and with other contributing buildings in the context area. It also must preserve the integrity of the existing structure.

Because contributing buildings are the most important buildings in the historic district, they must remain prominent. That means that an addition should be visually subordinate, or secondary, to the original contributing building. This can be achieved by limiting the addition's size and the complexity of its design.

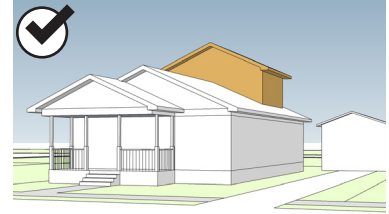
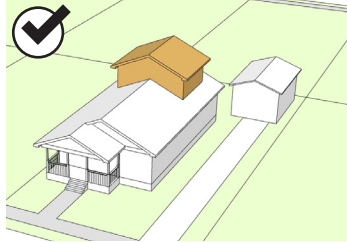
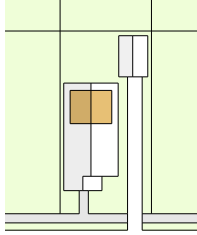
1. Additions should generally be confined to the rear portion of an existing building and should leave the existing street frontage essentially unchanged.
2. Vertical additions (that is, adding a second story to an existing one-story) are generally more difficult to achieve in an aesthetically convincing manner. Adding a third story to any residential historic building is inappropriate.
3. An addition to a historic building should:
 - a. minimize the removal of historic building materials
 - b. not remove or cover character-defining features
 - c. not alter the basic form of the building
 - d. maintain the ridge and eaves of the historic building, if it is a second story addition
 - e. keep the addition visually subordinate to the historic building
 - f. retain the four corners of the historic building

APPROPRIATE AND INAPPROPRIATE ROOF ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a rooftop addition would apply to a series of alternatives. Note: Alternatives 1. through 3. below would not be appropriate on a two-story building.

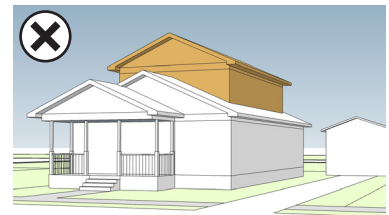
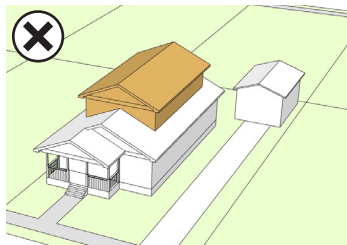
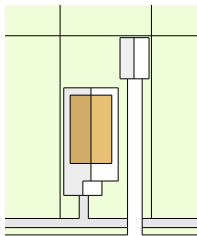
1. Addition Set Back Substantially with Tall Walls Inset from Historic Walls

- Proportionally the length of the addition is subordinate to the length of the side wall
- Roof pitch matches historic building
- Eave line is maintained
- Maintains all corners of historic structure



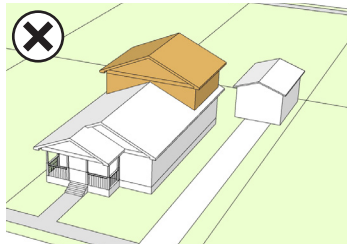
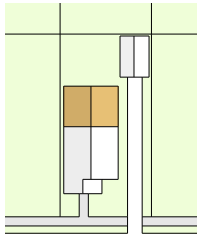
2. Addition Set Back Minimally with Tall Walls Inset from Historic Walls

- Proportionally the length of the addition dominates the historic building.
- A substantial portion of the historic roof material is removed.



3. Addition Set Back Substantially with Tall Walls Aligned with Historic Walls**

- Proportionally the height of the addition at the eave is too tall and dominates the historic building.
- Eave line is somewhat maintained



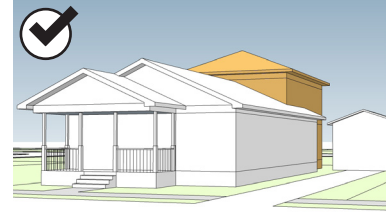
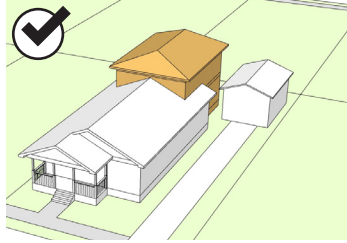
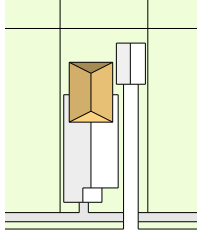
***Note: The city's preservation ordinance stipulates that this option shall be approved under specific conditions, although it is not recommended as a best practice. Deed restrictions also may prohibit this option.*

APPROPRIATE AND INAPPROPRIATE ADDITIONS ALTERNATIVES

These images illustrate how the guidelines for additions would apply to a series of design alternatives with combinations of rear, side and rooftop. Note: Alternatives 1. and 2. below would not be appropriate on a two-story building.

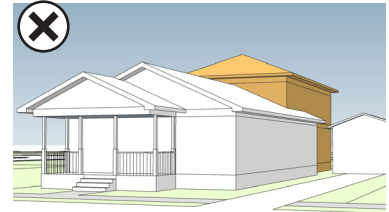
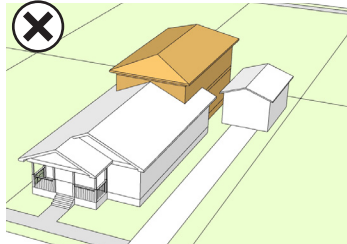
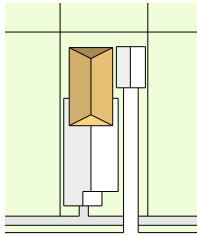
1. Combination of Rooftop Addition and Moderate Two-Story Rear Addition

- Proportionally the wall length of the combined rooftop and two-story addition is subordinate to the historic building
- Maintains all corners of historic structure
- Addition has minimal impact on rear yard open space



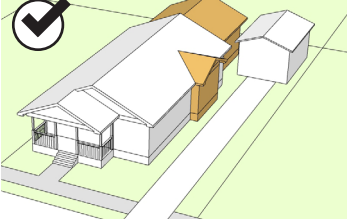
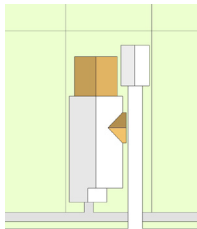
2. Combination of Rooftop Addition and Long Two-Story Rear Addition

- Proportionally the wall length of the combined rooftop and two-story addition dominates the historic building,
- Addition substantially impacts the rear yard open space.



3. Combination of One-Story Side Addition and Moderate One-Story Rear Addition

- Proportionally the wall length of the combined one-story rear and side addition is subordinate to the historic building.
- Side addition is substantially set back from the front wall plane
- Rear addition has moderate impact on rear yard open space
- Maintains all corners of historic structure

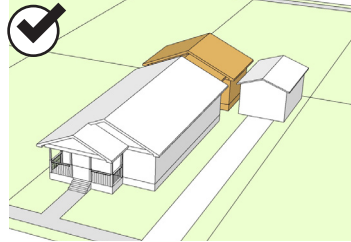
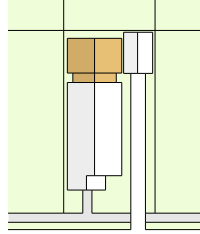


APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES

These images illustrate how the guidelines for rear additions would apply to a series of design alternatives.

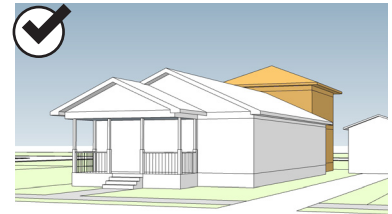
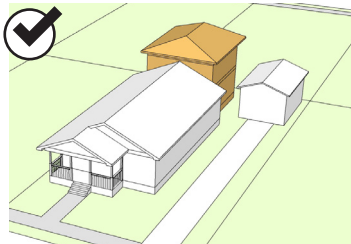
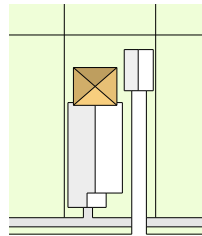
1. One-Story Addition with Hyphen and Walls Aligned with Historic Walls

- Proportionally the wall length of the addition is subordinate to the historic building
- Roof pitch matches historic building
- Maintains all corners of historic structure



2. Two-Story Addition Inset from Historic Walls

- Proportionally the wall length of the addition is subordinate to the historic building
- Maintains all corners of historic structure
- Addition has minimal impact on rear yard open space

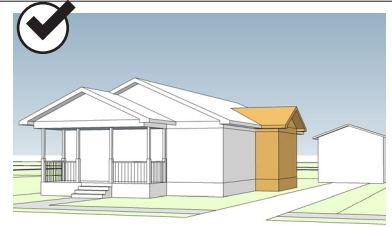
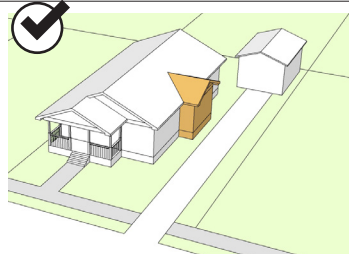
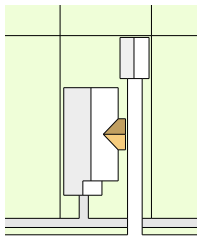


APPROPRIATE AND INAPPROPRIATE SIDE ADDITIONS

These images illustrate how the guidelines for adding a side addition would apply to a series of alternatives.

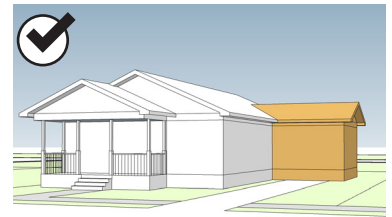
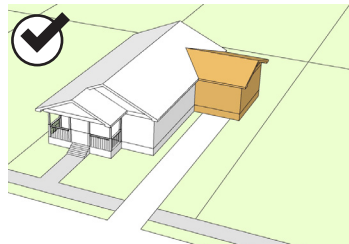
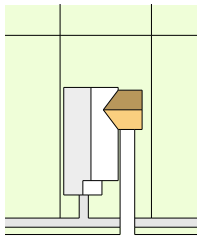
1. One-Story, Moderate Size Addition at Middle of Side Wall

- Addition is set back somewhat from the front wall plane
- Proportionally the front wall and side wall of the addition is subordinate to the historic building.
- Eave line aligns



2. One-Story, Large Size Garage Addition at Rear of Side Wall

- Addition is set back substantially from the front wall plane
- Proportionally the front wall and side wall of the addition is somewhat subordinate to the historic building.
- Eave line aligns.



3. Attached Carport Addition at Front of Side Wall

- Addition is too close to the front wall plane
- Addition extends too far into the side yard

