

Technical Preservation Services

Historic Buildings **New Additions**

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**An attached exterior addition to a historic building expands its "outer limits" to create a new profile.**

Because such expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior spaces.



Compatible new addition on rear elevation of historic building.

If the new use cannot be met in this way, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource.

Note: Although the work in this section is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (identify, protect, repair, replace); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of constructing a new addition.

**Historic Buildings** ....**New Additions**



recommended.....

**Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.**

**Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.**

**Locating the attached exterior addition at the rear or on an inconspicuous side**

**of a historic building; and limiting its size and scale in relationship to the historic building.**

**Designing new additions in a manner that makes clear what is historic and what is new.**

**Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.**

**In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass,**



Small glass connector between two historic buildings with appropriate setback. ....

**materials, relationship of solids to voids, and color.**

**Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.**

**Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from**



Contemporary addition (left) to historic library appropriately placed on secondary side elevation.

**the street.**

not recommended.....

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior space.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the

new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Designing new additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the



Changing the historic character of the streetscape with additions to rooftop and bay.

historic building.

Constructing additional stories so that the historic appearance of the building is radically changed.



Rooftop addition that dramatically changes the appearance of the historic building.



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