

# Design Guidelines - Additions

**Ad1** The design of any new addition should be in proportion with the size and scale of the historic building and its surroundings.

**Ad2** An addition should be designed in a manner that makes it clear what is historic and what is new. Changes in setback, materials, or details can help to do that.

**Ad3** An addition should be designed so that it could be removed from the original building in the future without substantial loss of historic fabric.

**Ad4** Generally, additions should be attached to secondary elevations and set back from the front façade, so as not to damage, destroy or obscure character-defining features.



*This addition is clearly distinguishable as new, yet fits in with the historic German-American Academy.*

**Ad5** An addition should be subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.

**Ad6** Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.

**Ad7** Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a primary façade into a secondary façade.

**Ad8** Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.

**Ad9** The addition should incorporate the horizontal and vertical alignment and patterns of the principal building and those around it.

**Ad10** The massing of an addition should be similar to that of surrounding historic buildings. Avoid an oversized, boxy shape.

**Ad11** Additions should have the same relationship of solids to voids (walls to openings) as the historic portion of the building. Openings in wall surfaces such as windows and doors should relate to those in the main

building in size, scale and configuration.

**Ad12** If an entry will be included in the addition, it should be subordinate to the entry on the principal building whenever practical.

**Ad13** If the proposed addition is intended to restore a portion of a historic building that has been removed, the new addition should be based on historic documentation, such as plans or photographs, rather than conjecture.

**Ad14** The foundation of an addition should match the original foundation materials, height and style. Poured concrete or pre-cast blocks may be used to construct a new foundation, but should be sheathed in a veneer of brick, stone, stucco or other masonry materials to match the original foundation.

**Ad15** If additional stories are to be added to a commercial building, this addition should be set back from the plane of the walls and be as inconspicuous as possible from the street.

**Ad16** The addition of extra stories to residential structures is discouraged due to the structural and design difficulties presented by such additions.

*The materials, massing and location of this addition help it fit successfully into the Cedar Bough district.*

**Ad17** Dormer additions should complement the architecture of the existing structure in size, scale, massing, openings and details.

**Ad18** Dormer additions should align with window openings if the façade is symmetrical or should be placed off-center on an asymmetrical façade.

**Ad19** Additions should be engineered to avoid damage to the historic building in the event of collapse or other catastrophe.

**Ad20** Roofline additions should clearly differentiate between the original roof and the addition's roofline.

**Ad21** Before removing an existing addition, consider its architectural significance and weigh its contribution to the historic building's character. Generally, additions and alterations that are at least fifty years old have acquired significance and should be evaluated to determine the merits of their preservation.

**Ad22** Respect historic view sheds.

