



**CITY OF DAHLONEGA
HISTORIC PRESERVATION COMMITTEE
AGENDA
MONDAY, SEPTEMBER 27, 2021 AT 6:00 PM
CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER**

In compliance with the Americans with Disabilities Act, those requiring accommodation for the Historic Preservation Commission meetings please contact Bill Schmid, City Manager.

Call to Order

Minutes for Approval:

1. HPC Work Session Minutes - September 15, 2021
Jameson Kinley, Planning and Zoning Administrator

NEW BUSINESS

COA Cases for Appropriateness:

2. COA-21-1 74 Grove Street North
Johnny Ariemma is requesting to add an attached five car garage with additional living space to the already existing structure.
Jameson Kinley, Planning and Zoning Administrator

Adjournment



**CITY OF DAHLONEGA
HISTORIC PRESERVATION COMMITTEE
WORK SESSION MINUTES
WEDNESDAY, SEPTEMBER 15, 2021 AT 6:00 PM
GARY MCCULLOUGH CHAMBERS, DAHLONEGA CITY HALL**

In compliance with the Americans with Disabilities Act, those requiring accommodation for the Historic Preservation Commission meetings please contact Kevin Herrit at the Community Development Department.

CALL TO ORDER

PRESENT

Ellen Mirakovits
Doby McCluskey - Vice Chair
Sharon Thomason
Ivana Pelnar-Zaiko
Karl Goellner - Chair

ABSENT

Mary Owens
Joe Henderson

NEW BUSINESS

Open Discussion

COA Cases for Appropriateness:

1. COA-21-1 74 Grove Street North
Johnny Ariemma is requesting to add an attached five car garage with additional living space to the already existing structure.
Jameson Kinley, Planning and Zoning Administrator
Discussion of application. Consensus that more information was needed. Chairman directed staff to contact applicant and request tabling at next voting session.

Design and Review of Projects:

Nothing Discussed

The public is invited to attend.



COA-21-1

Certificate of Appropriateness

Status: Active

Date Created: Aug 14, 2021

Applicant

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Applicant Contact Information

Applicant Name
johnny Ariemma

Phone Number
[Redacted]

Email
[Redacted]

Mailing Address
[Redacted] [Redacted] [Redacted] [Redacted] 3

Property and/or Project

Property Address
74 North Grove street

Zoning District
CBD - Central Business District

Parcel Number
TBD

Type Of Project
Addition

Site Changes
Demolition

Proposed Starting Date
November 1, 2021

Authorization

Owner's Signature
john Blaze Ariemma
08/14/2021

Applicant's signature
John Blaze Ariemma
08/14/2021

Description of Project

Project description

Adding 5 car garage additional living space above and 2 story commercial elevator (per plans)

Conditions as required by HPC:

To: HPC board members

Subject: Ariemma's home addition 1888

In following HPC guidelines we will not be trying to replicate the existing 1881 home, however, some characteristics will be maintained to keep the design intact.

The siding will be hardi board painted white to match the existing home.

Black wooden shutters will match the existing home shutters.

Back garage windows will not have shutters.

The bottom back and side garage windows will be removed upper windows stay.

garage doors will be black and is shown in attachments

Windows will be double hung vinyl clad. Plain no Mullins

Expansion deck on the existing left side of current deck will be expanded towards tree to back of the home approx 12 x 12. This along with a new kitchen window overlooking a grill and outdoor furnishings.

Shingles will be black architectural 30 year

Soffits all will be vinyl clad under the roofline

All support pillars will be cast carbon painted white

The back left side of the addition will be all brick for a sitting patio and fireplace.

The 1888 House

74 N Grove St, Dahlonega, GA 30533

Owner
Johnny Ariemma

Architect
Gayatri Desai
New York, New York
desaigayatri@gmail.com
1.848.391.0831

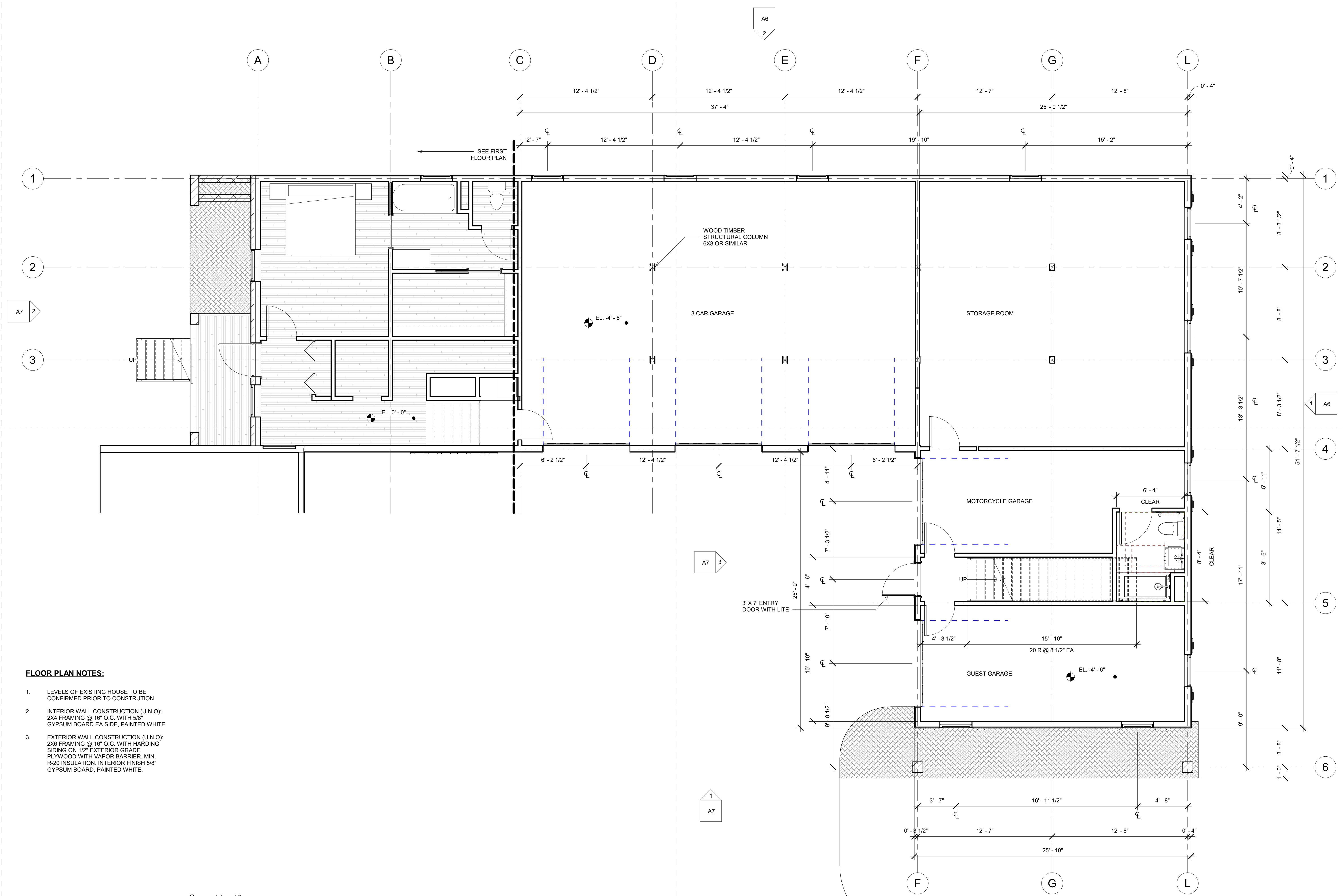
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THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL DRAWINGS MEET LOCAL BUILDING CODES.

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THESE DRAWINGS ARE FOR DESIGN PURPOSES ONLY.



FLOOR PLAN NOTES:

- LEVELS OF EXISTING HOUSE TO BE CONFIRMED PRIOR TO CONSTRUCTION
- INTERIOR WALL CONSTRUCTION (U.N.O):
2X4 FRAMING @ 16" O.C. WITH 5/8" GYPSUM BOARD EA SIDE, PAINTED WHITE
- EXTERIOR WALL CONSTRUCTION (U.N.O):
2X6 FRAMING @ 16" O.C. WITH HARDING SIDING ON 1/2" EXTERIOR GRADE PLYWOOD WITH VAPOR BARRIER, MIN. R-20 INSULATION. INTERIOR FINISH 5/8" GYPSUM BOARD, PAINTED WHITE.

1 Garage Floor Plan
1/4" = 1'-0"

No.	Issue Name	Date

Date: 10/01/2020
Scale: 1/4" = 1'-0"

Sheet Title
Garage Plan

Sheet No.
A0

10/01/2020 5:55:22 PM C:\Users\jdesai\Documents\PROJECTS\Georgia House\Garage House Floor Plan 3.rvt

The 1888 House

74 N Grove St, Dahlonega, GA 30533

Owner
Johnny Ariemma

Architect
Gayatri Desai
New York, New York
desaigayatri@gmail.com
1.848.391.0831

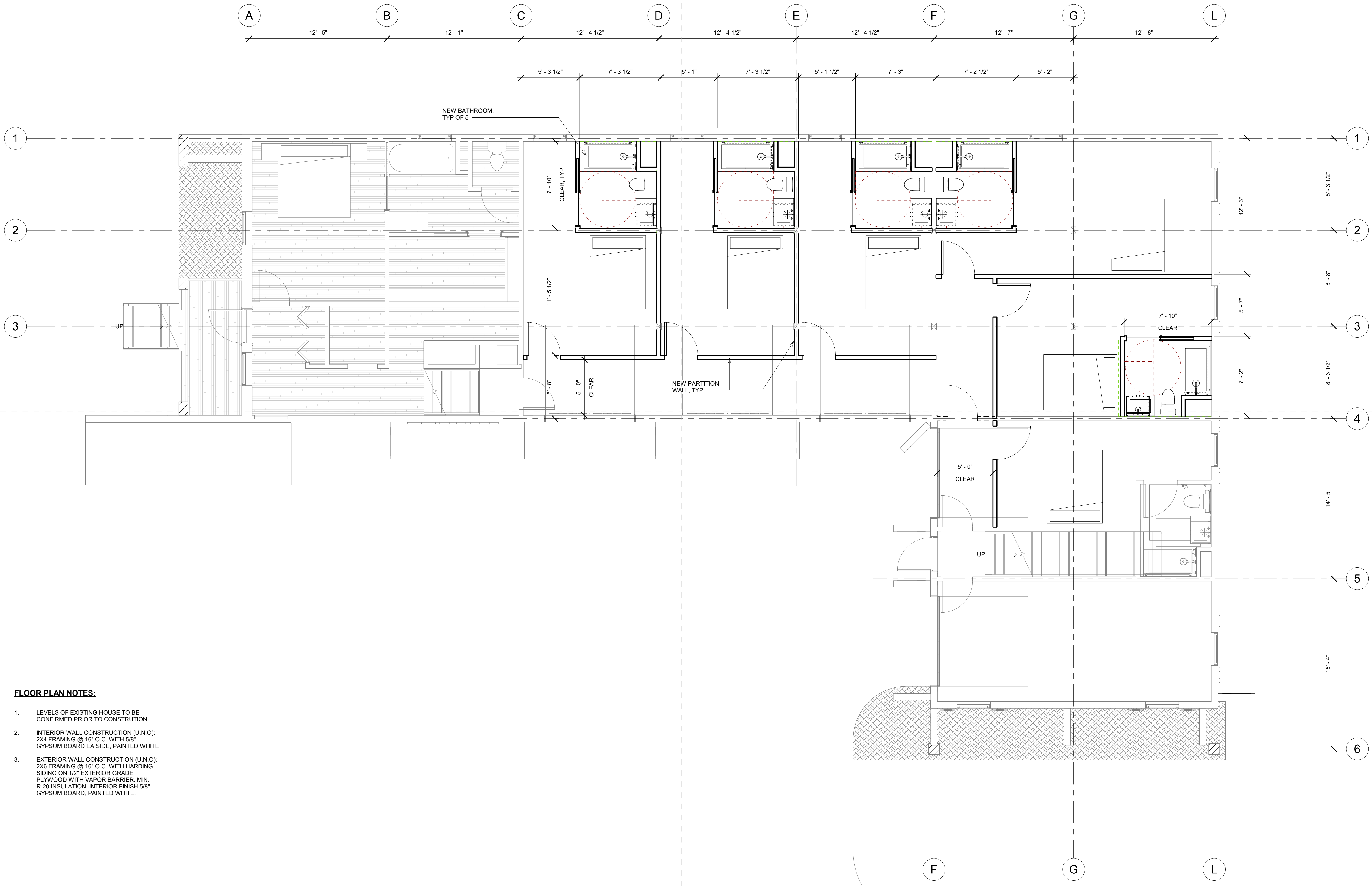
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1 Garage Floor Plan Proposed
1/4" = 1'-0"

No.	Issue Name	Date

Date	Project Number
10/01/2020	000000
Scale	
1/4" = 1'-0"	

Sheet Title
Garage Plan Proposed

Sheet No.
A0.01

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The 1888 House

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Owner
Johnny Ariemma

Architect
Gayatri Desai
New York, New York
desaigayatri@gmail.com
1.848.391.0831

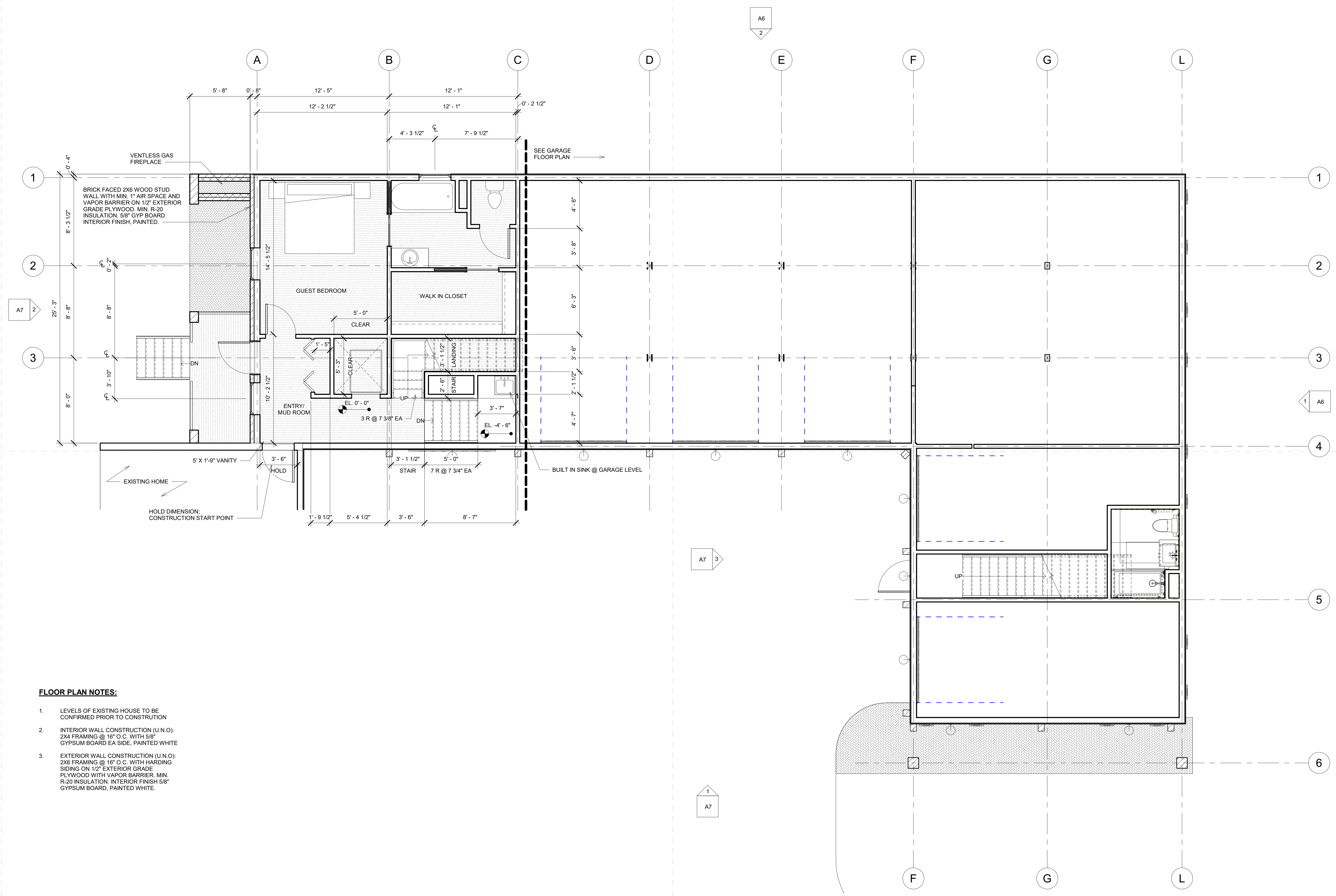
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1 First Floor Plan
1/4" = 1'-0"

No.	Issue Name	Date

Date: 10/01/2020
Scale: 1/4" = 1'-0"

Sheet Title
First Floor Plan

Sheet No.
A1

The 1888 House

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Owner
Johnny Ariemma

Architect
Gayatri Desai
New York, New York
desaigayatri@gmail.com
1.848.391.0831

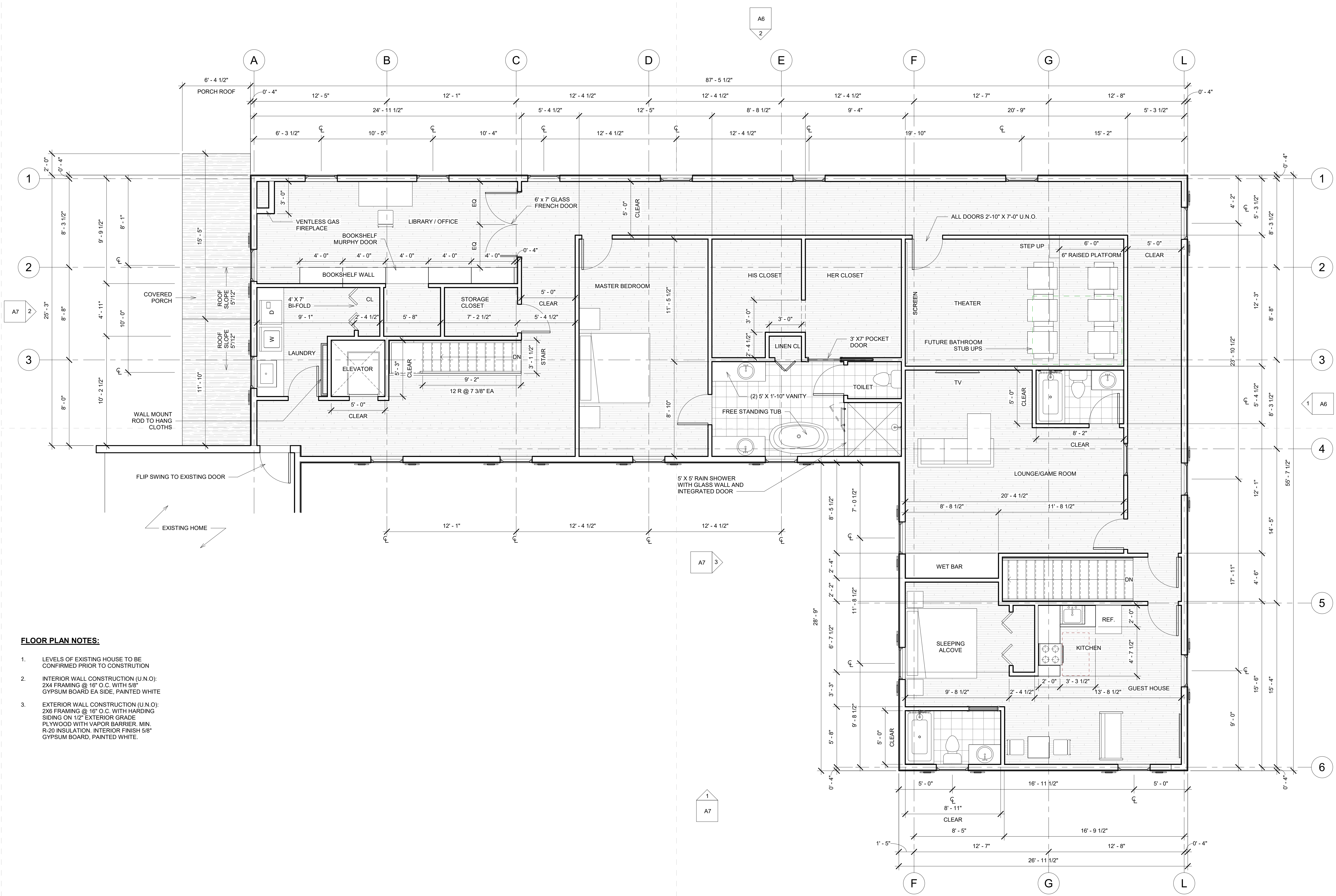
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1 Second Floor Plan
1/4" = 1'-0"

No.	Issue Name	Date

Date: 10/01/2020
Scale: 1/4" = 1'-0"
Project Number: 000000

Sheet Title
Second Floor Plan

Sheet No.
A2

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The 1888 House

74 N Grove St, Dahlonega, GA 30533

Owner
Johnny Ariemma

Architect
Gayatri Desai
New York, New York
desaigayatri@gmail.com
1.848.391.0831

NOTE:

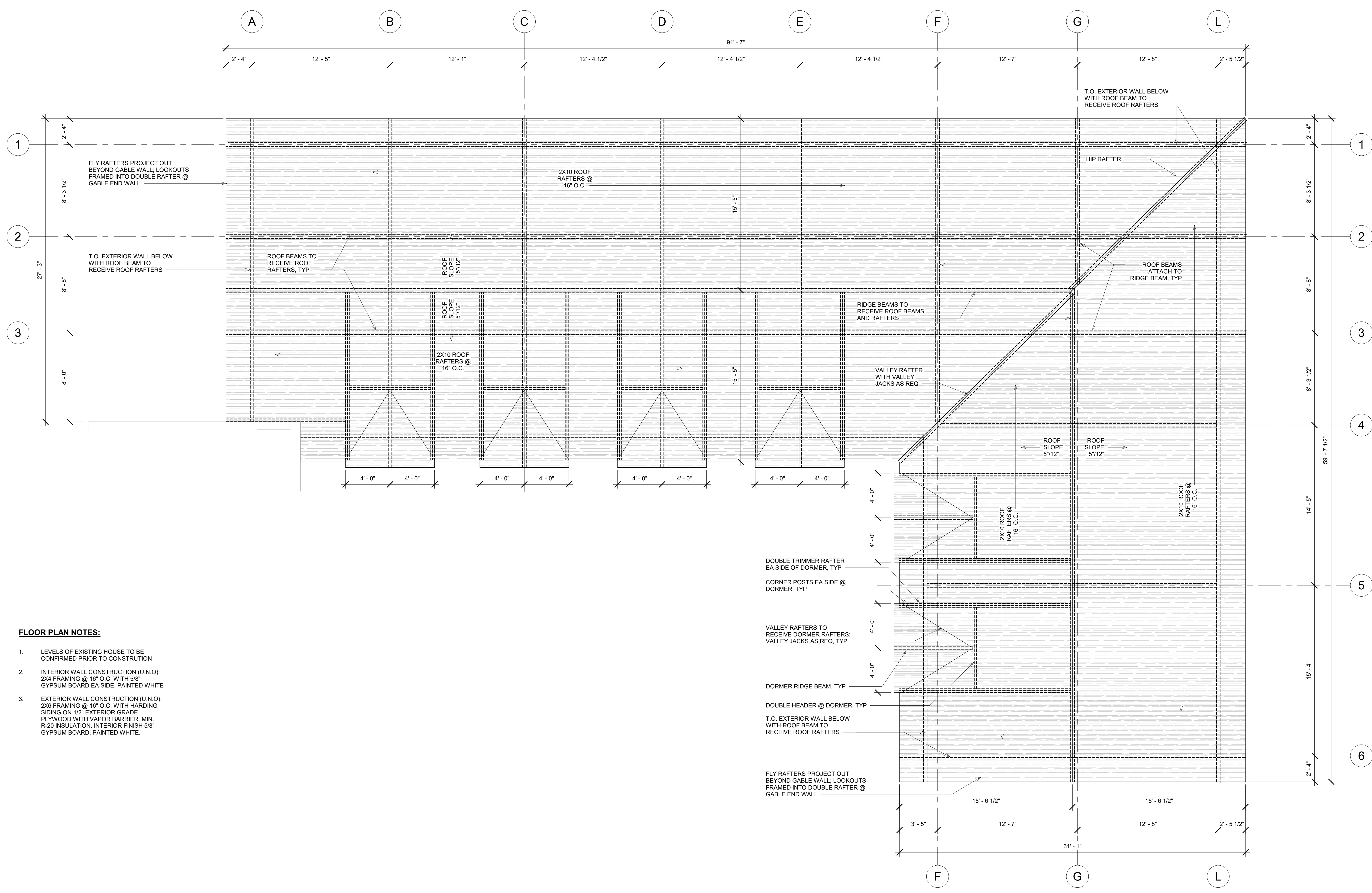
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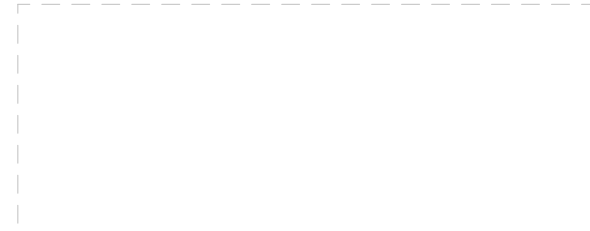
Date: 10/01/2020
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Project Number: 000000

Sheet Title
Roof Plan

1 Roof Plan
1/4" = 1'-0"

Sheet No.
A5

10/01/2020 5:55:28 PM
 Client: Glenn Downum
 Project: The 1888 House
 House: Garage House Plan 3.rvt



The 1888 House

74 N Grove St, Dahlonega, GA 30533

Owner
 Johnny Ariemma

Architect
 Gayatri Desai
 New York, New York
 desaihgayatri@gmail.com
 1.848.391.0831

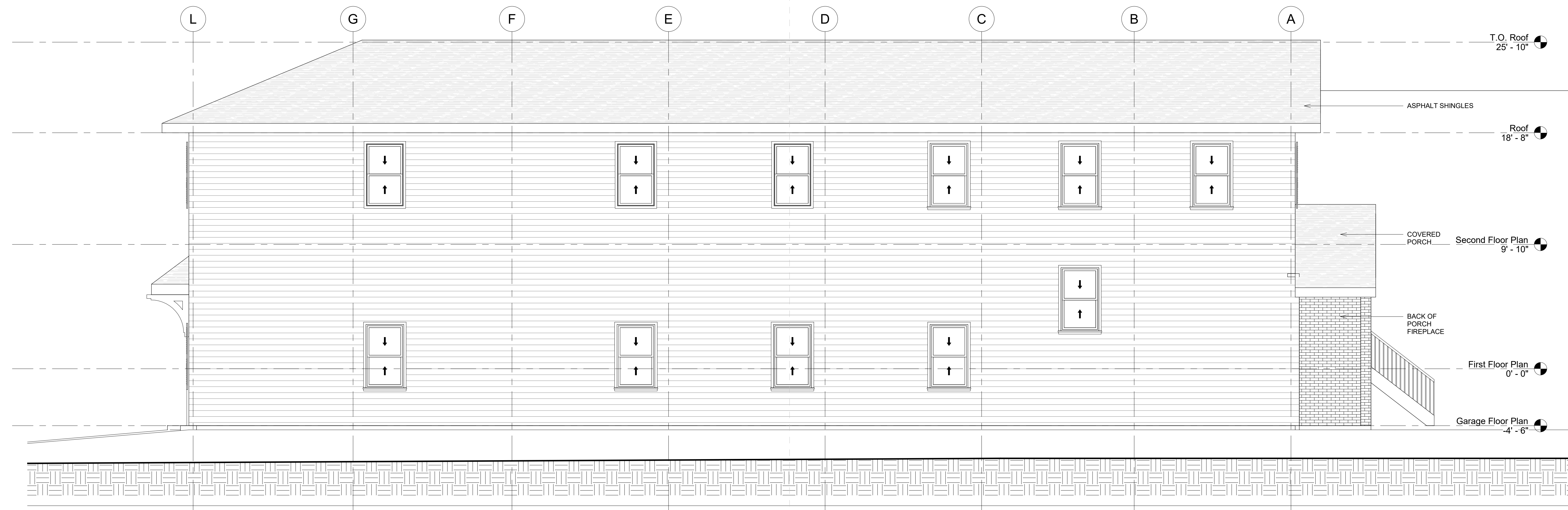
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2 North
 1/4" = 1'-0"



1 East
 1/4" = 1'-0"

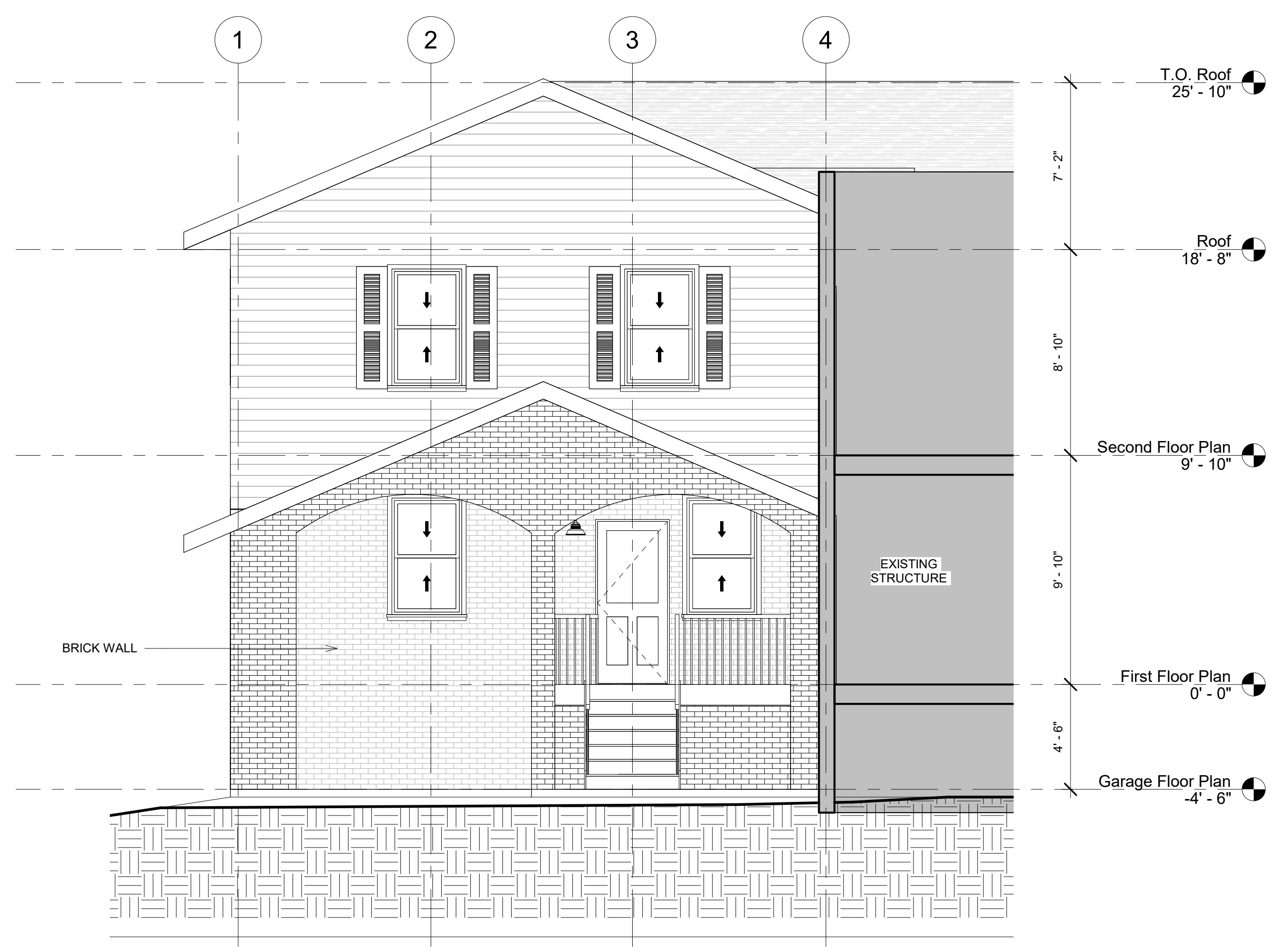
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Date	Project Number
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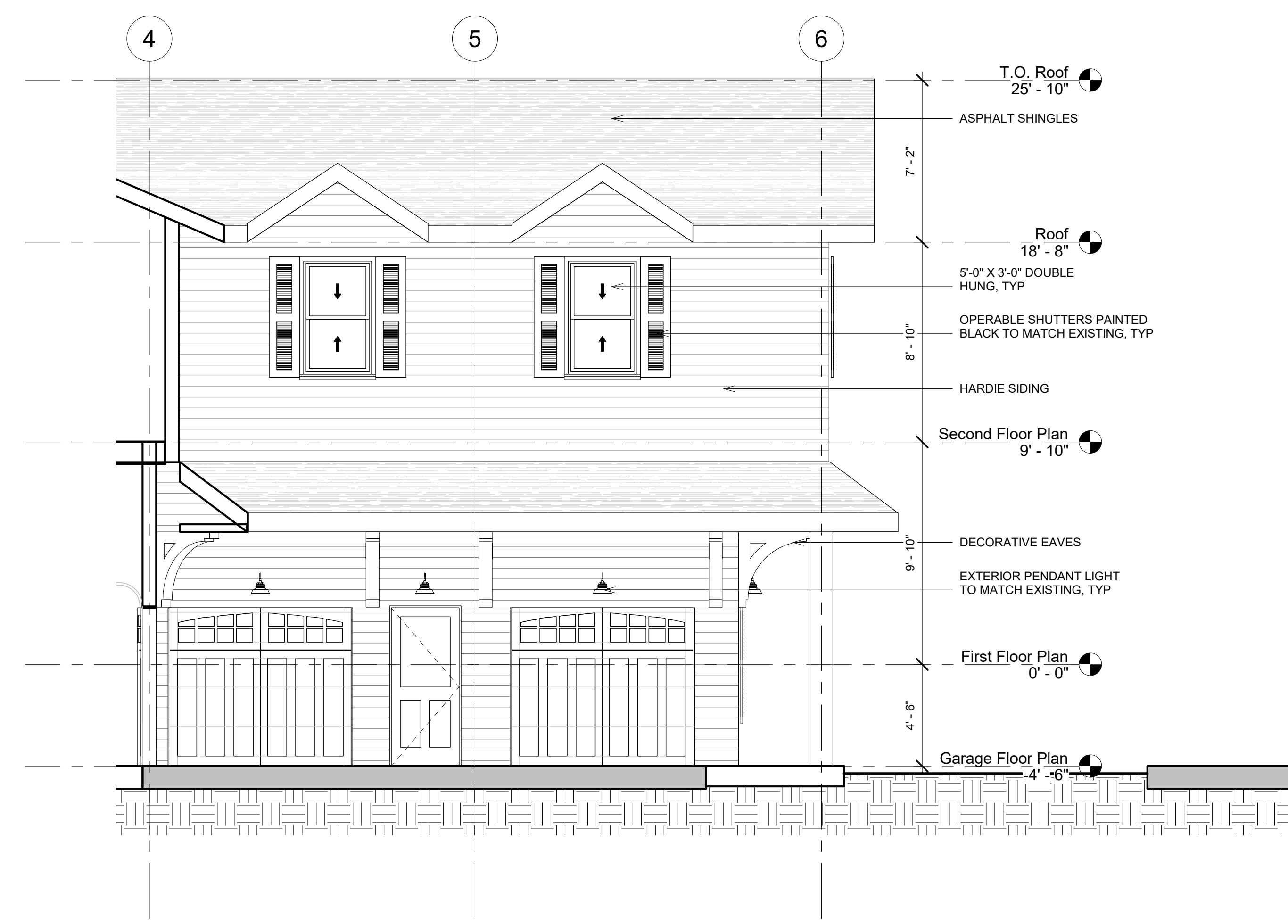
Sheet Title
Elevations

Sheet No.
A6

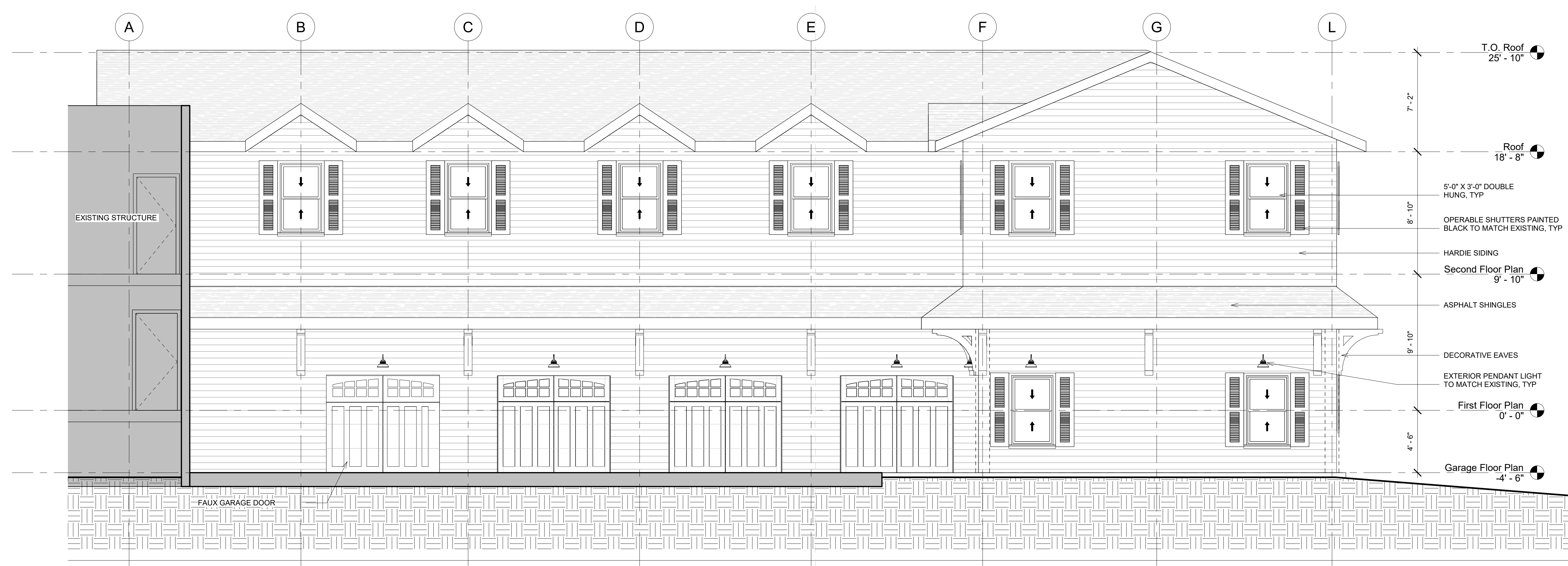
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 Client: Greenville, SC
 Project: The 1888 House
 House: Garage House Floor 3.rvt



2 West
 1/4" = 1'-0"



3 West 2
 1/4" = 1'-0"



1 South
 1/4" = 1'-0"

The 1888 House

74 N Grove St, Dahlonega, GA 30533

Owner
 Johnny Ariemma

Architect
 Gayatri Desai
 New York, New York
 desai.gayatri@gmail.com
 1.848.391.0831

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No.	Issue Name	Date

Date: 10/01/2020
 Scale: 1/4" = 1'-0"
 Project Number: 000000

Sheet Title
Elevations

Sheet No.
A7

The 1888 House

74 N Grove St, Dahlonega, GA 30533

Owner
Johnny Ariemma

Architect
Gayatri Desai
New York, New York
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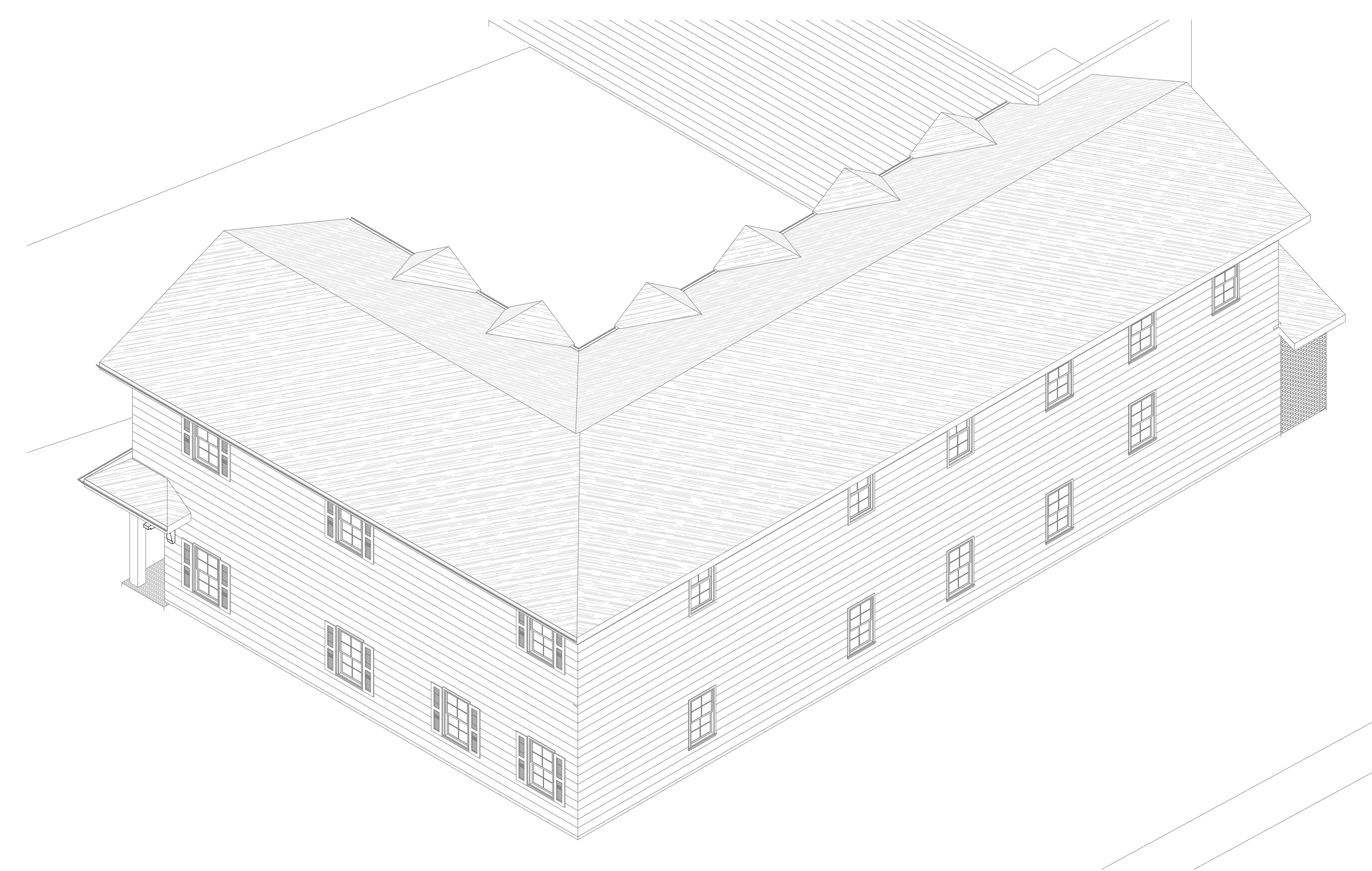
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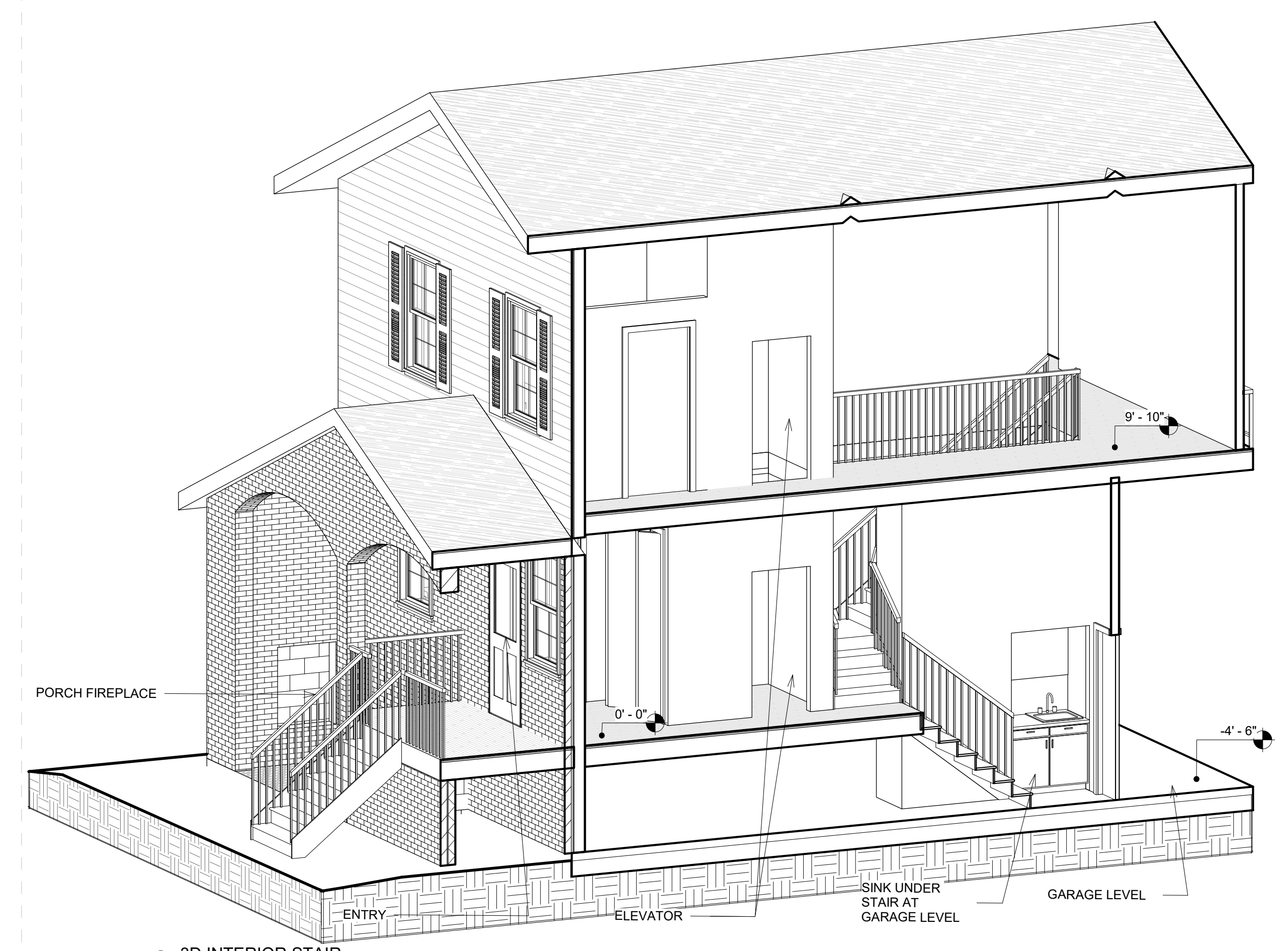
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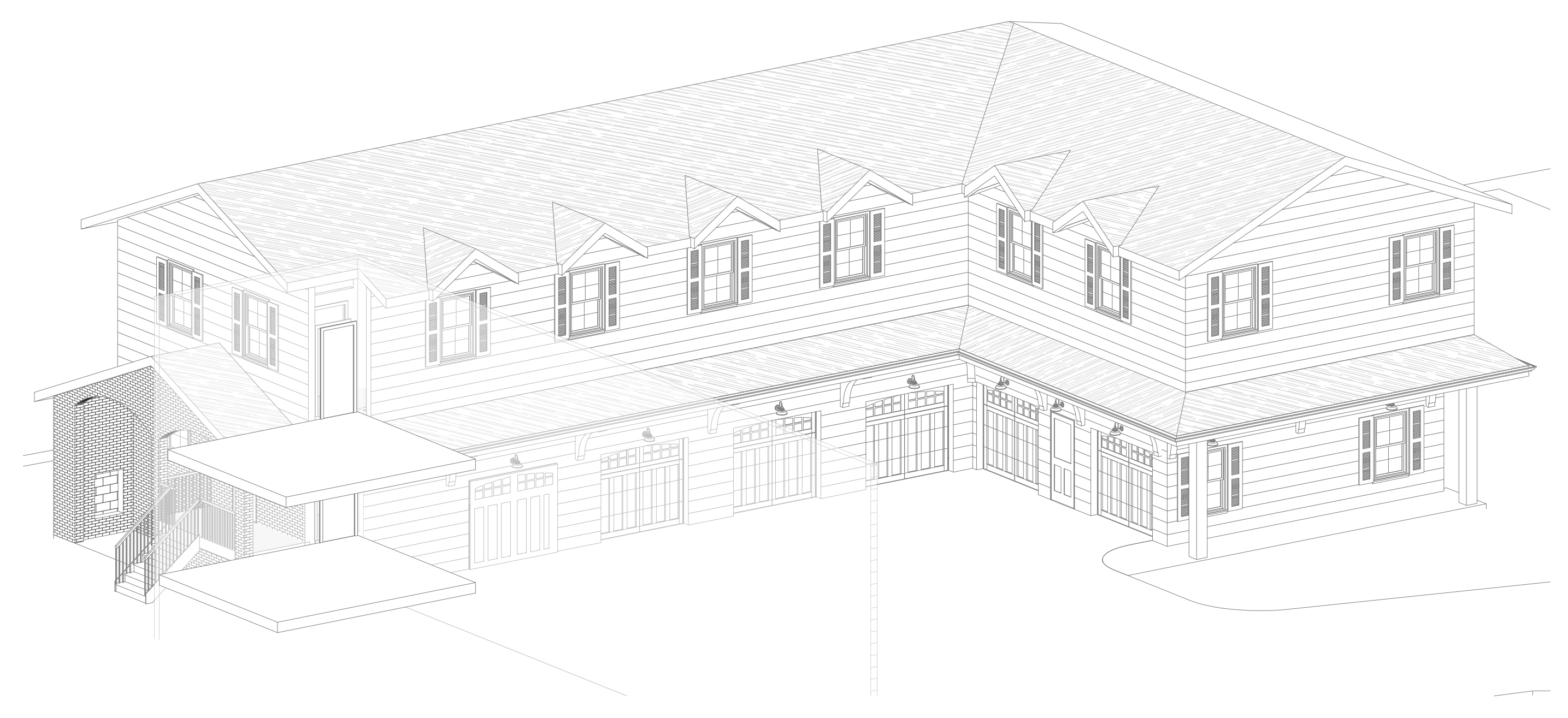
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2 3D BACK VIEW



3 3D INTERIOR STAIR



1 3D FRONT VIEW

No.	Issue Name	Date
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Date	10/01/2020	Project Number	000000
Scale			

Sheet Title
3D Views

Sheet No.
A8









COA 21-1 Incomplete Application for Review: Draft Report September 8, 2021

WLA Studio

Location in Historic District:

Central Business District

Any material change in appearance (including painting), demolition, relocation, or removal of an existing structure of building in whole or in part or new construction of a structure or building, in the CBD Central Business District, is subject to the provisions of Article XXV, Historic Properties and Districts.

Article XXV – Historic Properties and Districts

Section 2502: Requires COA

A Certificate of Appropriateness approved by the Preservation Commission shall be required as a precedent to such material change in appearance, demolition, relocation, removal or new construction, and for issuance of a building permit as may be required to authorize any such activity.

Dahlonega Design Guidelines, 2008 (old Design Guidelines, but provide good context for Dahlonega Housing):

2.4: Highlands District

2.4.1: Building Typologies/Locations

Buildings south of North Grove

Freestanding wooden buildings between two and two-and-one-half storied should follow the I-House, Massed-Plan, Gabled-Ell or Pyramidal

Dahlonega Historic District Design Guidelines, 2014:

5.2: New Additions

5.2.1 New additions should be designed to be compatible with the existing building in mass, materials, color, and relationship to exterior wall voids. Additions should be discernible from the original...The size and scale of the addition should not diminish or visually overpower this existing building.

Based on the provided documents, the size and scale of the proposed addition may visually overpower the existing building and detract from its historic character.

The solid-to-void ratio for the proposed addition is similar to that of the front façade of the 1888 House; however, the proposed two-story addition is both large and nearly as tall as the historic part of the house. Thus, the overall massing and two-story height may adversely impact the visual character of the 1888 House.

The visual aid for the proposed addition shows garage doors on the first floor in white, whereas the narrative description indicates that they will be black. The visual aid and the narrative description need to be consistent. The white garage doors would be less visually impactful than black garage doors. However, regardless of color, the multiple garage doors on the proposed addition are incompatible with the historic building and detract from the building's historic character.

5.2.2 All new additions to buildings within the historic district should comply with the Secretary of the Interior's Standards, particularly Preservation Brief No. 14

Recommend HPC and Applicant review the Dahlonga Historic District Design Guidelines, 2014, and NPS Preservation Brief 14 (attached with this draft).

5.2.5 Each property shall be recognized as a physical record of time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed addition features five small gable projections in its roofline. These small gable projections appear to mirror the gabled dormers and the broken pediments on the historic building's front façade windows. The small gable projections on the addition are conjectural and create a false sense of history.

The proposed addition also features several decorative brackets under the first-floor roof line. These brackets may be architecturally inappropriate and create a false sense of history. Similarly, the shed roofed awning attached at the level of the second floor may cause a false sense of history.

5.2.7 Limit disturbance to the site during construction to avoid damage to plant material, historic artifacts, or trees during construction.

The Application and submitted materials do not adequately address this guideline. The Application needs to thoroughly address what strategies and methods it will use to avoid damage to existing plant material, artifacts, and trees during the construction process.

To be considered complete and reviewable, the Application should include an overall site plan illustrating the existing conditions and proposed changes—site plan(s) should include building footprints, surface coverings, vegetation, parking, and other circulation features. They should also document how the proposed addition will be positioned on the site.

5.2.8 Protect large trees and other significant site features from damage during construction.

The Application does not adequately address this guideline. The Application needs to thoroughly address what strategies and methods it will use to avoid damage to trees and other significant site features. There are several large, potentially historic, trees that fall inside the footprint of the proposed addition.

Dahlonega has a robust tree ordinance. Has Applicant considered the implications?

5.2.9 New parking should be designed to be as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. Screening parking areas with vegetation is recommended.

The Application does not adequately address this guideline. It appears that proposed work will affect existing parking on site. The Application should address how the parking lot will be reconfigured, and how that change would impact the historic building's setting. Additionally, the Application fails to address any measure that will be taken to screen parking areas on site.

5.2.10 Aluminum, vinyl, or other synthetic stucco siding would adversely affect the architectural character of the district by introducing materials not historically used.

The limited narrative provided with the Application states that the soffits will have vinyl cladding under the roof line. Vinyl is not an appropriate cladding material within the historic district; however, it may be of minimal impact if not easily visible due to location under roofline. That said, there are likely more appropriate material options to consider, such as hardi-plank to match the rest of the addition.

5.2.11 Locate new additions on inconspicuous elevations such as side elevations that are not visible from the street.

The proposed addition would be highly visible from the street and public sidewalks.

5.2.12 Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or overpower the historic building. New additions should not visually or physically overwhelm the original building with the location, scale, height, or ornament of the additions.

As described earlier, the size and scale of the proposed addition has the potential to diminish and overpower the historic building.

Recommend limiting the overall height (perhaps to maximum of one-and-one-half stories) and size (footprint) of the addition to avoid overpowering the historic portion of the 1888 House.

5.2.13 It is not appropriate to construct an addition if it detracts from the historic character of the building, the site, or the district.

The overall design of the proposed addition would likely detract from the historic character of the building.

5.2.14 New additions should not change significantly the proportion of built mass to open space on the site. The overall percentage of lot covered by the proposed building or buildings should be similar in coverage of surrounding parcels, not to exceed 75%

The narrative description and visual aids do not adequately address the percentage of lot coverage that would be attributable to the proposed addition.

General Comments – September 8, 2021:

More information is required for Application to be considered complete and reviewable for consideration of a Certificate of Appropriateness.

Overall, the application narrative description and visual aids provided do not adequately illustrate the proposed work in relation to the historic 1888 House or the building's site. The following paragraphs outline the needs for more information.

The architectural plans clearly show a two-story addition to be connected to the existing house at the east end of the north (rear) façade, accessible from the existing house via doors on the first and second floor. However, the application does not adequately describe the configuration of the existing house at this location. To be considered complete, the application should include adequate information regarding how and where the proposed addition will be attached to the existing building—both in terms of interior spaces and exterior features.

Although renderings are not required for COA applications, additional renderings would be beneficial, especially from angles illustrating how the addition will look from the street and at the connection with the existing building.

The application also lacks a comprehensive site plan illustrating existing and proposed building footprint(s), circulation, parking areas, and vegetation. As such, there is no clear depiction of how the proposed addition and driveway/parking areas will be positioned on the property or how they will impact existing site features, specifically the gravel parking lot and several large trees that are currently located near or within the footprint of the proposed addition.

Regarding the building's use, the narrative provided with the application states that there is to be garage space on the first floor and living space on the second. However, the set of architectural plans included with the application depict what seems to be two alternative plans for the first floor—one including a single residential unit (with one bedroom, one bathroom, and no kitchen) on the northwest end of the addition and garage/storage spaces on the southeast end. The other first-floor plan includes residential units (without kitchens) in place of the garage/storage spaces. As such, the application does not adequately present the proposed configuration of interior spaces, and a more detailed narrative and plans to match are required to consider the application complete.

The application also does not provide information regarding the proposed material for hardscaped features, such as the walkways and driveway/parking areas. These can be listed on existing and proposed site plan(s).

The material for the proposed windows is not specified.

Given the lot size and location of the 1888 House near the center, there may be a more appropriate way to site an addition of a similar size. The rear portion of the lot may provide adequate space and prevent substantial visual impacts.

In addition to National Park Service guidance, such as in NPS Brief 14, a great example of a successful addition can be seen here: <https://arcollab.net/work/alpha-phi/>

Has applicant considered placing the addition on the rear of the building and/or constructing a standalone building on the site, such as a detached carriage house?

WLA Studio spoke informally over phone with Applicant on September 7, 2021:

Primary discussion related to the need for more information in order to consider the application for COA complete and reviewable.

Materials requested include:

1. Narrative description of proposed work
2. Documentation of existing conditions and proposed site changes – including building massing, trees, parking, and other circulation
3. Documentation of existing 1888 House's interior configuration in relation to proposed addition placement

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

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National Park Service
U.S. Department of the Interior

Technical Preservation Services



A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment “is defined as the act or process of making possible a compatible use for a property through repair, alterations, and *additions* while preserving those portions or features which convey its historical, cultural, or architectural values.”

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it

relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and

by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.



Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.



Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that “a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment,” it must be determined whether a historic building can accommodate a new addition. Before expanding the building’s footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

(9) “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

(10) “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building’s *historic character*. To accomplish this and meet the *Secretary of the Interior’s Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.



Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves an urban setting.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or “public” elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.



Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building’s historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, might seem more in keeping with the historic c

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the “real” historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that “...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as

possible from the public view.” As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior’s Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that “the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

Preserve Historic Character

The goal, of course, is a new addition that preserves the building’s historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building’s history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.



Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).



Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped

property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills



Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its location, it is clearly subordinate and differentiated from the historic theater.

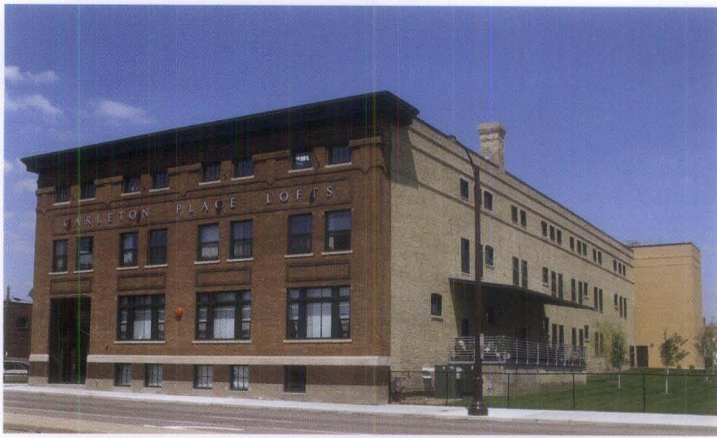


Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).



Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.



Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the histo



Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.** To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.



A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.



Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.



Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.



Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

Revising an Incompatible Design for a New Addition to Meet the Standards

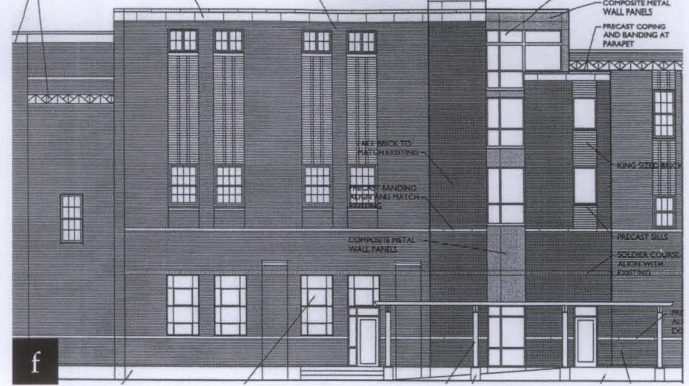
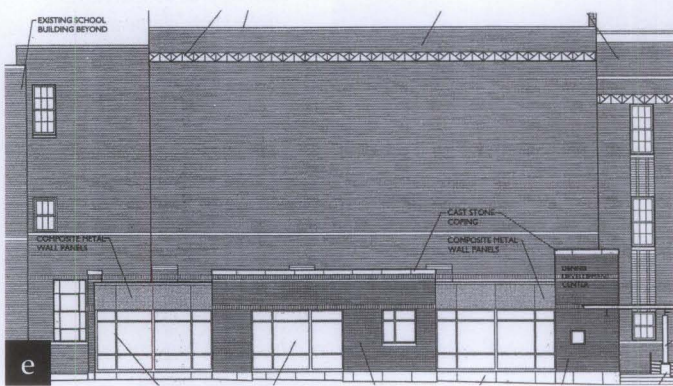
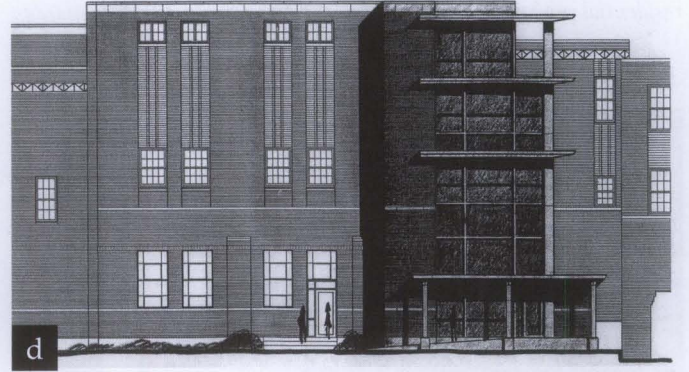
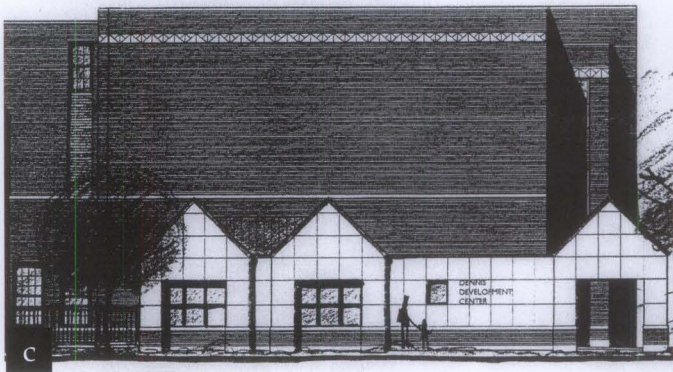


Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings



Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..



Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.



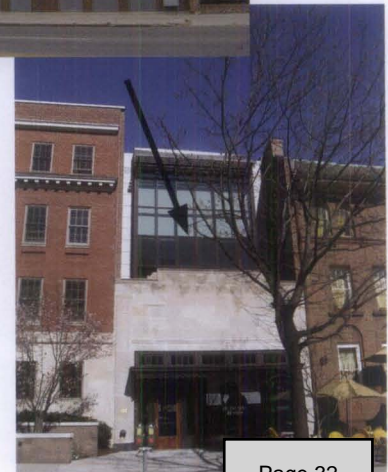
Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.



Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.



Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.



New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

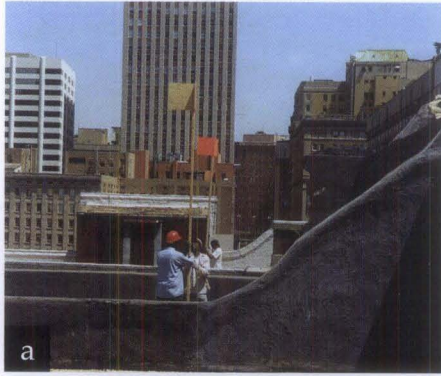
A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.



Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.



Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.



Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.

Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

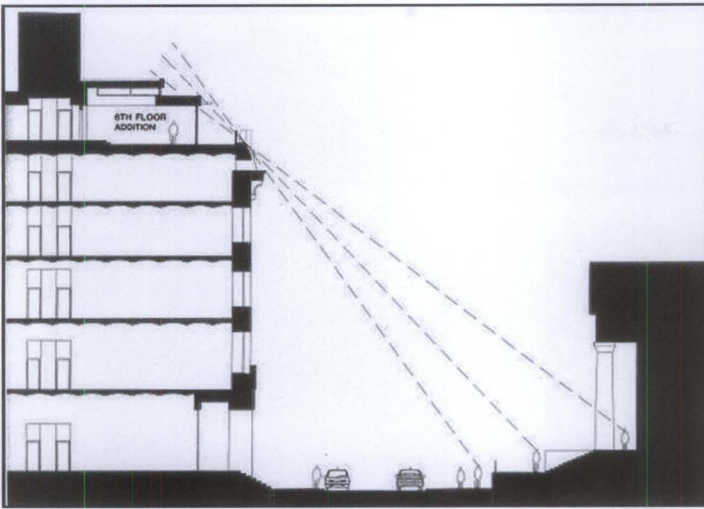


Figure 24. How to Evaluate a Proposed Rooftop Addition.
 A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.

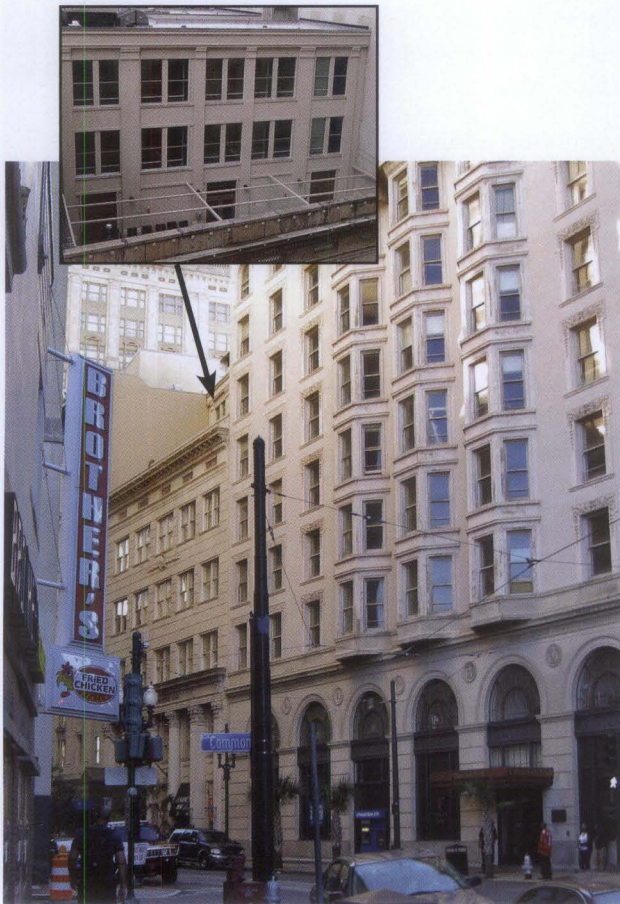


Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.



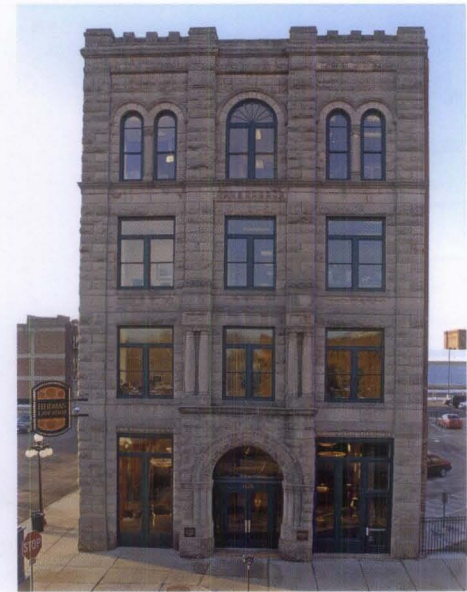


Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

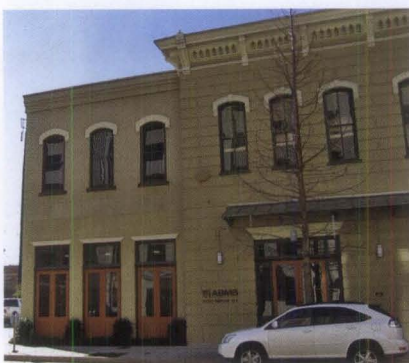


Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).



Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

Additional Reading

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Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible materials and design with the historic building.



Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

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This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Additional information about the programs of Technical Preservation Services is available on the website at www.nps.gov/history/hps/tps. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated.