

SECTION 12 ADDITIONS TO CONTRIBUTING BUILDINGS.

12.1 Additions to Contributing Buildings - Standards

- 1) Locate additions at the side or rear so that they have a minimal impact on the facade and other primary elevations of the affected building or adjacent properties.
- 2) The overall proportions of an addition should be compatible with the existing building in height, scale, size, and massing so as not to overpower the original building visually. An addition should not be taller than the original structure unless required by code or a non-aesthetic functional requirement.
- 3) The design elements of additions should be compatible with the existing building in terms of materials, style, color, roof forms, proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged. It is also appropriate to closely replicate the details and design elements of the existing structure.
- 4) Additions should be constructed so that they can be removed from the original building in the future without irreparable damage to significant features.
- 5) Materials used for the roof, siding, trim, windows, and foundations should be similar to or compatible with the materials used in the construction of the existing building. Vinyl and other synthetic siding materials are not appropriate on additions to historic buildings unless the affected building is already covered with synthetic siding. Wood windows are most appropriate for additions within the historic district; however, synthetic window materials are acceptable but not encouraged for additions provided the proposed windows meet the requirements set forth in the Windows and Doors standards.
- 6) Rooflines of additions should be similar in form, pitch, and eave height to the roofline of the original building.
- 7) Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height.
- 8) The siting or location of an addition should not have a negative impact on the character, significance, or other important features of a property or the district, such as plantings, outbuildings, open space, or vistas to the water or other buildings.
- 9) Preserve older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition. Existing additions and alterations that are at least 50 years old will be evaluated for significance as part of the review process.

(Ord. 2005-O3, passed 3-15-2005; Am. Ord. 2021-O3, passed 5-24-2021)