

8. Additions

Context & Character

Additions provide owners with flexibility in their building use. As businesses grow and change, they often require more space and additions fill this need. Additions may range in form from expanding the footprint of a building to a rooftop addition. When adding to historic commercial buildings, the most important consideration is to minimize any negative effects to the historic fabric of a building as well as to its character and setting.

Design Objective

The placement, design and materials of an addition should respect and complement the historic character of the building and its context.

General

8.1 A new addition should be situated and designed to preserve the established massing and orientation of the historic building.

- For example, if the building historically has a horizontal emphasis, this should be reflected in the addition.

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A change in material and a differentiation between historic and more current styles help define the change from old to new construction.



Variations in setback and materials can provide a visual distinction between the historic building and its addition.

8.2 The overall design of the addition should be in keeping with the character of the historic building and not detract from its historic integrity.

- The addition should be compatible with the original building in scale, proportion and rhythm.
- Elements such as roof form, window design, ratio of solids to voids, materials and general form of the addition should complement the original building.
- The design of the addition should be distinguishable from the historic building.
- Subtle differences in materials or detailing can help differentiate new from original portions of the building.

8.3 An addition should not obscure or damage significant architectural features.

- Loss or alteration of cornices, architectural details, and other important features should be avoided.
- A new addition should cause minimal damage to significant materials.
- An addition should minimize the overall loss of historic walls and roofs.
- Use existing openings to connect the building and the addition where possible.
- Drainage patterns should not be adversely affected in siting and designing an addition.

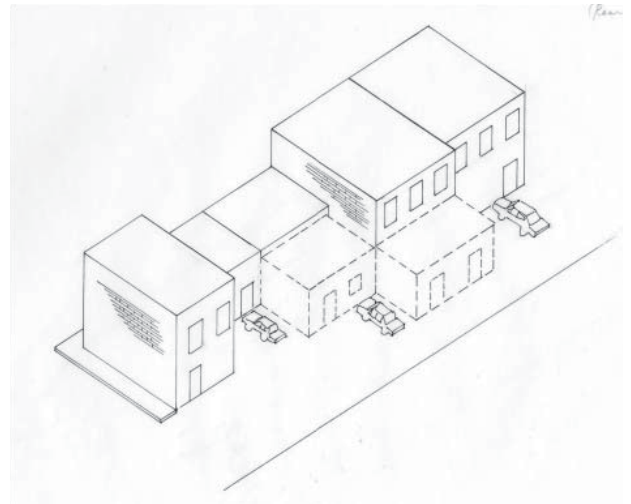
8.4 Consider materials that are similar to the historic materials of the primary building for a new addition.

- Brick, stone and wood are the predominant materials in the districts and their use in new construction is preferred.
- Use building materials that are similar in their dimensions to historic units.
- New materials may be considered if they are a quality material that conveys a sense of scale similar to that seen in historic materials.

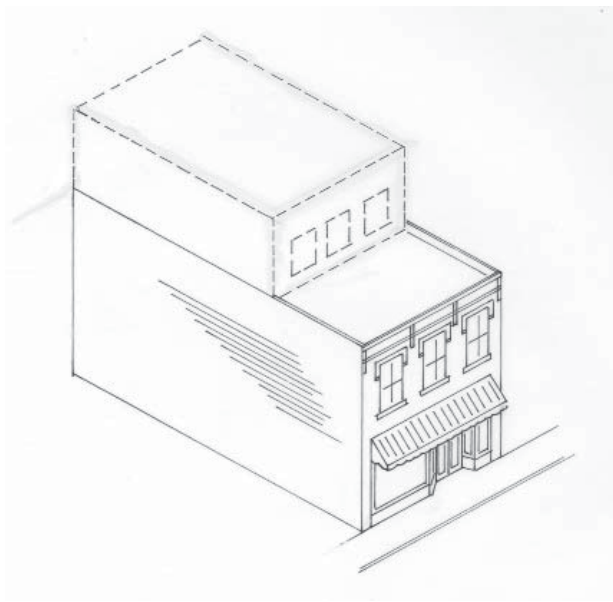
Ground Level Additions

8.5 The addition should be physically and visually subordinate to the historic building and compatible with the scale of the historic building.

- Locating an addition at the front of a building is usually inappropriate.
- An addition should be sited to the rear of a building or set back from the front wall plane to allow the original proportions and character of the historic building to remain prominent.
- Rear additions should not be prominently visible from the street.
- If it is necessary to install a lateral addition, set it apart from the historic building and use a “connector” to link it.



Constructing a new addition on a less visible rear facade will help preserve the character of the original building.



This rooftop addition is set back from the wall plane of the front facade.

Rooftop Additions

8.7 A rooftop addition should not adversely affect the architectural proportions of the building.

- The original profile of the historic building as seen from the street should be maintained.
- The mass and scale of the key character-defining facades should be preserved; the rooftop addition should not overwhelm or overhang the facade.
- An addition should be constructed so that it is recessed to minimize visibility from the street.
- An addition should be designed so that it will appear subordinate to the original building in form, height, massing, materials and color.
- The addition of rooftop gardens, terraces, decks and outdoor dining are encouraged.

Additional Information

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