

CHAPTER

4

ADDITIONS

Many buildings have experienced additions over time. In some cases, an owner would add a wing for a new bedroom, or to expand the kitchen. In other cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure.

The tradition of adding on to buildings is anticipated to continue in Anderson. It is important, however, that a new addition be designed in a manner that respects the character of the original structure. It is also recommended that designers, architects and contractors become well-versed on the intent and purpose of these design guidelines. *Also note that for many of the design topics presented in this chapter, other City regulations may apply. Please consult the City of Anderson before planning a project to determine which requirements are applicable.*

Basic Principles for an Addition

When planning an addition to a building, one should not alter the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design of the primary structure as well. At the same time, it should be distinguishable from the original portion, such that the evolution of the building can be understood.

Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impact. If an addition must be larger, it should be set apart from the main building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the original part.

It is also important that the addition not obscure any significant features of the building, especially if it is historic. If the addition is set to the rear, it is less likely to affect such features.

One also should consider the effect the addition may have on the character of the neighborhood as a whole, as seen from the public right-of-way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.



When planning an addition to a building, one should not alter the perceived character of the building. The overall design of the addition also must be in keeping with the design of the primary structure as the side addition seen above.

Two distinct types of additions should be considered: First, ground level additions, which involve expanding the footprint of the structure, are often used as a means of adding more living space. These are typically located to the rear.

Secondly, rooftop additions may be designed by installing new dormers to provide more headroom in an attic space. In either case, an addition should be sited such that it minimizes negative effects on the building and its setting. In addition, the roof pitch, materials, window design and general form should be compatible with its context.



Preserve an older addition that has achieved historic significance in its own right as this one has. (Sainte Genevieve, MO)

Preservation of Additions

Policy: Preserve additions that may have developed significance in their own right.

Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood.

4.1 Preserve an older addition that has achieved historic significance in its own right.

- For example, a porch or a kitchen wing may have been added to the original building early in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.

4.2 A more recent addition that is not historically significant may be removed.

- In the example pictured at left, removal of this addition and restoration of the original facade would be encouraged.

Design of New Additions

Policy: *Design a new addition to be compatible with the primary structure.*

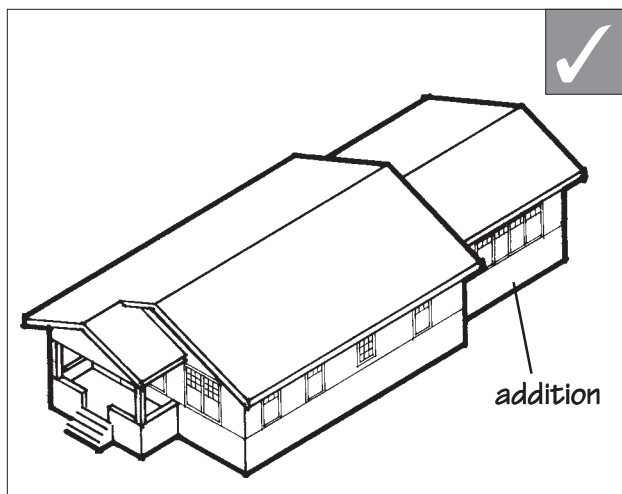
When planning an addition, consider the effect the addition will have on the building itself. When creating an addition to a historic resource, the new work should be recognized as a product of its own time and yet the loss of the building's historic fabric should be minimized. A design for a new addition that would create an appearance inconsistent with the historic character of the building is discouraged.

4.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.

- This will allow the original proportions and character to remain prominent.
- Locating an addition at the front of a structure is inappropriate.

4.4 When constructing an addition, do not obscure, damage, destroy or remove significant architectural details and materials of the primary structure.

- When preserving original details and materials, follow the guidelines presented in *Chapter 3: Rehabilitation of Historic Resources*.



Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.



Design a new addition such that the original character can be clearly seen. This addition to the front of a historic resource is inappropriate. (Salt Lake City, UT)



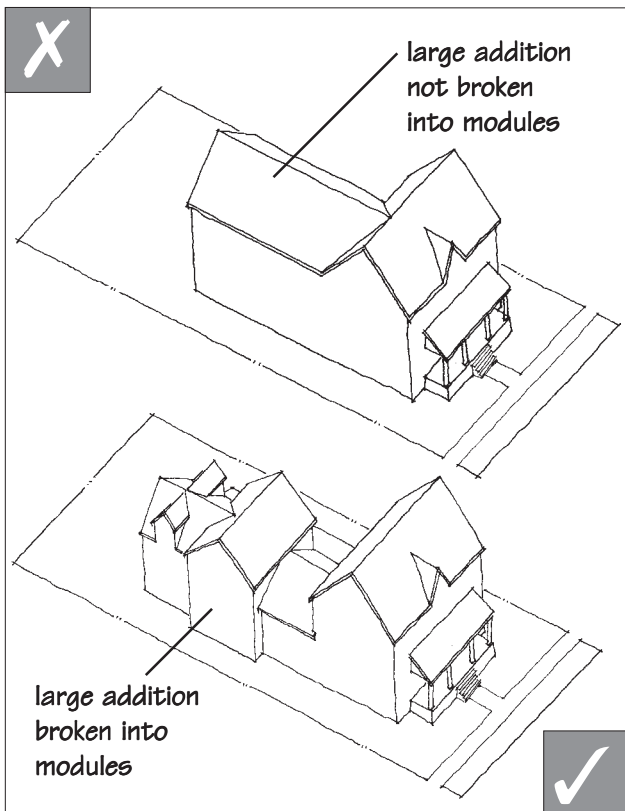
As seen from the street (top photo) the addition to the rear of this structure is not visible. This is encouraged. (Georgetown, CO)



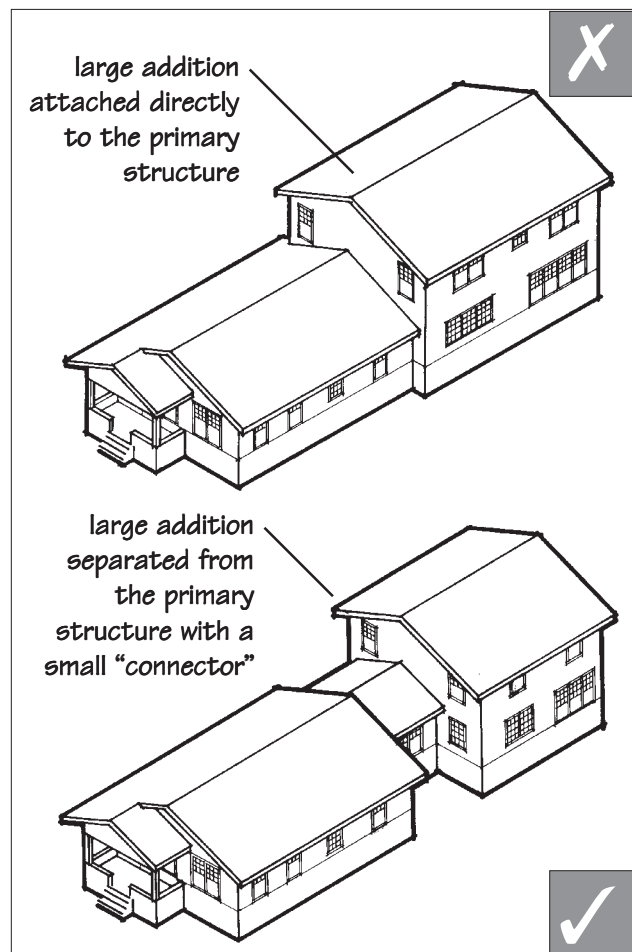
Design an addition to be compatible in size and scale to the main building. This addition appears to be in scale with the original building because it is separated with a smaller connecting structure. (Napa, CA)

4.5 An addition should be compatible in scale with the primary structure.

- An addition should relate to the historic resource in mass, scale and form. It should be designed to remain subordinate to the main structure.
- While a smaller addition is visually preferable, if an addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.
- For a larger addition, break up the mass of the addition into smaller modules that relate to the historic resource.
- An addition should be simple in design to prevent it from competing with the primary facade.



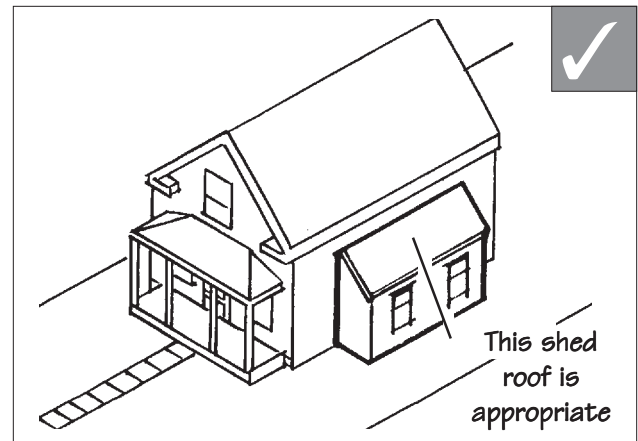
For a larger addition, break up the mass of the addition into smaller modules that relate to the historic resource.



While a smaller addition is visually preferable, if an addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.

4.6 An addition should be compatible in character with the primary structure.

- For example, an addition that is more ornate than the original building would be out of character.
- An addition that seeks to imply an earlier period than that of the primary building also is inappropriate because it would confuse the history of the building.
- An addition should be made distinguishable from the historic building, even in subtle ways, such that the character of the original can be interpreted. A change in setbacks of the addition from the historic building, or applying a new trim board at the connection point can help define the addition.



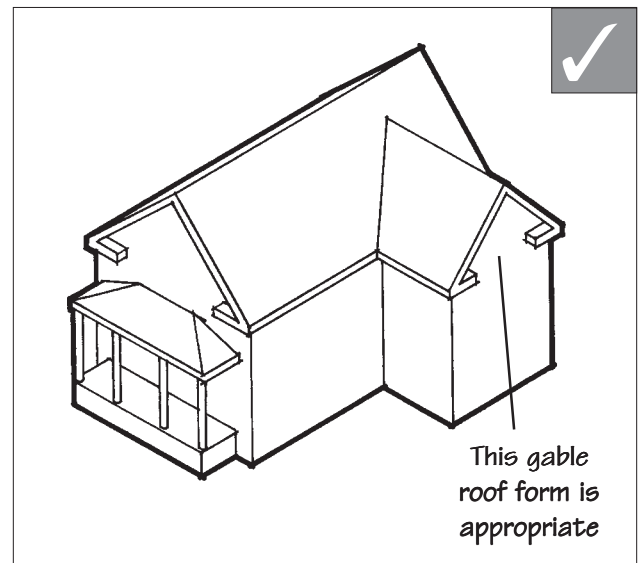
4.7 Use building materials that are compatible with those of the primary structure.

4.8 Use windows that are similar in character to those of the main structure.

- If the original windows were a wood, double-hung style, for example, then new windows that appear similar to them would be preferred.

4.9 The roof form of a new addition should be in character with and subordinate to that of the primary building.

- A basic rectangular building form is preferred.
- It is important to repeat the roof lines and slopes found on the primary structure. Typically, gable, hip and shed roofs are appropriate for residential-type building additions.



Use roof forms and roof pitches on additions that are compatible with the primary structure.



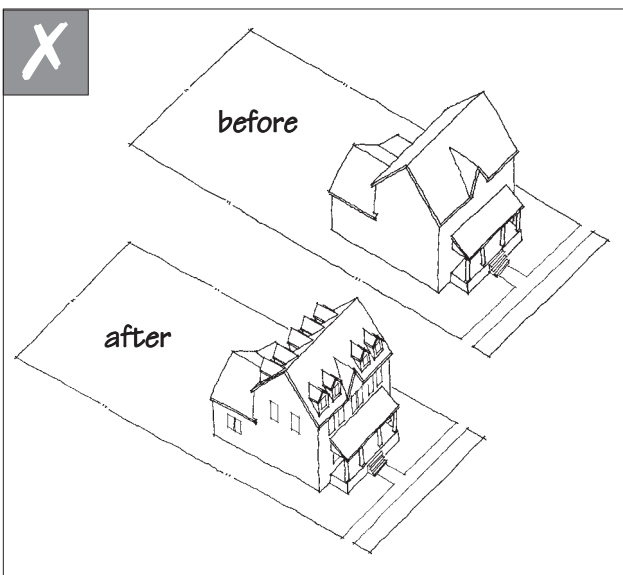
The roof form of a new addition should be in character with and subordinate to that of the primary building.



In some cases, a combination of space vertically and horizontally will minimize the visual impact and preserve the rear yard. (Boulder, CO)



A new dormer should remain subordinate to the historic roof in size and character. The dormers on the front and rear of this structure are too large and are inappropriate. (Memphis, TN)



The number and size of dormers should not visually overwhelm the scale of the primary structure.

Roof-top Additions

Policy: Design a roof-top addition that does not visually overpower the primary structure.

Additional space can be created in a number of ways. It can be as simple as adding dormers to an attic; or, it can be as complex as adding a “pop-top,” or new floor. If these alterations are designed to be in proportion with the main structure, they may have a smaller design impact on the structure as compared to other approaches. In some cases, an additional level may be considered, usually to a one-story building. When this occurs, it should be designed such that the historic proportions of the main structure are retained.

4.10 When constructing a rooftop addition, keep the mass and scale subordinate to the primary building.

- The addition should not overhang the lower floors of the primary building.

4.11 Set a rooftop addition back from the front of the building.

- This will maintain the building’s original profile.
- A rooftop addition should be setback at least ten feet from the primary facade plane.

4.12 When adding a dormer, it should be in character with the primary structure’s design.

- A dormer should be subordinate to the overall roof mass and should be in scale with ones on similar historic structures.
- The dormer should be located below the ridge line of the primary structure.
- The number and size of dormers should not visually overwhelm the scale of the primary structure.
- Dormers are typically added to a structure to increase the amount of headroom in upper floors. Their design is traditionally as smaller elements. If significant increases in space are desired, do not consider oversized dormers. Rather, develop an addition to the rear of a structure.