



General Guidelines

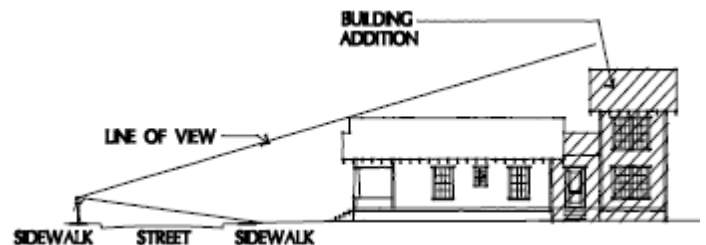
- Preserve historic features and materials of the original building.
- Design additions so that it is clear it is an addition and not part of the original building.
- Design additions so that they are compatible with the original building.

History

- Most historic buildings are compilations of multiple additions over time. Families grew and added new bedrooms or bathrooms, or businesses needed more floor space.
- Additions have always been placed to the rear or less prominent side.
- Garages started as separate buildings but were incorporated beginning in the 1920s. Often placed on the side of houses; in hilly locations they were often tucked underneath.
- Additions that are historic should be kept.

Placement and Size

- Locate on an inconspicuous side or rear.
- Additions should not be placed on the front nor a prominent side visible from a public right of way.
- Must meet current Ashland codes on setback and lot coverage ratios.
- Generally, one and two story historic buildings should not get an additional floor as it changes the character of the building and street.
- When used, additional floors should be set back from the front and any prominent side. The rule of thumb is that a new upper floor should not be visible from ground level across the street.
- Additions should not overpower the original structure. If a larger addition is planned it should be broken up into smaller segments so that the original building is dominant.



Should you match the style of the original building?

- An addition should be compatible, but shouldn't exactly match the original. It's important to be able to identify the historic building, and for the addition to be secondary.
- Similar materials, similar building elements, or similar sizes most often make an addition compatible. But simplification is important so that the historic building plays the prominent role.
- Connections between new and old should be clearly discernible. This can be achieved by setting the new wall plane back from the old or using a transparent connector space between the two.
- Compatibility with the existing historic district and streetscape, not just the historic building, is also critical.

Additions

- Additions should reflect the overall massing, roof shape, bay spacing, cornice lines and building materials.



Successful addition form



Non-compatible addition form

Tips for a successful addition

- Limit the size of the connection between the old and new. This reduces the amount of historic material lost and clearly distinguishes between the old building and the new addition. Utilize existing doors or enlarge windows to make the connections.
- Avoid designs that unify the original and the addition as a single architectural whole (see illustration to right).
- Take design cues for the new addition from the original building, but don't copy it.
- Use new building materials in the same color range as the original.
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the original building.
- Minimize loss of historic fabric from the original building.

Additional Reading

- National Park Service Preservation Brief No. 14: New Exterior Additions to Historic Buildings: Preservation Concerns, www.nps.gov/hps/tps/briefs/brief14.htm
- National Park Service "The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Buildings", http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_approach.htm
- District of Columbia Historic Preservation Guidelines; Additions to Historic Buildings, <http://www.chrs.org/documents/HPO%20docs/Additions.pdf>
- Bennington, Vermont Preservation Guidelines: Additions, http://www.bennington.com/hpc/pdfs/Time_and_Place/additions.pdf

Fourth in a series of educational briefs to encourage successful rehabilitation of Ashland's historic buildings. For additional briefs contact: