

SECTION 6: MORE GUIDELINES FOR ADDITIONS TO CONTRIBUTING AND NONCONTRIBUTING BUILDINGS

Historic buildings change over time, sometimes with the addition of an extra room or rooms to add space or functionality. An addition to a contributing structure must be compatible with that structure and with other contributing buildings in the context area. It also must preserve the integrity of the existing structure. An earlier addition may be considered historic and, therefore, worthy of preservation, if it retains its historical and architectural integrity.

This section includes qualitative design guidelines for new *additions* to contributing and noncontributing structures. For measurable standards, see Section 5; for alterations to previous additions, see Section 4.

Some additions that meet very specific criteria can be approved by the Planning Director; those are sometimes referred to as Mandatory Approvals (or “shall approve”) and are included in Section 1.

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INTRODUCTION

This document provides both qualitative design guidelines for additions to contributing structures, as well as quantitative (measurable) design standards. The qualitative design guidelines that follow require interpretation and good judgment, to ensure that the proposed project is compatible with the contributing structures in the context area. Each project is considered on its own merits; even if the same addition were proposed for similar properties within the historic district, differences in the existing contributing structures and the context areas for those various locations could result in different decisions regarding compatibility.

Because contributing structures are the most important buildings in the historic district, they must remain prominent. That means that **an addition should be visually subordinate**, or secondary, to the original contributing building. This can be achieved by limiting the addition's size and the complexity of its design.

Additions to noncontributing structures are also required to be compatible with the scale and proportion of the contributing buildings in the context area. This applies to the building overall, as well as to individual building elements.



The wall of this appropriate two-story addition is inset from the historic building, so that the original rear corner remains visible. The side wall addition is small and preserves the original eave line.

WHEN HISTORIC MATERIALS ARE PRESENT

6.1 Preserve an addition that has achieved historic significance.

Buildings evolve over time, and an addition that was made during the period of significance (such as a side porch or a bedroom wing) may be worthy of preservation.

To determine whether an addition has achieved historic significance, first identify when it was built. Note that construction dates on tax appraisal records are often inaccurate before 1960.

If the addition was built within the period of significance, determine whether it is compatible with the original building and whether the addition retains integrity. If all of these conditions are true, the addition may be considered to have achieved significance in its own right. (See Section 2 for more information about these concepts.)

More recent additions, particularly if not sensitively designed, may detract from the building's historic character and can be removed with an approved COA.

6.2 Minimize the cumulative effects of multiple additions.

A series of multiple changes to a building can have a negative impact on integrity and, as a result, contributing status. Therefore, all proposed changes must be considered as part of a whole. A project that might be found appropriate, if the building has not already been altered, could be considered inappropriate as the latest in a series of changes, each of which chip away at character-defining features and the overall integrity of a building.



A side porch or a bedroom wing addition may have taken on historic significance and, thus, merit preservation.



This rear addition is compatible. It is set behind the primary contributing buildings, is separated by an inset, and is subordinate in height, mass and scale. It is also a successful contemporary addition.

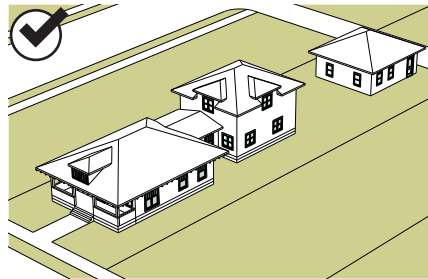


This is a compatible rear addition even though it is slightly taller than the historic building. It is compatible because it is offset, separated by a hyphen and uses compatible materials.

6.3 Minimize the removal of historic building material.

The construction of an addition necessarily requires removing some existing building material, such as part of a side or rear wall, or part of a roof. However, Criteria 1, 4, 5, 8, and 9 (on page 1-14) require the project to preserve as much of the historic building material and character-defining features as possible.

- Avoid substantial alterations that would remove or destroy large amounts of historic material.
- A building's integrity is based on both exterior features and its underlying structure, which must remain stable during and after the construction activity; this includes interior and exterior shiplap that has a structural function. Do not remove shiplap without first consulting with the Planning staff.
- Consider connecting an addition to the original building with an appropriately sized hyphen. Historically, additions were connected to existing buildings with a hyphen, or connecting section. Hyphens have been used in the United States since the 1700s, when Georgian mansions were expanded by building a Federal house behind them, with a relatively small connector. The walls of a hyphen are set in from the walls of the original house and the addition, and the hyphen's roof may be lower than the roofs of the buildings it connects. This approach is preferred, because it minimizes the loss of historic building material and also enables the future removal of the addition, without significantly impacting the original building.



The rear addition is clearly differentiated with a connecting element (hyphen) to achieve an acceptable level of compatibility with the historic building.

6.4 Do not destroy historic material that could make a building contributing if in appropriate alterations were reversed.

Some buildings are classified as noncontributing because of inappropriate alterations that have substantially compromised their integrity. If those changes can be reversed, it is possible for a noncontributing building to be reclassified. **Although no one is required to restore a building**, please be aware of the reason for a noncontributing classification before undertaking additional projects that could make it impossible to reverse previous alterations.

6.5 Do not remove or cover key character-defining features, including the basic form of the existing building.

This can be accomplished by preserving the roof line and the corners of the building, as well as by keeping the addition away from the front of the building, where the most important character-defining features are likely to be located.

- Locate the addition at the rear of the existing building.
- Preserve the corners of the existing building by inseting the side walls of the addition or using a hyphen to connect the building and the addition.
- Do not extend the existing side walls straight back into the addition, which would destroy the corners. A visible seam or trim board is not usually sufficient to differentiate the addition from the existing building.
- One-story rear additions that are appropriately scaled and proportioned may be offset so that the addition is inset from one side wall and extends past the other side wall.

6.6 Design a rooftop addition to maintain the ridge and eave lines of the historic structure.

A small rooftop addition may be permitted on a one-story building in order to create additional living space in the attic. In some cases, this can be combined with a small addition to the rear or side of the existing building, if the mass of the addition remains visually subordinate to the historic structure. See examples of appropriate and inappropriate additions starting on page 6-16.

- Locate a rooftop addition at the rear of the building.
- Inset the corners of a rooftop addition at least two feet as measured from the outside of the existing walls, so that a substantial amount of the roof form and structure remains intact.
- Preserve a substantial portion of the historic ridge line of the roof, especially toward the front of the building.



This one-story addition to the side of a historic building is subordinate in scale, but the offset wall obscures the original rear corner in a highly visible location.

DESIGN CONSIDERATIONS

The following pages provide guidance for the design of appropriate additions to contributing and noncontributing buildings. In some cases, guidelines apply to both types of buildings. **Where a design guideline is specific to either contributing or noncontributing resources, that is clearly stated.**

Differentiation

Additions must be differentiated from the existing building; in other words, a person looking at the property must be able to tell where the historic building starts and the addition begins.

6.7 Differentiate an addition from the contributing building.

Some options for achieving appropriate differentiation are provided below; this is not an exhaustive list. Which of these might be appropriate, as well as how many might be required to be used, will depend on the scope of the specific project. These apply to both residential and commercial/institutional properties.

Some options for differentiation include:

- The size, profile, type, color, or orientation of materials may be different. For example, a building which is clad in wood siding may have an addition clad in cementitious fiber siding.
- An addition may be inset from the corners of the existing building or connected with a hyphen.
- Roof shape may be different; for example, consider a hipped roof on the addition to a house with a gabled roof.
- Roof height or pitch may be lower than the existing building.
- Eave height of the addition may be slightly higher or lower than the existing building.
- The first floor plate height of the addition may be lower than the existing building.
- Eave style may be different; for example, consider using boxed eaves on an addition to a house with open rafter tails; the eave depth (overhang) may be different.
- Windows in an addition may have a simpler lite pattern than the windows in the existing building.
- If the existing building design is fairly simple, the addition should similarly be modest. If the existing building is more highly ornamented or exuberant in design, the addition can reflect that higher level of complexity.
- A trim board may be used to cover the seam between an addition and the existing buildings only on modest, one-story additions.

6.8 For additions to noncontributing buildings, choose materials that are compatible with the existing building and other contributing buildings in the context area.

The materials used in an addition may match the existing noncontributing building, but that is not required. The goal should be to avoid making a noncontributing building even more out of character with the historic district than it already is.

If the materials for the addition to a noncontributing building are different:

- Alternative materials, such as smooth (not textured) cementitious fiber siding, may be used when they appear compatible with traditional materials (such as wood siding) used on the existing building and contributing buildings in the context area. Choose a material that is similar in size, texture, and finish, particularly if the addition is taller or wider than the existing building.
- Avoid over-scaled materials, such as extra-large bricks.
- Avoid materials that only approximate the look of traditional building elements, such as window sills that do not project from the wall, or imitation keystones above windows or doors.

6.9 The roof of the addition may be slightly different from the roof of the existing building.

- When the addition will be attached directly to the existing building (with no hyphen), a slight change in roof height may be appropriate, to distinguish old from new.
- When an addition will be separated with a connector of sufficient length, a small difference in eave height (12–18 inches) may be more appropriate.
- The ridge of a two-story addition should appear subordinate to the historic building and should not exceed 30 feet.
- The pitch of the roof on the addition should be less than or equal to that of the historic building.
- Whether the existing house has a gabled roof or a hipped roof, a hipped roof can help to minimize the perceived size of a rear addition.
- Use roofing materials that match the original building when the addition will be differentiated in other ways. A subtle change in style or color is also appropriate.

6.10 Architectural details can be contemporary on an addition.

An addition should look as if it were built in its own time, rather than like a historic replica. When using contemporary architectural details, ensure that they are appropriately sized (similar to the existing building). New interpretations of traditional detailing are encouraged.

Location of the Addition

Additions to contributing and noncontributing buildings should be limited to locations where they will not overwhelm the existing building. While there is more flexibility with noncontributing buildings, an addition should not make the existing building even more noncontributing, which could adversely affect the context area as well as the historic district as a whole. For more information, see "Locating Alterations on a Contributing Structure," on page 2-7.

6.11 Select a less visible location for parts of the addition where more flexibility in design is desired.

Consider locating special design elements on rear walls, side walls toward the rear of the addition, and portions of the addition which are obscured from view by the existing building. Keep in mind, however, that Although an addition should be compatible, overall, with the existing building and other contributing buildings in the context area.

6.12 Locate rooftop additions at the rear of the house.

- A combination rooftop-rear addition must be set back at least 75% of the distance of the existing side wall. In other words, it may only encroach on 25% of the existing roof.
- A "pop-up" rooftop addition must be set back at least 60% of the distance of the existing side wall.

6.13 Small additions may be added to side or rear walls.

When a bit of extra space is needed to accommodate a slightly larger bathroom, laundry room, staircase, bay window, etc., a small addition can be added to a side or rear wall.

- A small side addition may be located at or behind the midpoint of the side wall to which it is attached.
- Locate the small addition away from the corner of the building, in order to preserve the original building form.
- Only one small addition of this type may be added per wall.
- Use the same or similar material for wall cladding as the side wall to which the small addition is attached, and trim the joints appropriately.
- Cover the small addition with a pent, gabled, or hipped roof covered with the same or similar material as the main roof of the house.
- The eaves of this addition may be the same as or lower than the existing eaves.

PLEASE NOTE:

The entire planned project should be presented in the Certificate of Appropriateness application(s). Applicants who hold back "future phases" of a project in order to gain approval for initial work may find that subsequent proposals will not be approved, if the cumulative effect of all of the changes is too great and, collectively, diminishes the integrity of the building.



Historic precedent exists for small additions that are located on the side of a building.



This carport is inappropriate because it is attached to the house and is too close to the front of the lot.

6.14 Design a garage addition or carport to minimize its visual impact, as seen from the street.

Historically, garages were usually detached and located at the rear of the property; attached garages, only became popular after the end of the Houston Heights historic districts' period of significance.

- Locate an addition with a front-facing garage in the rear third of the lot.
- An addition on a corner lot may have a garage which faces the side street.
- Use a hyphen to visually separate the garage from the existing building, or otherwise design an attached garage so that it appears to be detached, as seen from the street.
- An addition to an existing house which is not located on a corner lot can incorporate a side-facing garage door.
- *Although a carport is not considered an addition, this information is provided here for easy reference. A carport must be located at the rear 50% of the lot and cannot be attached to a house or attached garage; it may be attached to a detached garage.*

Wall Cladding

The structural wall system of a modern building or addition is covered with some form of cladding for both functional and decorative purposes. Wall cladding protects the interior of a building from weather and gives a building much of its character. Typical wall materials used today include siding, brick veneer, and stucco.

Siding

Siding is often identified by its *profile*, or the shape of the cut end of a board. Some particularly distinctive shapes are clapboard, beveled, rabbeted bevel (aka Dolly Varden), Dutch lap, drop, and shiplap siding. The 117 and 105 profiles are particularly common designs in many of Houston's historic districts. The size of the *reveal* (the portion of the siding board that is visible) and the finish of the siding, whether smooth or textured, also contribute to the overall visual impact of siding.

6.15 If siding is desired, select a product with a traditional profile and no imitation woodgrain texture.

- An addition to a sided, brick, or stucco building may be clad in siding.
- Decorative shingles may be installed in limited areas, such as within gables.
- The following siding materials are appropriate:
 - Wood siding, such as douglas fir or cypress
 - Cementitious fiber (fiber cement) siding
 - Vinyl siding (allowed but not preferred)

Masonry

Because very few houses in the Houston Heights Historic Districts were constructed in brick or stucco, these are not appropriate primary cladding material for most residential additions.

- An addition to an existing brick residential or commercial building may be clad with brick of the same or a different color or size, and the brick may be laid in a different bond pattern. A brick addition is not appropriate for a building clad in siding.
- An addition to an existing stucco building may be plastered with Portland cement-based stucco. Exterior insulation and finish system (EIFS, also known as "synthetic stucco") is not allowed.
- Stone is not allowed as a wall material.
- Brick cladding may be used for minor building elements, such as chimneys, porch columns, and foundation piers, regardless of wall cladding materials.
- Rusticated concrete masonry units (CMU) are only appropriate for porch columns and foundation piers.

PLEASE NOTE:

Stone veneer and paneled siding (such as T-111, cementitious paneling, or imitation stone or brick paneling) are not appropriate for additions in the Houston Heights Historic Districts.

Windows and Doors

Since windows and doors are key character-defining features of a historic building, it is important to choose designs for an addition that will be complementary and compatible. Compatibility can be achieved through similar scale and proportions, design of individual units, and placement of the windows in relation to one another. Greater flexibility in design and arrangement can be used in less visible locations, such as toward the rear of the addition.

5.16 Select windows and doors that are compatible with those in the existing building and other contributing buildings in the context area.

- Maintain a similar proportion (solid-to-void ratio) between window/door openings and solid wall surfaces on a new wall that will be visible from the street.
- Select windows and doors that are similar in scale and proportion to those on the existing building.
- Arrange windows and doors to be similar to the existing building. For example, if a historic house has paired windows, consider pairing windows on the addition as well.
- Windows on the addition may match the general lite pattern of windows on the existing house, or may be more simple, but may not be more complex. For example, if the historic windows are two-over-two, the addition windows could be two-over-two, two-over-one, or one-over-one.
- Historically, decorative windows were used primarily in front-facing locations. The presence of decorative windows on a historic building does not justify the use of decorative windows on the addition.
- Doors on the addition may match the design of doors on the existing building or may be more simple in design, but may not be more complex. For example, if the existing front entrance includes a door with transom and sidelights; an addition to that building might include a door with a similar design, but no sidelights or transom.
- Windows must be recessed and inset, with a traditional profile. Flush, fin-mounted windows are not allowed.
- Window and door openings must be finished with trim that is similar in size and finish to the trim found on the existing building. New trim may have a different profile.

Porches

A new porch may be added in a location where it will not affect the integrity of the historic building, such as at the rear of the building or toward the rear on a side wall. A new porch by itself is not considered an addition unless it is enclosed with windows and walls, like a sunroom.

A new porch can also be included as part of a larger addition, particularly when the porch helps to reduce the perceived mass and scale of the addition.

6.17 Design a new porch to be compatible with the existing building.

- Keep the scale, proportion, and character of the new porch compatible with the historic structure. New interpretations of traditional designs are appropriate; for example, a new porch on a Craftsman bungalow might incorporate full-height square-tapered porch columns instead of partial-height columns set on masonry bases.
- Match the finished floor height of the new porch to the existing building.
- The eave height of a new porch can match the eave height of an existing front porch or be lower.
- Use materials that are similar in scale, proportion, texture, and finish to an existing front porch.

Foundations

An addition may be built on a pier-and-beam, concrete perimeter wall, or slab-on-grade foundation, as long as the finished floor height is no more than 30" above natural grade.

- Piers may be poured concrete or concrete masonry units (CMU).
- Piers may be clad in brick for a traditional appearance.
- Use traditional or contemporary designs for skirting or screening an addition's foundation, but install the screening within a frame located between piers.

PLEASE NOTE:

Houston Heights deed restrictions may prohibit slab-on-grade foundations for a primary structure; check with the Houston Heights Association to learn if your property is deed restricted.

Roofs

Although -- for simplicity's sake -- all of the examples of additions shown on the following pages have gabled roofs, the following types of roofs are allowed for additions:

- Gabled (front gabled, siding gabled, cross gabled)
- Hipped
- Hip-on-gable
- Gable-on-hip
- Shed (minimum of 3-over-12 pitch)

6.18 Design the roof of an addition to be compatible with the existing building.

- Roof pitch should be the same or less than that of the existing building.
- Asphalt or composition shingles are allowed in either three-tab or architectural (dimensional) styles.
- Metal roofs are allowed for additions to **residential buildings** under the following conditions:
 - Material must be a typical metal color (silver, bronze, etc.)
 - Material must be appropriately sized for a residential building. For example, standing seam metal on a residential building typically measures 18–24 inches between interlocking seams. If ribs are present between the interlocking seams, measure between the seams, not between the seam and the rib.
- Metal roofs for additions to **commercial buildings** should be appropriately sized and may be finished in a neutral color.
- Flat roofs are only permitted on commercial buildings. Roofs that appear to be flat (less than 3-over-12 pitch) are not allowed.

Dormers

Dormers may be used in a residential addition as a way to create livable space in an attic.

- There are no restrictions on dormers for a one-story house.
- Second-story dormers are only allowed on rear-facing roofs.

Shutters and Awnings

Awnings and operable shutters can provide protection from the sun and help to limit heat gain to a building's interior. Shutters and awnings may be used in a residential addition. For more information about requirements for shutters and awnings, please see pages 4-29 and 4-30.

Chimneys

Chimneys may be used in a residential addition under the following conditions:

- The chimney must be built of or clad in brick.
- Bare metal chimney pipes and chimneys clad in siding are not allowed.
- Chimneys may be located on a side or rear wall or interior of the building. Chimneys are not allowed on front walls.

For more information about chimneys, please see page 4-39 in Section 4.

Other Items

The following may be used on a residential or commercial addition as part of its construction. They must be included in the COA for the addition. If any of these are to be installed later, that project will require a separate COA.

- Solar panels
- Satellite dishes or antennae
- Low-profile skylights
- Burglar bars on windows and doors, and other security devices
- Accessibility ramps or lifts
- Signs

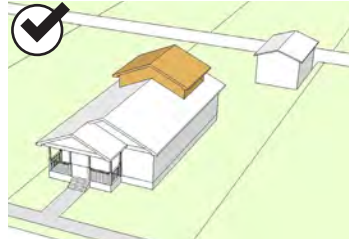
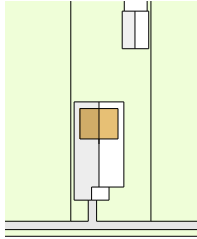
For more information about these items, please see Section 4.

APPROPRIATE AND INAPPROPRIATE ROOF ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a rooftop addition would apply to a series of alternatives.

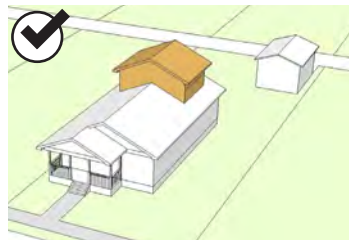
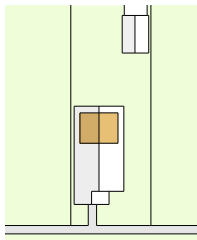
1. Addition Set Back 60% with Low Walls Inset from Historic Walls

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained



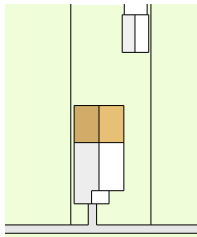
2. Addition Set Back 60% with Tall Walls Inset from Historic Walls

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained



3. Addition Set Back 60% with Tall Walls Aligned with Historic Walls

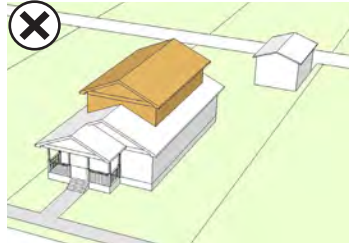
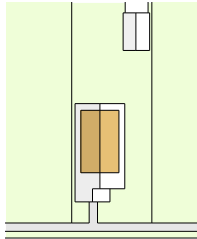
- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained



APPROPRIATE AND INAPPROPRIATE ROOF ADDITION ALTERNATIVES

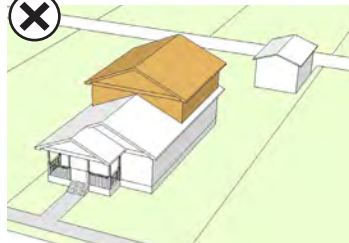
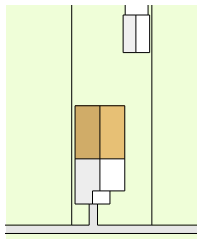
4. Addition Set Back 20% with Low Walls and Inset from Historic Walls

- Addition is set back 20% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained
- Addition is not subordinate to historic building



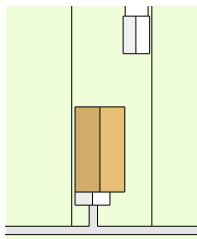
5. Addition Set Back 40% with Tall Walls Aligned with Historic Walls

- Addition is set back 40% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained
- Addition is not subordinate to historic building



6. Addition Set Back 0% with Tall Walls Aligned with Historic Walls

- Addition is set back 0% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is not maintained
- Addition is not subordinate to historic building



APPROPRIATE AND INAPPROPRIATE ADDITION COMBINATIONS

These images illustrate how the design guidelines for adding a combination of rear/rooftop addition would apply to a series of alternatives.

For one-story houses:

- One-story rear additions must be inset a minimum of one foot.
- Two-story rear additions require a minimum inset of two feet.
- In order to extend the addition past one side wall, the addition must be inset the same distance from the other side wall of the existing building.

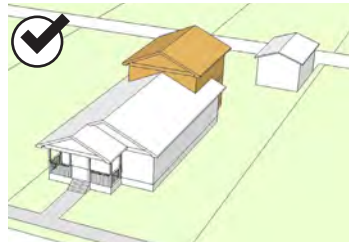
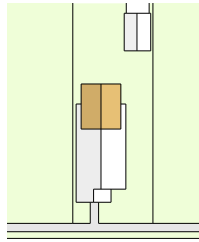
1. Combination of Rooftop Addition and Moderate Two-Story Rear Addition

Rooftop Addition:

- Set back from front wall plane 75% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 25% of historic side wall



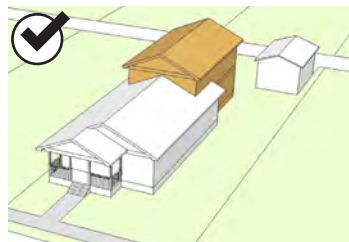
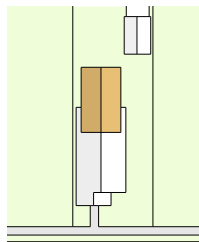
2. Combination of Rooftop Addition and Long Two-Story Rear Addition

Rooftop Addition:

- Set back from front wall plane 75% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 50% of historic side wall



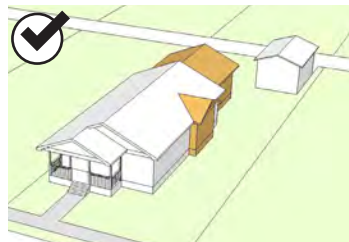
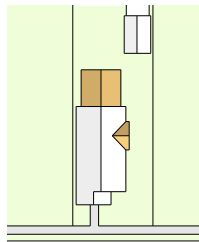
3. Combination of One-Story Side Addition and Moderate One-Story Rear Addition

Side Addition:

- Set back from front wall plane 60%
- Extruded 2 ft.
- Length: 25% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 50% of historic side wall



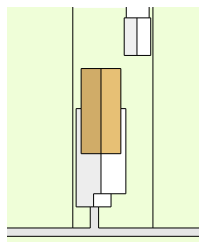
4. Combination of Large Rooftop Addition and Large Two-Story Rear Addition

Rooftop Addition:

- Set back from front wall plane 50% of historic side wall length

Rear Addition:

- Inset from side wall: 3 feet
- Addition length: 50% of historic side wall

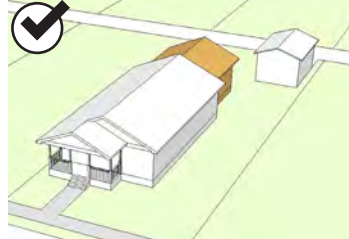
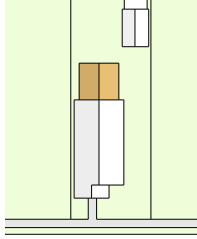


APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a rear addition would apply to a series of alternatives.

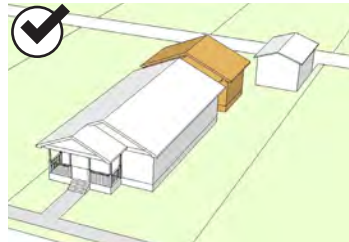
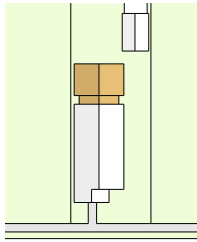
1. One-Story Addition Inset from Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



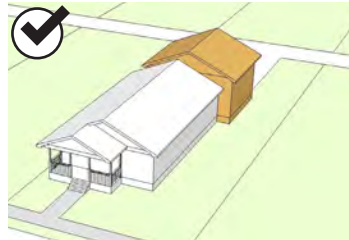
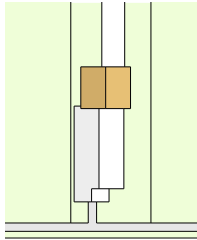
2. One-Story Addition with Connector and Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



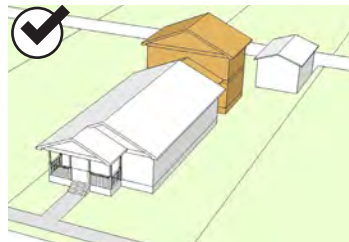
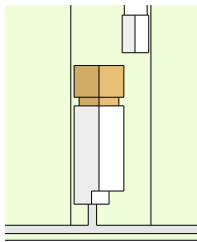
3. One-Story Addition Inset from One Historic Wall and Offset from One Historic Wall

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains 3 corners of historic structure



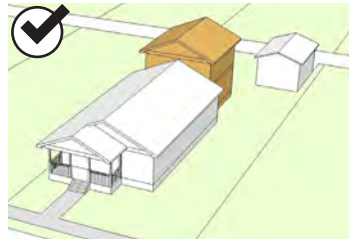
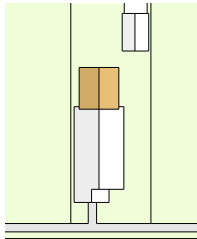
4. Two-Story Addition with Connector and Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains all corners of historic structure



5. Two-Story Addition Inset from Historic Walls

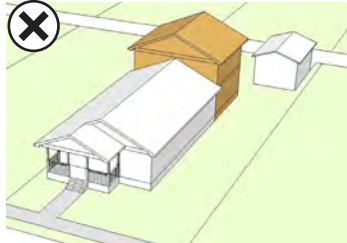
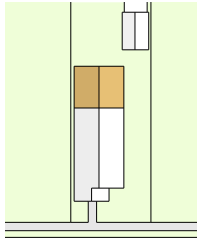
- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains all corners of historic structure



APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES

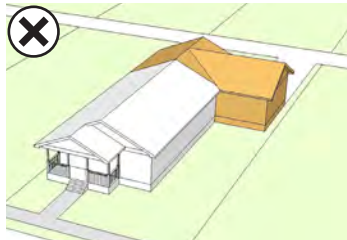
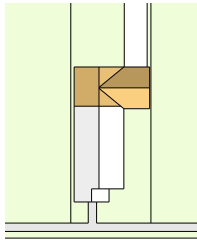
6. Two-Story Addition with Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height overwhelms historic building
- Does not preserve rear corners
- Does not maintain corners of historic structure



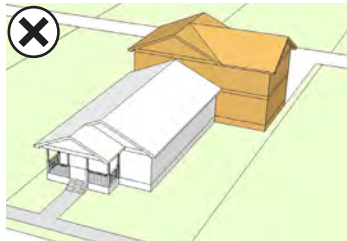
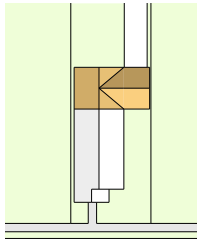
7. One-Story Addition with Offset from Historic Walls in "L-Form"

- Eave line maintained
- Width of historic building is not maintained.
- Form is out of character
- Does not maintain corners of historic structure



8. Two-Story Addition Offset from Historic Walls in "L-Form"

- Eave line maintained
- Height overwhelms historic building
- Does not maintain corners of historic structure
- Addition is not inset the same distance that it extends past side wall

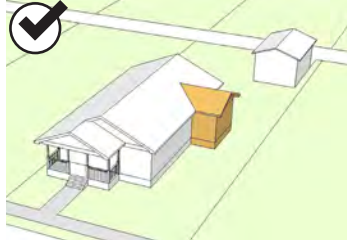
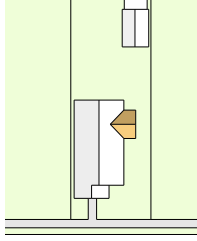


APPROPRIATE AND INAPPROPRIATE SIDE ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a side addition would apply to a series of alternatives.

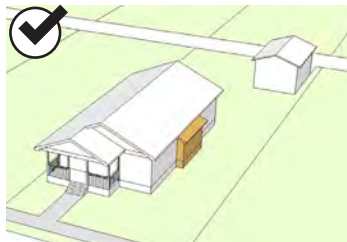
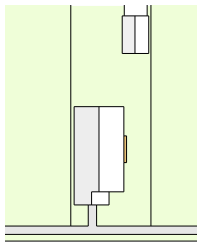
1. One-Story, Moderate Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 30% as long as historic side wall.
- Addition is 25% as wide as historic front wall plane length
- Eave line not maintained



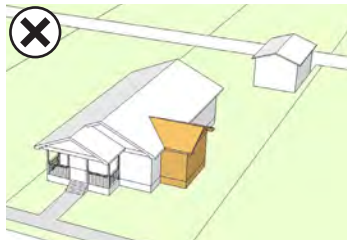
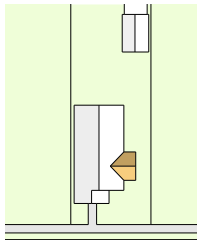
2. One-Story, Small Size Addition at Mid-Point of Side Wall

- Addition is centered at the mid-point of side wall
- Addition is 30% as long as historic side wall.
- Addition is 7% as wide as historic front wall plane length
- Eave line is maintained



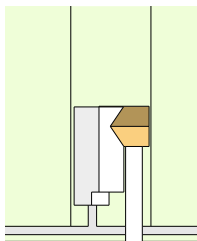
3. One-Story, Moderate Size Addition at Front of Side Wall

- Addition is set back 25% of the length of the historic side walls from the front wall plane
- Addition is 30% as long as historic side wall.
- Addition is 25% as wide as historic front wall plane length
- Eave line not maintained



4. One-Story, Large Size Garage Addition at Rear of Side Wall

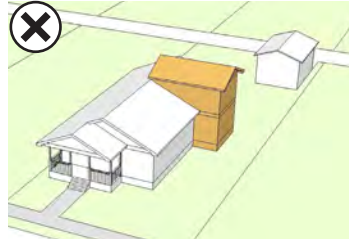
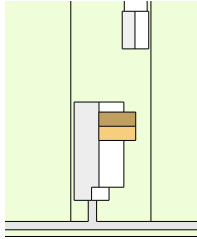
- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall.
- Addition is 50% as wide as historic front wall plane length
- Eave line is maintained



APPROPRIATE AND INAPPROPRIATE SIDE ADDITION ALTERNATIVES

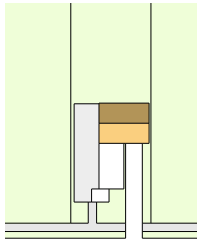
5. Two-Story, Moderate Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 25% as long as historic side wall.
- Addition is 30% as wide as historic front wall plane length
- Eave line not maintained



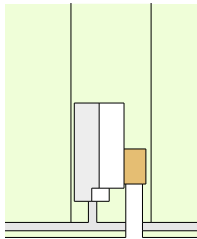
6. Two-Story, Large Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall.
- Addition is 50% as wide as historic front wall plane length
- Eave line is maintained



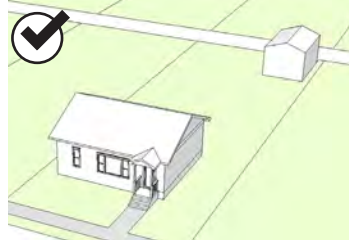
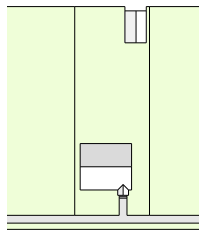
7. Attached Car Port Addition at Front of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall.
- Addition is 25% as wide as historic front wall plane length
- Eave line is maintained



APPROPRIATE AND INAPPROPRIATE ADDITIONS TO NONCONTRIBUTING BUILDINGS

1. Existing Noncontributing Building



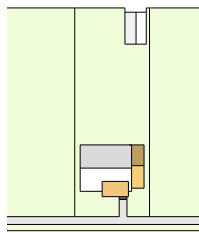
2. Side and Porch Addition

Porch Addition:

- 50% of front wall plane

Side Addition:

- Inset 1.5 ft. from front wall plane
- 1-story in height
- Meets 5 ft. side setback



3. Full Second-Story Roof and Porch Addition

Porch Addition:

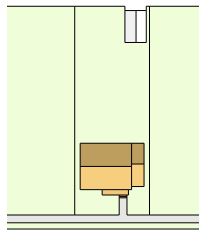
- 50% of front wall plane

Side Addition:

- Inset 1.5 ft. from front wall plane
- 2-stories in height
- Meets 5 ft. side setback

Rooftop Addition:

- Full 2nd-story addition
- Appropriate scale and style
- Compliments existing window patters



4. Inappropriate Full Second-Story Roof and Porch Addition

Porch Addition:

- 50% of front wall plane
- Inappropriate scale

Side Addition:

- Inset 1.5 ft. from front wall plane
- 2-stories in height
- Inappropriate roof form and style
- Meets 5 ft. side setback

Rooftop Addition:

- Full 2nd-story addition
- Inappropriate scale, style and roof form

