



# Additions and New Construction

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*Additions to historic buildings can greatly affect their appearance and the integrity of the structure as well as the historic district. Commercial and residential structures within the Local Historic District are generally small one and two-story buildings located on small lots. Residential structures along Spring Bayou are typically large two-story homes on large lots and set back from the street. The basic principal behind the design guidelines is that the addition should be identifiable as new construction while basing the architecture of addition on the design, character and defining features and materials of the historic structure.*

*New construction will occur as part of redevelopment and infill development. New construction should be a product of its own time but complement the architectural styles of the historic district. New construction design guidelines ensure new construction is compatible with significant historic district design elements including building height, front and side yard setbacks, and orientation, architectural façade, fenestration and building massing and scale.*

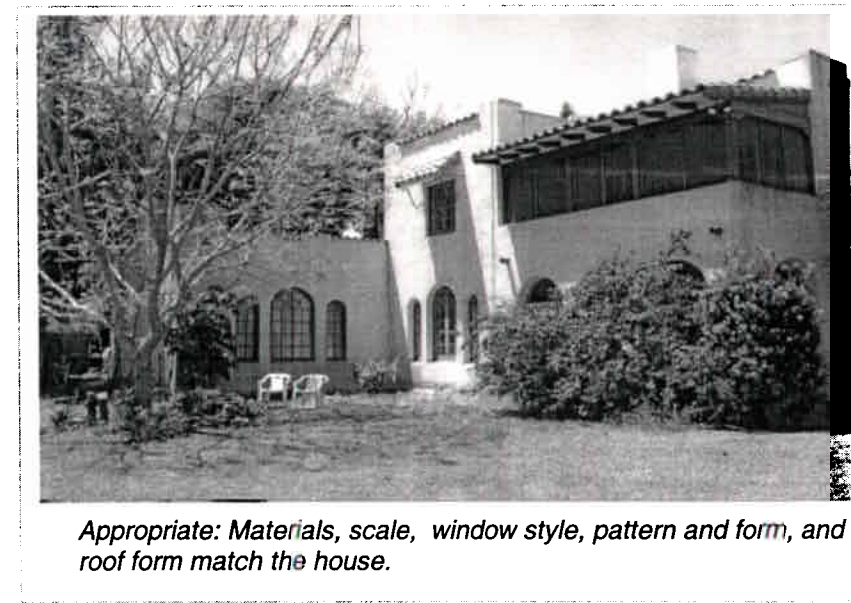
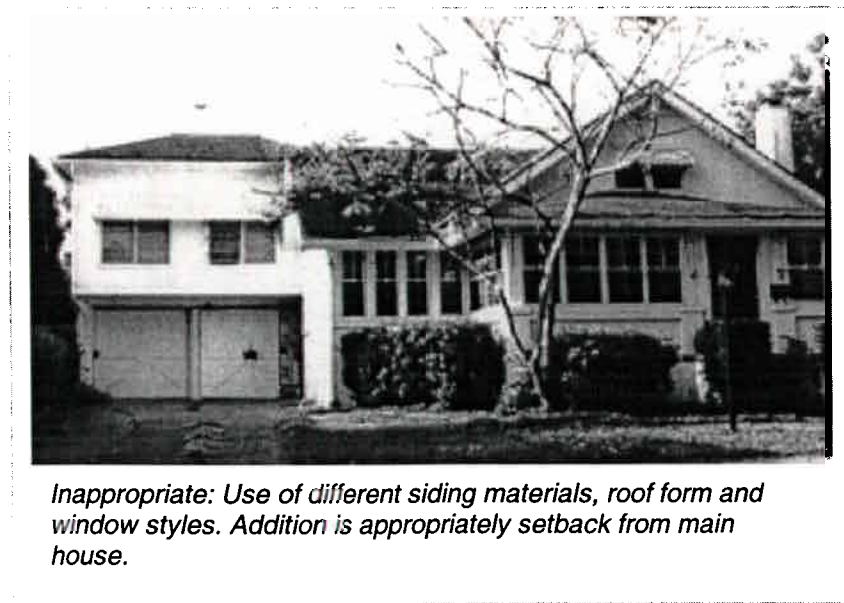
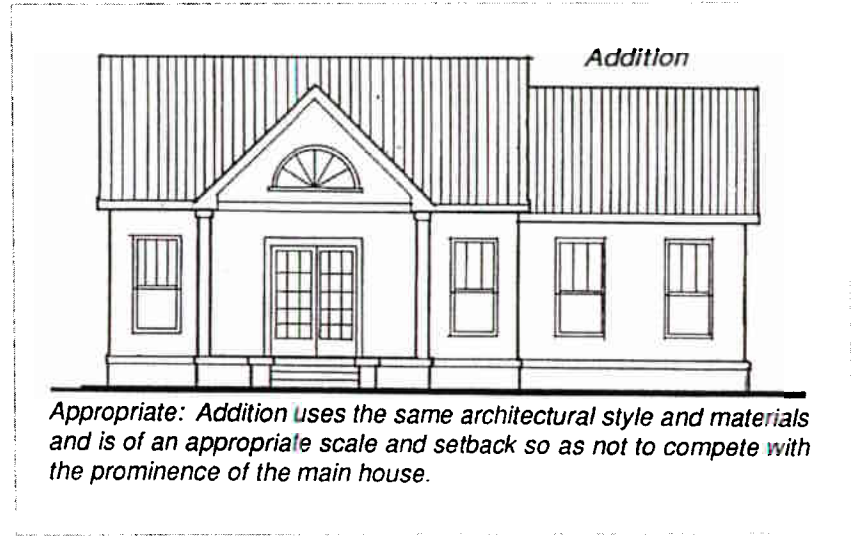
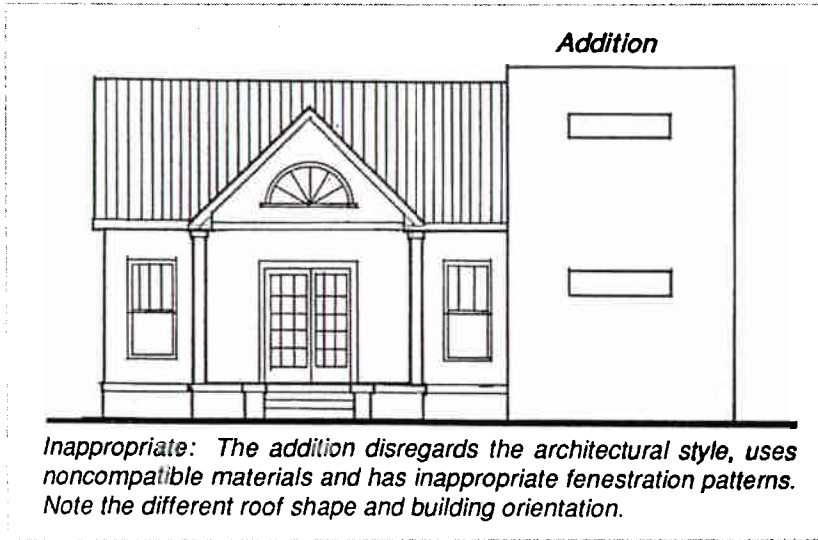
*Historic buildings typically require retrofitting for modern equipment such as central air conditioning, satellite dishes and other modern equipment. Location of modern equipment must be designed to minimize the impact on a historic structure.*

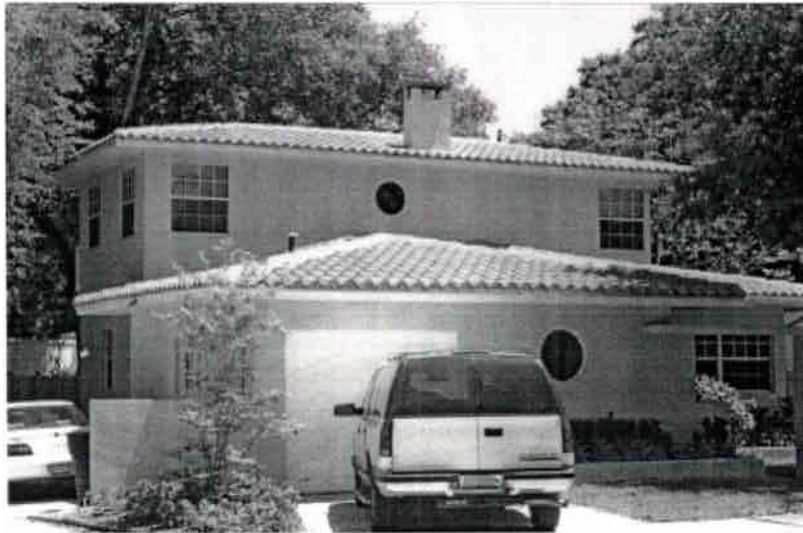
# Additions to Historic and Non Historic Structures

Design elements that shall be considered for an addition include the location of the addition in relation to the principal structure; and the architectural style, roof form, scale, massing, fenestration pattern (placement of windows, relation of solids to voids, and other façade architectural details) and materials of the principal structure. Compatible additions reinforce the integrity and value of the principal structure as well as the district. The following guidelines are based on the Standards for Review criteria of the LDC Article VII.

## Guidelines:

1. Additions to historic structures shall be sited in order that the principal structure is predominating. Additions should be located to the rear or the side (but setback from the principal structure). Additions shall not encroach into the front yard setback characteristics of the district.
2. The scale and massing of the addition shall be secondary to the principal structure and shall not create a scale and massing incompatible with the district.
3. Additions shall match the architectural style of the principal structure. This includes but is not limited to the review of the following design elements:
  - Roof form and materials
  - Siding materials and dimensional features (width, style, and orientation)
  - Fenestration pattern (type of windows, placement of windows, window trim, relation of solids to voids, and other façade architectural details such as roof brackets or shutters)
4. Porch addition design and materials shall be compatible with the architectural style of the principal structure.
5. Additions shall not destroy or cover significant architectural features of the principal structure.
6. The addition of roof features such as roof brackets, dormers or parapet walls shall be permitted if such features do not destroy existing significant historic features and are historically a design element of the architectural style of the building.
7. The addition of any architectural details shall be permitted if such features do not destroy existing significant historic features and are historically a design element of the architectural style of the building.





*Appropriate: This second story addition matches the scale, style, roof and window design and materials of the main house. Note the use of the round window.*



*Inappropriate: The commercial addition disregards the architectural style, uses noncompatible materials and has an inappropriate fenestration pattern.*



*Appropriate: The commercial addition uses the same architectural style and materials and is of an appropriate scale and setback so as not to compete with the prominence of the main house.*