



A sensitively designed second-story addition to the front side facade of this residence projects slightly beyond the screened porch over which it sits.



This contemporary rear addition with deck has been successfully differentiated from its principal structure, yet is compatible with the structure in design, materials, and details.



This upper floor attic addition echoes the design details of the original bungalow while respecting and retaining the original roof ridgeline and eaves.

3.2 Additions

Over the life of a building, its form may evolve as additional space is needed or new functions are accommodated. Many buildings in Raleigh's historic districts and some landmarks reflect their history through the series of previous alterations and additions that they exhibit. Consequently, such changes are significant to the history of the building and the district as they tell the story of the building's changes over time. Traditionally, additions were built onto the rear of a building and stepped in from the side walls as they extended the depth of the building to gain additional living area. Other times, side or rear porches were enclosed to become conditioned space. Such additions are easy to discern because they extend beyond the original building footprint with changes in wall planes and often rooflines.

New additions are appropriate as long as they do not destroy historic features, materials, and spatial relationships that are significant to the original building and site and they remain deferential and subordinate to the original building. In terms of architectural style, a new addition may be traditional, contemporary, or a simplified version of the original building so long as it strikes a balance in terms of compatibility with and differentiation from the historic character and the identity of the original building. Further, new additions should be constructed so that they could be removed in the future without damage to the original building.

Things to Consider As You Plan

New additions should never compromise the integrity of the original structure or site either directly through destruction of historic features and materials or indirectly through their location, size, height, or scale. The impact of an addition on the original building can be significantly diminished by locating it on the least-character-defining facade and by keeping it deferential in volume. It should never overpower the original building through height or size. The form, design, relationship of openings, scale, architectural style, and selection of materials, details, colors, and features of proposed new additions should be reviewed in terms of compatibility with the original building.

~~Although designed to be compatible with the original building, an addition should be discernible from it.~~ For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, materials, siding profile, or window type.

The impact of an addition on the building site must be considered as well. The addition should be designed and located so that significant site features, including mature trees, are not lost. The size of the addition should not overpower the site or dramatically alter its historic character.

3.2 Additions: Guidelines

- .1 Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitively attach them to the historic building so that the loss of historic materials and details is minimized.
- .2 Design additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.
- .5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.
- .6 Locate a new addition on an inconspicuous face of the historic building, usually the rear one.
- .7 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
- .8 Design an addition to be compatible with the historic building in mass, architectural style, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
- .9 Design additions so that the placement, configuration, materials, and overall proportion of windows and doors are compatible with those of the historic building. Select exterior surface materials and architectural details that are compatible with the existing building in terms of composition, module, texture, pattern, and detail.
- .10 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.
- .11 It is not appropriate to construct an addition that significantly changes the proportion of original built mass to open space on the individual site.
- .12 It is not appropriate to construct an addition if the overall proportion of built mass to open space on its site will significantly vary from the surrounding buildings and sites that contribute to the special character of the historic district.



Site features should be considered an integral part of a project when planning additions to buildings. Below, this new addition was carefully sited and constructed to retain two mature trees.





This new residence achieves compatibility with its Oakwood neighbors through similarities in height, mass, proportion, and materials.



The compatible design of this new residence on a corner lot echoes the massing and the details of nearby Queen Anne-style structures.



Sensitive siting and massing of the condominium complex at New Bern Place make this large-scale project compatible with the scale and the character of its historic context.

3.3 New Construction of Primary Buildings

New construction within a historic district can enhance the existing district character if the proposed design and its siting reflect an understanding of and a compatibility with the special character of the district setting and buildings. It can fill in the "gaps" in historic fabric from prior building losses and teardowns but special attention must be paid to ensure that the building footprint, massing, and scale of proposed new construction is compatible with the surrounding buildings that contribute to a district's special character. The introduction of compatible but contemporary new construction can add depth and contribute interest to the district.

Things to Consider As You Plan

The compatibility of new site development with the district setting depends on its compatibility with characteristic district features as well as the retention of the specific site's topography and character-defining site features. Section 2, Site and Setting, should be useful in determining the compatibility of proposed site development within a historic district. The guidelines for various site features, including driveways, fences, lighting, garages, and plantings, apply to both existing site features and proposed development. Because buildings within the historic districts generally display a clear consistency in setback, orientation, spacing, and distance between adjacent buildings, the compatibility of proposed new construction siting should be reviewed in those terms as well as in terms of the special character essay for the specific district.

~~The success of new construction within a historic district does not depend on direct duplication of existing building forms, features, materials, and stylistic details. Rather, it relies on understanding what the distinctive architectural character is of the district. New buildings must be compatible with that character. The Special Character Essays for each historic district are excellent references for understanding the relevant character and context. Contemporary design generated from such understanding can enrich the architectural continuity of a historic district.~~

In considering the overall compatibility of a proposed structure, its height, form, massing, proportion, size, scale, architectural style, and roof shape should first be reviewed. A careful analysis of contributing buildings surrounding the site can be valuable in determining the consistency and the significance of these criteria. The overall proportion of the building's front facade is especially important to consider because it will have the most impact on the streetscape. For example, if the street facades of most nearby buildings are vertical in proportion (taller than they are wide) then establishing a vertical orientation of the building facade will result in a more compatible design. A similar study of materials, building features, and details typical of contributing buildings along the streetscape, block, or square will provide a vocabulary to draw on in designing a compatible building. Beyond the obvious study of prominent building elements such as porches and storefronts, particular attention should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and the windows themselves. Compatibility at the building skin level is also critical. Certainly the selection of appropriate exterior materials and finishes depends on an understanding of the compatibility of proposed materials and finishes in composition, scale, module, pattern, texture, color, and sheen. Section 3, Changes to the Building Exterior, also provides pertinent information on traditional materials, features, and details.

Incorporating contemporary sustainability principles in new construction and related landscaping is encouraged within the historic districts, including protecting the critical root zone of mature trees on sites and minimizing ground disturbance.

3.3 New Construction of Primary Buildings: Guidelines

- .1 Site new construction to be congruous with surrounding historic buildings that contribute to the special character of the historic district in terms of setback, orientation, spacing, and distance from adjacent historic buildings.
- .2 Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
- .3 Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.
- .5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.
- .6 Conform to the design guidelines found in Section 2 regarding site and setting in developing a proposed site plan.
- .7 Design new buildings to be congruous with surrounding buildings that contribute to the special character of the historic district in terms of height, form, size, scale, massing, proportion, architectural style, and roof shape. The height of new buildings should generally fall within 10 percent of well-related nearby buildings.
- .8 Design the proportion of the proposed new building's front facade to be compatible with the front facade proportion of surrounding historic buildings.
- .9 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the special character of the historic district.
- .10 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.
- .11 Design new buildings so that they are compatible with but discernible from contributing buildings in the district.
- .12 It is not appropriate to introduce new buildings whose proportion of built mass to open space on their site significantly varies from the surrounding buildings that contribute to the special character of the historic district.

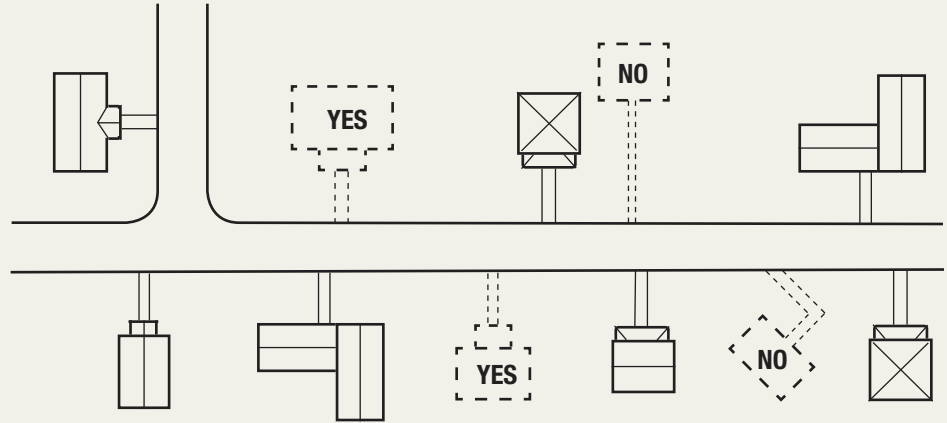


Above, compatible contemporary new construction. Below, a compatible building that combines simplified details from both the late Victorian and Craftsman architectural styles yet steps outside those house types with its inset front porch.

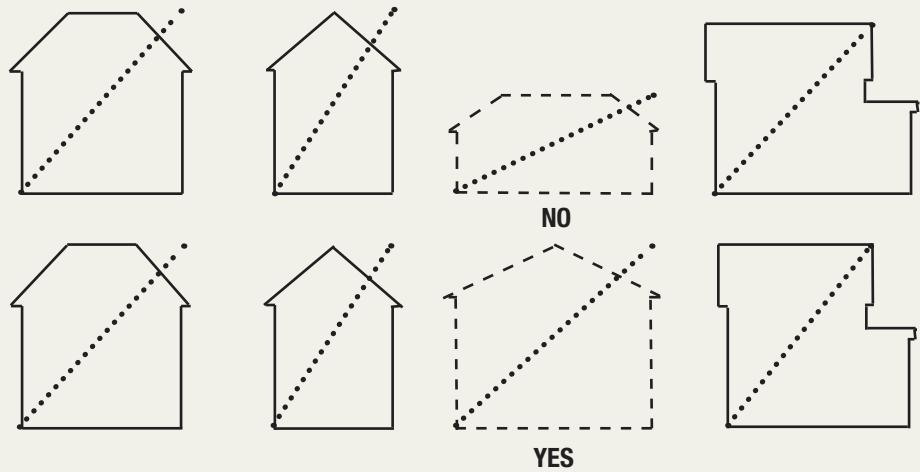


3.3 New Construction of Primary Buildings

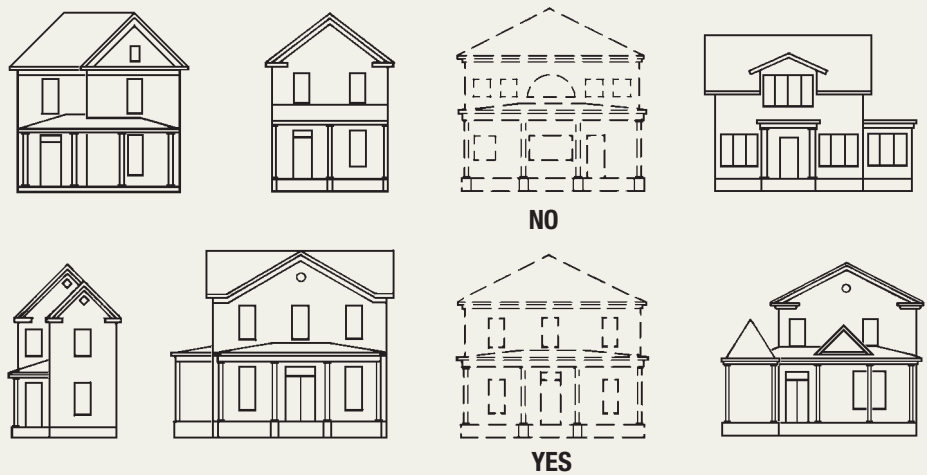
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The proposed siting for new buildings should be compatible with the setback, orientation, and spacing of existing district buildings. Inconsistent spacing and setback make the proposed siting of a new building inappropriate. A clear change in orientation to the street makes the proposed siting of the house on the lower right inappropriate as well.



Proposed new buildings should be compatible in height and proportion of front facade with surrounding buildings that contribute to the district character. The dotted diagonal lines indicate the implied proportion of the street facades. The proposed building on the top row is clearly lower in height and its facade proportion is horizontal instead of vertical like the others.



The windows and the doors for proposed new buildings should be compatible in proportion and pattern with the windows and the doors of surrounding buildings that contribute to the historic district character. The center windows for the proposed building on the top row are inconsistent in proportion with other district windows and the placement of the front door is also inconsistent with the pattern of center front doors for houses of similar form.