

DESIGN DISTRICT GUIDELINE SUMMARY

Alterations, Additions & Adaptive Use

GOAL STATEMENT

The Old Town Design District and Old Town Center Design District both contain a significant number of structures that are important to the original fabric of the community. Special consideration should be given to preserve these buildings and utilize them whenever possible. Utilization of these buildings often requires additions and alterations to adapt a residential structure into a commercial building or a commercial building into a residential use and should be done carefully so not to visually impact the significant nature of the original building.

DESIGN ELEMENTS

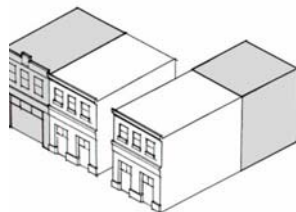
Design an alteration to be compatible with the original character of the property.

- Avoid alterations that would damage historic features.
- Avoid alterations that would hinder the ability to interpret the design character of the original building.
- Alterations that seek to imply an earlier period than that of the building are inappropriate. For example, mounting a sign panel in a manner that causes decorative moldings to be chipped or removed would be inappropriate.

Minimize the visual impacts of an addition to a commercial building.

Two distinct types of additions are considered to be appropriate, ground level or rooftop.

First, a ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building.



This will have the least impact on the character of a building, but there may only be limited opportunities to do this.

- An addition shall be compatible in scale, materials and character with the main building.
- An addition shall relate to the building in mass, scale and form. It should be designed to remain subordinate to the main structure.
- An addition to the front of a building is inappropriate. However, where a building is set back from the front property line, the first consideration for the placement of an addition should be to fill the gap between the existing building and sidewalk. This will maintain the consistent "street wall" desired in the Old Town Center Design District .
- An addition shall not damage or obscure architecturally important features. For example, loss or alteration of a cornice line should be avoided.

Second, an addition to the roof may be designed that is simple in character and set back substantially from the front of a building. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible to those of the existing structure. An addition may be made to the roof of a commercial building if it does the following:

- An addition should be set back from the primary, character-defining facade, to preserve the perception of the historic scale of the building.
- Its design should be modest in character, so it will not attract attention from the historic facade.
- The addition should be distinguishable as new, albeit in a subtle way.

Another option, which will only be considered on a case-by-case basis, is to design an addition to the front wall plane of the existing building. This option may only be considered on a "newer" or more contemporary building that was originally constructed set back from the front property line or sidewalk edge.

Design an addition to a structure to be compatible with the primary building.

An addition to a structure can radically change its perceived scale and character if inappropriately designed. When planning an addition, consider the effect the addition will have on the building itself. When creating an addition, keep the size of the addition small, in relation to the main structure. If an addition must be larger, it should set apart from the main structure and connected with a smaller linking element. A design for a new addition that would create an appearance inconsistent with the character of the building, especially an historic one, is discouraged.

One also should consider the effect the addition may have on the character of a street or neighborhood, 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.

- Design a new addition such that the original character can be clearly seen. In this way, a viewer can understand the history of changes that have occurred to the building. An addition shall be compatible in scale, materials and character with the main building.
- An addition should be made distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.
- Creating a jog in the foundation between the original and new structures may help to define an addition.
- Even applying a new trim board at the connection point between the addition and the original structure can help define the addition.
- Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
- Locating an addition at the front of a structure is inappropriate.
- Do not obscure, damage, destroy or remove



original architectural details and materials of the primary structure.

- An addition shall relate to the historic building in mass, scale and form. It shall be designed to be subordinate to the main structure.
- While a smaller addition is visually preferable, if a residential 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.
- An addition should be simple in design to prevent it from competing with the primary facade.
- Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.
- The roof form of a new addition shall be in character with that of the primary building.
- Typically, gable, hip and shed roofs are appropriate for residential additions. Flat roofs are appropriate for commercial buildings.
- Repeat existing roof slopes and materials.
- If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.

When adapting a residence to a commercial use, respect the residential character of the building.

Seek uses that are compatible with the historic character of the building. The openness of a front yard should be preserved for example. Converting a building to a new use that is different from that which its design reflects is considered to be "adaptive use." When residential use ceases to be viable, the first preference is to choose new uses that minimize the negative changes in building features. Often there are new uses that are inherently less disruptive to residential structures such as a bed and breakfast, professional offices, small specialty restaurants and personal service businesses.

- Seek uses that are compatible with the historic character of the building.
- The primary goal should be preserving the original residential character, appearance and scale of the structure.
- Avoid altering porches and original windows and doors.