

*Chapter 5*

# Guidelines for New Additions



## Chapter Overview

Additions to historic buildings may be acceptable when the continued use or adaptive reuse requires more space, or space/use of a different nature than exists, within the historic building. Constructing an addition may be an alternative to removing historic interiors by accommodating the new or expanded use outside of the historic building envelope. The goal in designing a new addition is to achieve the necessary space or function for the new or expanded use while having a minimal physical and visual impact on the historic building. In Redlands, new additions should be contextual, rather than contrasting, in order to preserve its historic small town character.

During the construction of an addition, precautions should be taken to protect the materials, features, and details of the existing historic building and adjacent historic buildings and structures on the site. Loss, alteration, or obstruction of a significant architectural feature as a result of a new addition is inappropriate.

### *Use This Chapter If..*

- You have outgrown your historic building and need to accommodate more square footage by adding on to the building or constructing next to it.
- You are undertaking a rehabilitation and require a different kind of space than your historic building currently offers.
- You are interested in filling the vacant or under-developed land adjacent to your property.

### *What's Inside...*

Residential Additions  
Commercial Additions

# Residential Additions

It may be appropriate to construct a new residential addition if it is required for the continued use or adaptive reuse of an existing historic building. A residential addition should be compatible in scale, location, massing, materials, and design to the existing historic building and the immediate neighborhood context.



*An example of an appropriate addition to a historic building. The addition is located on the side façade, set back from the front of the building; it is smaller in footprint and subordinate to the main building, and its roofline has a similar pitch as the historic roof pitch.*



*An example of a minimally visible, appropriate roof addition at the rear of a building.*

## Placement

- Avoid an addition at or flush with the primary façade.
- Consider a sub-grade addition, where structural conditions allow.
- Above ground residential additions should be constructed at secondary façades (preferably the rear), not readily visible from the public right-of-way.
- A residential rooftop addition should be positioned on the rear plane of the roof.
- Maintain the general yard pattern (i.e. rear and side setbacks) around the new addition.

## Scale and Massing

- A new residential addition should relate to the scale, massing, and form of the existing historic building.
- A new residential addition should be smaller in footprint than the existing historic building and set back from the edges of the façade or roof enough to establish a subordinate relationship. Maintain a proportional lot coverage to the residential block.
- A new ground addition should be less than the height of the existing historic building and a new rooftop addition should rise no more than one-story above the existing historic building to establish a subordinate relationship.
- Align with the orientation and shape of the roofline or eaves of the historic building.

## RELEVANT SOURCES

[\*National Park Service Preservation Brief 14:  
New Exterior Additions to Historic Buildings: Preservation Concerns\*](#)

# Residential Additions

## Materials

- A new residential addition should be constructed of materials that are compatible with the existing historic building and neighborhood context in scale, color, and texture. If the existing building is composed of multiple materials, relate to the original material closest to the addition.
- Use of alternative materials may be appropriate at the non-visible sides of an addition.

## Design of Building Components

- A residential addition's architectural features and details should be compatible with the existing historic building and neighborhood context in overall character, but with minor variations and contemporary materials to differentiate the addition from the historic building. For example, single-light, double-hung wood windows may be appropriate at a rear addition to a building with multi-light, double-hung wood windows.
- Avoid copying the style of the historic building exactly or using conjectural features, such as a turret or shutters, that may create a false sense of history or change the style of the building.
- The new design, architectural features, and details should be modest so as not to detract from the historic building.
- Relate to the existing historic pattern and shape of window and door openings at the visible sides of an addition.



*Avoid constructing additions at the primary façade of the building.*



*Avoid additions that are not compatible with the scale and style of the building.*



*Avoid large additions that compete with the scale, massing, and design of the building.*

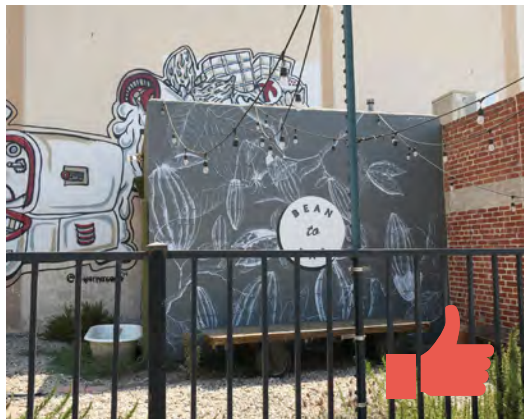
# Commercial Additions

It may be appropriate to construct a new commercial addition where there is a gap in the street wall or if it is required for the continued use or adaptive reuse of an existing historic building. A commercial addition should be compatible in scale, location, massing, materials, and design to the existing historic building and the immediate commercial context.



## Placement

- Avoid an addition at or flush with the primary façade.
- Commercial additions should be constructed at the side, rear, and/or roof of an existing historic building.
- Commercial additions at the side of the building should maintain the street wall.



*A small side addition is appropriately positioned and scaled to this one-story historic building.*

## Scale and Massing

- A new commercial addition should relate to the scale, massing, and form of the existing historic building, but be differentiated enough to establish a subordinate relationship.
- A side addition should maintain the proportions of the primary façade and should not exceed the height of the existing historic building.
- Consider using a hyphen to connect a side addition to provide a distinction between the new construction and historic building.
- A rear or roof addition should be set back from the edges of the façade or roof and rise no more than one story above the historic building. A roof addition should be minimally visible from the public right-of-way, and typically, a 15-foot setback is sufficient to establish a subordinate relationship.

## RELEVANT SOURCES

[NPS Preservation Brief 14:](#)

[New Exterior Additions to Historic Buildings: Preservation Concerns](#)

# Commercial Additions

## Materials

- A new addition should be constructed of materials that are compatible with the existing historic building in scale, color, and texture. If the existing building is composed of multiple materials, relate to the original material closest to the addition.
- Use of alternative materials may be appropriate at a rear or roof addition.

## Design of Building Components

- A commercial addition's architectural features and details should be compatible with the existing historic building in overall character, but with minor variations and contemporary materials to differentiate the addition from the historic building.
- The new design, architectural features, and details should be modest so as not to detract from the historic building.
- Avoid copying the style of the historic building exactly or using conjectural features that may create a false sense of history or change the style of the building.
- Relate to the existing historic pattern and shape of window and door openings and/or storefronts at the visible sides of an addition.



*A simple one-story rear addition is compatible with the scale and design of this historic drive-thru restaurant. (Image, Google, 2018)*