

Preservation Guidelines: Additions

Additions to Existing Buildings

Additions to existing buildings can either maintain historic character or damage it. Bennington includes some examples of addition - some recent and others quite old - which have maintained historic character and even enriched it. But in other cases additions have damaged historic character when their scale, placement, materials or design are not in keeping with the building's original architecture. In working with the character of Bennington, it is important to preserve old additions which contribute to it, and to ensure that new additions are designed appropriately.

Basic Guideline

Maintain existing additions which, because of age and quality of design, contribute to the character of historic buildings. Make new additions the minimum size necessary, so as not to overpower or compete with existing buildings. Place new additions in minimally-visible side or rear locations wherever possible, and make them compatible with existing buildings in scale, materials and design.



Appropriate

- A** Maintaining existing additions which contribute to historic character.
- B** Designing necessary new additions to be compatible with existing structures. Although a good designer can create compatibility in many ways, some basic possibilities for making additions compatible with existing structures include:

- Following existing roof shapes, slopes and materials.
- Using similar wall materials and paint colors.
- Making the size and spacing of window openings similar.
- Using windows of similar type, materials and pane pattern.
- Using moldings and other decorative details which are generally similar, but somewhat simplified or otherwise distinguishable from the originals.

- C** A new addition should relate to the design, materials and ornamental detail of the old building; but it is important that a new addition not resemble the old building so closely that it becomes a counterfeit, in which new construction is confused with old. The addition should always be distinguished from the original building in one or more of the following ways:

- Change in plane of the façade.
- Change in height of the roof.
- Subtle change in materials or design.

Not Appropriate

- 1** Demolishing additions which contribute to historic character.
- 2** Designing new additions which erase the line between the original building and the new one.
- 3** Designing new additions which are unnecessary or incompatible in size, massing and architectural detail with existing buildings.

Fig. 5-67: These three images show example of both good and bad additions. The original historic building is shown at top, with two different additions below it. The second image shows a poor addition – there is no differentiation between the old and new portions of the building. The bottom design is better because it allows you to see where the old building ends and the new addition begins.

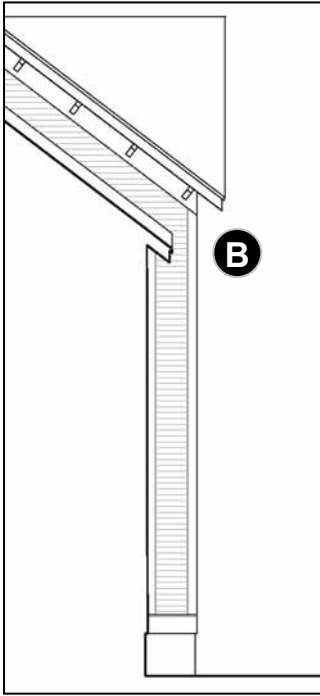


Fig. 5-69: Side view of new addition up against historic building. By stepping the new façade back from the original one, the existing trim-work and details are preserved, and a clear line is established where the new addition begins. The new roof also matches the pitch of the old roof, but steps down to leave enough room for flashing without disturbing the original wood trim.

Fig. 5-68: Additions to historic buildings should complement to original design, yet not overwhelm it, and are usually smaller than the existing building. By setting the new addition slightly farther back and lowering the roof, it takes on a secondary role.

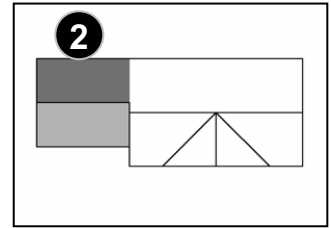
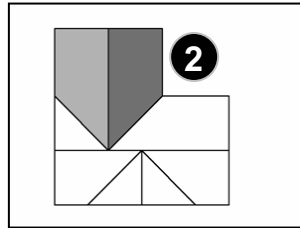
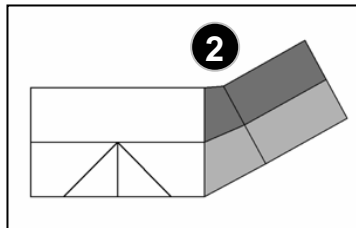
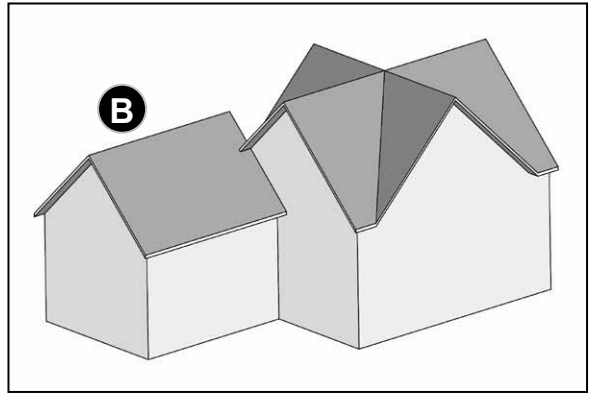


Fig. 5-70: Three examples of improper methods of placing an addition on a historic building. New addition shown shaded. Each example builds directly from the plane of the existing facades. This blurs the line between the new addition and the historic structure.

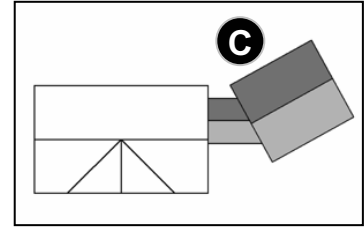
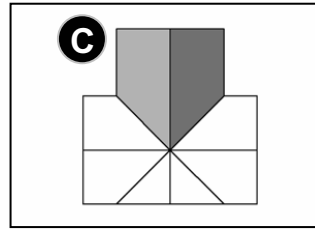
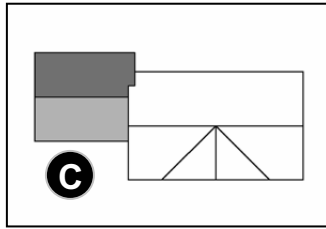
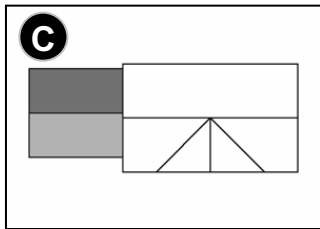


Fig. 5-71: Four examples of the proper method of placing an addition on a historic building. New addition shown shaded. Each example builds off from the original building in such a way that it is offset from the existing facades slightly. This helps to preserve the original scale and character of the historic structure. There are often structural reasons for wanting to do this as well, since the new addition will likely settle over time.