

ADDITION

DESIGN GUIDELINES

- A1** Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.
- A2** Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.
- A3** Generally, additions should be attached to secondary elevations and should be set back from the front facade, so as not to damage or obscure character-defining features.
- A4** Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.
- A5** Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.
- A6** Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on the top of a building).
- A7** Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary facade into primary facade.
- A8** Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.

ADDING ON TO HISTORIC BUILDINGS— WHERE AND HOW



Good Addition

A successful addition is located on a secondary elevation, is subordinate in size, and incorporates design elements that reflect those of the historic structure.

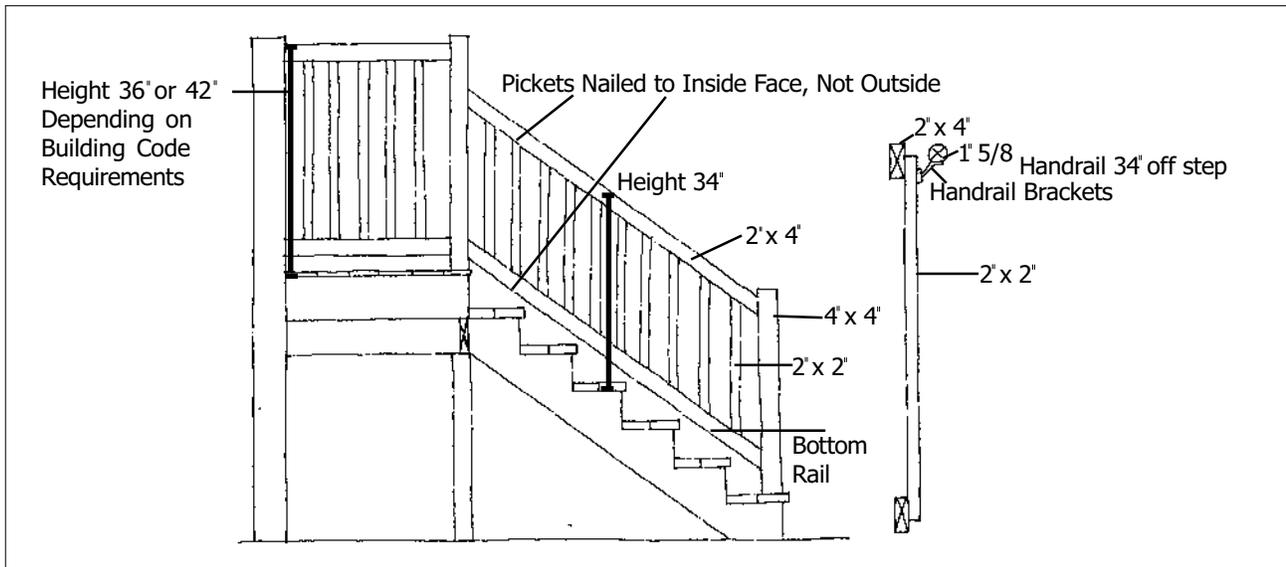


Bad Addition

An unsuccessful addition is placed on a primary elevation, overwhelms the original structure, and employs incompatible design elements.

- A9** Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.
- A10** Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.
- A11** Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.

TYPICAL HANDRAIL PATTERN USED IN HISTORIC DISTRICTS



A12 Do not design additions to appear older than the original building.

A13 Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.

A14 Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.

A15 Install fire escapes only on secondary elevations. Respect the location of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.

A16 Do not construct a deck on a front or side facade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.

A17 Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.

A18 Wood fire stairs should be painted or stained and should be kept to a minimum functional size.

DESIGN IS IN THE DETAILS



A modern entry added to the Brennan House, now a museum, minimized impact to historic fabric. The addition incorporates details, such as quoins, a cornice, and full-arched openings, that are seen in the original structure.

TAKE CARE WHEN INSTALLING FIRE STAIRS AND ELEVATOR SHAFTS



The elevator tower on the German Insurance Building is an example of a successful addition. It blends in with the side facade and does not attract undue attention.