

## **ADDITIONS**

Buildings and neighborhoods are not static – they evolve and change over time. Numerous buildings in Brunswick’s Village Review Zone have sustained additions and alterations over the years. These changes contribute to the building’s history and sometimes take on their own architectural, historical and social significance. For instance, a Greek Revival style house that was constructed in the 1840s may have been “updated” in the 1870s with Italianate brackets and window hoods. These changes, although not “original” to the house, have taken on their own architectural significance and should be preserved.

Additions to a private residence or commercial building can have a dramatic impact on the historic character and integrity of that particular building, as well as the surrounding structures. It is important to be able to differentiate between the historic building and the new addition; otherwise a false sense of history is created.

Before designing an addition, it is important to understand the character-defining features of the historic building (roof forms, types of windows, doors, materials, decorative details, etc.). Examine the relationship between solids (walls) and voids (window and door openings). Are windows more dominant than the wall space, or is the amount of wall space equal to the window area? When examining where to place an addition, consider the relationship between the historic building and the sidewalk, street and neighboring properties. How do outbuildings relate to the main structure? Answers to these types of questions will provide you with information that can serve as the “building vocabulary” for the addition.

### **GUIDELINES:**

1. The relationship between the existing building and its site, as well as surrounding buildings, should be used as a guide for the form and placement of the addition.
2. Every reasonable effort should be made to locate the addition on a side that is least visible from the public street or sidewalk, such as a side or rear elevation. If the addition is a porch, please see the Porches section of the *Guidelines* for additional information.

3. A new addition should be compatible with the size, scale and proportion of the original building. In other words, the overall bulk (number of stories and building footprint) of the addition should not overpower the original building.
4. Although the addition should not exactly duplicate the design of the original structure, the addition should be compatible with the style and materials used on the historic building, but it should be clear what is historic and what is new.
5. The window and door openings in the original building should serve as a guide for the placement and proportion of these elements in the addition.
6. A new addition should not radically change, damage or destroy character-defining features of the historic building.
7. Roof top additions should be set back from the wall plane and should be minimally visible from the street.