



Old Orland Historic District

ADDITIONS

If permitted by the Land Development Code and by lot size and shape, a building addition can provide needed extra space for a home or business. Because an addition can have a significant impact upon the character and appearance of an existing building and upon the Historic District, the design must be developed carefully and should take account of the following considerations.

RECOMMENDATIONS

1. Materials should be traditional ones used in the Historic District for building additions. The new materials do not have to match those in the original building entirely – a frame addition with beveled siding is appropriate for a brick building, for example. Avoid materials that are not typically from the mid-19th Century to the early 20th Century, such as concrete block, rough-sawn siding, or logs. Brick and beveled siding might be appropriate, depending upon the material in the original building. Although stone was a historic building material, it typically was not used for additions and should be avoided for additions.
2. An addition should be subordinate to the original building. The original building should be obvious to the onlooker when looking at the building and its addition. The most common way to do this is to keep the addition smaller in scale—its height and roofline should be below those of the original building, and the windows should be somewhat smaller than the original building's windows.
3. An addition should be located toward the rear or side of the original building, keeping the appearance of the original building from the street as unchanged as possible. If space needs or lot conditions require that the addition be placed farther forward, keep the façade of the addition set back from the original façade. Provide a break or reveal between the original building and the addition so it is apparent that they are two separate structures.
4. Avoid trying to duplicate the original building's architecture and design in the addition. The addition should take its major design cues—form, massing, roof shape, window proportions and spacing, door types, and level and kind of ornamentation—from the original building, but it should be a simplified contemporary structure. Consider simplification of or slight variations from design elements in the original building. This will help avoid the creation of a false “historic” look for the addition.
5. Roofline additions such as dormers, skylights, or penthouses should be avoided on the front of buildings in Old Orland. The close spacing and modest scale of most of the buildings in the district can mean that these kinds of additions result in so much change that a building's character is adversely affected. If such additions are essential, try to place them toward the rear or along a rear slope where visibility from the street is minimal. Skylights should be flat and low in profile.