E.3 Residential Additions (New Rooms)

Many of Naperville's historic buildings have been expanded through room additions over the years. Additions were built to add more livable space, make the building more functional, or accommodate changes in building systems and technology. New additions should be compatible with the original building and the character of the neighborhood. Compatibility is achieved through careful consideration of the following factors: placement, style and design, scale, materials and massing.

- *Placement* - Additions should be built so they will have minimal impact on the building's overall character. The rears of dwellings are the best locations for the addition of rooms, wings, porches, or decks. Additions should also comply with zoning setback requirements.

- *Style and Design* - Additions should generally be designed in the same architectural style as the original building. Specifically, additions should be consistent with the original building in their roof shape, window and door design, location, and dimensions, and the overall proportion or form of the building. However, the exact duplication of historic details and ornamentation on the original house is generally discouraged to ensure that the evolution of the building can be seen and that a false historic building is not created. When the original building incorporates elements of several styles due to multiple previous additions, it is recommended that the addition employ the most prominent style.

- *Scale* - Scale is the apparent size of a building in relationship to its neighbors as well as the relative size of building elements (e.g., windows, doors, cornices and other features) to each other and to the building as a whole. A new addition should not overpower the existing building in its massing and should always correspond in scale to the existing building.

- *Materials* - The materials used for foundations, walls, windows, roofs, details and other elements of historic houses should be respected in the design of an addition. If the existing building is

Illustration E.2 - New Addition Style

Discouraged - The new addition (shaded) is on the primary facade of the home and does not reflect the style and massing of the historic home

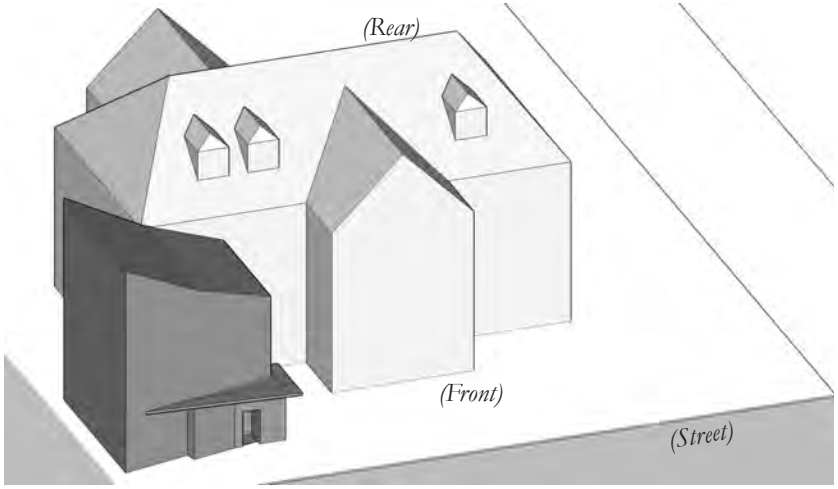
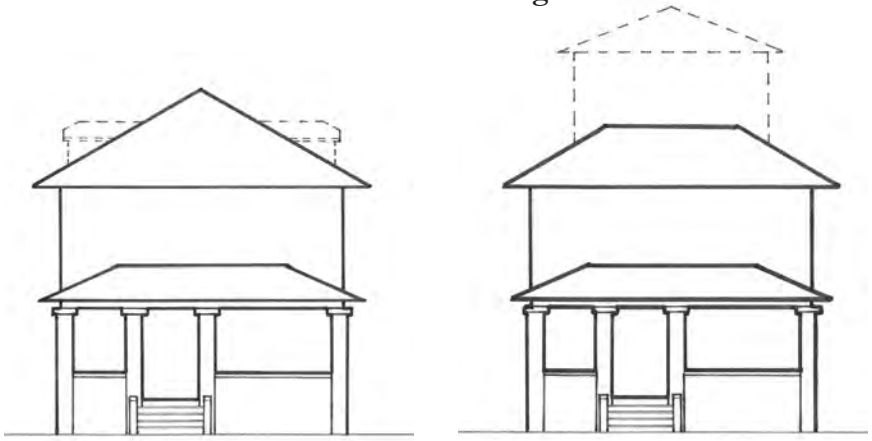


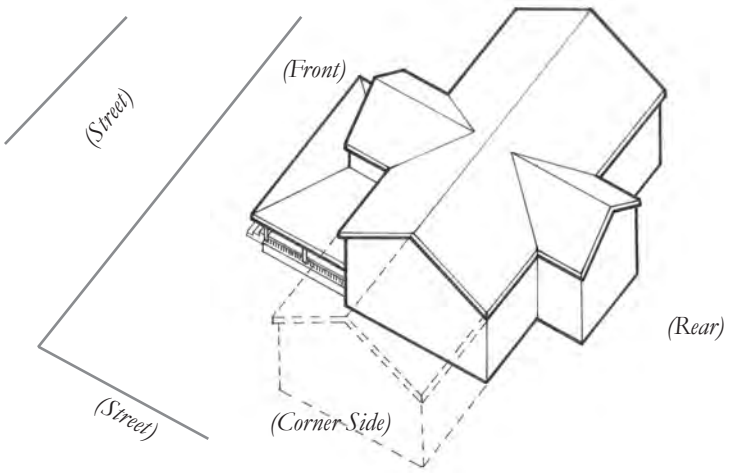
Illustration E.3 - New Addition Massing and Scale



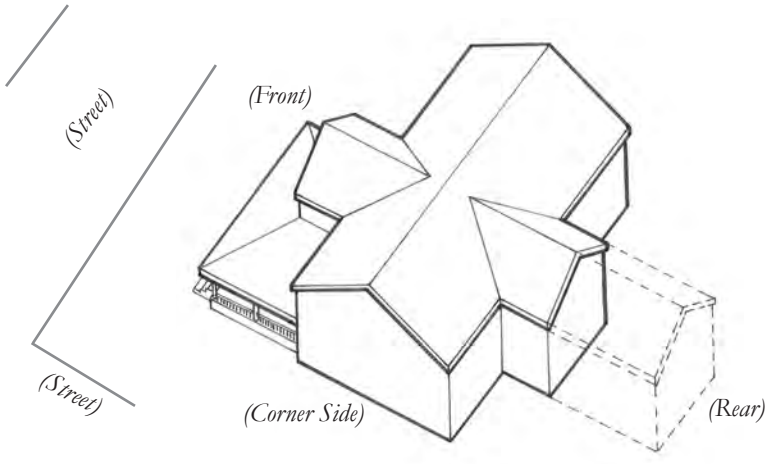
Encouraged - Adding dormers is an alternative to building second story additions. Dormers can create additional usable space by increasing the head room height in the existing attic

Discouraged - Large second or third story additions destroy the original character of a home by changing the existing roof profile and disrupting the original massing and scale

Illustration E.4 - New Addition Placement



Discouraged - *Addition on the primary facade (i.e., street facing facade)*



Encouraged - *Addition on the rear facade*

Internet Resource:

For zoning compliance of new additions, see *Chapter 2, Section 6-2-26 (Tear Down/Infill Regulations)* and *Chapter 6 (Residential Districts)* of the Npaerville Municipal Code.

made of one predominant material, the new addition should use the same material. If the building is composed of multiple materials then the addition should stay within the existing palette. The size, texture, surface finish and other details of existing materials are equally important. For example, if a house was originally made of common brick, glazed or polished brick would not be appropriate for the addition.

- *Massing* - Massing or shape refers to the three-dimensional form exhibited by a residence. Shapes are related to specific styles. The massing for room additions should relate to the existing structure.

Guidelines for Room Additions

Encouraged

- Incorporate subtle differences between the addition and the original building so that the addition is distinguishable from the original.
- When it's appropriate to the style, use dormers to increase interior headroom height as opposed to raising the eave or ridge height of the roof.

Acceptable

- Construct new additions that are secondary (less prominent) than the original building in scale, massing, placement and design.
- Locate new additions on the rear facade of a home. If a rear addition is not feasible, an addition on the secondary facade is acceptable when it is properly designed to complement the orginal building without overpowering it. An addition on the secondary facade should set back from the existing primary facade.
- Design new additions to respect the original building's style and materials, as well as window and door design, locations, dimensions, and profiles.
- Design new additions to match the existing roof shape, pitch, eave and ridge heights. If raising the eve and ridge heights is necessary, the new building height should remain compatible with

the predominant building height on the block.
- Construct additions with acceptable substitute materials as provided in Chapter D: Building Rehabilitation and Maintenance.

Discouraged

- Additions on the primary facades of a home.
- Extensive removal of historic materials as a result of an addition.
- Additions that damage or destroy significant original architectural features of the house.
- Additions that are of a different style than the original buildings.

E.4 New Residential Buildings

Total demolition of the existing structure in order to accommodate a new primary building is highly discouraged. Where a vacant lot already exists, new construction of a primary building should be compatible with neighboring houses or blend in the neighborhood through replication. Compatibility entails reinforcing typical features that existing buildings display along the block such as similar roof shapes, materials, window and door sizes and placement, porch size and location, and foundation heights. Replications are dwellings which are constructed to be exact copies of historic building forms or architectural styles in the district.

It is important that new construction complement the dwellings found along its specific block. A design that is appropriate along one block may not work on another block. For example, a new dwelling compatible with an American Foursquare design may not be appropriate for a block where two-story Queen Anne architecture predominates and vice versa.

- *Style* - To preserve the integrity of a historic neighborhood, any new buildings must be carefully designed to maintain the style and character of the block. A new building should always be compatible with homes on the existing block. Compatibility is based on an understanding of the principles used to design the existing buildings as well as how those principles can be reinterpreted using today's

Illustration E.5 - Roof Shapes

Discouraged - The new building is not compatible with the roof shapes of adjacent buildings

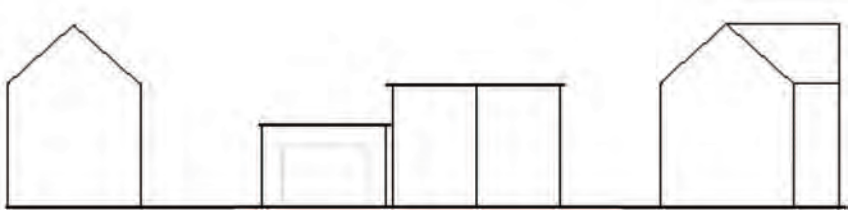
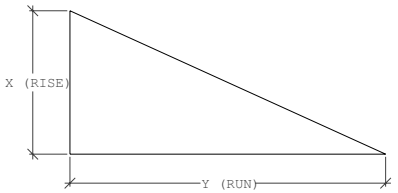
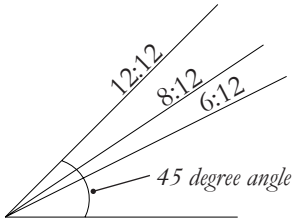


Illustration E.6 - Roof Slope/Pitch



The rise over run diagram is used to determine the roof slope/pitch.



Typical roof slopes in the Historic District

Illustration E.7 - Scale

Discouraged - This example illustrates a new structure with proportions that do not reflect massing and scale from the adjacent homes. New structures should always follow the proportions and scale of the existing residences on the block