

ADDITIONS

HUNTINGTON WOODS HISTORIC DISTRICT COMMISSION Guidelines for Historic Districts and Designated Historic Properties

I. Definitions: For purposes of these guidelines, an exterior addition is a structure that expands the outer limits of a historic building/resource to create a new profile.

II. Policy

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings recommend against:

"Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior space."

"Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed."

ADesigning a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.@

ADesigning and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.@

AConstructing additional stories so that the historic appearance of the building is radically changed.@

III. Guidelines

A. Location.

The Historic District Commission recommends locating an exterior addition at the rear or on an inconspicuous side of the building.

B. Size, Shape and Proportion.

1. The addition should be smaller in size than the historic building to which it is attached.

2. The height of the addition should not exceed the height of the historic building.
3. The pitch of the new roof should duplicate pitches used on the historic building.
4. The façade proportions (ratio of width to height) should be similar to the historic building.
5. The addition should be set back from the existing wall plane a minimum of 24 inches to differentiate the addition from the historic building, however this dimension may be reviewed on a case-by-case basis.

C. Materials.

1. Materials should be limited to those used on the historic building or compatible with those used on the historic building. When more than one material is used on the same facade, they should be used in a manner consistent with the manner in which the materials were originally used. Brick, wood, and stucco are frequently-used materials. Vinyl, aluminum, cement board and other contemporary man-made materials are not recommended.
2. Materials of new foundation walls should match foundation walls of the historic building. If use of matching materials is impractical, substitutions which are not obtrusive should be used.
3. Chimneys should be of masonry or stucco construction and finish.

D. Details

1. While the addition need not duplicate the exact form, style and detailing of the historic building, attention should be paid to the following details;
 - a. window hoods and lintels,
 - b. window styles and materials,
 - c. entrances and porches,
 - d. cornice lines with architectural detailing,
 - e. brick work with quoins, corbels and other details,
 - f. friezes,
 - g. gables,
 - h. columns and pilasters, and
 - i. chimneys

2. The addition should be constructed so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
3. Door and window height-to-width ratios should respect the historic building. The percentage of glass to wall should approximate that of the historic building. Each elevation should have at least one window.
4. Typically, entrances have only single width doors. Double doors, two-story entrances and two-story bay windows are not recommended.
5. On corner lots, the elevations facing both streets should be treated as fronts.
6. Mechanical venting, utility connections, plumbing stacks and roof vents should be in the rear to minimize visibility from the street.

These guidelines were approved on _____, 2004 by the Michigan State Historic Preservation Office under the provisions of Michigan=s Local Historic Districts Act (1970 PA 169, Section 5.(3) of Act 169, MCL 399.205)