



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, January 7, 2021
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Changes to the Agenda
2. Audience Comments - **Comments shall be limited to 3 minutes per person**
3. Approval of Minutes
 - a. **HPB Minutes 12-03-2020**
4. Action Items
5. Discussion Items
 - a. **Merry Pier Boat Lift (continued)**
 - b. **Pedal Pub**
 - c. **Exterior Additions to Historic Buildings**
 - d. **Rooftop Additions to Historic Buildings**
 - e. **New Construction Within the Boundaries of Historic Districts**
6. Next Meeting: 02/04/2021
7. Adjournment

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee,

board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.**

DRAFT Historic Preservation Meeting Minutes
December 3, 2020 3:30 PM

PRESENT: Sean Hurley, Vice Chair
Bill Loughery, Member
Tia Hockensmith, Member
Holly Young, Member

EXCUSED: Chris Marone, Chair

STAFF PRESENT: Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner II
Ginny Bodkin, Deputy City Clerk

Vice Chair Hurley called the meeting to order at 3:30 PM.

1. **Changes to the Agenda** – The approval of approval of the Board’s 2021 meeting dates will be added as action item 4d. and a Decorative Street Sign discussion will be added as item 5d.

2. **Audience Comments** – There were no audience comments.

3. **Approval of Minutes** - Historic Preservation Board 11/12/2020 Minutes

Member Loughery moved, and Vice Chair Hurley seconded the approval of the November 12, 2020 minutes as presented. The motion carried 4-0.

4. **Action Items**

a. **20087/20088 Certificate of Appropriateness and Design Review** 2609 Sunset Way
- For the demolition of an existing co construction of a new home in the Pass-A-Grille Historic District

Ms. Rosetti gave a complete review of the property owner’s request for a Certificate of Appropriateness to demolish the residence and guest house, which are both contributory to the Pass-a-Grille National Historic District. Mr. Berry presented the Design Review of the proposed new, replacement single-family residence and staff recommendations.

Board discussion followed on landscaping, demolition timeline, and the feasibility of reusing or repurposing some of the removed elements for use at other historic properties.

Elisa Verch of LeBram Homes appeared for the applicant to answer Board questions.

Member Young moved approval of the Certificate of Appropriateness for demolition for Case 20087, including staff recommendations on porch expansion, landscaping plans, and architect certification, and recommendation that the owners repurpose any original or historic architectural elements for reuse in another Pass-a-Grille house. The motion died for lack of a second.

Richard Kane of 1749 55th Avenue, St. Pete Beach, added comments that the property is likely too infested and damaged with termites to allow reuse of any elements. There was no further public comment.

Member Loughery moved and Vice Chair Hurley seconded the approval of the Certificate of Appropriateness for Case 20087 for demolition and Case 20088 for design review. The motion carried 4-0.

b. 20085/20086 Certificate of Appropriateness and Design Review 1002 Pass- A-Grille Way - For the demolition of an existing con the construction of a new home in the Pass-A-Grille Historic District

Ms. Rosetti gave a complete review of the property owner's request for Certificate of Appropriateness to demolish the existing two-family residence and detached garage, which are both contributory to the Pass-a-Grille National Historic District. Mr. Berry presented the Design Review of the proposed new, replacement single-family residence and staff recommendations.

Owner/applicant Bob Schiros appeared to answer Board questions and provide information. There was no further public comment.

Member Loughery moved and Member Hockensmith seconded the approval of the Certificate of Appropriateness for Cases 20085 and 20086 for demolition and design review. The motion carried 4-0.

c. 20082/20081 Certificate of Appropriateness and Design Review 2401 Pass-A-Grille Way - For the demolition of an existing contributing structure and the construction of a new home in the Pass-A-Grille Historic District

Ms. Rosetti gave a complete review of the property owner's request for Certificate of Appropriateness to demolish the existing structure, which contributes to the Pass-a-Grille National Historic District. Mr. Berry presented the Design Review of the proposed new, three-story single-family residence and staff recommendations.

Applicant Danny Creamer appeared and spoke about their intentions for the property and proposed design. Sean Roney of Roney Design Group lead designer appeared to answer questions and provide information. There was no further public comment.

Member Loughery moved and Member Hockensmith seconded the approval of the Certificate of Appropriateness for Cases 20082 and 20081 for demolition and design review. Member Young second. Motion carried 4-0.

d. HPB Meeting Dates 2021 (*Added*)

Member Loughery moved and Member Young seconded the approval of the proposed 2021 Historic Preservation Board meeting dates; the motion carried 4-0.

5. Items for Discussion

c. Parklet program (*Order of discussion item changed during meeting*)

Ms. McMahon reviewed a presentation concerning the possibility of extending the temporary Parklet Program beyond the COVID pandemic. The Planning Board has also reviewed the presentation which highlighted proposed guidelines, responsibilities, application process, permitting and fees that have been created, should this program be continued.

Board discussion included parking, fairness, enforcement, and aesthetic issues associated with this program, and the consensus was that Pass-a-Grille business owners and residents should be afforded their own, separate forum to voice their opinions, as the Parklet Program is not favored there.

a. Merry Pier Boat Lift

Ms. Rosetti detailed some of the dimensions of this proposed, new boat lift which came in the form of a permit request from the Public Works Department. The Board requested information on what entity will be using and providing funding for the boat lift and asked that it be brought back when that information is available. This item will be carried over to the next meeting.

b. Merry Pier Freestanding Informational Sign

Ms. Rosetti presented a detailed rendering of the sign, which will include a map and information on the protection of local fish. Rich Malinowski of NOAA Fisheries appeared to provide further details and answer questions about the sign. It will be at the base of the 7th Avenue Pier.

d. Decorative Street Signs (*Added*)

Mr. Wright explained that the contract for city-wide signs was a consent agenda item at the last Commission meeting, but it was moved to action item. The vote failed 3-2, due to concerns with the cost of over \$600,000. Mr. Wright indicated that the Pass-a-Grille/historic district only decorative signs, as originally intended, would amount to approximately \$125,000. Following Board discussion, Member Young volunteered to present that option to the Commission at their next meeting.

Following that item, some discussion followed on adding the Board's governing code and/or a list of accomplished/unfinished business to each Historic Preservation meeting agenda to keep the mission, purpose, and priorities in focus. Mr. Wright and his team will brainstorm on ways to do that for next meeting.

6. Adjournment - Next Meeting: 1/07/2021

Member Loughery moved and Member Young seconded the adjournment of the meeting at 5:45 PM.

These minutes will be considered for approval at the January 7, 2021 Historic Preservation Board meeting.

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Merry Pier Boat Lift (continued)

Date: January 7, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Replace existing boat lift at Merry Pier

Funding: N/A

Requested Motion: None

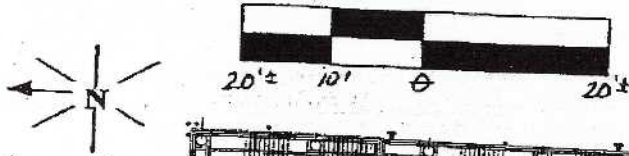
Attachments: 1. Merry Pier Boat Lift Drawing

MULTI-USE / COMMERCIAL DOCK

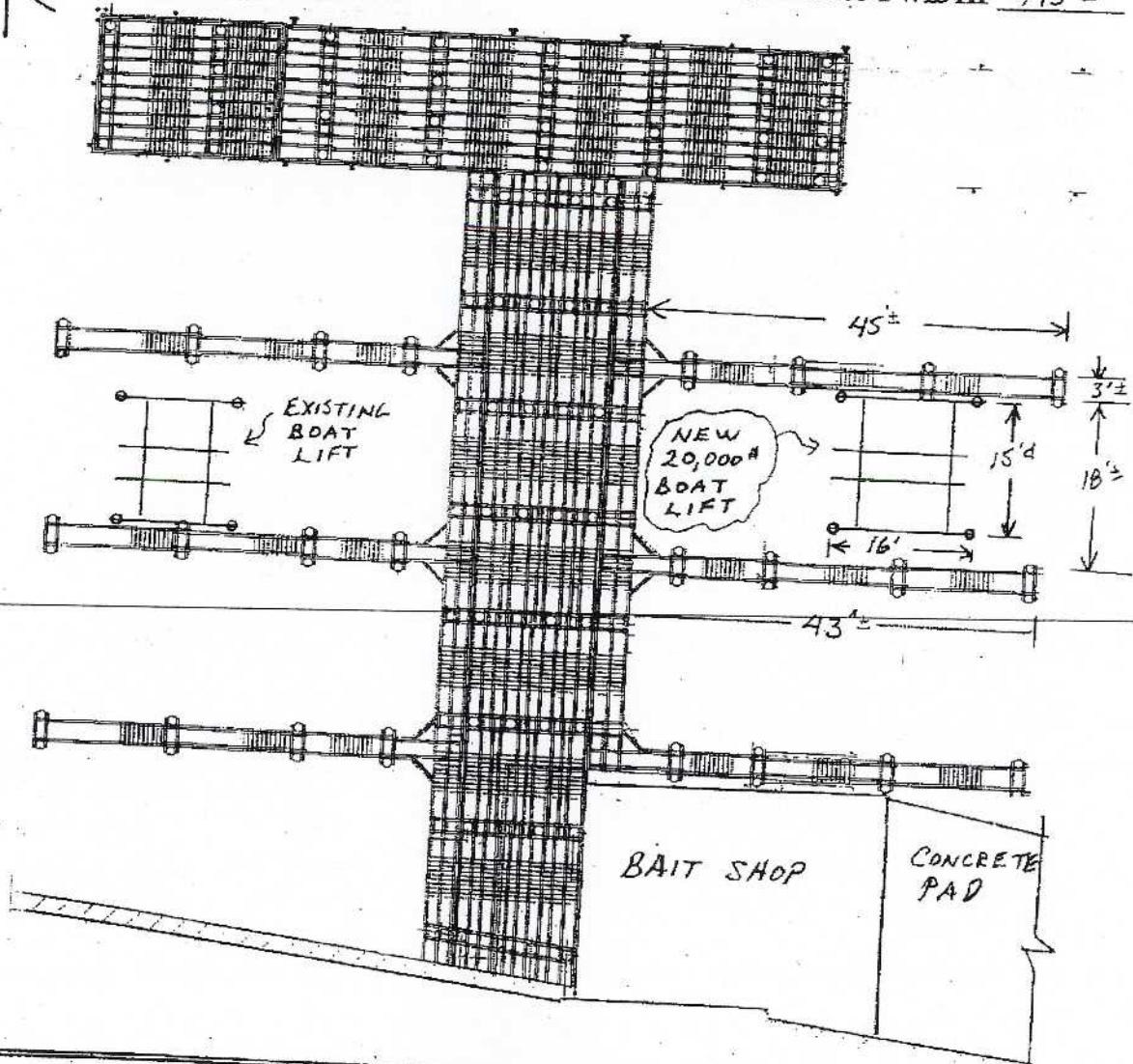
Application # _____

(OFFICIAL USE ONLY)

ENG. SCALE: 1" = 20'±



TOTAL SQUARE FEET	3,700±
NEW SQUARE FEET	0
WATERWAY WIDTH	1,800±
WATERFRONT WIDTH	145'±



SHORELINE

Municipality Approval

Water and Navigation Approval

Engineer's Seal

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Pedal Pub

Date: January 7, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Community Development Director

Summary of Issue: Desmond Combs will be in attendance to further describe his proposal for a mobile Pedal Pub in Pass-A-Grille

Funding: None

Requested Motion: None

Attachments:

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Exterior Additions to Historic Buildings

Date: January 7, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Discussion of New Exterior Additions to Historic Buildings

Funding: N/A

Requested Motion: None

Attachments: 1. Exterior Additions

Technical Preservation Services



[Home](#) > [How to Preserve](#) > [Preservation Briefs](#) > 14 New Exterior Additions

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see [Printed Publications](#)®.

PRESERVATION BRIEFS

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New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks

[Guidance on New Additions](#)

[Compatible Additions to Historic Buildings](#)

[Revising an Incompatible Design for a New Addition](#)

[Incompatible New Additions](#)

[New Additions in Densely-Built Environments](#)

[Rooftop Additions](#)

[Designing a New Exterior Addition](#)

[Summary and References](#)

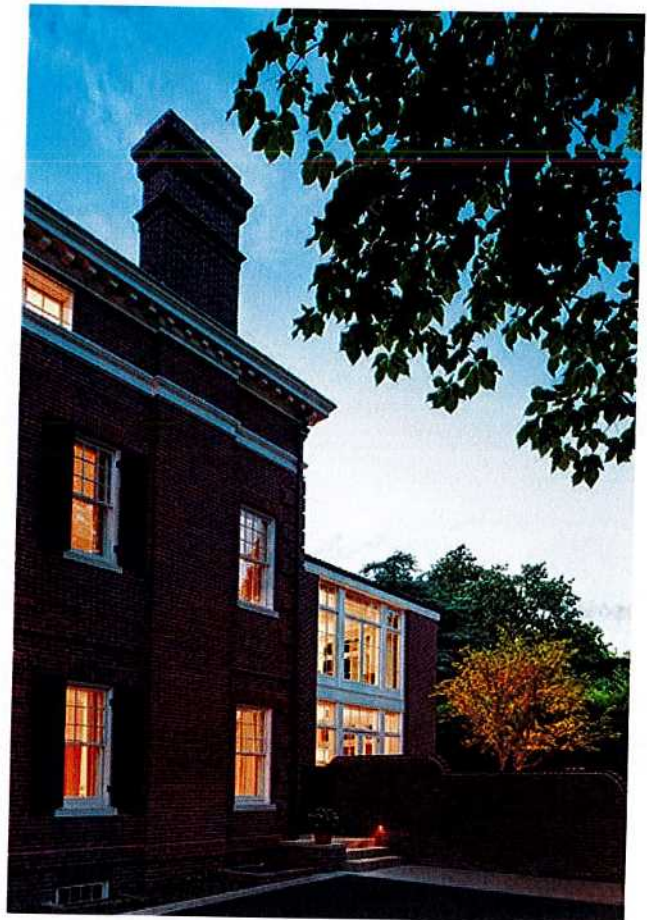
[Reading List](#)

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A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment "is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.



Detail of new addition shown in Figure 4. Photo: © Maxwell MacKenzie.



Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

(9) "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

(10) "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or "public" elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the



Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.



Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as infill in the urban setting.

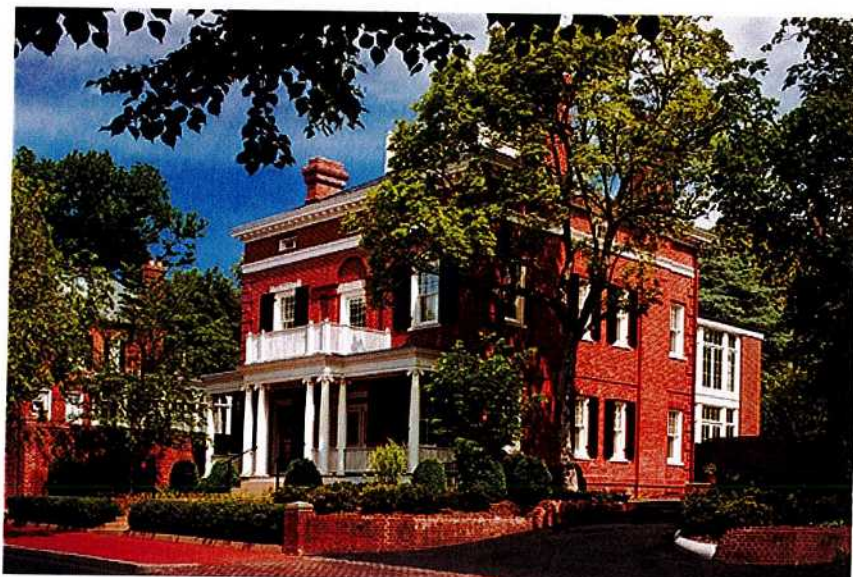


Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic character simply to repeat the historic form, material, features and detailing in a new addition. However,

when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the "real" historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that "...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view." As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior's Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that "the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Preserve Historic Character

The goal, of course, is a new addition that preserves the building's historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building's history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that

overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as



Figure 5. This addition (top left) is constructed of matching brick and attached by a recessed connector (top right) to the 1914 apartment building (bottom left). The design is compatible and the addition is smaller and subordinate to the historic building (bottom right).

government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.



Figure 6. A new addition (top) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (bottom). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.



Figure 7. A vacant side lot was the only place a stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.



Figure 8. The rehabilitation of this large, early-20th century warehouse (top) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (bottom).



Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.



Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

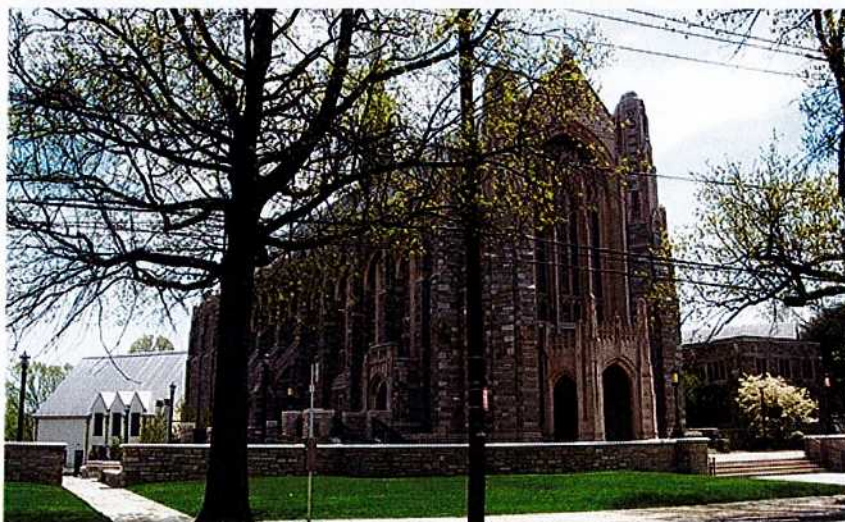


Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (top). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (bottom).

Design Guidance: Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition must **preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.** To achieve this, it is necessary to carefully consider the placement or location of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.
- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

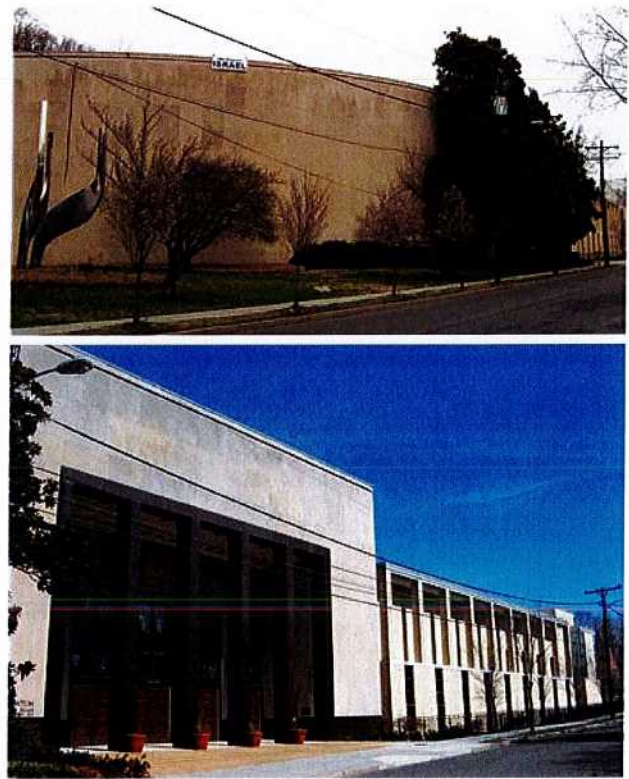


Figure 12. This 1954 synagogue (top) is accessed through a monumental entrance to the right. The new education wing (bottom) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.



Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.



Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

Revising an Incompatible Design for a New Addition to an Historic Building to Meet the Standards



Figure 15 (above). The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings

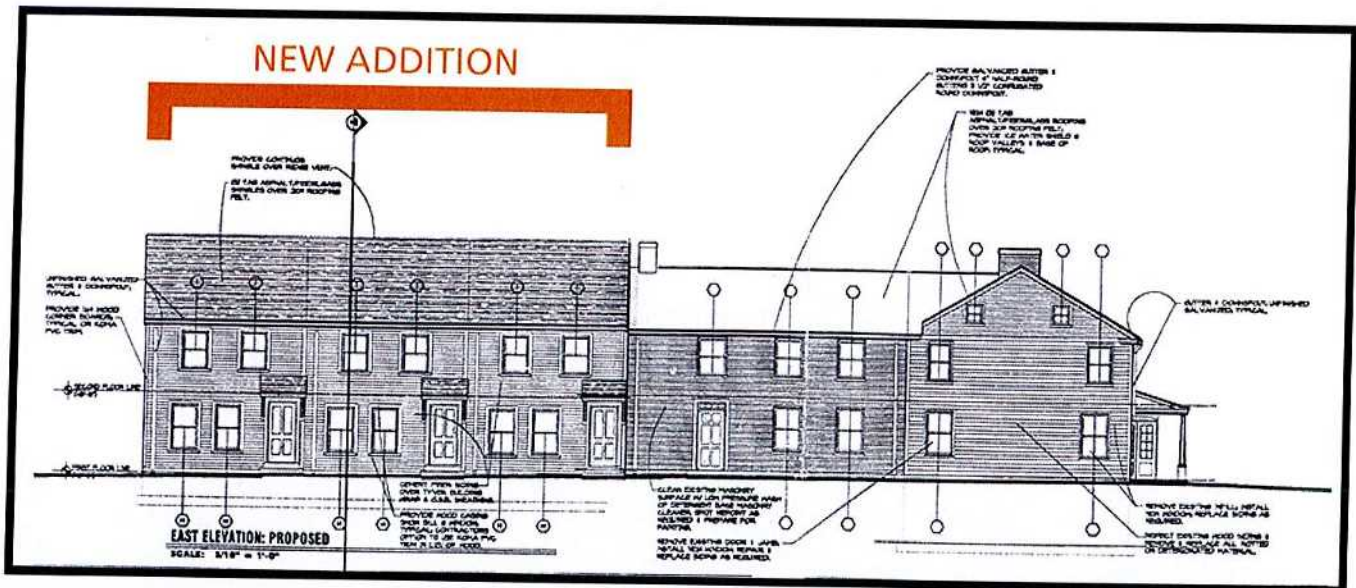


Figure 16. The proposal to add three row houses to the rear all of this early-19th century residential property doubles its size and does not meet the Standards.



Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.



Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.



Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.



Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.

New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.



Figure 21. Both wings of this historic L-shaped building (above, left), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, middle) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.



Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.

Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.



Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

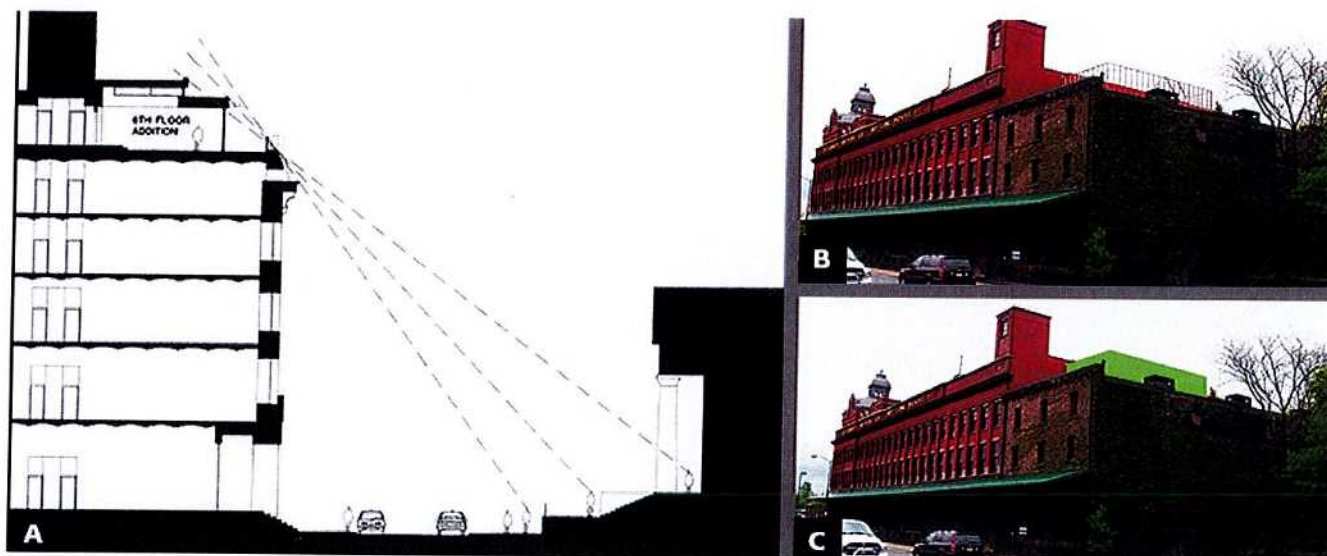


Figure 24. How to Evaluate a Proposed Rooftop Addition. (A) A sight-line study only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. (B) A mock up is essential to evaluate the impact of a proposed rooftop addition on the historic building. (C) A mock up can be enhanced by a computer-generated rendering to evaluate the impact of a proposed rooftop addition on the historic building.



Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.



Figure 26. (A) A rooftop addition would have negatively impacted the character of the primary facade of this mid-19th century, four-story structure and the low-rise historic district. (B) A third floor was successfully added on the two-story rear portion of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.



Figure 27a. The compatible addition is set back and does not compete with the historic building. Photo: Chadd Gossmann, Aurora Photography, LLC.



Figure 27b. Although the new brick stair/elevator tower (27a) is not visible from the front (27b), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.



Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).



Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary and References

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.



Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in size, materials and design with the historic building.



Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

Acknowledgements

Anne E. Grimmer, Senior Architectural Historian, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 14*, written by **Kay D. Weeks** and first published in 1986. The revised Brief features all new illustrations and contains expanded and updated design guidance on the subject of new additions that has been developed by the Technical Preservation Services Branch since the original publication of the Brief. Several individuals generously contributed their time and expertise to review the revision of this Preservation Brief, including: Sharon C. Park, FAIA, Chief, Architectural History and Historic Preservation, Smithsonian Institution; Elizabeth Tune and Karen Brandt, Department of Historic Resources, Commonwealth of Virginia; and Phillip Wisley and David Ferro, Division of Historical Resources, Florida Department of State. The Technical Preservation Services professional staff, in particular Michael J. Auer, Jo Ellen Hensley, Gary Sachau and Rebecca Shiffer, also provided important guidance in the development of this publication. All illustrations are from National Park Service files unless otherwise credited.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated.

August 2010

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New Additions to Historic Buildings

To meet [Standard 1](#), which states that a property shall be placed in a new use that requires minimal change to the defining characteristics of the building, it must be determined whether an historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. After such an evaluation, the conclusion may be that an addition is necessary,

particularly if it is needed to avoid modifications to character-defining interior elements. The addition must be designed to be compatible with the historic character of the building and thus meet the Secretary of the Interior's Standards for Rehabilitation.

In accordance with **Standard 9**, a new addition must preserve the historic building's form/envelope, significant materials and features; must be compatible with the historic building's massing, size, scale, and architectural features; and must be differentiated from the historic building to preserve its character. **Standard 10** calls for new additions to be constructed in such a manner that the essential form and integrity of the historic property be unimpaired if the new work were to be removed in the future. Limiting the removal of historic materials and utilizing existing doors or enlarging windows to transition to the new addition may accomplish this. The Guidelines for Rehabilitating Historic Buildings also recommend locating a new addition at the rear or on an inconspicuous side of a historic building. Additional NPS guidance is contained in **Interpreting the Standards Bulletins** and **Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns**.

There is no formula or prescription for designing a compatible new addition. A new addition to a historic building that meets the Standards can be any architectural style—traditionalist, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the very identity of the building being enlarged. New additions that are either identical to the historic building or in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building. General parameters are outlined below to provide guidance and to assist building owners in meeting the Standards.

Placement or location of the new addition on the site

A new addition is most appropriately located where its visibility from the primary views of the historic building is minimized. This is often a rear or obscure elevation. However, rear or side elevations may not always be sufficiently secondary to be suitable locations for an addition, particularly when a historic building is visually prominent from many vantage points.

Site characteristics therefore, are significant factors to consider in the process of determining the appropriate location for a new addition. When planning an addition, preserving significant landscape features – including vegetation, grading, walls, fences, walkways, driveways – and other important historic features of the historic property must be taken into account. Furthermore, significant archeological resources must also be considered when evaluating the placement of an addition and, as appropriate, mitigation measures must be implemented if they are to be disturbed.

A careful site analysis can identify suitable locations for an addition that take advantage of site features such as topographic changes and other factors that may lessen the impact of an addition. Opportunities for locating an addition partially or entirely below ground, or set behind other site features that can screen the visibility of new construction should be evaluated.

Size, scale, and massing of the new addition

The size, scale, and massing of a new addition all pertain to the addition's overall volume and three-dimensional qualities. Taken together, size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property. Typically, a compatible addition should be smaller than the historic building in both height and footprint. However, there are other considerations that may allow moving away from this basic concept.

Depending on its location, it may be possible that an addition slightly taller or slightly larger than the historic building may be acceptable, as long as it is visually subordinate to the historic building. In some cases, separating the addition from the historic building with a small hyphen can reduce the impact of an addition that is larger than the historic building. Another way of minimizing the impact of a new addition to an historic building is to offset it or step it back from the mass of the historic building.

Differentiating the new addition from the historic building

To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. **Section 67.7(c)** of the program regulations cautions "exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification." This does not mean that the addition and historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

Differentiating the new from the old, yet still respecting the architectural qualities and vocabulary of the old, can be accomplished through a variety of design techniques, including:

- Incorporating a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or setting the addition back from the wall plane(s) of the historic building.
- Avoiding any approaches that unify the two volumes into a single architectural whole. The coordination of individual features between the new addition and the historic building will not necessarily impair the existing building's historic character as long as the new structure is clearly differentiated and distinguishable as a new addition so that the identity of the historic structure is not lost altogether in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.

- Using building materials in the same color range or value as those of the historic building. The materials used on the new addition need not be the same as those on the historic building; however, new materials that highly contrast the historic ones should be avoided.
- Basing the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- A new addition should also respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

The techniques listed above are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long they maintain the primacy of the historic building.

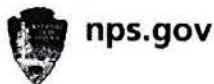
Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

New additions in densely-built environments

A densely-built neighborhood such as a downtown commercial core offers an opportunity to design an addition that can have a minimal impact on the historic building. Often the site for such an addition is vacant land where an independent building formerly stood. Treating the addition as a separate or infill building may be the route to having the least impact on the historic building. In these instances there may be no need for a direct visual link to the historic building, but the addition must still respect the scale of the historic building and those around it. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings. There may be an opportunity for a larger addition when the facade of the addition can be broken up into elements that are consistent with the scale of the historic building and the adjacent building.

New additions in historic districts

When a building's historic status derives from its inclusion in an historic district, it is also necessary to look beyond the building itself in evaluating an addition. Relevant guidance comes from 36 CFR Part 67.6 (b)(6), of the program regulations and this guidance makes clear that all aspects of a rehabilitation, including a new addition, will be reviewed first as they affect the historic building and second as they affect the district in which the building is located. Additions to historic buildings may not cause the demolition of an adjacent certified historic structure for a rehabilitation project seeking certification according to 36 CFR Part 67.6 (b)(5).



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**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Rooftop Additions to Historic Buildings

Date: January 7, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Discussion of Rooftop Additions to Historic Buildings

Funding: N/A

Requested Motion: None

Attachments: 1. Rooftop Additions

Rooftop Additions

Rooftop additions are seen as a way of increasing the usable floor area of historic buildings. Standard 9 of the Secretary of the Interior's Standards for Rehabilitation states that such additions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The Guidelines recommend that all new additions be designed in a manner that makes clear what is historic and what is new; specifically, that rooftop additions, be set back from the wall plane and be as inconspicuous as possible when viewed from the street. The Guidelines also recommend that rooftop additions are inconspicuous from the public-right-of-way and that they not damage or obscure character defining features. Numerous *Interpreting the Standards* bulletins describe rehabilitation projects with rooftop additions. *Preservation Brief 14* provides guidance as well. The following is intended to amplify and clarify this existing guidance.

1. Can the historic building accept a rooftop addition at all?

Adding one or more floors to a two-or three-story building generally will change the massing of the building and result in a change of character. Such additions to buildings that are located in a historic district comprised of low-rise structures or even in districts with buildings of varying heights, can also have a dramatic, negative impact on the district in which they are located. Adding one or more floors to a high-rise building generally will not have such an impact because the addition is a small proportion of the total architectural expression. One new floor on a 10-story building probably will not affect the building, provided it is set back from the wall plane, **unless** the building's skyline is particularly distinctive and its outline against the sky will be obscured or dramatically changed by the new addition. A two-story addition to a ten-story building, however, would very likely alter the historic character of the building.

2. Where is it appropriate to evaluate the impact of a rooftop addition?

A rooftop addition's impact is properly evaluated from any public right of way (street, public park, sidewalk): from the front, sides, and rear. Where it is **not** appropriate to evaluate the new addition is from a privately owned empty but buildable lot across the street or from a high-rise building looking down on the addition. Less emphasis should be placed on the impact of a rooftop addition on non-character-defining side walls (including party walls) and rear walls, provided they are not highly visible.

3. If a rooftop addition is determined appropriate, where should it be placed?

The Guidelines recommend setting the addition back from the wall plane; this is to ensure that the new construction is as inconspicuous as possible. Setbacks should be considered for all elevations that can be readily seen from the public right-of-way. In certain very limited cases (high-rise buildings and

buildings with pronounced parapets in particular), significant setbacks may not be necessary if the building's historic form reads clearly despite the addition of a new floor.

4. How much should a rooftop addition be set back?

No formula exists for determining the proper amount of setback. Field mock-ups are better than sightline studies as indicators of the potential effects of a rooftop addition. For low-rise buildings, the new addition's setback from the facade should be sufficient to make it inconspicuous from across or down the street. For medium-rise buildings, some visibility may be acceptable given the overall size and scale of the building. For districts with wide streets, neighborhood parks or moderately scaled buildings, greater setbacks may be necessary.

5. How should a rooftop addition make clear what is historic and what is new?

There are a number of ways to make the distinction between old and new: through set-backs; by changing the materials of the new addition; by altering the pattern of window openings; by simplifying the surface ornamentation of the new addition. How these options are manipulated is the prerogative of the project architect, although in the end, the project must meet all ten Standards.

May 1997

Figure 21. Both wings of this historic L-shaped building (above, left), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, middle) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.

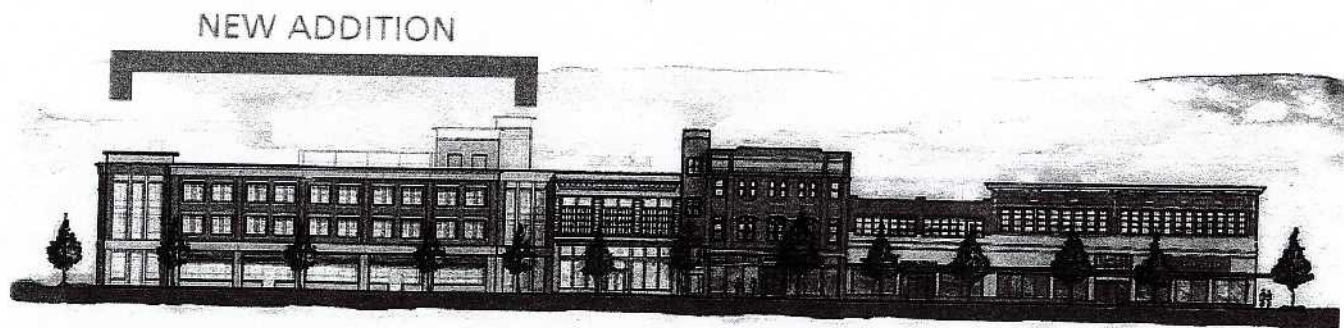


Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.

Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.

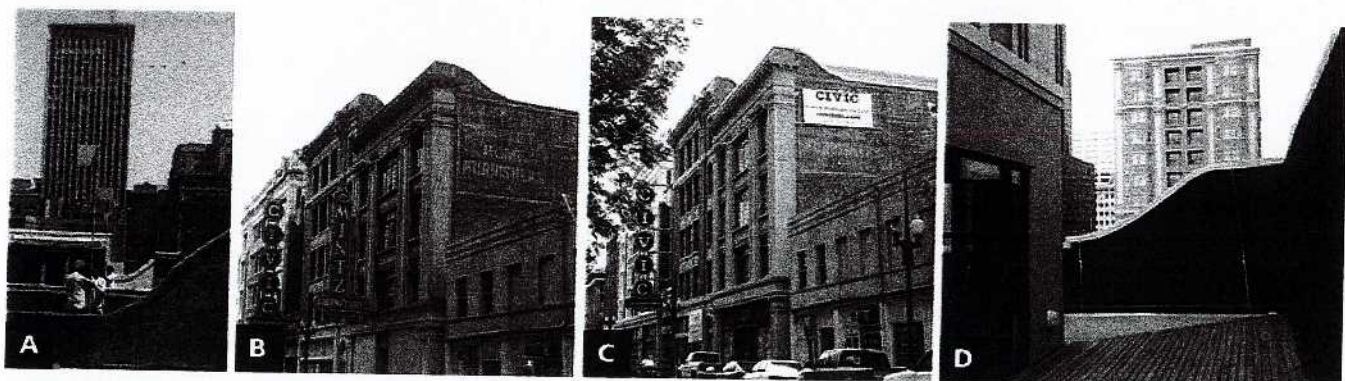


Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

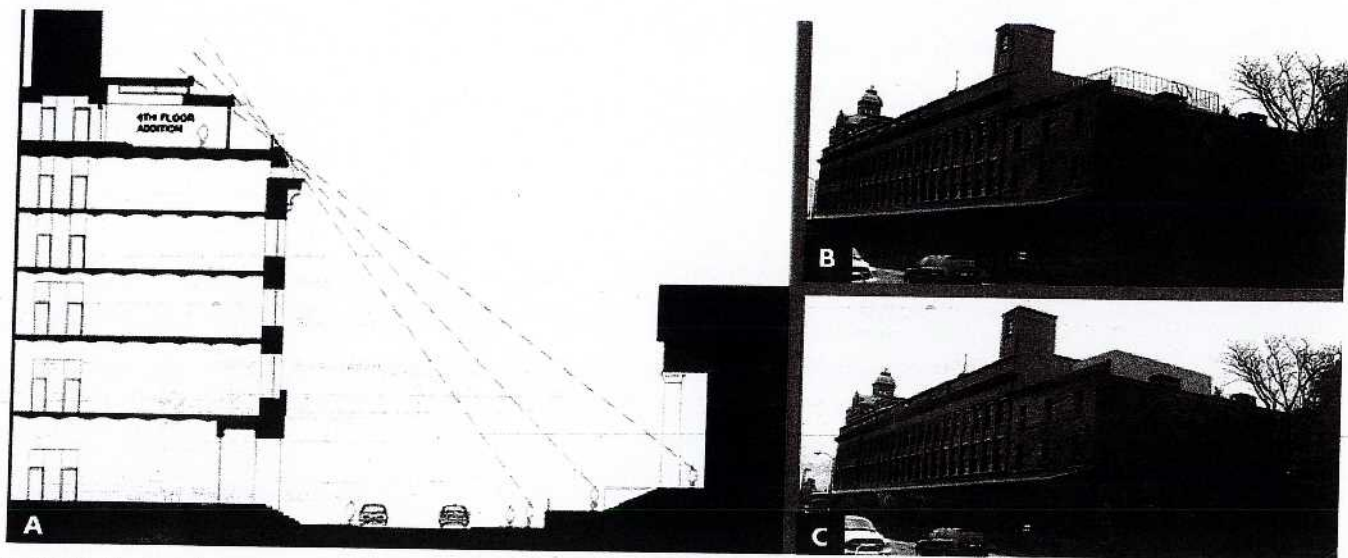


Figure 24. How to Evaluate a Proposed Rooftop Addition. (A) A sight-line study only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. (B) A mock up is essential to evaluate the impact of a proposed rooftop addition on the historic building. (C) A mock up can be enhanced by a computer-generated rendering to evaluate the impact of a proposed rooftop addition on the historic building.

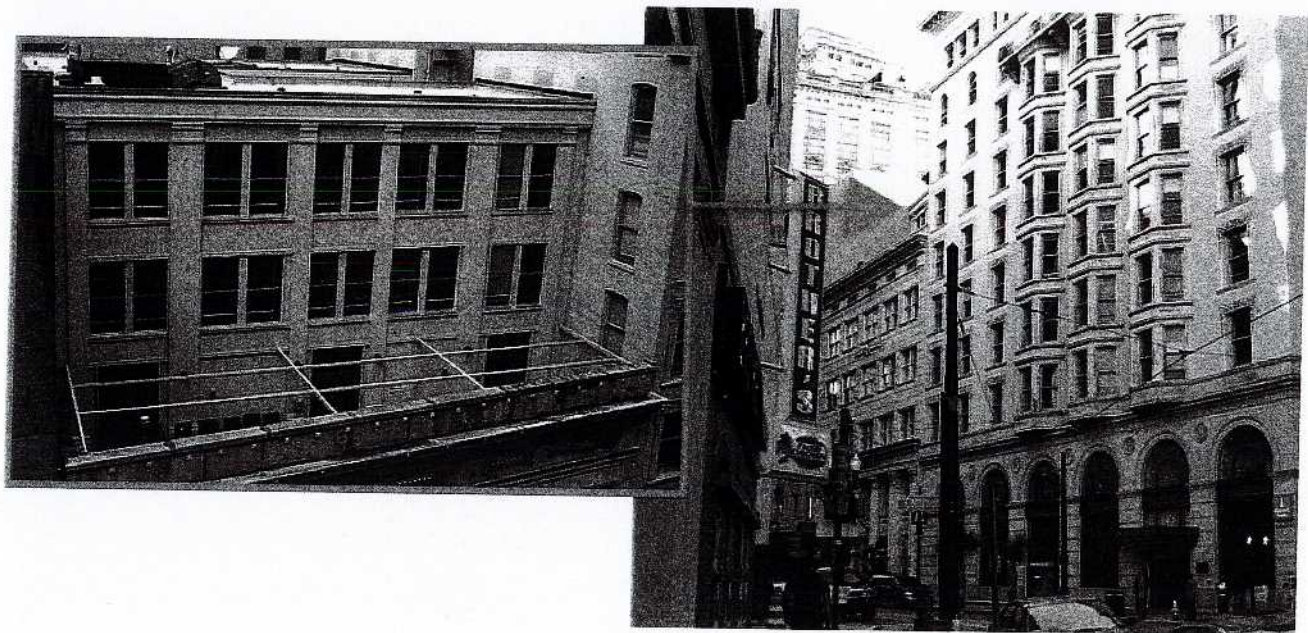


Figure 25 It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

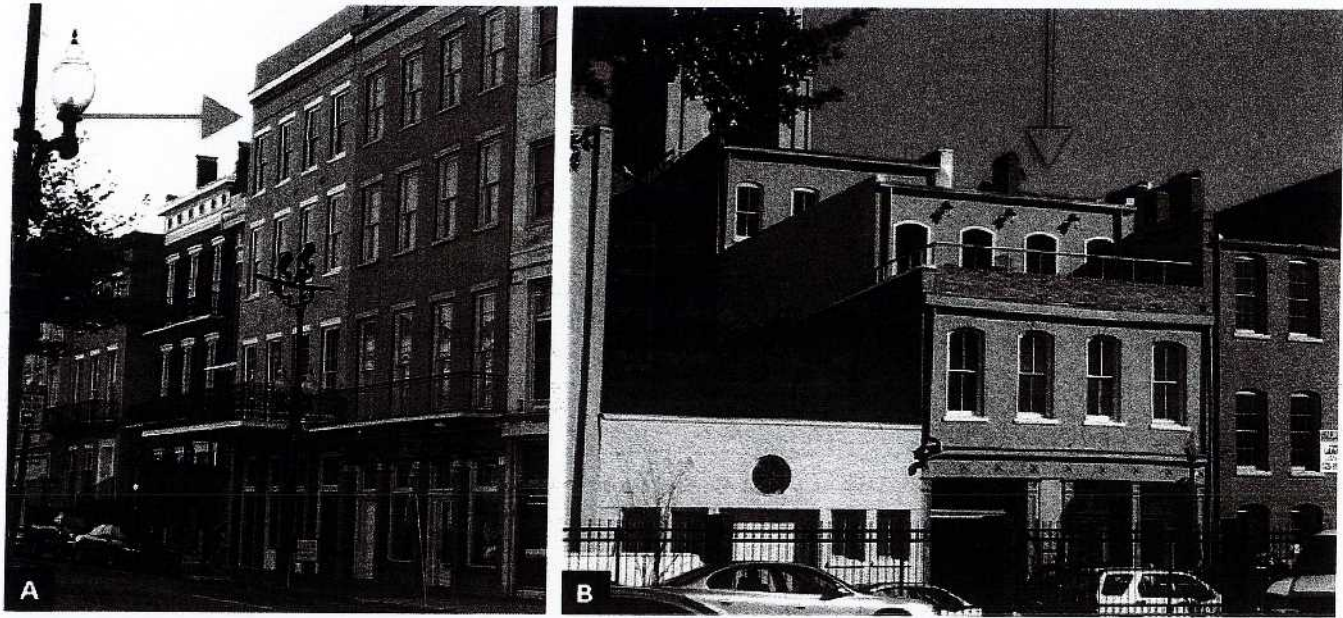


Figure 26. (A) A rooftop addition would have negatively impacted the character of the primary facade of this mid-19th century, four-story structure and the low-rise historic district. (B) A third floor was successfully added on the two-story rear portion of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: New Construction Within the Boundaries of Historic Districts

Date: January 7, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Discussion of New Construction within the Boundaries of Historic Districts

Funding: N/A

Requested Motion: None

Attachments: 1. Tech. Preservation Services: Successful
Rehabilitations

Technical Preservation Services



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Planning Successful Rehabilitation Projects

Acquired Significance and Standard 4

Continued Historic Use and Standard 1

Windows

Evaluating Historic Windows for Repair or Replacement

Replacement Windows that Meet the Standards

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New Construction within the Boundaries of Historic Properties

It is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. According to the [Secretary of the Interior's Standards for Rehabilitation – Standard 9](#) in particular – and the [Guidelines for Rehabilitating Historic Buildings](#), new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property's setting.

In addition, the following must be considered:

- Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.
- The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.
- Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.
- In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction.
- As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.
- The limitations on the size, scale, and design of new construction may be less critical the farther it is located from historic buildings.
- As with additions, maximizing the advantage of existing site conditions, such as wooded areas or drops in grade, that limit visibility is highly recommended.
- Historic landscapes and significant viewsheds must be preserved. Also, significant archeological resources should be taken into account when evaluating the placement of new construction, and, as appropriate, mitigation measures should be implemented if the archeological resources will be disturbed.