

NEW CONSTRUCTION & RELATED DEMOLITION

DEPARTMENT OF ENVIRONMENTAL PROTECTION • NATURAL & HISTORIC RESOURCES • HISTORIC PRESERVATION OFFICE

Additions and new construction should be designed in conformance with the SOI's Standards for Rehabilitation, which state:

“All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.” (Standard 3.)

“Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale,, color material, and character of the property, neighborhood or environment“ (Standard 9.)

“Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired” (Standard 10)

New construction should be placed at secondary or nonsignificant elevations or areas to minimize the effect on the historic resource. It must be compatible but non-historic to avoid confusion with regard to original and new features. National Park Service (NPS regulations 67.7(b) state, in part, that “...exterior additions that duplicate the form, material, style, and detailing of the structure to the extent that they compromise

the historic character of the structure will result in certification denial.”

Rooftop Additions

In addition to the above, new rooftop construction should be held back from primary elevations, and avoid altering significant or distinctive elements and skyline profiles. Consultation with this office on a case-by-case basis is recommended. All new construction will be reviewed to assess its impact from public rights-of-way within the historic district.

Demolition

Demolition of significant features and structures should be avoided. Related demolition to provide open space, parking, or new construction will be reviewed as part of your project. Demolition proposals should include information which documents an irretrievable loss of architectural or structural integrity. Such documentation includes photographic and features surveys, and the report of a licensed professional engineer or architect. Condemnation orders alone will not suffice.

Additional Information Requests

Please specify or provide:

1. Site plan detailing existing structures, structures (to be) demolished, and new construction.
2. Site photographs graphically keyed to the site plan.
3. Photographs graphically keyed to an historic district map detailing the impact of the new construction.
4. Sight-line drawings detailing the impact of new construction from

- public rights-of-way within the historic district.
5. Elevation drawings for new construction, annotated to detail materials and finishes.
 6. Photographs and the report of a licensed professional which conclusively document a loss of architectural or structural integrity.

82-031: *Inappropriate Alterations to Roofs*

82-033: *Inappropriate Porch Enclosure Treatments on Significant Rear Facades*

82-037: *Exterior Stair Tower Additions*

83-048: *Inappropriate Exterior Alterations: Warehouse to Apartments*

83-051: *Contemporary Additions*

84-058: *Inappropriate Size and Scale of New Exterior Additions: Loss of Historic Character*

Please Note

Inappropriate new construction, or the demolition of significant structures or features, may be grounds for project denial for tax credit or state/ federal funding purposes. Please telephone the Historic Preservation Office at (609) 984-0176 if you require assistance.

The Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. U.S. Dept. of the Interior Washington, DC. National Park Service Preservation Assistance Division, 1983

Suggested Reading

Interpreting the Standard Washington, DC. National Park Service Preservation Assistance Division, as follows:

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82-026: *New Additions to Historic Buildings*

82-028: *Incompatible Design for Alterations and Additions*



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