

Below is what we look at when evaluating additions under the Standards and other technical documents per SD AR 24:52:07:02 and SD AR 24:52:07:04 -

AR 24:52:07:02. National historic preservation methods required.

The methods, policies, technical notes, preservation briefs, and guidelines used by the National Park Service of the U.S. Department of the Interior(my emphasis) and the Advisory Council on Historical Preservation created by Pub. L. No. 89-665 (October 15, 1966) as amended to December 22, 2006, are the methods to be used to protect state register properties. These methods are published in the Historic Preservation Fund Manual Appendices (2007) and in **The Secretary of the Interior's Standards for the Treatment of Historic Properties**, National Park Service, revised 1995.

Preservation Brief 14 New Additions to Historic Buildings

This covers ways to make additions meet the Standards. One of the key guidelines we look at is that “a new addition must preserve significant materials, features, and form, and it must be compatible but differentiated from the historic building.”

Here are some keys the brief recommends to look at that we always consider:

- Incorporate a hyphen between original and addition or set back the wall plane on the addition
- Avoid designs that unify two volumes into a single architectural whole
- Use materials in the same color range and also harmonious materials
- Base size, rhythm, and alignment of new addition's windows and doors on those of the original
- Respect architectural expression of the historic building type

Interpreting the Standards Bulletin #37 Rear Additions to Historic Houses

Discusses much of the same recommendations as Preservation 14 and the Standards, but also points that residential additions are best located on the rear: are subordinate in size, scale, massing and design; and that additions that meet the Standards are generally simpler than the original with compatible materials that are unobtrusive in appearance.

AR 24:52:07:04. Standards for new construction and additions in historic districts.

New construction or additions within a historic district must comply with **The Secretary of the Interior's Standards for the Treatment of Historic Properties** as incorporated by reference in § 24:52:07:02. In addition the following standards apply:

(1) Compatibility of design. Massing, size, and scale of new construction must be compatible with surrounding historic buildings. Overall architectural features of new construction must be of contemporary design which does not directly mimic historic buildings. Architectural elements such as windows, doors, and cornices must be similar in rhythm, pattern, and scale to comparable elements in adjacent historic buildings. The overall visual appearance of new construction may not dominate or be distracting to the surrounding historic landscape;

(2) Height. The height of new buildings or additions to existing buildings may not exceed a standard variance of ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;

(3) Width. The width of new buildings or additions to existing buildings must be similar to adjacent historic buildings;

(4) Proportion. The relationship between the height and width of new buildings or additions to existing buildings must be similar in proportion to existing historic buildings. The proportion of openings in the facades of new construction or additions must be compatible with similar openings in adjacent historic buildings;

(5) Rhythm and scale. The rhythm, placement, and scale of openings, prominent vertical and horizontal members, and separation of buildings which are present in adjacent historic buildings must be incorporated into the design of new buildings or additions to existing buildings;

(6) Materials. Materials which make up new buildings or additions to existing buildings must complement materials present in nearby historic properties. New materials must be of similar color, texture, reflective qualities, and scale as historical materials present in the historic district;

(7) Color. The colors of materials, trim, ornament, and details used in new construction must be similar to those colors on existing historic buildings or must match colors used in previous historical periods for identical features within the historic district;

(8) Details and ornament. The details and ornament on new buildings or additions to existing buildings must be of contemporary design that is complementary to those features of similar physical or decorative function on adjacent historic buildings;

(9) Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of existing historic buildings;

(10) Setting. The relationship of new buildings or additions to existing buildings must maintain the traditional placement of historic buildings in relation to streets, sidewalks, natural topography, and lot lines; and

(11) Landscaping and ground cover. Retaining walls, fences, plants, and other landscaping elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.

Source: 16 SDR 239, effective July 9, 1990; 21 SDR 50, effective September 21, 1994; 24 SDR 73, effective December 4, 1997; 28 SDR 182, effective July 10, 2002.