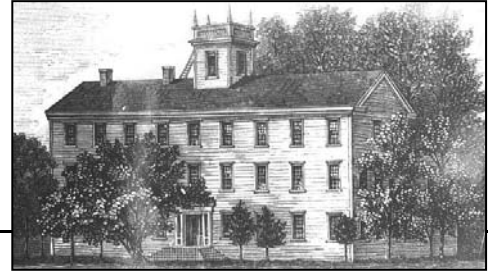


New Additions

COMMUNITY DEVELOPMENT DEPARTMENT / CITY HALL
555 LIBERTY STREET SE, ROOM 305, SALEM, OREGON 97301
(503) 588-6213 www.cityofsalem.net [@Salem_Planning](https://twitter.com/Salem_Planning)

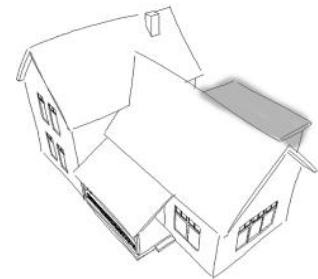


Guideline

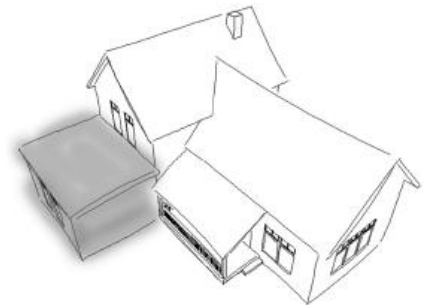
New additions should be considered only after determining that the new use cannot be met by adaptively reusing interior spaces. A new addition to a historic resource can be acceptable provided it is designed carefully. Significant historic materials and features should be preserved. The new addition should not compromise the historic character or integrity of the original resource.

Placement

- Avoid constructing an addition on a primary or other character-defining elevation to ensure preservation of significant materials and features. Place the new addition on an inconspicuous side or rear elevation so it does not radically change the form or character of the historic building.
- Minimize the loss of original historical material from external walls and internal partitions.
- Make sure that the size, scale, massing, and proportions of the new addition are compatible with the historic building to ensure that the historic form is not expanded or changed to an unacceptable degree.
- Plan the new addition in a manner that complements the style of the original, but provides some differentiation in material, color and detailing, so it does not appear to be part of the historic building.
- Set an infill addition back from the historic building's wall plane, so that the form of the historic building can be distinguished from the addition.
- Set an additional story well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- New additions must meet setbacks and lot coverage ratios as defined by City of Salem Development Code.



CORRECT PLACEMENT OF
ADDITION (REAR OF HOME)



INCORRECT PLACEMENT OF
ADDITION (FRONT OF HOME)

History of Additions

In the past, additions to structures were made for the same reason they are today, to accommodate changes in the need for functional interior space. Single-family residences developed additions as there became a need for increased living space.

The addition of garages to single-family residences began with the advent of the automobile. Initially these were separate outbuildings, but garages were soon incorporated into the main structure.

Additions to commercial structures were often made when new owners or tenants moved into a building and adapted the structure for its new purpose. Advances in technology, such as heating, cooling and electricity, as well as new building codes requiring standards for life, safety, and ADA compliance have also driven the need for the addition of certain elements to structures. Additions are made most often when a structure changes ownership or use. Never static, buildings and neighborhoods grow, diminish, and continue to evolve to meet the needs of their owners and tenants.

The history of a building, together with its site and setting, includes not only the period of original construction but also later alterations. Every change contributes to the story.

While each change to a building or neighborhood is part of its history, not every change is equally important. Sometimes it is necessary to remove a later, insignificant addition in order to reveal the original form, materials, and craftsmanship of the more important primary resource.

Additional Reading

Preservation Brief #14: *New Exterior Additions to Historic Buildings: Preservation Concerns*. Washington D.C.: Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service. US Department of the Interior. Rev. 1986.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Washington, D.C.: Preservation Assistance Division. National Park Service, U.S. Department of the Interior, rev. 1983.



**City of Salem
Community Development Dept.**

Historic Preservation
www.cityofsalem.net/historic
555 Liberty St. SE
Room 305
Salem, OR 97301

P: 503.588.6173

F: 503.315.2571

Follow us!
Twitter: @SalemHLC
Facebook: Salem Historic Landmarks

This publication has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington D.C. 20240.

OTHER GUIDES

IN THE SERIES:

Awnings & Canopies

Commercial Signage

Dormers & Roofline Additions

Garages & Outbuildings

Introduction to Historic Salem

Murals & Wall Graphics

Porches & Decks

Residential Windows