

WESTERNER

MASSING STUDIES

2022.01.17



GENERAL PRINCIPLES

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.”

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.

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.*

ROOFTOP ADDITIONS

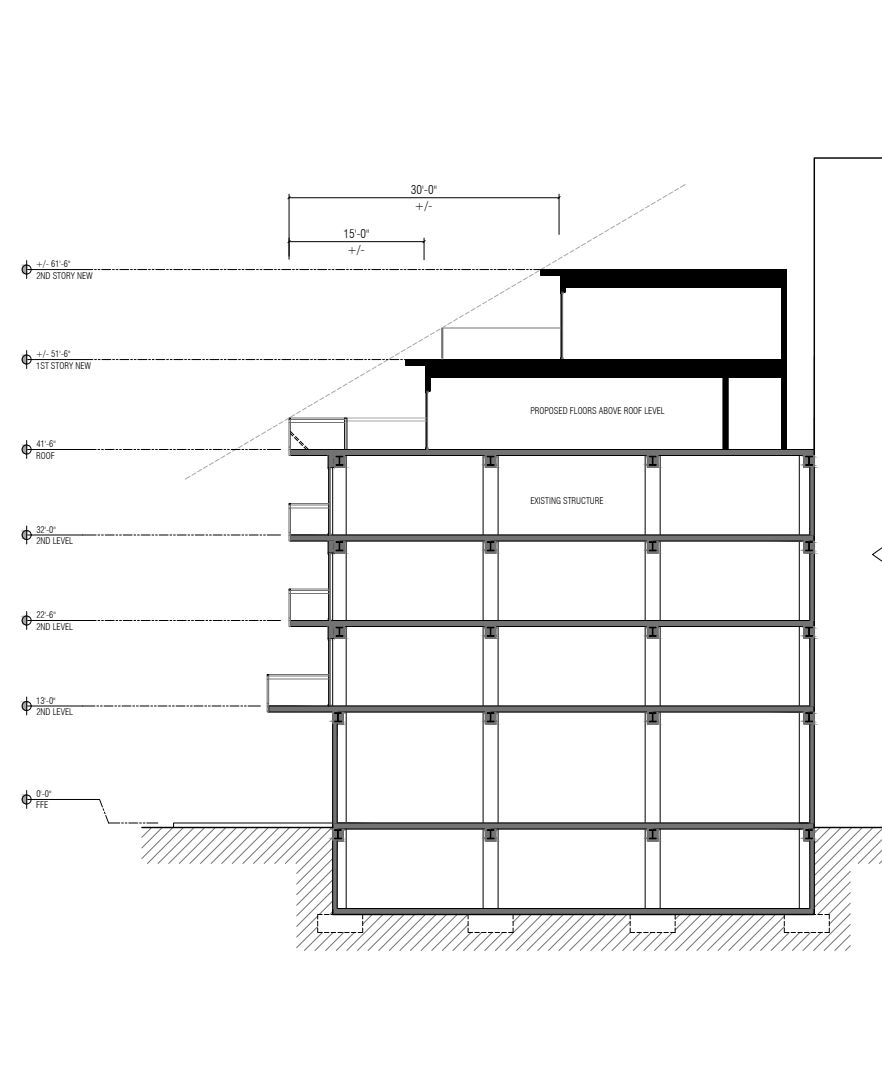
A rooftop addition is generally not appropriate for a one, two, or three-story building - and *often is not appropriate for taller buildings.*

A rooftop addition should be *minimally visible.*

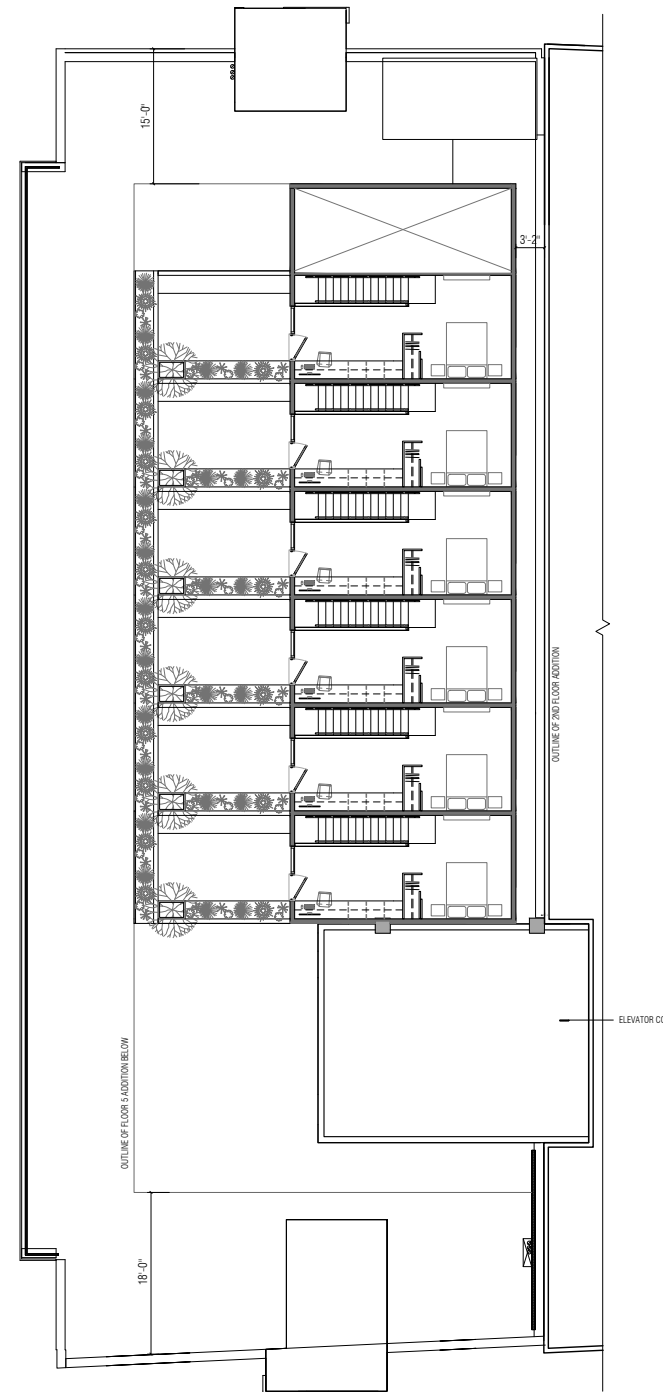
Generally a rooftop addition must be *set back at least one full bay from the primary elevation* of the building, as well as from other elevations if the building is freestanding or highly visible.

Generally, a rooftop addition should *not be more than one story in height.*

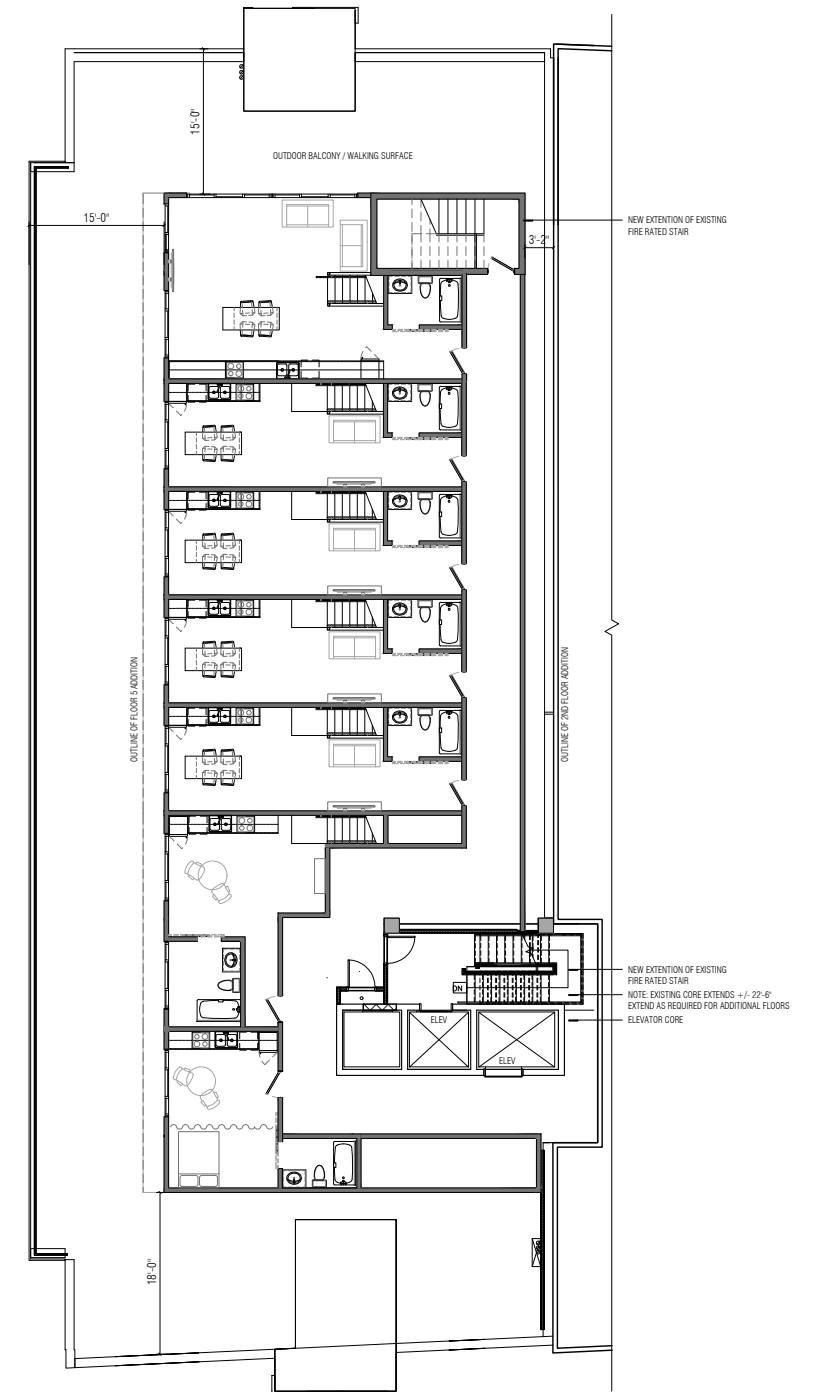
A rooftop addition in a *densely-built urban area* is more likely to be compatible on a building that is *adjacent to similarly-sized or taller buildings.*



option 2 section
1/8" = 1'-0"



proposed floor 6 plan
1/8" = 1'-0"



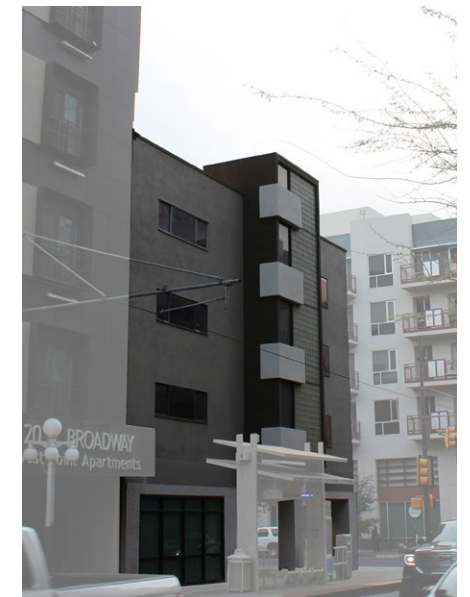
proposed floor 5 plan
1/8" = 1'-0"



A1



A2



A3



A4



A5



A1





A2





A3





A4





A5



