Front facade of the Chapel

Battle Simulation Building

Theater elevation facing Sloat Street

THIS SECTION OF THE PATTERN BOOK contains design guidelines for the rehabilitation of the wood buildings on site. There is one wood building, the Chapel, that will be retained in the Historic District. The Theater and the Battle Simulation Building will also be retained if economically feasible.The existing addition on the Battle Simulation Building is likely an early addtition (possibly during the historic period) and could be either restored or removed. Although not contributors to the district, these buildings will be rehabilitated based on guidelines similar to those for the historic concrete buildings. All feature two-story-high interior spaces with a mezzanine level. The buildings rest on poured-concrete foundations. The roofs are supported by wood trusses, purlins, and rafters.

The doors were likely paneled, but many have been replaced with hollow-core (metal and wood) and several openings are boarded up. The windows are typically double-hung with wood frames, sashes, and sills. Light patterns vary based on the size of the window. Currently, many windows are simply covered by wire mesh.

Character Defining Elements

EXTERIOR

- Wood frame construction covered with wood sheathing (the Battle Simulation Building is clad with composite shingles)
- Moderately-pitched gabled roofs
- Composite shingle roof
- Regular fenestration patterns
- Wood double-hung windows
- Wood panel doors

INTERIOR

- Open ceilings with exposed truss and duct work
- Concrete floors (the chapel has a wood floor)

SETTING

- Green space and pavement around the buildings

Overview

Wood

A number of wood buildings were constructed at the East Garrison during World War II, including the Theater, Chapel, and Battle Simulation Building.

Moisture, usually in combination with other influences, such as insects and fungi, weakens the structure of wood and is the main cause of wood deterioration. Paint is one of the most effective means of waterproofing a wood surface; and most exterior wood at the East Garrison has been painted. Treatments for insect and fungal attack include treating wood with insecticides and preservatives, treating the surrounding soil, and fumigating. However, each of these methods is also harmful to the environment and can damage certain types of metal, paint, and interior finishes.

Chapel rear elevation

Identify, Retain, & Preserve

RECOMMENDED

- Identify, retain, and preserve wood features that are important in defining the overall traditional character of the building, such as siding, cornices, brackets, window architraves, and doorway pediments, and their paints, finishes, and colors.
- Identify species of wood, grain pattern, dimensions, and means of fastening.
- Determine if a wood element functions as a structural, decorative, or finish material and select the appropriate treatment.

NOT RECOMMENDED

- Removing or radically changing wood features that are important in defining the overall traditional character of the building, such that the character is diminished.
- Removing a major portion of the historic wood from an elevation (instead of repairing or replacing only the deteriorated wood), then reconstructing the elevation with new material to achieve a uniform or "improved" appearance.
- Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Stripping historically painted surfaces to bare wood, then applying clear finishes or stains to create a "natural look."

Wood

Wood

Protect & Maintain

RECOMMENDED

- Protect and maintain wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces.
- Retain coatings, such as paint, that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint deterioration and as part of an overall maintenance program that involves repainting or applying other appropriate protective coatings.
- Remove deteriorated paint to the next sound layer using the gentlest method possible (hand scraping and hand sanding), and then repaint.
- Carefully use electric heat plates on flat wood surfaces when paint is so deteriorated that it must be totally removed prior to repainting.
- Use chemical strippers primarily to supplement other methods, such as hand scraping, hand sanding, and the above-recommended thermal devices. With the proper safeguards, detachable wooden elements, such as doors and windows, can be chemically dip-stripped.
- Limit paint removal. Generally, wood should be stripped only if it is necessary to make elements operable (such as windows), or to remove lead-containing paint.
- Correct conditions that allow moisture intrusion.
- Provide adequate ventilation.
- Evaluate the overall condition of the wood features to determine if protection and maintenance are sufficient, or if repair is necessary.
- Apply compatible paint-coating systems following proper surface preparation.
- Repaint with the historic color.
- Inspect wood surfaces and structural elements regularly for signs of moisture retention and insect or fungal attack. Peeling paint, spongy wood, discoloration, staining, and the presence of fungi are clear indicators. Insect damage often occurs on the interior of a wood member and may be hidden until the structural integrity is compromised. Wood joints or connections with concrete are particularly susceptible to rot because they are frequently subject to moisture.

NOT RECOMMENDED

- Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, missing roof shingles, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungal infestation.
- Using chemical preservatives, such as creosote, that can change the appearance of wood features.
- Removing paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.
- Removing paint that is firmly adhering to, and thus protecting, wood surfaces.
- Using destructive paint-removal methods, such as propane or butane torches, sandblasting, or water blasting. These methods can irreversibly damage woodwork.
- Failing to thoroughly neutralize the wood after using chemicals; unless the wood is neutralized, new paint will not adhere.
- Allowing detachable wood features to soak too long in a caustic solution, which raises the wood grain and roughens the surface.
- Failing to follow manufacturer's product and application instructions when repainting exterior woodwork.
- Using new colors that are inappropriate to the traditional building or district.
- Failing to undertake adequate measures to ensure the protection of wood features.
- Relying on brush- or spray-applied insecticides or preservatives, or those incorporated into paint coatings. These are generally ineffective, because penetration is superficial and the interior of the member is unprotected.
- Treating wood with preservatives that alter its appearance. Preservatives can stain or corrode adjacent materials, and may affect future paint application.
- Applying sealants without addressing the cause of the problem or as a substitute for good detailing of joints and flashing.

Protect & Maintain (cont'd)

RECOMMENDED

- Maintain successful existing details of joints and flashing that keep water out of wood assemblies, and consider traditional detail reconstruction before caulking.
- To reduce paint buildup on the exterior and interior, paint only those elements that require repainting. However, spot painting is generally not recommended, because it creates an irregular appearance.

NOT RECOMMENDED

Wood

Wood

Repair

RECOMMENDED

- Repair wood features by patching, piecing-in (Dutchman), consolidating, or otherwise reinforcing the wood using recognized preservation methods. Where there are prototypes, repair may also include the limited replacement in kind or with compatible substitute material, of extensively deteriorated or missing parts of features.
- Strengthen weakened wood members by adding new members alongside the original. Wood structures are most commonly weakened when the original cross section of a structural member is reduced by cutting out portions during alterations, by fire, or by insect damage or fungal rot. Rot on the original member must be treated or removed before installing new material.
- Replace missing wood features, especially those on the exterior, in a timely manner. Exterior wood components are usually designed and joined to prevent water from penetrating joints. One missing element can compromise the entire system.
- Remove damaged or decayed sections only, rather than the entire wood member. Repair wood elements using wood that matches the original in dimension, finish, and species, unless the species is endangered, in which case an appropriate substitute should be used.
- Repair voids left after removal of damaged wood by inlaying pieces of wood cut to precisely fit the void. In this type of repair, called a Dutchman, the wood should match the original in species and color, and care should be taken to continue the grain pattern.
- Cut vertical replacement pieces on a diagonal to direct water from the joint. Horizontal joints tend to collect water.
- Consolidate deteriorated wood rather than replacing the original, where possible. In some nonstructural locations, such as wood sills, injection of a polymer composite material (e.g., a flexible epoxy restoration compound that can be carved) is an appropriate means to extend the life of a wood component.
- Use pre-drilling and screws in old brittle wood rather than nails to minimize cracking and splitting.

NOT RECOMMENDED

- Replacing an entire wood feature, when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.
- Using substitute material for the replacement part that does not have the appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.
- Using nongalvanized fasteners in moist conditions. These can discolor and chemically attack certain woods, including redwood, Douglas fir, and oak.
- Nailing old brittle wood, causing it to split.

Replace

RECOMMENDED

- Use the physical evidence as a model and replace in kind an entire wood feature that is too deteriorated to repair.
- Where repair and restoration are not possible, match the original wood as exactly as possible in wood species (if not endangered), grain, dimensions, finish texture, and coating. Current dimensions of lumber are often different from historic dimensions, and custom milled lumber will probably be necessary.
- Replace wood features using the same joining techniques as found in the original feature.
- Replace exterior composite shingles (Battle Simulation Building) with cement siding shingles of similar dimension and appearance.

NOT RECOMMENDED

- Removing an entire wood feature that is beyond repair and not replacing it, or replacing it with a new feature that does not have the same appearance.
- Replacing milled lumber with plywood. Plywood is both historically inappropriate and visually distinct from traditional wood.

Design for Missing Traditional Features

RECOMMENDED

- Design and install a new wood feature, such as a doorway, when the original feature is completely missing. Accurate restoration may be based on historic photographs or plans, or physical documentation of identical features on the building or another building of the same exact type.

NOT RECOMMENDED

- Creating a false traditional appearance because the replaced wood feature is based on insufficient pictorial or physical documentation.
- Introducing a new wood feature that is incompatible in size, scale, material, or color.
- Introducing inappropriate materials that mimic traditional materials, such as aluminum siding. These are unacceptable because they substantially alter a building's visual characteristics.

Wood

Windows

With minor variations, there are only a few window types used in the wood buildings at the East Garrison. Wood double-hung windows are the primary type, with a variety of light configurations. The windows and frames are simple. The fenestration is generally regular and symmetrical. Daylight is an important feature of most interiors.

As one of the few parts of a building serving as both an interior and an exterior feature, windows are always an important part of the traditional character of a building. In the Chapel and the Battle Simulation Building, windows form a considerable amount of the traditional fabric of the wall plane, and thus are deserving of special consideration in a rehabilitation project.

Some window sash replacement has occurred at the East Garrison, primarily evident in the change from multi-light, small-paned windows to single-paned sashes. Many of the windows are covered with chain link fencing and plywood panels (some with vents). These were installed to protect the windows and can be easily removed.

The primary cause of window deterioration is rain driving against and into windows, and standing water on sills. At the East Garrison, this condition is exacerbated by extended periods of damp weather, which prevent windows from drying out and encourage expansion and rot.

In some cases, the installation of insulating or low-E glazing or glass-applied film may be an appropriate energy-saving device. Well-maintained, operable windows will be an important and preferred component in creating an efficient ventilating system for most buildings. Replacement windows and components, when required, should be replaced in kind and constructed of materials of the highest quality.

Identify, Retain, & Preserve

RECOMMENDED

- Identify, retain, and preserve windows – and their functional and decorative features – that are important in defining the overall traditional character of the building.
- Conduct a survey of the conditions of windows early in rehabilitation planning so that repair and upgrade methods and possible replacement options can be fully explored.
- Consider a window's place as a component of the principal exterior facade and its contribution to an interior space when determining its significance.
- Preserve all remaining original glazing. Historic glass often has distortions and imperfections not found in modern glass.

NOT RECOMMENDED

- Removing or radically changing windows that are important in defining the traditional character of the building.
- Changing the number, location, size, or glazing pattern of windows, through cutting new openings, blocking in windows, enlarging openings, or installing a replacement sash that does not fit the existing window opening.
- Changing the traditional appearance of windows through the use of inappropriate designs, materials, finishes, or colors that noticeably change the sash, depth of reveal, muntin configuration, reflectiveness or glazing color, or the appearance of the frame.
- Obscuring traditional window trim with metal or other material, or stripping windows of original materials, such as wood.
- Replacing windows solely because of peeling paint, broken glass, stuck sash, or air infiltration. These conditions, in themselves, are not indications that windows are beyond repair.

Windows

Protect & Maintain

RECOMMENDED

- Protect wood window frames, sash, muntins, and surrounds, through appropriate surface treatments like cleaning, limited paint removal, and reapplication of protective coating systems.
- Make windows weather tight and thermally efficient by recaulking and installing weather stripping.
- Evaluate the overall condition of materials to determine whether repairs to windows or window features are needed.
- Keep glazing clear to maximize the natural light.
- Preserve operating systems for historic windows (e.g., weights on double-hung windows), repairing or replacing components as needed.
- Consider using storm windows, installed on the interior, when their impact on interior features would be minimal and reversible.

NOT RECOMMENDED

- Failing to provide adequate protection of materials on a cyclical basis, such that deterioration of the windows results.
- Retrofitting or replacing windows rather than maintaining the sash, frame, sill, muntins, and glazing.
- Failing to undertake adequate measures to ensure the protection of existing windows.
- Painting over windows to limit the entry of daylight for new building use.

Windows

Windows

Repair

RECOMMENDED

- Repair window frames and sash by patching, splicing, consolidating, or otherwise reinforcing. Repair may also include replacement in-kind of parts that are extensively deteriorated or missing, when there are surviving prototypes.
- Repair defective sills to permit drainage. Window deterioration usually begins on horizontal surfaces and at joints where water collects, saturating wood.
- Repairing of original windows is always preferred to replacement. Usually the sill must be replaced first, then the lower sash parts. Splicing or Dutchman repair can be an effective method of repairs.
- If replacement is required, limit it to severely deteriorated components.
- Clean and oil hardware that was painted over; in most cases, repair, rather than replacement, should be possible.
- Remove built-up paint that causes sashes to be inoperable.
- Remove earlier repairs that are insensitive to the historic features and materials, and repair according to accepted standards.

NOT RECOMMENDED

- Replacing an entire window when repair of materials and limited replacement of deteriorated parts are appropriate.
- Failing to reuse serviceable window hardware, such as sash lifts and sash locks.
- Using substitute material for the replacement part that does not have the appearance of the surviving parts of the window or that is physically or chemically incompatible.

Replace

RECOMMENDED

- Replace in-kind an entire window that is too deteriorated to repair, using the same sash and pane configuration, other design details, and original material.
- Always keep replacement to a minimum. Where sash replacement is required, attempt to retain the window frame, hardware, and trim.
- Replacement may be the only feasible option when substantial structural damage to a window has occurred. Choose a replacement window with particular care. Ideally the new window should be an exact match of the old one. If this is not possible, carefully consider all of the window's characteristics, both interior and exterior, and its importance in the facade, and select a replacement that matches the original as closely as possible.

NOT RECOMMENDED

- Removing a window that is beyond repair and blocking it in.
- Replacing an existing window with a new window that does not have the same appearance.
- Replacing existing windows simply to enhance the energy conservation performance of a building.

Design for Missing Traditional Features

RECOMMENDED

- Design and install new windows when the original windows (frames, sashes, and glazing) are completely missing. The replacement windows may be an accurate restoration using pictorial and physical documentation.
- Restore windows that were blocked in or boarded up after World War II, where possible, and where adequate documentation exists. Other buildings of the same type may be used as models.

NOT RECOMMENDED

- Creating a false traditional appearance because the replaced window is based on insufficient pictorial or physical documentation.

Windows

Windows

Alterations & Additions for New Use

RECOMMENDED

- Design and install additional windows on elevations that are not highly visible.
- Consider the effect of any interior changes on existing windows and trim, and the appearance of these changes from outside the building (as seen through the windows).
- Weatherization and maintenance of windows, and the installation of curtains or interior shutters, will alleviate some noise, but in some situations, additional measures, such as new glazing, may be necessary. Laminated glazing is preferable to double or triple glazing.
- Design modification details so that they have a minimal visual impact on the traditional appearance of a building.
- Address energy conservation by changing to insulated glazing when new windows are required, adding exterior or interior shading devices or storm windows, or, when appropriate, applying solar control film to window glass. Interior blinds, curtains, and other treatments can also be effective, and can be detailed in such a way that there is no damage to the original building. In all cases the appropriate treatment will depend on the type and location of the window.

NOT RECOMMENDED

- Installing new windows, including frames, sash, and muntin configurations, that are incompatible with a building's original appearance or obscure, damage, or destroy features.
- A new building use that will require the addition or blocking of windows on primary elevations or in any location that is highly visible and will compromise the building's historic character.
- Constructing new interior walls, partitions, or floors that intersect windows, damage their fabric on the interior, or create a negative impact on the windows' appearance from the exterior.
- Removing original windows partially or completely or damaging them to install through-wall mechanical equipment or vents.

Entrances & Porches

Of the wood buildings, only the Theater and Battle Simulation Building have porches. Because the buildings are relatively unornamented, the porches are very important in defining the overall character of the buildings. The porches are one-story, and span the full length of the main elevations. The porches are simple in both design and construction; they have shed roofs supported by wood posts, and the floors of the porches are concrete.

The porches serve as transitional spaces from the outside that help to keep the building clean and protect interior finishes. East Garrison porches, which are built of wood, require regular but low-impact maintenance.

The simplicity of porches at the East Garrison is reflective of the utilitarian nature of the East Garrison buildings and should be maintained.

Identify, Retain, & Preserve

RECOMMENDED

- Identify, retain, and preserve porches and their functional and decorative features, such as posts, open ceilings, and concrete floors.
- Retain and preserve primary entrances even if they no longer provide primary pedestrian access to the structure.

NOT RECOMMENDED

- Removing or radically changing entrances and porches that are important in defining the overall character of the building, such that the character is diminished.
- Stripping entrances and porches of traditional material.
- Removing a porch because the building has been reoriented to accommodate a new use.
- Cutting new entrances on a primary elevation.
- Altering utilitarian or secondary entrances so they appear to be formal entrances by adding elaborate doors, fanlights, or sidelights.

Protect & Maintain

RECOMMENDED

- Protect and maintain the wood and other materials of entrances and porches through appropriate surface treatments, such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
- Evaluate the overall condition of materials to determine whether repairs to entrance and porch features will be necessary.
- Identify porch maintenance problems caused by general wear, improper roof drainage, or by inappropriate changes and find solutions that are compatible with the original features.

NOT RECOMMENDED

- Failing to provide adequate protection to materials on a cyclical basis, such that deterioration of entrances and porches results.
- Failing to undertake adequate measures to ensure the protection of historic entrances and porches.

Entrances & Porches

Entrances & Porches

Repair

RECOMMENDED

- Repair entrances and porches by reinforcing the historic materials.
- Repair deteriorated elements of porches, such as wood posts, rafters, or clay tiles, rather than replacing the entire porch. In many cases, only a small part of an element needs to be replaced, such as a single rafter, instead of the entire roofing system.
- Improve the structural capacity of a porch, where necessary, by adding additional concealed supports and shoring existing members, rather than replacing entire structural systems.

NOT RECOMMENDED

- Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.
- Using a substitute material for the replacement parts that does not have the appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Replace

RECOMMENDED

- Replace in-kind an entire entrance or porch that is too deteriorated to repair – if the form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically feasible, then compatible substitute material may be considered.
- Give careful consideration to hardware, security equipment, signage, and lighting, so as not to detract from the original features.

NOT RECOMMENDED

- Removing an entrance or porch that is beyond repair and not replacing it, or replacing it with a new entrance or porch that does not have the same appearance.
- Changing the traditional doors, door openings, surrounds, hardware, or other original features, or changing the location of the doors.

Design for Missing Traditional Features

RECOMMENDED

- Use pictorial and physical documentation to guide the design of missing features. Other Fort Ord buildings of the same type may be used as models.

NOT RECOMMENDED

- Creating a historic appearance because the replaced entrance or porch is based on insufficient pictorial and physical documentation.
- Introducing a new entrance or porch that is incompatible in size, scale, materials, or color.

Alterations & Additions for New Use

RECOMMENDED

- Design enclosures for traditional porches only when required by the new use in a manner that preserves the traditional character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing posts.
- Design and install additional entrances or porches only when required for a new use in a manner that preserves the traditional character of the buildings (e.g., limiting such alterations to secondary elevations).
- Because the buildings are utilitarian, take particular care that new elements will not be mistaken for traditional elements.
- Retain the ceremonial functions of an original primary entrance, even when traffic patterns have shifted. Rear entrances frequently become the primary entrance, usually as a result of a change in the vehicular access to a building.

NOT RECOMMENDED

- Enclosing porches in a manner that results in a diminution or loss of traditional character (e.g., using solid materials, such as wood, stucco, or masonry).
- Installing secondary service entrances and porches that are incompatible in size and scale with the traditional building, or that obscure, damage, or destroy original features.
- Introducing new elements to the utilitarian buildings that disregard the unornamented and simple nature of the original entrances and porches.
- Changing doors and entry details or changing the location of original doors and entries.

Entrances & Porches

Additions

An attached exterior addition to an existing wood building will expand its profile. Because such expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that a new use cannot be met successfully by altering non-character-defining interior spaces. If a new use cannot be met in this way, an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource. Each style, whether historic or contemporary, has its own design vocabulary, and successfully designed additions will reflect the inherent differences of individual styles.

Additions to existing East Garrison buildings should be considered as a last resort, after all other alternatives have proved inadequate. Additions to many of the buildings at the East Garrison should be undertaken with great care. Many of the buildings, such as the Mess Halls and Latrines, are bordered on two opposing sides by public roadways, and, as a result, all facades are prominently visible and are character-defining features. In addition, most of the buildings are a standardized type, and changes to one could alter the uniformity and relationship of the buildings of the group – one of the most important character-defining features at the East Garrison. The symmetry of the majority of the buildings should also be a major consideration when designing additions.

An addition should be compatible with the historic structure. A new addition may be made more compatible by: being architecturally subordinate, constructed of the same materials, designed to emphasize the original structure's massing, and/or to repeat the fenestration pattern. At the same time, character-defining features must be preserved and the new addition must be differentiated from the existing structure. However, even if sensitively designed, an addition can still easily disrupt the original cohesiveness; therefore, the necessity of any addition should be carefully considered.

Additions

Design Guidelines

RECOMMENDED

- Place functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.
- Evaluate whether the proposed use of a building is appropriate. Consider an alternative use if the proposed use requires a new exterior addition, or alter the building program to better meet the existing configuration of the building.
- Consider the impact of an addition on the attached building, surrounding buildings, and buildings of the same type.
- Take into account the context of the East Garrison as a whole. Design additions that are compatible with the larger context, but that also respond to the immediate surroundings and the building-type group. Locate necessary attached or detached additions in less sensitive zones of the cultural landscape, in inconspicuous areas of the site. An addition in the back of a particular building (like the Latrines and Mess Halls) may still be perceived in the setting due to the system of roadways at the East Garrison where there are many vantage points.
- Integrate a new addition into the building and the site as a whole. Preserve the natural features of the site. Pay particular attention to existing trees and grading. Address the change of circulation routes to and around the buildings. Maintain the original sense of arrival and entry.
- Identify whether a building is part of a group of buildings of the same type. Consider how a new addition will affect the whole group. Maintain the uniformity and character of the group.
- Examine the stylistic complexity of the building to make informed decisions about changes. The East Garrison buildings have simple detailing and massing. Design of an even more restrained addition requires special consideration and calls for a creative solution so as not to obscure the already understated character-defining features of the original.

NOT RECOMMENDED

- Expanding the size of the historic building by constructing a new addition, when the new use could be met by altering non-character-defining interior space.
- Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
- Constructing "temporary" additions for permanent functions, as opposed to carefully planned and designed additions that have a potential to become part of the history of a building and contribute to its complexity.
- Demolishing any part of the original building to make room for an addition.
- Imitating a historic style or period of architecture in new additions, especially for contemporary uses, such as drive-in banks or garages.
- Altering the character and the perception of the original building by placing an addition where it is highly visible (e.g., in front of the building, on a character-defining primary elevation, or in a place where it will be highly visible from roadways).
- Using the same wall plane, roof line, cornice height, materials, siding lap, or window type to make additions appear to be part of the historic building.
- Imitating exactly the materials of the historic structure, architectural details, and the building form. A new addition should be compatible, but should not be an exact imitation of an original structure.
- Contrasting in a manner that overpowers the architectural features of an existing building. This is particularly important since the buildings at the East Garrison are relatively simple in detail.
- Contrasting materials inappropriately, such as a brick addition to a stuccoed building. Brick is usually considered a more substantial and refined construction material than stucco; it is historically rare to find examples of brick additions to stucco or concrete structures.

Additions

Design Guidelines (cont'd)

RECOMMENDED

- Design new additions in a manner that makes clear what is historic and what is new. Allow the historic building to predominate. Reflect the original simple rectangular massing of the existing building. Like the historic buildings, the addition roofs should be low-pitched gables.
- Distinguish between new and existing elements. This may be accomplished through the use of contrasting materials appropriate for the original period of construction and the scale of the structure. For example, a small wood-sided addition to a moderately-sized stucco or concrete building provides contrasting texture and form.
- Construct a new addition to minimize the loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed. Design an addition so that the impact on significant features is minimized. Where the existing building joins the new addition, preserve existing exterior details, even though they will occur on the new interior. Limit the size and number of new openings between old and new to minimize the destruction of historic fabric. Any effect of the new structure on the existing should be reversible. If an addition is removed in the future, the essential form and integrity of the originial structure should remain unimpaired. Locate an attached exterior addition at the rear or on an inconspicuous side of a historic building, and limit the size and scale of the addition in relation to the historic building.
- Consider setbacks and reveals in the wall or roof plane to differentiate the addition from the existing building. The setback could become a connector that could help minimize the impact of an addition on the existing structure.
- Provide compatability in a plan and elevation. Pay attention to interior features at transitions from old to new, such as floor level changes and variations in ceiling height.

NOT RECOMMENDED

- Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
- Designing a new addition so that size and scale are out of proportion to the historic structure, thus diminishing the historic character.
- Constructing additional stories so that the historic appearance of the building is radically changed, or adding stories. The uniform height of East Garrison's buildings is one of their major character-defining features.
- Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Attaching historic detail to an otherwise modern addition in an attempt to historicize it. The ornament should be an integral part of the building design, as opposed to an appliqué.

Additions

Design Guidelines (cont'd)

RECOMMENDED

- Relate existing character-defining lines or elements established by the original building, such as window sizes, cornice lines, or belt courses, to provide continuity with a new addition. For example, if wide moldings are used on the original building, consider using a similar design.
- Allude to the rhythm of existing fenestration; use similar sizes, massing, and scale of details.
- Limit any new excavation or regrading adjacent to historic foundations to avoid undermining the structural stability of the building and potential archeological resources.

NOT RECOMMENDED