

HERITAGE HOME PROGRAM

Parameters for Additions

We are committed to historic homes, but we know that updating them for modern living sometimes means adding more space. When considering additions, homeowners should seek to complement their existing home. Studies conducted by The National Trust for Historic Preservation have shown that historic preservation contributes to stabilizing neighborhoods. Historic preservation - and updates that are consistent with a home's historic qualities - generally has a positive effect on property values and is directly linked with sustainability and the green building movement.

Additions typically approved for the Heritage loan may include:

- Rear additions not visible from the street
- Small bump-outs on the side or rear of the property
- Enclosing of existing side or rear porches
- Dormers

CONSIDERATIONS

Layout

- Retain the essential form and integrity of the original property

Placement

- Minimal change to the primary/front elevation
- Additions to a rear elevation or secondary/side elevation are more likely to be approved than additions to the front of the property

Design

- Maintain existing window patterns, symmetry, etc. where possible
- Preserve roofline of existing structure

Massing

- Should maintain existing (or lower) roofline
- New addition should be secondary to existing structure

Scale

- Addition not to exceed 50% of current home's square footage
- Commonly approved additions are 20% of original square footage or less

Compatible Materials

- Preserve significant existing materials on home
- Match new materials to original as closely as possible
- Materials need to comply with HHP requirements for eligibility - no vinyl products may be used

PROCESS FOR HOMEOWNERS

- Schedule a site visit to have an introductory conversation about what can be funded with the Heritage loan
- Each project is subject to an internal design review with trained HHP staff
- Final approval cannot be made without completed drawings - architect fees can be reimbursed if loan is approved
- Complete loan application with lending institution - see HHP information packet for application process
- Work should not begin until you receive any and all design review board approval and permits
- If project exceeds maximum loan amount homeowner will need to escrow the balance of project funds

