

HOPEWELL VALLEY HISTORICAL SOCIETY

**ADDITIONS TO HISTORIC HOUSES: RESPECTING
HISTORY AND ACCOMMODATING MODERN LIFE**

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ADDITIONS TO HISTORIC HOUSES



HISTORIC PATTERNS



SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

STANDARDS FOR REHABILITATION #9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. 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.

STANDARDS FOR REHABILITATION #10

New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HOPEWELL TOWNSHIP HISTORIC PRESERVATION COMMISSION GUIDELINES FOR ADDITIONS & NEW CONSTRUCTION

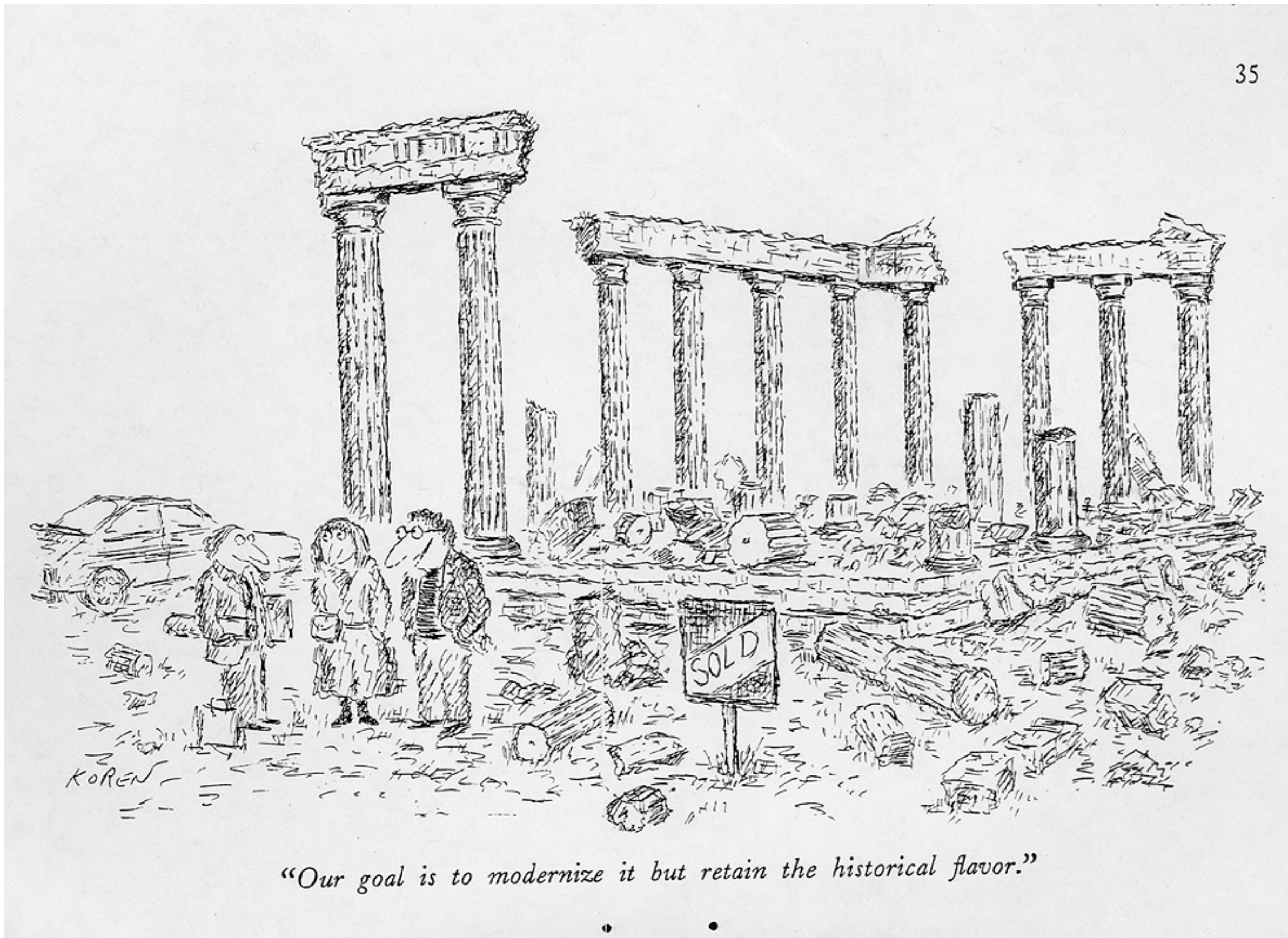
The HPC encourages:

- Construction of additions at rear or side elevations wherever possible that are subordinate to the historic building, and compatible with the design of the property and surrounding neighborhood
- Construction of additions so that the historic building fabric is not radically changed, obscured, damaged, or destroyed

HOPEWELL TOWNSHIP HISTORIC PRESERVATION COMMISSION GUIDELINES FOR ADDITIONS & NEW CONSTRUCTION

Guidelines for

- Historic Properties
- Architectural Styles
- Exterior Maintenance
- Roofing
- Exterior Woodwork
- Masonry & Stucco
- Wood Windows & Doors
- Porches
- Historic Landscapes
- Additions & New Construction



“Our goal is to modernize it but retain the historical flavor.”

RESPECT HISTORIC INTEGRITY

Avoid obscuring,
damaging or destroying
character-defining
features



SUBORDINATE

Locate addition at rear or inconspicuous side

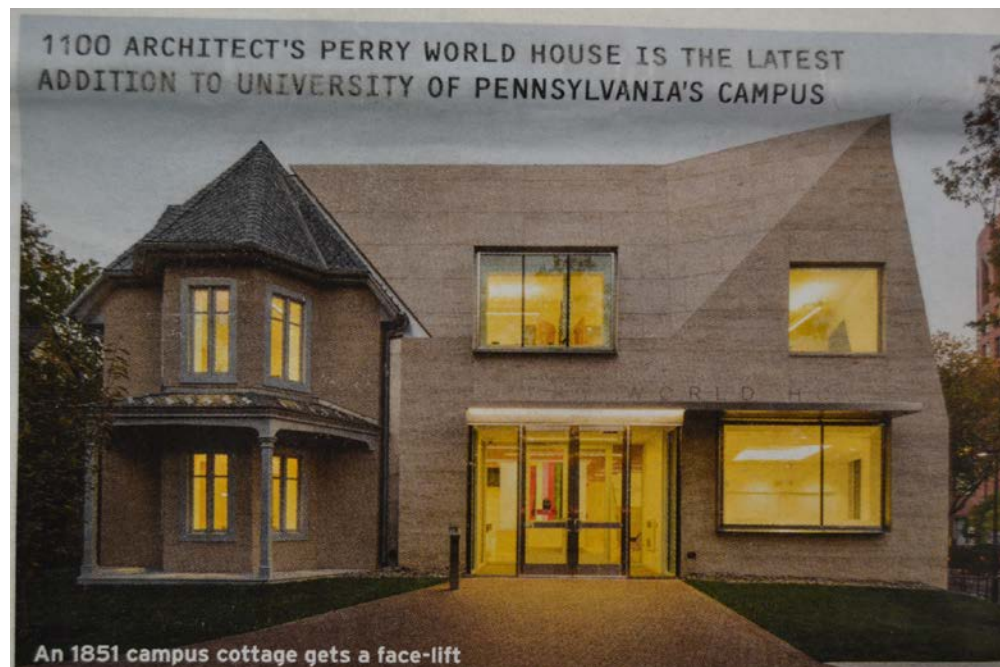


SIZE

Limit size and scale in relation to historic building



DIFFERENTIATED Design may be contemporary



COMPATIBLE

May reference design motifs from the historic building

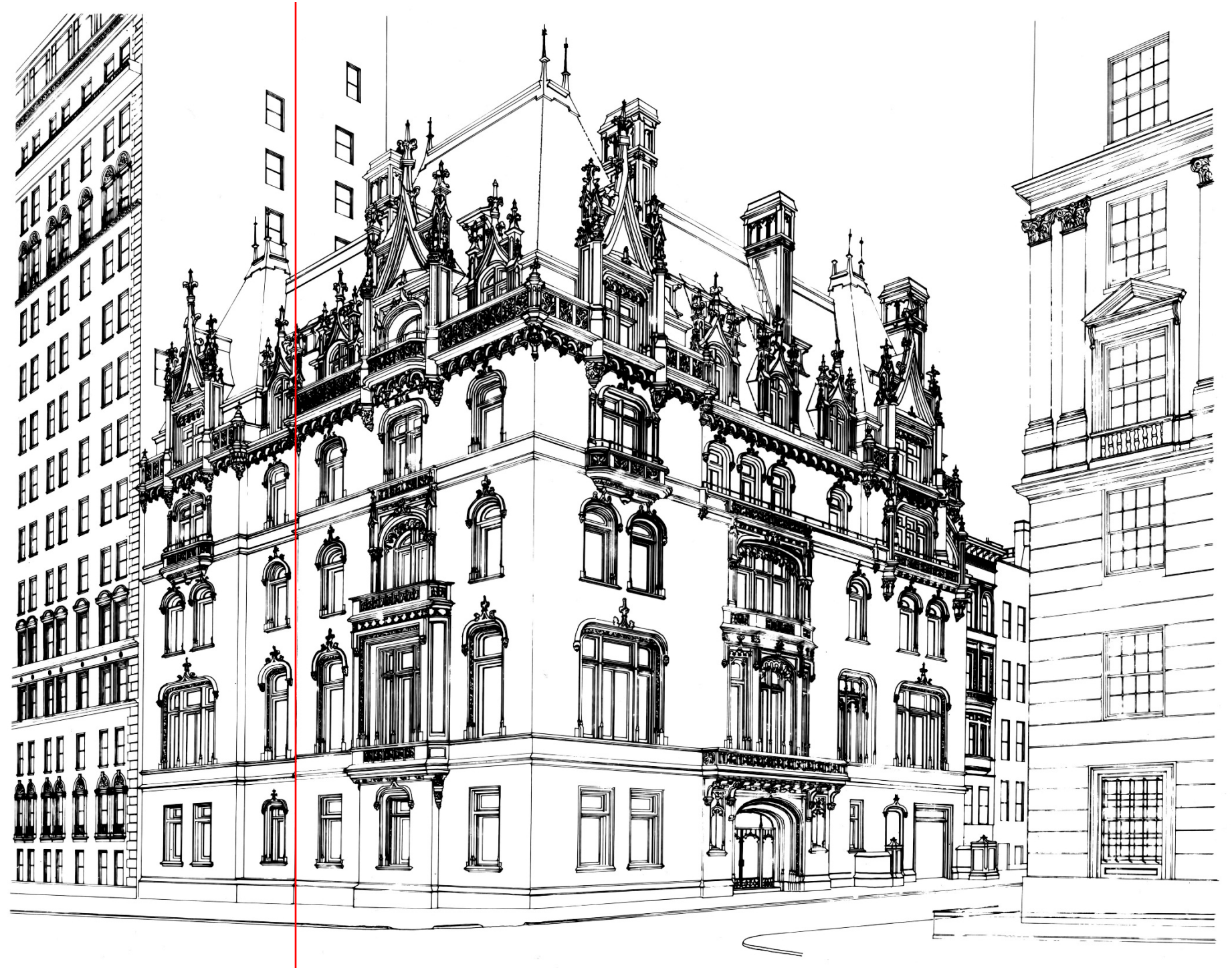


COMPATIBLE



DON'T DUPLICATE (USUALLY)

Avoid duplicating exact form, material style and detailing of the historic building so that the addition appears to be part of the original building

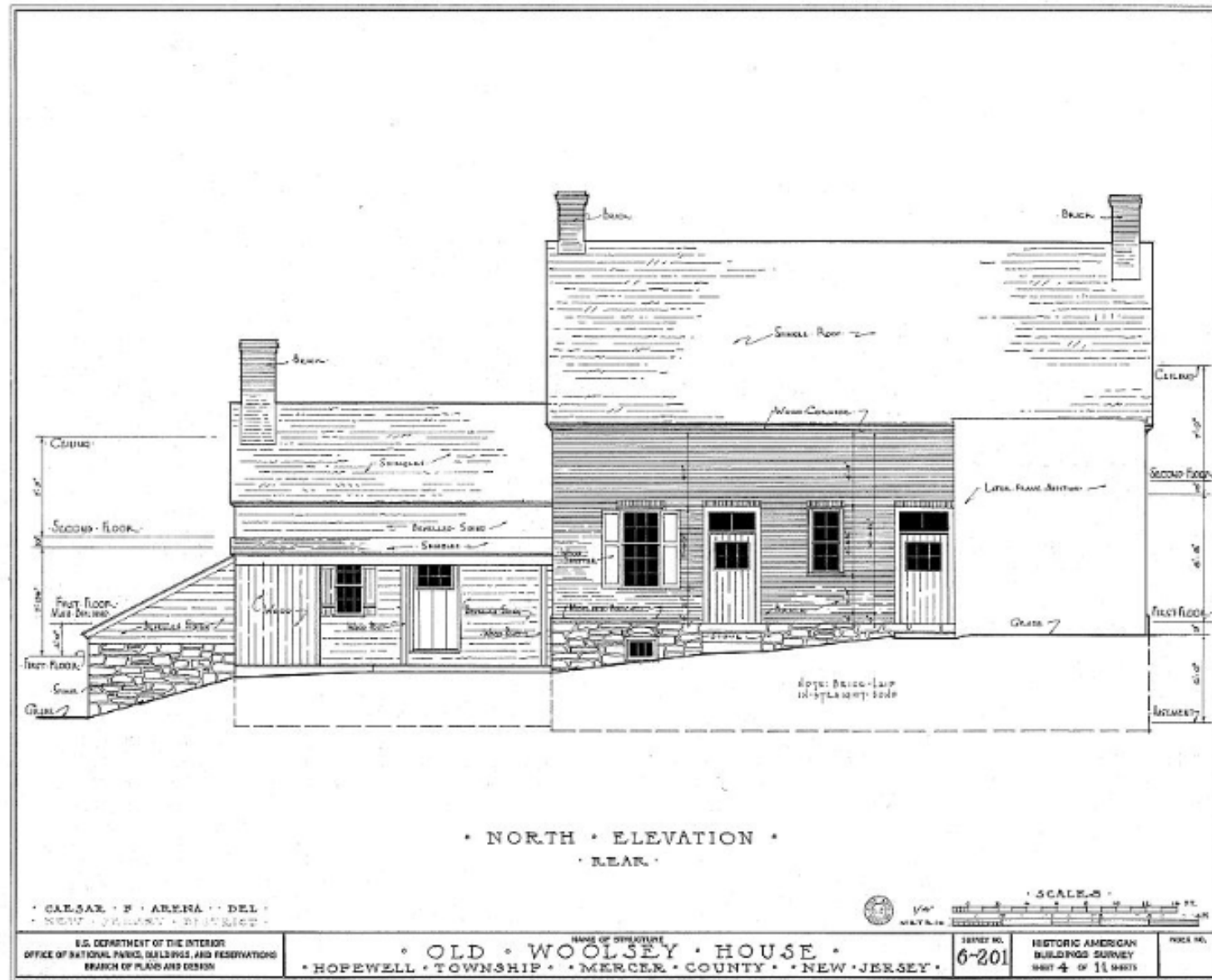


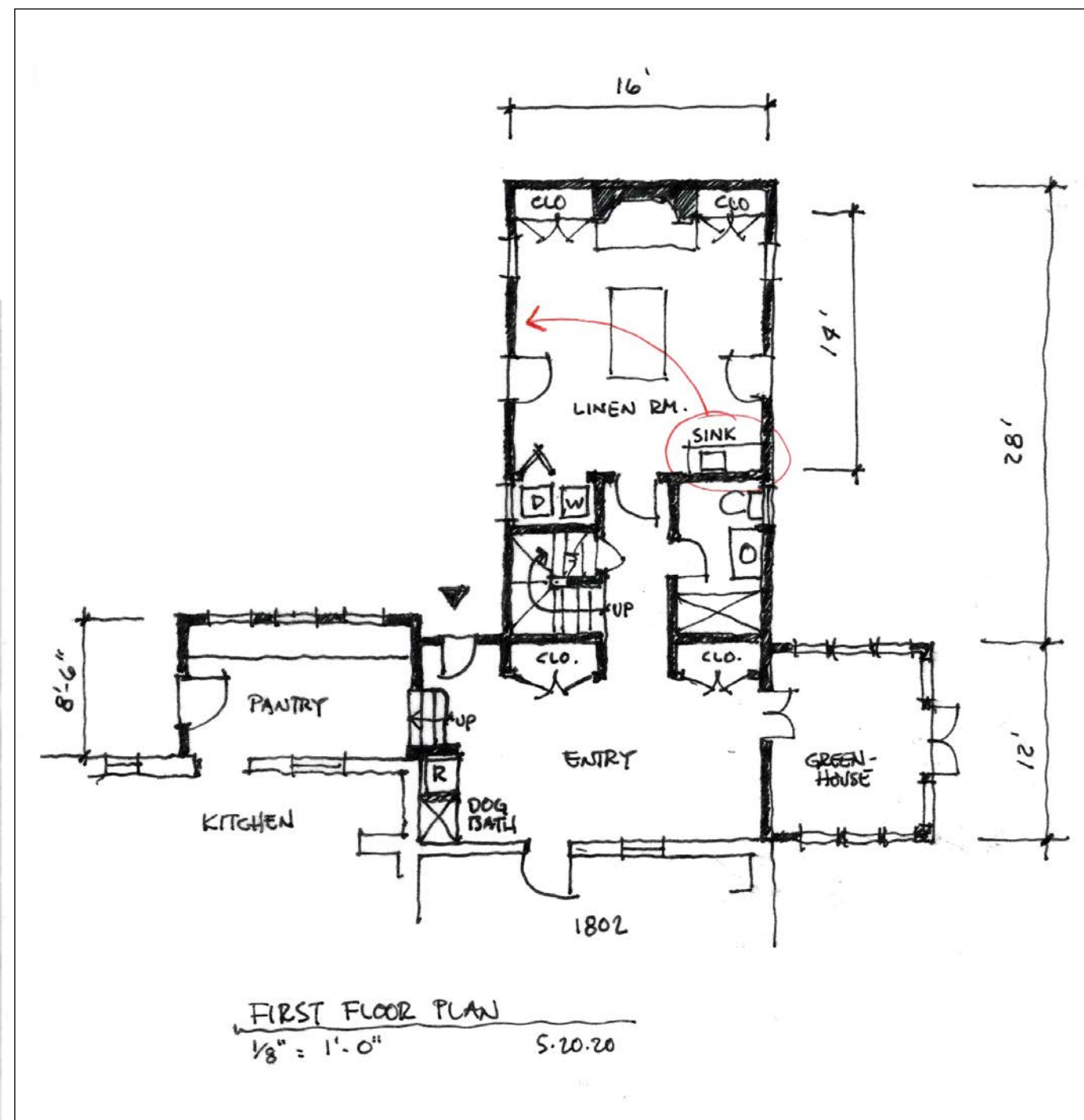
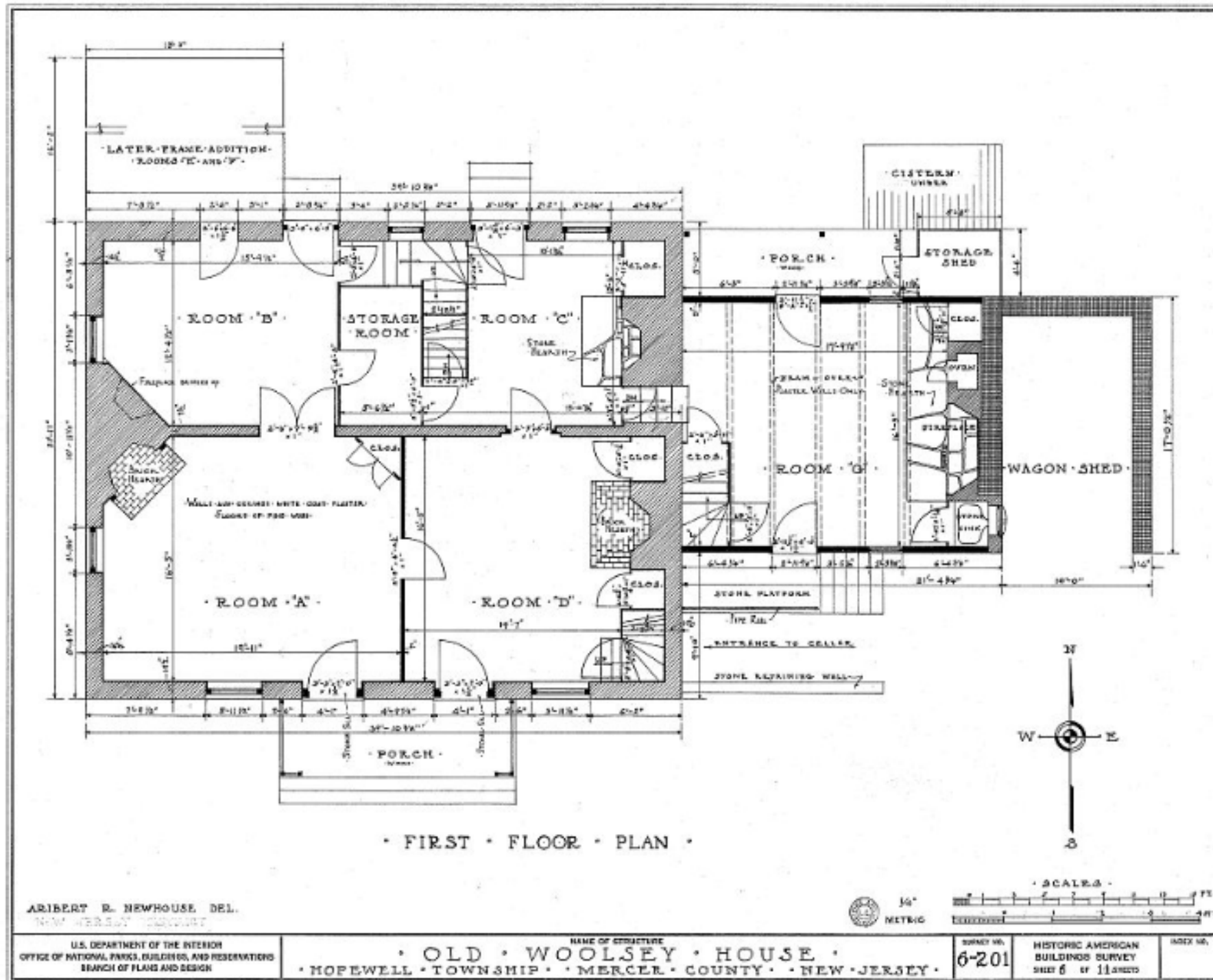
INCOMPATIBLE



JEREMIAH WOOLSEY HOUSE

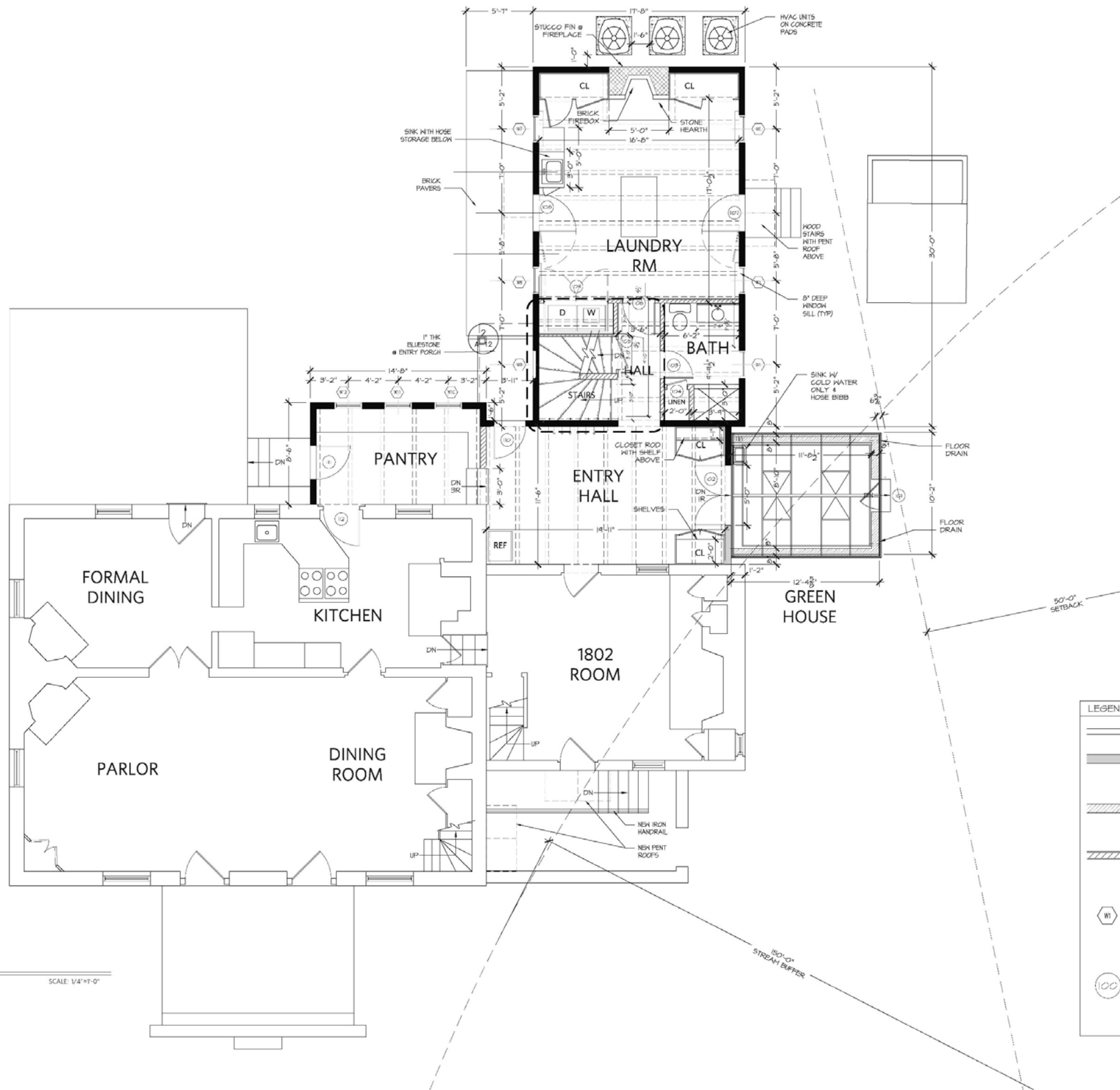






1 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

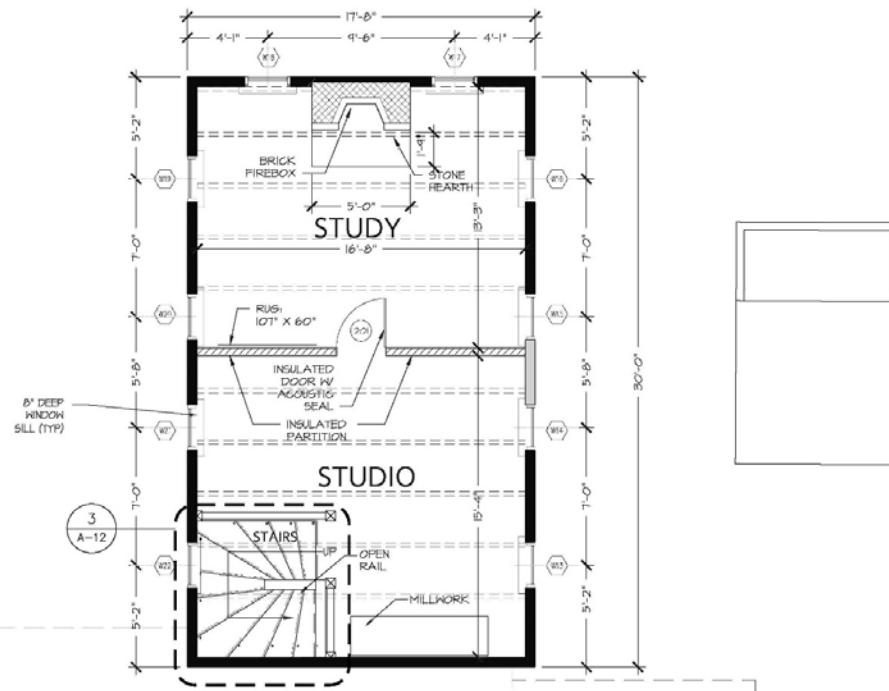
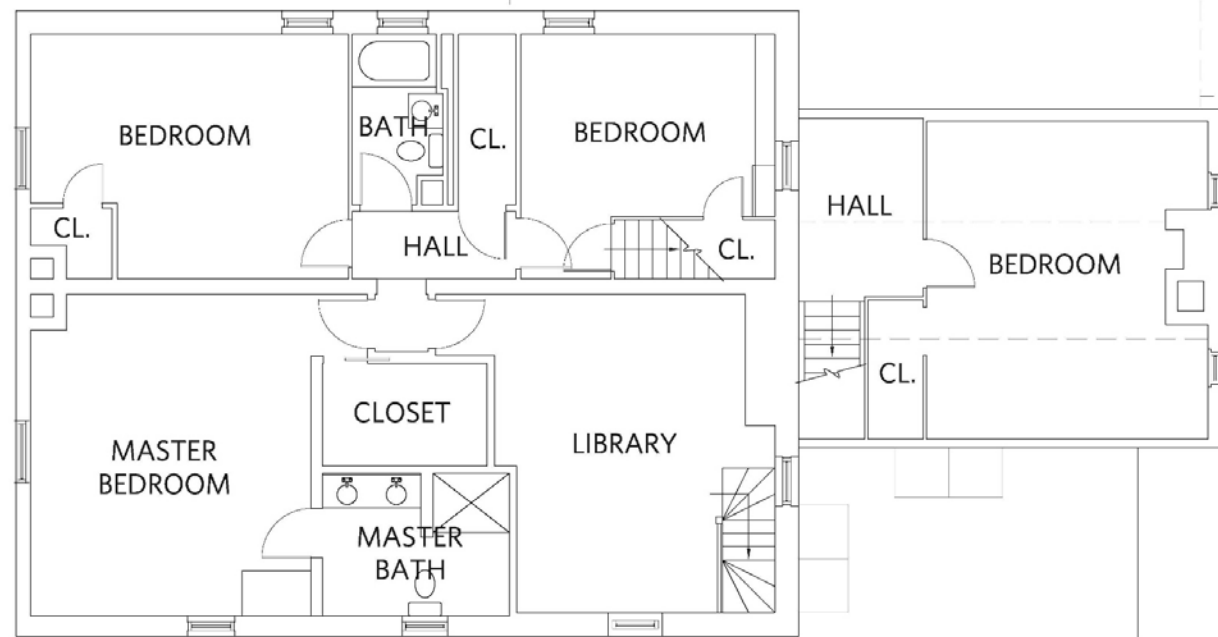


LEGEND:

- EXISTING TO REMAIN
- CLAPBD OVER 2x6 STUD WALL WITH 3/8" GWB INTERIOR
- GREENHOUSE WALL BASE: 8" BRICK WITH SOLID FILL
- INTERIOR PARTITION - 3/8" GWB OVER 2x4 STUD WALL
- WINDOW TYPE, REFER TO WINDOW SCHEDULE FOR ADD'L INFO
- DOOR NUMBER, REFER TO DOOR SCHEDULE FOR ADD'L INFO

<p>SCALE AS NOTED DRAWN BY: L.O. DATE: 06/24/20</p>	<p>821 ALEXANDER ROAD - SUITE 115 609-682-1070 - HMR-ARCHITECTS.COM</p>	<p>A-1</p>
<p>HMRARCHITECTS</p>		<p>FIRST FLOOR PLAN</p>
<p>ADDITION TO THE GRANZOW RESIDENCE 237 WASHINGTON CROSSING - PENNINGTON ROAD TITUSVILLE, NEW JERSEY</p>		
<p>PERMIT SET 06/24/20</p>	<p>3 STAIR UPDATE 10/2/20</p>	<p>A-1</p>

1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



LEGEND:

- EXISTING TO REMAIN
- CLAPBD OVER 2x6 STUD WALL WITH 3/8" GWB INTERIOR
- GREENHOUSE WALL BASE: 8" BRICK WITH SOLID FILL
- INTERIOR PARTITION - 3/8" GWB OVER 2x4 STUD WALL
- WINDOW TYPE, REFER TO WINDOW SCHEDULE FOR ADD'L INFO
- DOOR NUMBER, REFER TO DOOR SCHEDULE FOR ADD'L INFO

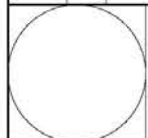
<p>SCALE AS NOTED DRAWN BY: L.O. DATE: 06/24/20</p>	<p>HMRARCHITECTS 821 ALEXANDER ROAD - SUITE 115 609-682-1070 - HMR-ARCHITECTS.COM</p>	<p>A-2</p>
<p>SECOND FLOOR PLAN</p>		
<p>ADDITION TO THE GRANZOW RESIDENCE 237 WASHINGTON CROSSING - PENNINGTON ROAD TITUSVILLE, NEW JERSEY</p>		
<p>PERMIT SET 06/24/20</p>	<p>3 STAIR UPDATE 10/2/20</p>	<p>A-2</p>

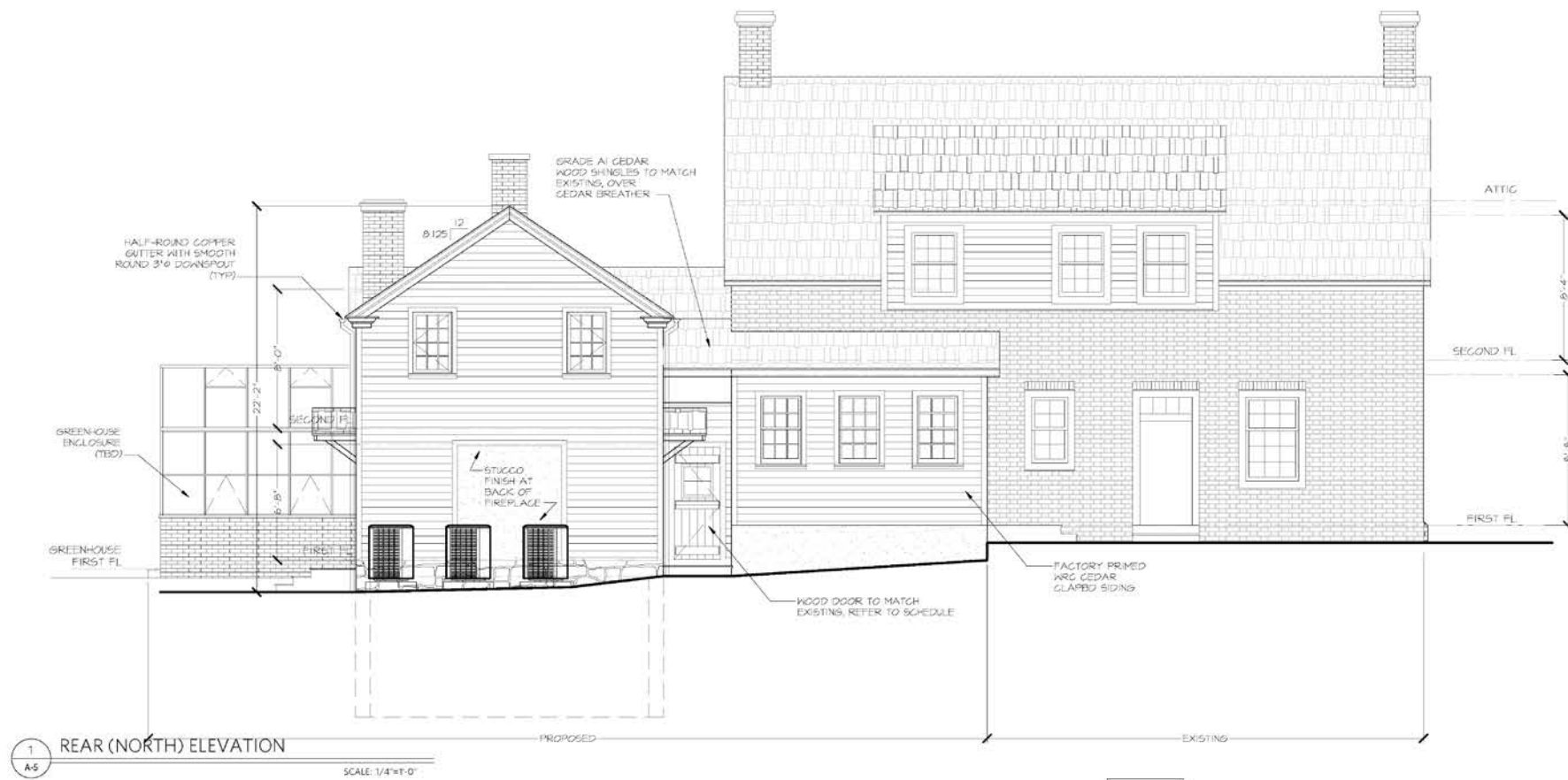


1 FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"



2 SIDE (EAST) ELEVATION
SCALE: 1/4"=1'-0"

SCALE AS NOTED	DATE 06/24/20	A-4
821 ALEXANDER ROAD - SUITE 115 ANNAPOLIS, MD 21403 410-293-1010 - HMRARCHITECTS.COM		
HMRARCHITECTS	EXTERIOR ELEVATIONS	
		
ADDITION TO THE GRANZOW RESIDENCE 237 WASHINGTON CROSSING - PENNINGTON ROAD TITUSVILLE, NEW JERSEY		
PERMIT SET 06/24/20	1 UPDATED 9/2/20	
A-4		

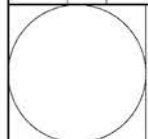


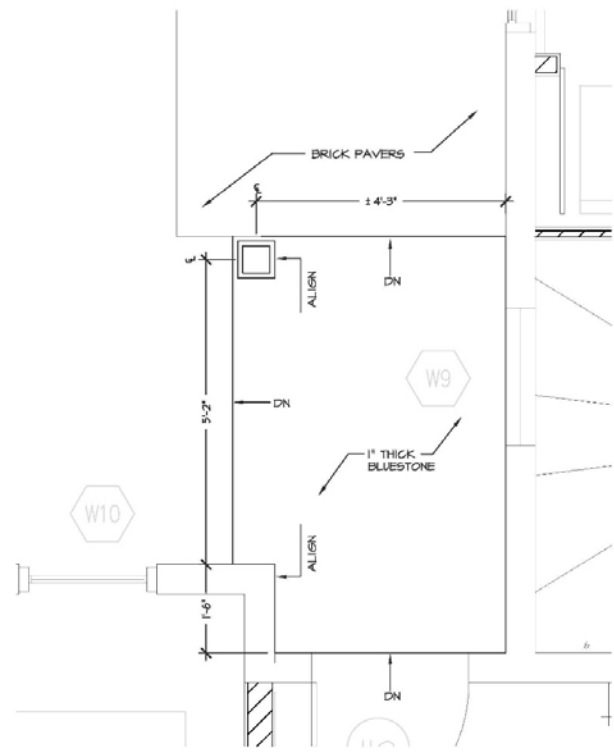
1
A-5 REAR (NORTH) ELEVATION
SCALE: 1/4"=1'-0"



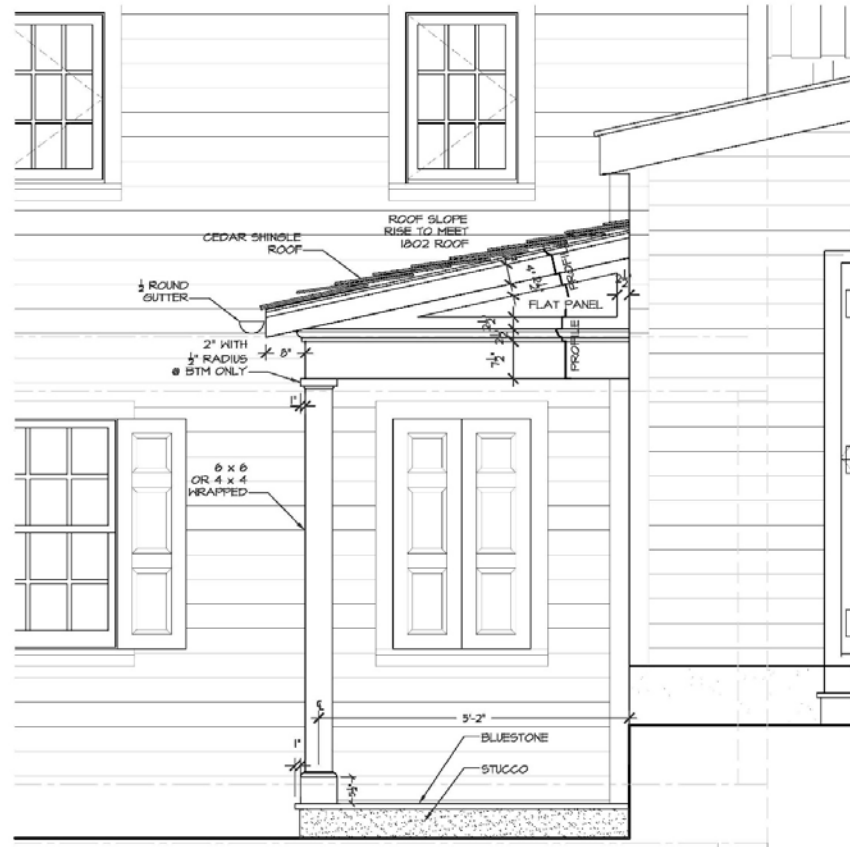
2
A-5 SIDE (WEST) ELEVATION
SCALE: 1/4"=1'-0"

2
A-5 SIDE (WEST) ELEVATION
SCALE: 1/4"=1'-0"

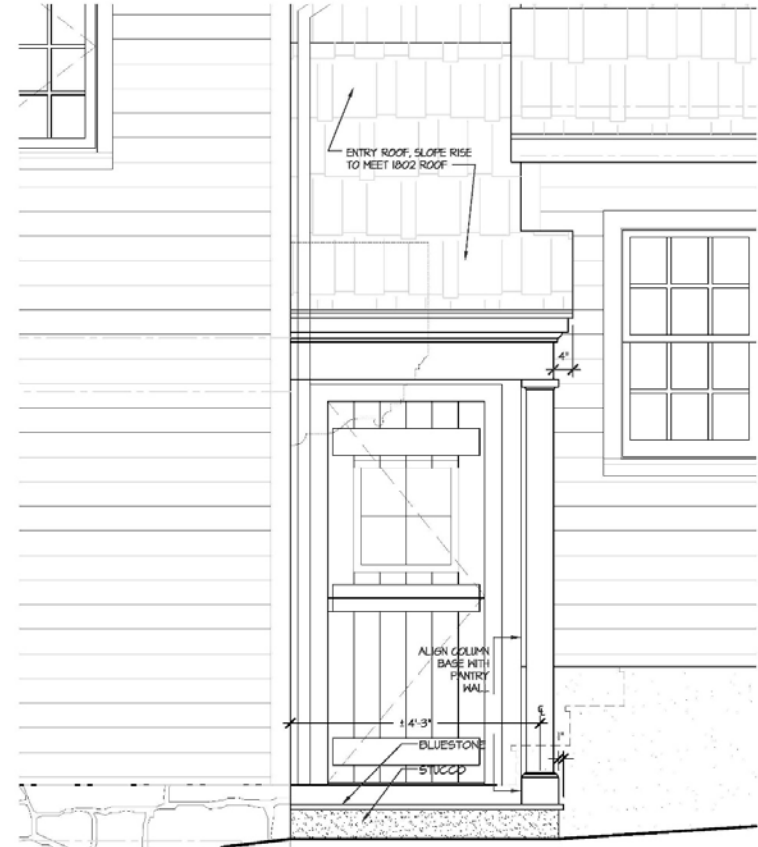
SCALE AS NOTED DRAWN BY: LO DATE: 06/24/20	A-5
181 ALEXANDER ROAD, SUITE 115 PERMITS & DESIGN 609-452-1070 - HMR-ARCHITECTS.COM	EXTERIOR ELEVATIONS
HMRARCHITECTS	
	
ADDITION TO THE GRANZOW RESIDENCE 237 WASHINGTON CROSSING - PENNINGTON ROAD TITUSVILLE, NEW JERSEY	
PERMIT SET 06/24/20	
1	UPDATED 8/2/20
A-5	



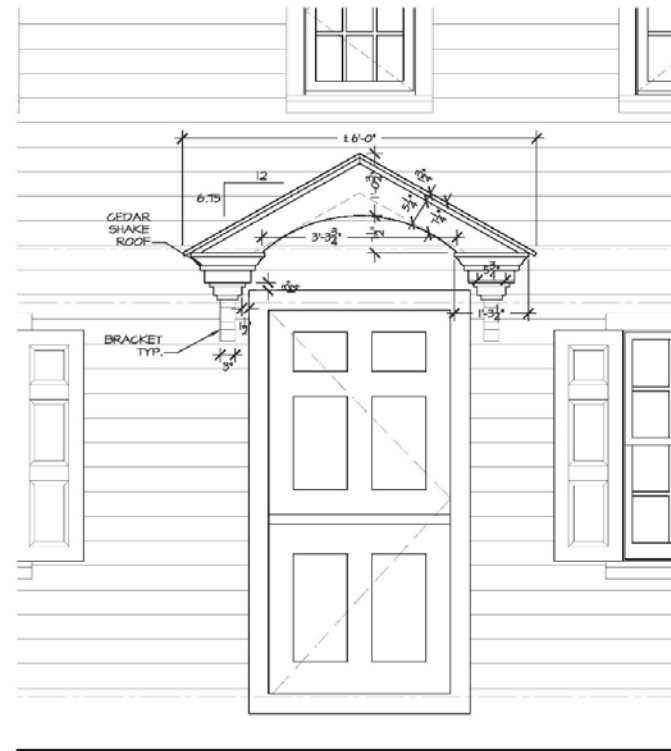
1 ENTRY PORCH PLAN
SCALE: 3/4"=1'-0"



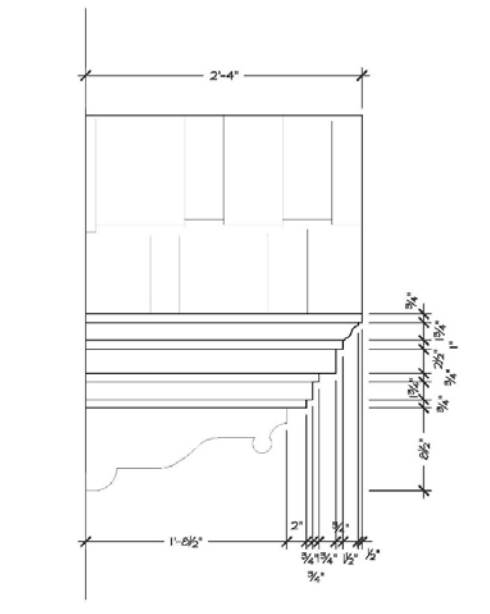
2 ENTRY PORCH ELEVATION AT REAR
SCALE: 3/4"=1'-0"



3 ENTRY PORCH ELEVATION AT REAR
SCALE: 3/4"=1'-0"



4 HOOD ELEVATION
SCALE: 3/4"=1'-0"



5 HOOD SIDE ELEVATION
SCALE: 1-1/2"=1'-0"

SCALE AS NOTED DRAWN BY: GLO DATE: 09/20/20	A-13
88 ALEXANDER ROAD - SUITE 115 MIRROSBOROUGH, NEW JERSEY 07033 609-552-6770 HMRARCHITECTS.COM	
HMRARCHITECTS	EXTERIOR DETAILS
ADDITION TO THE GRANZOW RESIDENCE 237 WASHINGTON CROSSING - PENNINGTON ROAD TITUSVILLE, NEW JERSEY	
4 ARCHITECTURAL DETAILS DATE: 12/9/20	
5 REVISIONS DATE: 12/15/20	
A-13	



