

6.3.3 Roof Forms



Simplified eave details on new construction. ✓



This flat roof does not echo the hipped-roof of its neighbors. ✗

PURPOSE AND INTENT

It is often true that the structures on one block of an historic neighborhood share a common architectural style. This common style frequently is articulated by a common roof form, which helps establish a common character for the block.

GUIDELINES

- .1 New residential structures should echo the roof forms of the surrounding historic structures.
- .2 Flat roofs were uncommon in most single-family residences in this area historically and should be avoided for new residential construction.
- .3 Roofing materials should appear similar to those used traditionally in surrounding historic residential structures.
- .4 Dormers and other roof features on new construction should echo the size and placement of such features on historic structures within the HPOZ.
- .5 In HPOZs where roof edge details, such as corbels, rafter tails, or decorative vergeboards are common, new construction should incorporate roof edge details which echo these traditional details in a simplified form.

PRESERVATION PLAN WORKSHEET PAGE THIS SIDE NOT PART OF FINAL DOCUMENT

Notes on text:

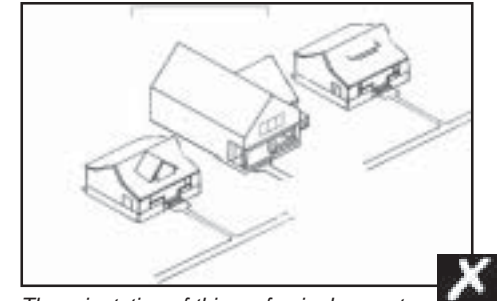
The Purpose and Intent section should give the reader an overview of issues addressed in the following section, including a description of common relevant features of residential structures in your HPOZ area, and a broad description of how relevant features of new infill construction can harmonize with existing historic architectural patterns.

Clear and specific guidelines will help convey the expectations for specific types of projects within the HPOZ and provide certainty and predictability to the process for both the applicant and project reviewer.

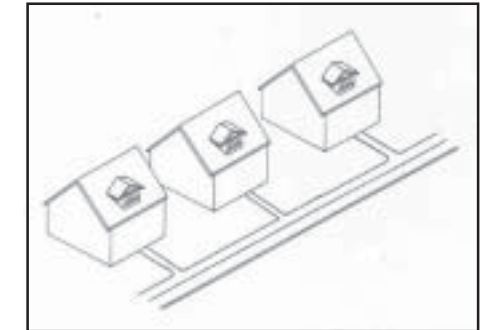
When customizing guidelines in this section, please remember that a range of guidelines are listed on these pages to foster discussion and debate regarding the key points. A full assortment of topics and issues are listed, you may wish to cross many out, and add many more. You will find that some may not apply in your HPOZ, and others may be contradictory to those that do. Guidelines that do not apply may be deleted, reversed, or rephrased. General guidelines may be developed in more detail to suit the character of your HPOZ. You may find it helpful to make a list of topics you feel are important, and then draft guidelines to address each one.

Make use of a hierarchy of verbs and phrases to convey the general importance of each particular guideline. The use of the words 'are encouraged', 'are strongly discouraged', 'may', 'should', 'shall', etc. indicate how strongly the HPOZ board will, and the applicant should, adhere to a particular guideline. Each guideline listed on the left is only a draft concept, the verbs and phrases can be modified to meet local expectations.

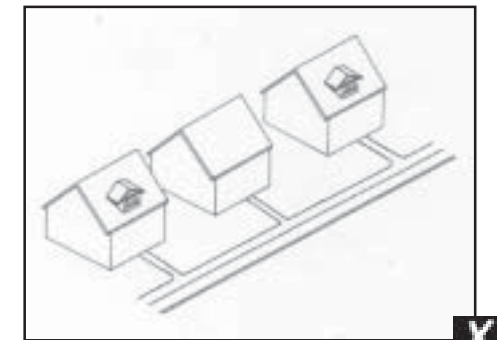
Additional graphics:



The orientation of this roof axis does not echo that of its neighbors. ✗



Consistent roof patterns, such as these dormers, should be incorporated into new construction.



This structure lacks a characteristic roof dormer found on adjacent structures. New construction need not exactly copy its surroundings, but should incorporate recurring architectural elements common on the street.



A variety of roof lines defines the homes along this street.