

6.4.4 Roofs



Some historic commercial structures had fanciful roofs such as these in Larchmont Village.



Others had flat roofs with decorative parapet detail, like this art deco market.

PURPOSE AND INTENT

The character of the roof is a major feature for most historic structures. Similar roof forms repeated on a street help create a sense of visual continuity along a streetfront. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the character of a roof.

Traditionally, historic commercial structures commonly had flat roofs. These roofs were necessary to the form of the historic commercial building, and should be maintained. Roofing materials for flat roofed building on which the roofing material is not visible are generally not a character-defining feature of a structure. The roof-level cornice detail of the structure, however, is an important character-defining feature of the structure, and should be maintained.

Commercial structures built in the Spanish Colonial Revival and Mission Revival styles often sported terra-cotta tile roofs which are a distinctive element of these commercial structure. Parapet details were also often used in historic commercial structures to add architectural interest.

Some historic commercial styles did sport pitched roofs and/or dormer windows, and these roof forms should be maintained.

GUIDELINES

- .1 Preserve the historic roof form.
- .2 Preserve the historic eave depth or cornice design.
- .3 Historic cornice detail should be preserved in place wherever possible.
- .4 If historic cornice detail must be removed, it should be replaced with details that match the originals in design, dimensions, and texture.
- .5 Historic specialty roofing materials, such as tile, slate or built-up shingle, should be preserved in place or replaced in kind.
- .6 Replacement roof materials on visible roofs should convey a scale, texture, and color similar to those used originally.
- .7 Dormers should not be added or removed from historic rooflines.
- .8 Rooftop additions should be located to the rear of the structure and designed so as to minimize their impact on visible roof form.

Notes on text:

Additional graphics:

Review these guidelines as you think about those appropriate for your HPOZ area. You may delete those that do not apply or rephrase/reverse them to meet your needs. Additional guidelines may be developed and listed here as well. As you think about appropriate guidelines, it may be helpful to make a separate list of areas of concern regarding work in this section, and then draft a guideline for each item. After doing so, compare your list with those to the left and remove/rephrase/delete/add as appropriate.

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.

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The pitched mansard roof and dormer windows on this structure help define its architectural character.



Cornice details help distinguish commercial buildings.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

.1

WORK REVIEWED BY PLANNING STAFF

- .1 The review of ordinary maintenance and repair applications as defined in Section 12.20.3.G for work solely within this section shall be delegated to the Director of Planning.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Important elements of your historic roof which must be preserved include the roof form, the eave and cornice design, and any decorative or structural details which contribute to the style of a commercial structure. Before undertaking any work on a commercial roof, first consider photographing the areas where work will be done. Some of these elements may have to be removed while the work is done, and it can be helpful to have a record of what they looked like before work started when the time comes to put them back in place.

Please refer to the Appendix for additional assistance and resources.

PRESERVATION PLAN WORKSHEET PAGE THIS SIDE WILL NOT BE PART OF FINAL DOCUMENT

Notes on text:

Additional graphics:

List specific types of roof projects, if any, that would benefit from being exempt from the HPOZ review process. This section will be linked to the Exemption section in Chapter III, Function of the Plan.

Routine, recurring, and/or simple cases that are easily and effectively governed by the guidelines may be delegated to staff for review and processing. This may create more time for the board to focus on significant projects and speed the review of certain types of projects. Boards may also wish to continue to review all applications. This section will be linked to the Delegation section in Chapter III - Function of the Plan.

Finish with any background information or advice that the reader might find useful. A reference section at the end of this document will identify other places to find preservation information.

You may wish to include general advice, recurring problems and locally unique solutions, and if desired, even explain the rationale behind a particularly controversial or complicated local preservation issue specific to your community.

There will be an opportunity to list preservation resources, contacts, and directories in the appendix. In this way, the appendix may be updated as appropriate without requiring resubmittal of the entire document to the City Planning Commission for approval.