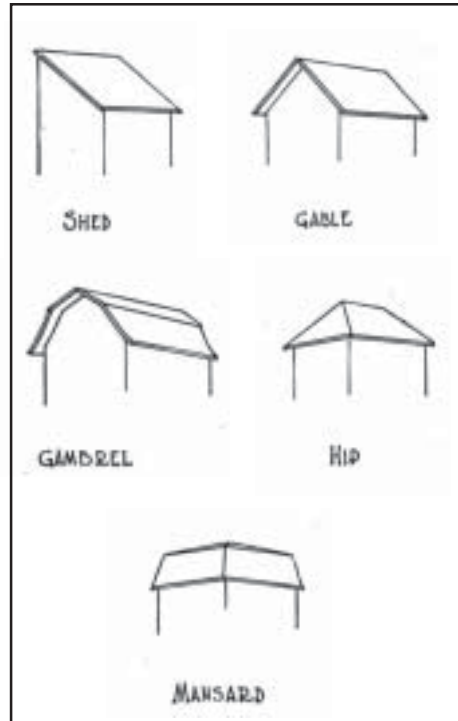


## 6.2.5 Roofs



Tile, slate, and wood roofs



Historic roof styles.

### 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 for the neighborhood. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the character of a roof. The location and design of chimneys are also often character defining roof features. Many historic houses originally had wood shingle roofing, which has usually been replaced with composition shingle.

Certain roof forms and materials are strongly associated with particular architectural styles; for instance, built-up faux thatch roofs are often found on English Revival Cottages. Consult the architectural styles guide of these guidelines for more specific information about the roof of your house.

### GUIDELINES

- .1 Preserve the historic roof form. For instance, a complex roof plan with many gables should not be simplified.
- .2 Preserve the historic eave depth and configuration.
- .3 Roof and eave details, such as rafter tails, vents, corbels, built in gutters and other architectural features should be preserved.
- .4 If these elements have deteriorated, they should be repaired in place if possible.
- .5 If these elements cannot be repaired in place, match the originals in design, materials, and details.
- .6 When original details have been lost and must be replaced, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.
- .7 Historic specialty roofing materials, such as tile, slate or built-up shingles, should be preserved in place or replaced in kind.
- .8 Replacement roof materials should convey a scale, texture, and color similar to those used originally.
- .9 Light colored asphalt shingle is generally inappropriate. Earth tones, such as rusty reds, greens, and browns, are generally appropriate in replacement roofs.

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

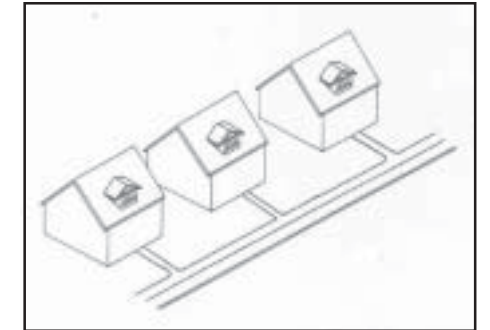
### Notes on text:

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.

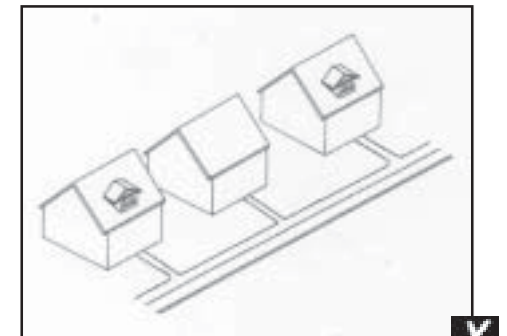
Guidelines are different than goals. They should be specific and prescribe a course of action rather than announce a desirable end goal. For help on drafting guidelines, please refer to the introduction of this section.

### Additional graphics:

Select additional photos from this area to insert onto the introduction page.

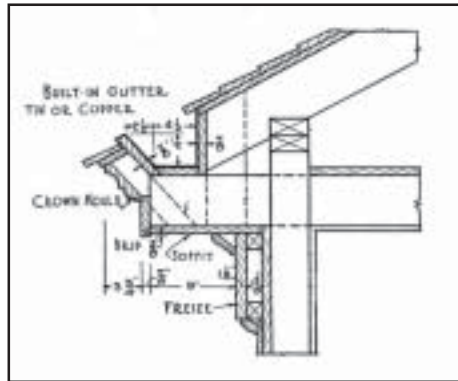


Simple roof dormers often are important character defining features.



The removal of the roof dormer on the center home is inappropriate.

## 6.2.5 Roofs



Roof details are important to architectural character.



This rooftop addition is inappropriately located on the side of the house.



Decorative rafter tails help define this house

### GUIDELINES cont'd

- .10 Skylights or solar panels should be designed and placed in such a way as to minimize their impact. Locate on the side and rear facades. Flat skylights, flush with the roof, are encouraged.
- .11 Existing chimney massing, details, and finishes should be retained.
- .11 Existing roof dormers should not be removed on visible facades. New roof dormers should not be added to visible facades.
- .12 Rooftop additions should be located to the rear of the house and designed so as to minimize their impact on visible roof form.

### 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 your house. Before undertaking any work on your 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.

When reroofing, it is important to make sure that important elements of your roof, such as historic box gutters, are not lost. Historic eave details, such as brackets and soffits, and decorative metalwork should not be removed or covered over for the convenience of the roofers. Similarly, it is important to make sure that complex roof forms will not be altered.

Finally, careful consideration should be given to the color and texture of the roofing materials to be used. If a house originally had a terra-cotta tile roof, replacing that roof with composition shingle will dramatically alter the character of the roof. While most houses which originally were roofed with wood shingle no longer retain that roofing, utilizing composition shingles in natural earth tones will preserve or restore some of the character of the original wood shakes.

#### Notes on text:

Use of words and phrases such as 'strongly discouraged', 'should', 'shall', 'may', etc. indicate how strongly the HPOZ board will, and the applicant should, adhere to a particular guideline. Those words and phrases may be changed to suit your particular HPZO area's concerns.

Consider whether to allow substitute materials such as light-weight tile material for clay tiles or dimensional asphalt shingles for wood shingles.

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. See the discussion of Delegations in the Function of the Plan Chapter (Chapter 3) for an example of possible roof delegation language.

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.

You may wish to direct applicants with existing wood roof shingles to consult with the Building and Safety Department on options for rehabilitating such roofing. New wood shingle roofs are no longer permitted.

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 resubmission of the entire document to the City Planning Commission for approval.

#### Additional graphics:



Second story dormer roof element

# 6.2.5 Roofs

## ILLUSTRATIVE STYLES



Complex multi-gabled roof with composition shingle



This roof combines decorative ironwork and decorative wood shingles.



Complex roof plan with terra-cotta tile



Built-up faux thatch shingle roof

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

Notes on text:

If available, use photos examples from your HPOZ area to illustrate common roof styles on the styles page. Or you may wish to select additional photos from this page to insert into the styles page.

Additional graphics:

Additional photos:



Wood shingle roof



Composition shingle roof with an eyebrow dormer