

REHABILITATION *ROOFS* SHAPE & FEATURES

Roof shape refers to the overall roof type and pitch. Roof features are any items attached to the roof, including parapets.

GOAL:

The primary goal is to maintain the original form of the building, especially as seen from the public view.

24



Actions to achieve the goal:

- Maintain the existing pitch and shape of the roof as seen from the public view. Changes hidden by existing parapets may be allowed.
- Replace existing roofing materials with the same type of roofing material. Changes hidden by existing parapets may be allowed.
- Secondary features and character defining materials which contribute to design should be retained.
- Maintain historic chimneys.
- Preserve historic skylights whenever possible.

Glossary terms:

Character defining: p. 20

Parapet: p. 21

Public view: p. 21

Examples: Changes requiring a COA

- * Changing the pitch or shape of a roof.
- * Reroofing a roof with a material which is different than the existing material.
- * Removing or adding chimneys.
- * Stuccoing brick chimneys.
- * Repointing parapets or chimneys.

Examples: Changes not requiring a COA

- * Reroofing a roof with the same material.
- * Repairing flashing.
- * Repairing existing gutters.

Common Mistakes

- Replacing a flat roof with a gable roof which is not hidden by the parapet. [A]
- Removing ornamental roof features. [B]
- Repointing parapets with cement or not matching the original mortar joints. [C]
- Adding a story to the building. [C]

