



## CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		August 13, 2012		
Department:		Planning		
Department Head		Phyllis M. Jarrell		
Agenda Coordinator (include phone #): <b>T. Stuckey, ext 7156</b>				
<b>CAPTION</b>				
Consideration of an Appeal of the Heritage Commission's Denial of a Certificate of Appropriateness to reinstall a non-permanent retractable cover on the roof top patio located at 1006 E. 15th Street. Zoned Downtown Business/Government (BG); Heritage Resource #26 Designation (H-26). Applicant: Blackgold Partners/Nathan & Bonnie Shea				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	<b>0</b>
Encumbered/Expended Amount	0	0	0	<b>0</b>
This Item	0	0	0	<b>0</b>
BALANCE	0	0	0	<b>0</b>
FUND(S):				
COMMENTS:				
<b>SUMMARY OF ITEM</b>				
At its July 24, 2012 meeting, the Heritage Commission denied the Certificate of Appropriateness request, by a vote of 6-0, stating the applicant did not comply with the directions offered by the Commission at their previous meeting on June 26, 2012. A simple majority vote, or 5 of the 8 City Council members, is required for approval of the request.				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Letter of Appeal from Applicant Heritage Commission Follow-up Memo Staff Report			Heritage Commission	

**BLACK GOLD PARTNERS, LLC**

1006 E. 15TH STREET

PLANO, TX 75074

(214) 577-0446

RECEIVED  
JUL 26 2012  
PLANNING DEPT.

July 26, 2012

Bhavesh Mittal  
Heritage Preservation Officer  
City of Plano - Planning Department  
1520 K. Avenue, Suite 250  
Plano, TX 75074

Dear Mr. Mittal,

Please be advised that we are requesting to appeal to City Council the Heritage Commission's decision to deny our request for a certificate of appropriateness (CA) to re-install a non-permanent retractable cover on the rooftop patio at 1006 E. 15th Street in Downtown Plano.

Let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan A. Shea', with a long horizontal flourish extending to the right.

Nathan A. Shea  
President, Black Gold Partners, LLC  
Owner, Urban Crust, LLC

**DATE:** July 27, 2012  
**TO:** Applicants with Items before the Heritage Commission  
**FROM:** Chairman Anne Quaintance-Howard *AQH*  
**SUBJECT:** Results of Heritage Commission Meeting of July 24, 2012

**AGENDA ITEM NO. 5**  
**CERTIFICATE OF APPROPRIATENESS: 1006 E. 15TH STREET**  
**APPLICANT: BLACKGOLD PARTNERS/NATHAN & BONNIE SHEA**

Request for a Certificate of Appropriateness (CA) to reinstall a non-permanent retractable cover on the roof top patio.

**APPROVED:** \_\_\_\_\_ **DENIED:** 6-0 **TABLED:** \_\_\_\_\_

**STIPULATIONS:**

The Heritage Commission denied the CA request stating the applicant did not comply with the directions offered by the Commission at the previous meeting on June 26, 2012.

The Commission provided the applicant with the following direction to consider:

- Stay close to the outline, scale and massing of the previous approved awning;
- Delete the faux brick decal on the panel and consider a more clear or transparent panel;
- Reduce the overall height of the structure;
- Reduce the massing by:
  - a. Eliminating center posts, if possible (structurally); and
  - b. Reducing the height of the 2'-0" panel
- Make the structure appear more temporary and less visible.

xc: Bonnie and Nathan Shea

CITY OF PLANO  
HERITAGE COMMISSION

July 24, 2012

**Agenda Item No. 5**

**Certificate of Appropriateness:** 1006 E. 15th Street

**Applicant:** Blackgold Partners/Nathan & Bonnie Shea

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**REQUEST:**

Request for a Certificate of Appropriateness (CA) to reinstall a non-permanent retractable cover on the roof top patio.

**GENERAL INFORMATION:**

**Location:** 1006 E. 15th Street (South side of 15th Street between J Avenue and K Avenue)

**Zoning:** Downtown Business/Government (BG); Heritage Resource #26 Designation (H-26)

**Resource Type:** Downtown Plano Heritage District

**CASE HISTORY:**

Date	Description
Mar 2005	CA approved to remove the false stucco mansard on the front facade, clean the brick beneath, and repaint where needed.
Aug 2007	CA approved to restore the historic front facade; repair the chimney, and remove the stucco partition.
Oct 2007	CA approved to demo the rear facade and construct a rear three-story addition.
Aug 2008	CA approved for modifications to the rear addition; approved signage location and size.
Apr 2009	CA approved to add a hanging sign and amend previously approved wall sign location and style.
Jun 2009	CA staff approved to install copper downspouts on front facade.
Mar 2010	CA approved to install a non-permanent retractable cover for weather purposes for roof top patio.

## **BACKGROUND:**

<b>Building:</b>	Commercial
<b>Architectural Style:</b>	Late 19th - Early 20th Century Vernacular Commercial
<b>Date of Construction:</b>	Circa 1889
<b>Historic Use:</b>	Commercial - Harness and Barber shops
<b>Current Use:</b>	Commercial - Restaurant

## **Case History**

This item was tabled at the Heritage Commission's meeting on June 26, 2012, and needs to be removed from the table for consideration.

The applicant installed a retractable solar shade over the existing roof top patio which was approved by the Heritage Commission on March 23, 2010 (see attachment). The original request was approved by the Commission for several reasons. It was not a permanent structure and could clearly be identified as a new feature in accordance with the Secretary of the Interior Standards. The installation of the original solar shade structure would not harm the building or have an adverse effect on the historic character of the building or the district. Finally, the approved shade structure request was consistent with what other cities have done on the rooftops of their historic downtown buildings.

In early 2012, a member of the Heritage Commission noticed the installed solar shade had holes and asked staff to investigate. Staff inspected the solar shade and concurred with the commissioner that the shade had holes and was in need of repair and or replacement and contacted the property owner to discuss the issue. The property owner was aware of the problem and had plans to address the situation.

Staff inspection of the property located at 1006 E. 15th Street in June 2012 revealed construction was underway for a new shade structure. The new construction did not match the previously approved plans to install a solar shade structure. The applicant was notified that the new proposal required review and approval from the Heritage Commission before it could be installed.

## **Proposal for New Shade Structure**

The applicant is requesting approval to reinstall a non-permanent retractable cover over the existing roof top patio. The cover, as originally proposed, will consist of aluminum frame posts with powder coated exterior to prevent rust and panels which will extend downward from the top of the frame along the sides and front of the structure. A 3M film with laser image of bricks matching the existing building will be applied over the 22 caliber aluminum panels. The proposed awning is a three layer clefy blackout material with radiant barrier and fire retardant-stencil strength. The sides and front of the awning will be clear vinyl with an 8" ferrier fabric border. The entire structure will be 7'-8" high from the top of the existing parapet wall at the front.

The applicant has indicated, that the new cover will be easier to disassemble and remove than the original cover approved by the Commission as it would take five hours to remove and assemble as compared to ten hours with the prior design. The new

cover is manufactured by Corradi USA, the same company who made the first cover. The new shade system has an integrated gutter system to help improve rooftop drainage. The original cover dropped water into the street.

## **PREVIOUS COMMISSION ACTION:**

### **June 26, 2012 meeting:**

Staff findings and analysis: The applicant has removed a previously approved non-permanent retractable cover and started to install a new retractable solar shade system over the existing roof top patio without a Certificate of Appropriateness. The previous non-permanent retractable cover was approved by the Commission with a stipulation that the applicant will get necessary permits from the Building Inspections Department. On checking with the Building Inspections Department, staff was informed that the applicant did not get the required permits for both, the previously approved structure and the new proposed structure.

The staff believes that the proposed structure is more permanent looking than the previously approved non-permanent shade system. The overall height, massing, roof form and materials make the structure look like a vertical addition which will be highly visible from 15th Street and portions of K Avenue.

The use of aluminum panels and digitally printed brick looking film would be inappropriate and incompatible materials for such kind of non-permanent structures. The use of such materials would alter the buildings relationship to others on the street and diminish the public's ability to appreciate the original historic building materials.

In the Downtown Heritage District Guideline's section on awnings, the guidelines are directed toward storefront awnings only, not rooftop or other awning locations. The guidelines do state that vertical additions should not be visible when viewing the front of the structure from the street.

Staff recommended denial of the proposed request due to the following reasons:

1. The proposed retractable solar shade system/design looks like a permanent vertical addition for the following reasons:
  - a) The new shade structure is approximately two feet taller than previously approved non-permanent retractable cover. It is also taller than the existing roof top patio cover located behind this structure.
  - b) The proposed aluminum framework and panel (applied over the aluminum framing) size and scale is substantially more in massing as compared to previously approved simple metal framed non-permanent structure.
2. The proposed materials – Aluminum panels and 3M film with digital printed bricks (to match existing) over these panels are not compatible with the existing architectural and historic materials in Downtown Heritage District.

3. The overall height, scale and roof form makes is highly visible to a person standing on the opposite side (North) of 15th street. The proposed shade structure is not compatible with the size, scale, proportion, massing, material and character of the existing historic building and the Downtown Heritage District. Due to the above reasons, it fails to meet the following guidelines:
  - a) Section 10.1 and section 10.3 of Downtown Heritage District Design Guidelines. Please see attached Applicable Review Criteria attachment.
  - b) 'Preserve the historic character' criteria as suggested by the Secretary of the Interior in Preservation Brief No. 14. Please see attached copy of Preservation Brief 14 with Agenda Item #5 in the packet.
  - c) Section 9 from the Secretary of the Interior's Standard for Rehabilitation. Please see attached Applicable Review Criteria attachment.
4. The proposed shade structure would alter the existing roofline and massing of the group of historic buildings on 15th Street.

Commission Action: The Commission tabled the request to the July 24, 2012, meeting, to allow the applicant additional time to work with staff and consider modifications to the original submitted plans due to the proposed request being inconsistent with the design guidelines and concerns expressed regarding the permanency of the proposed awning system. The Commission provided the following directions to the applicant:

- Stay close to the outline, scale and massing of the previously approved awning;
- Delete the faux brick decal on the panel and consider a more clear or transparent panel;
- Reduce the overall height of the structure;
- Reduce the massing by:
  - a. Eliminating center posts, if possible (structurally); and
  - b. Reducing the height of the 2'-0" panel;
- Make the structure appear more temporary and less visible.

#### **STAFF FINDINGS AND ANALYSIS:**

Since the last Commission meeting on June 26, 2012, the staff met with the applicant's architect and the roof shade installer on July 5, 2012, to discuss the recommendations provided by the Commission at the June 26, 2012 meeting. At that meeting, staff requested the applicant's representatives to submit revised drawings before the next Commission meeting. The Staff received a revised drawing on July 19, 2012, showing the faux brick decal on the horizontal panel being removed and the panel is now proposed to be clear polygal to match the clear vinyl roll-up panels on the sides of the structure. The polygal is a clear rigid greenhouse material made of high strength plastic per the applicant's architect. No other changes are proposed to the shade structure. The polygal panel is consistent with the Commission's direction from their June 24, 2012 meeting only. Otherwise, the proposed structure does not comply with the remaining direction provided by the Commission.

As per the Commission's request at the previous meeting, the staff researched rooftop patio cover guidelines followed by other historic downtowns and found no specific guidelines for rooftop covers. The research found that other cities have been following their rooftop addition guidelines for such requests. Below a list of some most commonly used guidelines:

- The rooftop additions shall be setback at least the distance equal to the additional maximum height proposed, and it shall be as minimally visible as possible;
- The additions shall have a flat roof;
- The rooftop addition shall be as inconspicuous as possible when viewed from the street;
- The size, scale and massing of the addition shall be compatible with existing historic building and adjacent buildings in the historic district;
- The materials, detailing and scale of the addition shall not stand out to distract from the historic character and architecture of the existing building and other buildings in the neighborhood;
- The rooftop addition shall not obscure or damage existing historic features; and
- The addition shall be discernible, albeit in a subtle way.

Please see attachment C for downtown rooftop guidelines from the City of New Orleans, Central Business District (CBD) Ordinance, City of San Jose downtown historic resource and San Antonio's Houston Street Design Guidelines.

Staff continues to recommend denial of the proposed shade structure due to the structure being inconsistent with the Downtown District Guidelines; the structure is not compatible with the size, scale, massing, and character of the Downtown Heritage District; and the structure alters the existing roofline and massing of the historic buildings along the 15th Street.

**STAFF RECOMMENDATION:**

Staff recommends denial of the proposed request.

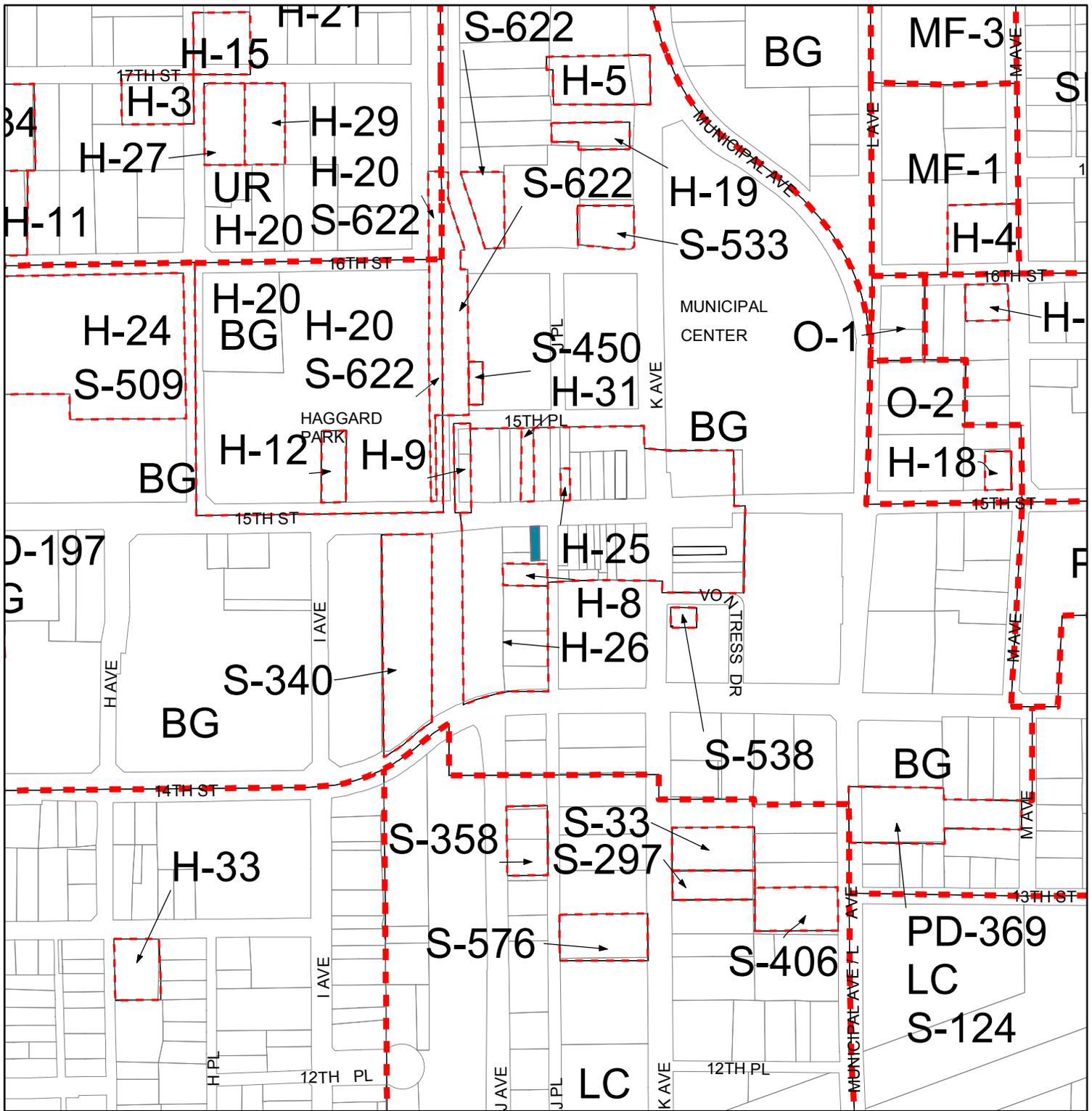
**APPLICABLE REVIEW CRITERIA:**

**Downtown Heritage District Guidelines**

<b>No.</b>	<b>Guideline Statement</b>
<b>New Construction and Additions</b>	
10.1	All new construction should reflect the architectural character of the downtown district, reflecting existing buildings in form, shape, solid-to-void ratio, detail and general appearance, paying particular attention to the elements pointed out in the first section of these guidelines.
10.2	New buildings should abut the sidewalk. The setbacks for all new construction should match the setback of other buildings on the block. Infill buildings between historic buildings should be similar in setback, roof form, cornice line, and materials, to nearby buildings.
10.3	Vertical additions to historic buildings in the district are discouraged but may be appropriate if set back to the rear of the property and not visible to a person standing on the opposite side of the street to which the building faces.
10.4	Maintain the height and rhythm of buildings along the street face. New buildings and additions should respect both the height and bay spacing of adjacent buildings. They should also ensure continuity of cornice lines and windows. The height of an addition and the height of a new building should not exceed the height of the tallest building on the block. New buildings or additions along the south side of 15th Place may exceed the height of the tallest building as long as it cannot be seen by a person standing on the south side of 15th Street.

**Secretary of the Interior's Standards for Rehabilitation**

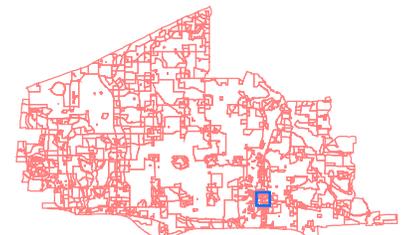
<b>No.</b>	<b>Standard Statement</b>
9.	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10.	New additions and adjacent or related 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.



Item Submitted: 1006 15th STREET

Title: RAILROAD ADDITION

Zoning: DOWNTOWN BUSINESS/GOVERNMENT/  
DOWNTOWN HERITAGE RESOURCE DISTRICT



○ 200' Notification Buffer

AWNING MATERIAL: 3 LAYER CLEFY BLACKOUT MATERIAL W/ RADIANT BARRIER & FIRE RETARDANT

SIDE MATERIAL: CLEAR VINYL W/ 8" FERRIER FABRIC BORDER

POWDER COATED ALUMINUM FRAMING

CLEAR POLYGLASS TO MATCH CLEAR VINYL ROLL-UP PANELS

ORIGINAL APPROVED AWNING - REMOVED

BUILDING SIGN:

LIMITED BY 1 SF X LINEAR LENGTH OF BLDG = 88 SF & ONE THIRD THE HEIGHT OF WALL INSTALLED ON - THIS SIGN ON WEST ELEVATION LIMITED BY 4'-10" HEIGHT X 17'-9".

47'-04"

43'-06"

42'-02"

37'-08"

30'-00"

27'-08"

1'-01"

17'-9"

4'-10"

13'-04"

00'-00"

CBR-1

EIFS-1

EIFS-1

EIFS-1

CBR-1

CBR-1

EIFS-1

EIFS-2

Revised drawing submitted 7/19/2012

WEST ELEVATION

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



AWNING MATERIAL: 3 LAYER CLEFY BLACKOUT MATERIAL W/ RADIANT BARRIER & FIRE RETARDANT

SIDE MATERIAL: CLEAR VINYL W/ 8" FERRIER FABRIC BORDER

POWDER COATED ALUMINUM FRAMING

DIGITAL PRINTED BRICK ON 3M FILM ADHERED TO ALUMINUM PANEL

ORIGINAL APPROVED AWNING - REMOVED

BUILDING SIGN:

LIMITED BY 1 SF X LINEAR LENGTH OF BLDG = 88 SF & ONE THIRD THE HEIGHT OF WALL INSTALLED ON - THIS SIGN ON WEST ELEVATION LIMITED BY 4'-10" HEIGHT X 17'-9".

47'-04"

43'-06"

42'-02"

37'-08"

30'-00"

27'-08"

1'-01"

17'-9"

4'-10"

13'-04"

CBR-1

EIFS-1

EIFS-1

EIFS-1

CBR-1

CBR-1

EIFS-1

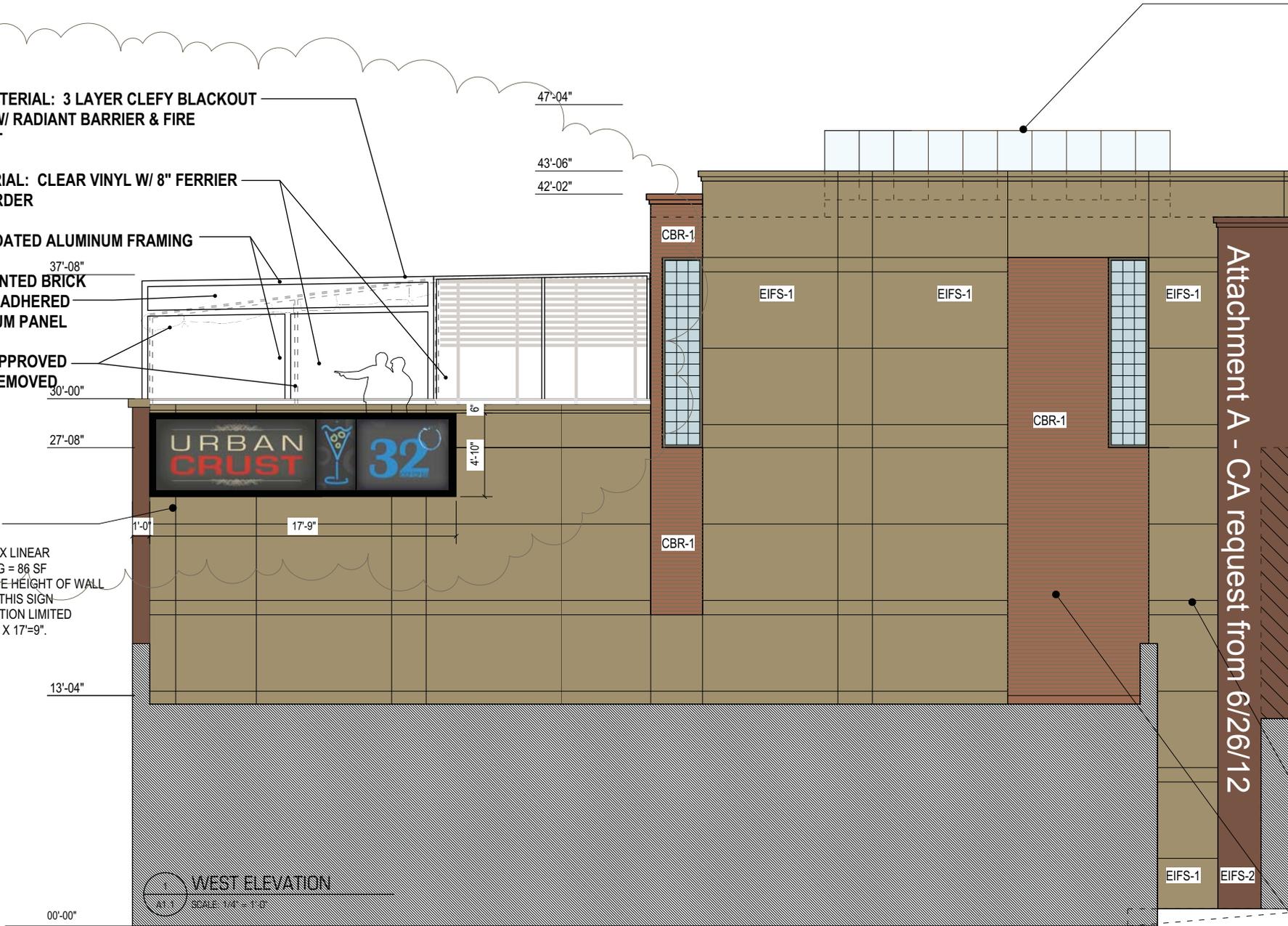
EIFS-2

Attachment A - CA request from 6/26/12

WEST ELEVATION

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

00'-00"



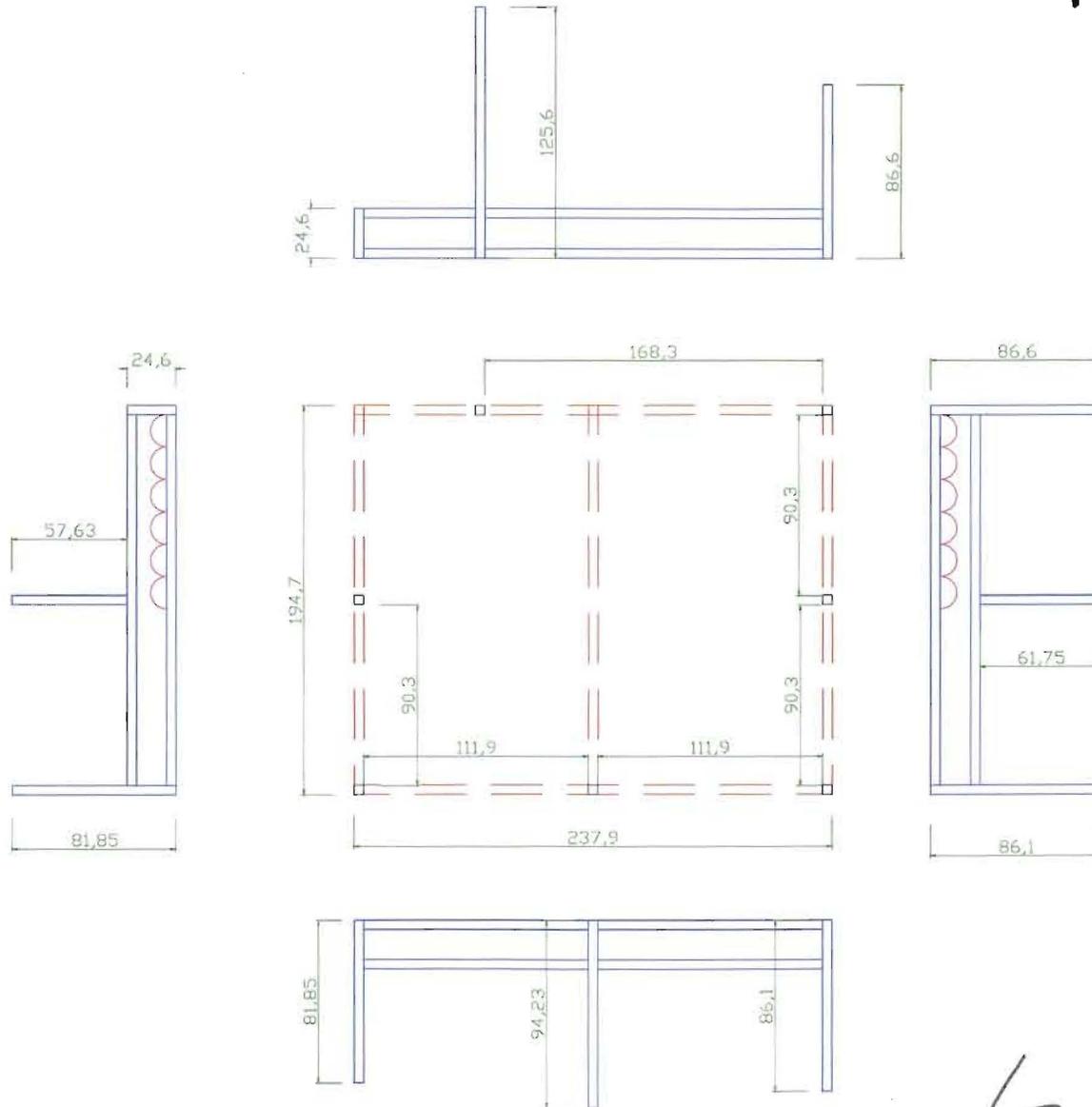
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OFFENDING COMMAND: image

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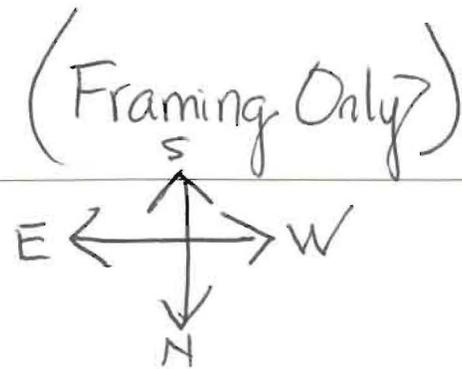


Corradi USA  
OUTDOOR LIVING SPACE

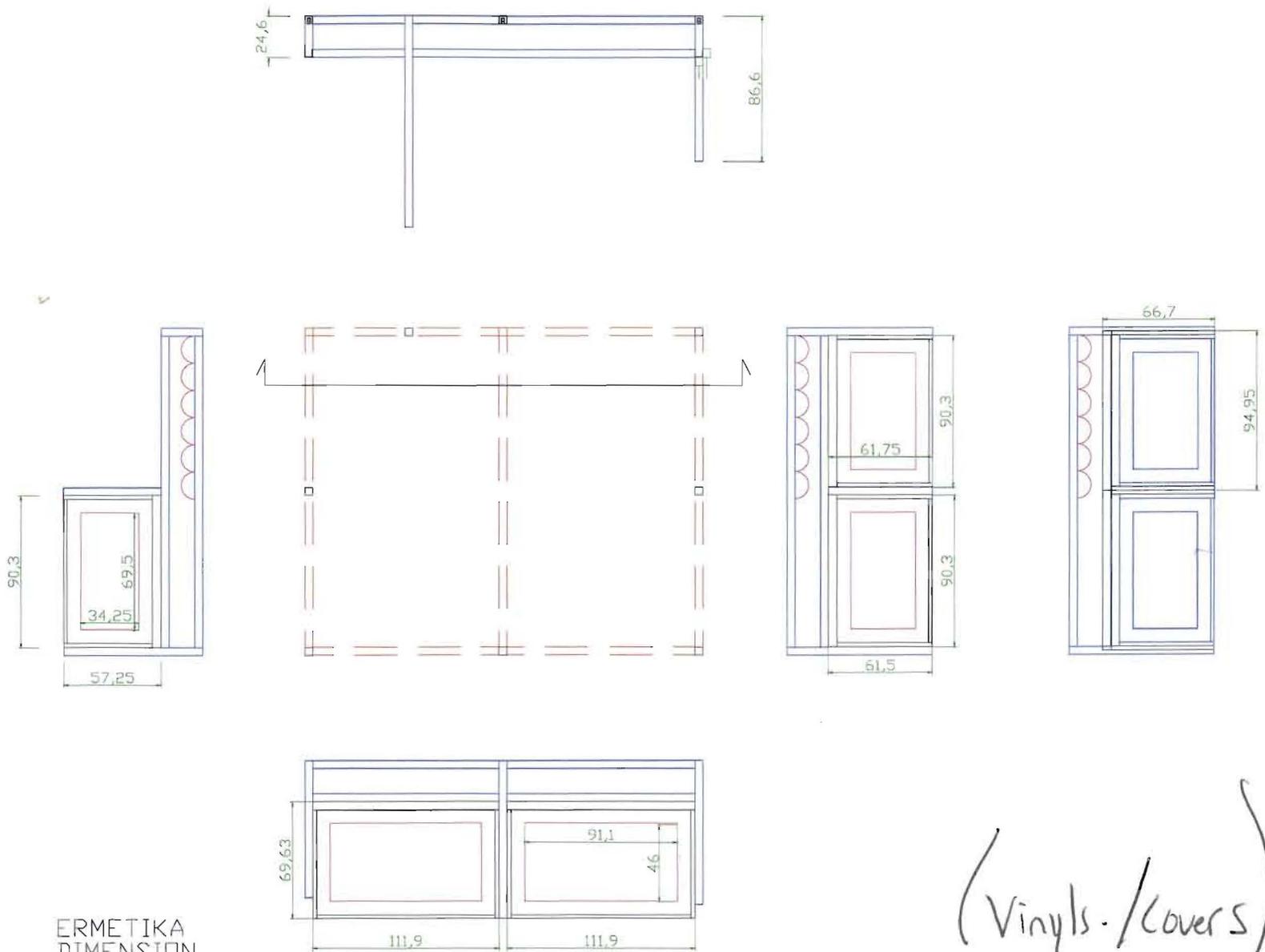
# Attachment 4



PIANTA e  
PROSPETTI

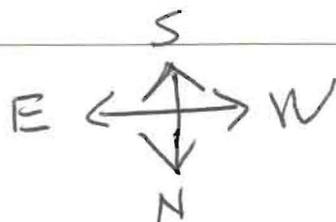


# Attachment 4



ERMETIKA  
DIMENSION

(Vinyls - / Covers)



Attachment Z  
Original Awning  
Installed

CA request from 6/26/12  
(Attachment A continued)



## **Attachment 4-I**

### **Materials:**

**Aluminum posts with powder coated exterior –  
no rust**

**Laser imaged bricks to match the exterior of  
building is applied over the 22-guage  
aluminum top**

**The awning material is 3 layer clefy blackout  
material w/ radiant barrier and fire retardant –  
stencil strength (new burn safe technology)**

**The sides <sup>(and the front)</sup> are clear vinyl with 8 “ ferrier fabric  
border**

## **Attachment I – continued**

- **The new cover is easier to disassemble and remove than the original cover approved two years ago on 4/12/10 by the Heritage Commission**
- **The new cover takes 5 hours to disassemble, and can be put right back together without any modifications (just like it comes down) (each piece remains totally intact – put together by a cordless drill); the old cover took 10 hours to disassemble**
- **The new cover is made by the same company as the original unit – Corradi USA; it is their new model with newer technology**
- **The new cover controls drainage through the internal gutter system, while the old unit dropped water onto the street**
- **The new cover material is completely fire-retardant**

3/23/2010 APPROVED CERTIFICATE OF APPROPRIATENESS  
Attachment B



CERTIFICATE OF APPROPRIATENESS  
HERITAGE COMMISSION  
CITY OF PLANO



I. Property Information:

1. Name of Resource (Historic Name/Current Name): W.R. George Building/Urban Crust - 32° Rooftop Bar
2. Address/Location: 1006 E. 15th Street, Plano, TX 75074

II. Applicant Information:

3. Name of Owner: Blockgold Partners Name of Applicant (if different): Nathan Shea  
Company: \_\_\_\_\_ Relationship to Property: Owner  
Address: 3106 Dublin Road Address: \_\_\_\_\_  
City, State: Parker, TX 75002 City, State: \_\_\_\_\_  
Home: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
Business: 214-577-0446 Business Phone: \_\_\_\_\_  
E-mail: nsheal@verizon.net E-mail: \_\_\_\_\_

III. Approved Work and Conditions

- Date CA Approved: 03/23/2010  
Date CA Expires: 03/23/2011

CITY OF PLANO  
HERITAGE PRESERVATION  
CERTIFICATE OF APPROPRIATENESS  
*[Signature]*  
DATE 4/12/10

Certificate of Appropriateness approved to:

Install non-permanent, retractable cover for weather purposes for patio.

**IMPORTANT: APPROVAL OF THIS APPLICATION BY THE HERITAGE COMMISSION DOES NOT CONSTITUTE A BUILDING PERMIT. APPROPRIATE PERMITS MUST BE OBTAINED IN ADDITION TO A CERTIFICATE OF APPROPRIATENESS (CA). THE HERITAGE COMMISSION MEETS ON THE FOURTH TUESDAY OF EVERY MONTH. APPLICATIONS FOR CA's MUST BE SUBMITTED BY 5:00 P.M. ON THE FIRST TUESDAY OF THE MONTH.**

**ONCE APPROVED (STAMPED), DISPLAY THIS CERTIFICATE IN A WINDOW OR OTHER PROMINENT PLACE DURING THE COURSE OF THE PROJECT.**

**3/23/2010 APPROVED NON-PERMANENT RETRACTABLE SHADE  
(Attachment B Continued)**



Sample Image of Side Flaps (Actual flaps will be similar to image below)



Sample Images of Retractable Solar Shade examples presented by the staff at the 3/23/2010 meeting  
(Attachment B Continued)



Sample Images of Historic Properties with Rooftop Shade Features

Fort Worth, TX



Austin, TX



**Sample Images of Retractable Solar Shade examples presented by the staff at the  
3/23/2010 meeting  
(Attachment B Continued)**

Charleston, SC



Savannah, GA



Sample Image of Plano Structure Using Side Flaps on Awning





home : neighborhood revitalization : historic district landmarks commission : rooftop additions

Code Enforcement and Blight Removal

City Planning

Environmental Affairs

**Historic District Landmarks Commission**

HDLC FAQs

Awards

Before & After

CBD Ordinance

Contact Information

Districts and Maps

Documentation Resources

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Landmarks

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New Orleans Ordinance

Guidelines

2009 Meeting Schedule

Safety and Permits

Vieux Carré Commission

## Rooftop Additions

Rooftop additions have become a very popular way of adding additional space and increasing the square footage and floor area ratio on existing buildings in downtown New Orleans, particularly in the Central Business District local historic districts. It is important that the historic integrity of these structures and areas be maintained. It is equally important that additions, when allowed, contribute to the character of the area and respect the design and context of the building and the street scene to which they are added.

### Definition.

A rooftop addition is defined as any new construction on top of an existing rooftop for occupiable or non-occupiable space (*This includes full floor additions*).

### Policy.

In general, rooftop additions are discouraged on all **rated** buildings. However, the Commission will review applications on a case by case basis.

The Commission believes that on buildings which are rated purple (of national importance), or blue (of major architectural importance) and buildings which are red rated and could be upgraded to blue, *rooftop additions are inappropriate and are strongly discouraged.*

*Buildings which have been rated purple* are buildings that were designed by architects of national reputation; have been recognized as National Historic Landmarks by the National Park Service; are unique examples of American architectural development; or are associated with a person(s) or events of national importance. These buildings are to be preserved, properly maintained and when needed, carefully restored.

*Buildings which have been rated blue* are of major architectural importance and are outstanding examples of works by notable architects or builders; are unique or especially fine examples of a particular style or period when original details remain; are part of an intact row or grouping; or are noteworthy examples of a particular type of construction technique, when the original fabric of the building is basically intact. These buildings should be preserved; be protected from unsympathetic modifications, and have original facade treatments properly restored when possible.

*Buildings which have been rated red* are important buildings that have been altered leaving much of the exterior facade either extremely modified or covered over. However, because of their scale or basic construction, these buildings still make a notable contribution to the overall character of the area. Although placed in a lower category, the significance of these buildings should not be overlooked or minimized. If properly restored, the rating of a building in this category would be raised.

On buildings rated green (of architectural or historical



### Guidelines

- [Building Types](#)
- [Building Ratings Guide](#)
- [CBD Guidelines](#)
- [CBD Rules and Procedures](#)
- [Demolition by Neglect](#)
- [Doors and Windows](#)
- [Existing Masonry Construction](#)
- [Fences, Gates and Walls](#)
- [Jurisdiction](#)
- [Lighting, Paving, Structural and Ornamental Metal](#)
- [New Construction Guidelines](#)
- [New Orleans Rules and Procedures](#)
- [Rooftop Additions](#)
- [Roofing and Associated Details](#)
- [Reroofing Worksheet](#)
- [Signs](#)
- [Wood Finishing Materials](#)

importance) or those red-rated buildings that could be upgraded to green if properly renovated, the construction of rooftop additions may be allowed on a case-by-case basis at the discretion of the full Commission.

It is important to note that *buildings which are rated green* are buildings which are typical examples of the architectural types and styles found in the city. When buildings in this category retain their original architectural details, they make a notable contribution to the overall character of a particular area. These buildings should be preserved and when feasible, restored as closely as possible to their original appearance.

On buildings rated gold (contributing) and/or unrated buildings, the construction of rooftop additions may be allowed on a case-by-case basis at the discretion of the full Commission.

The approval of a rooftop addition on any one building or a previously approved application for a rooftop addition shall not be considered as precedents or construed to mean that new proposals will automatically be approved.

- The height of the existing building will be a major factor in determining the appropriateness of allowing the construction of a roof top addition.
- Rooftop additions shall not be allowed on structures of two stories or less, regardless of the rating.
- Rooftop additions shall not be allowed on structures of two bays or less, regardless of the rating.
- A rooftop addition shall not call attention to itself, nor detract from the architecture of the existing building or the surrounding historic district, streetscape, or adjacent structures.
- When rooftop additions are proposed for buildings which are adjacent to empty but potentially buildable lots, the proposal shall be evaluated as if no building will ever be built on the buildable lot.
- Rooftop additions shall comply with existing zoning, and shall not require *the granting of a variance* for height limits or floor area ratios.

#### **Design Standards for Rooftop Additions**

If permitted, the following design standards for rooftop additions are to be followed:

Rooftop additions shall:

1. Be limited to a maximum of 75 percent of the roof area, excluding the parapet.
2. Be limited to one story in height, with an interior ceiling height not to exceed 8 feet, except for code-required components, such as elevator overrides. Elevator equipment, mechanical equipment, and HVAC equipment shall fall within the single story, 75 percent footprint.
3. Be permitted only on buildings with existing parapets in excess of 18 inches from the highest point of the roof and on existing roofs which have less than a 3 in 12 pitch.
4. Be permitted only when set back a minimum of one full bay or 10 feet, whichever is greater, from all sides.
5. **Be permitted to have a flat roof only.**
6. Be permitted only when all railings, planters, and rooftop furnishings are set back far enough to only be visible from the public right-of-way at a 1,000 foot distance.
7. Be permitted only when the designs of such additions reflect the basic design, color, texture, and fenestration of the original building. **The rooftop addition shall be as inconspicuous as possible when viewed from the street.**

**Submittal Requirements:**

1. Dimensioned elevations and plans showing the proposed rooftop addition on the existing building.
2. Sight-line studies, either photographs or drawings, illustrating the massing of the addition and visibility from 1,000 feet on public rights-of-way in all directions, and showing not only the impact on the subject heading, but also on the adjacent buildings and the historic district as a whole.
3. A to-scale massing model of the addition on the existing building.

**State Historic Preservation Office***Policy on Rooftop Additions*

1. Rooftop additions - recommendations are made with the intent to minimize visibility and thus to minimize changes to the historic character of the building.
2. All rooftop additions should be no taller than one story.
3. Elevator housing and mechanical equipment should be no taller than one story.
4. Additions should have an interior ceiling height of 8 feet.
5. Roof framing is removed when necessary to lower the visible height of the addition.
6. Additions are set back one full bay from all sides.
7. Any additional set back is determined by the height of the parapet.
8. Railings and planter boxes are set back far enough to be invisible from the street.
9. Additions to have flat roofs to match the roof of the original building.
10. Additions should match as closely as possible the color of the historic building.
11. Additions are to be designed to reflect the basic design of the building, but with decorative elements simplified.
12. Site line studies indicate that the additions are minimally visible from any public right-of-way.

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- **Add** side additions should be independent structures rather than false historicized extensions of the original building mass or facade.

Side additions should be differentiated from historic construction using recessed connectors or reveals (sometimes called hyphens), setbacks, applied trim, dimensional changes in materials, and/or changes in color.

### ROOFTOP ADDITIONS

Rooftop additions can be technically challenging and expensive.

They require careful design considerations to ensure that their presence does not compromise the historic appearance or design integrity of the existing historic building or its context. A rooftop addition may be considered if the addition is significantly setback from the primary structure and is compatible with the height and development patterns of the block.



- **Retain** building elements that define the roofline and the upper edge of the existing facade, such as cornices and parapets.
- **Respect** the scale of the historic building and adjacent buildings. Rooftop additions are more likely to be compatible on buildings that are adjacent to similarly sized or taller buildings.
- **Add** rooftop additions required for rehabilitation that are subordinate in scale and size to the historic building and are as inconspicuous as possible when viewed from the street. Rooftop additions should be setback a distance equal to the height of the addition from the primary elevation of the building; (and from other elevations if the building is free-standing or highly visible). Sight line calculations and photo simulations can be used to determine the appropriate setback from the historic façade. Temporary framed mock-ups should be constructed to establish visibility and impacts to adjacent buildings. Because of sight line considerations, the height of rooftop additions should be limited to one or two stories and the setback of rooftop additions on low-rise buildings should be very substantial.

Rooftop additions should be compatible in color with the historic building and differentiated in construction detailing from the historic building.

Rooftop additions should be independent lightweight structures rather than extensions of the original building mass or facade.

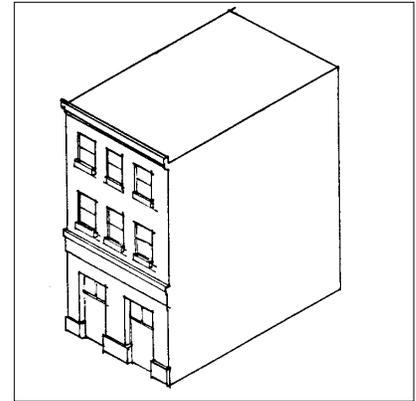
## Design of Additions

Many buildings have experienced additions over time, as the need for more space occurred. An addition should be designed such that the historic character of the building can still be perceived. When planning a new addition to an historic structure, the negative effects that may occur should be minimized. While some destruction of original materials is almost always a part of constructing an addition, such loss should be minimized.

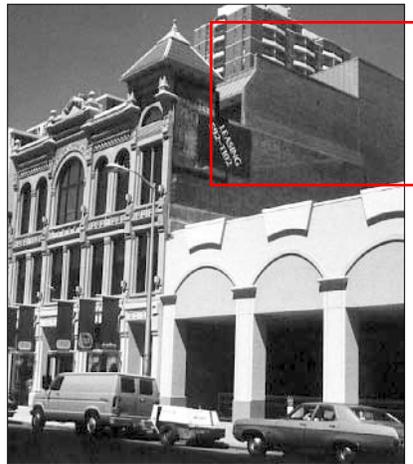
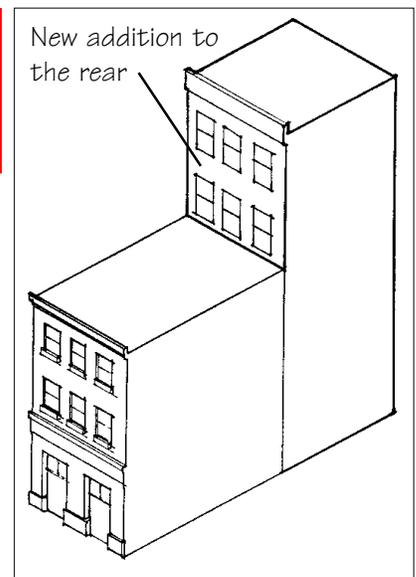
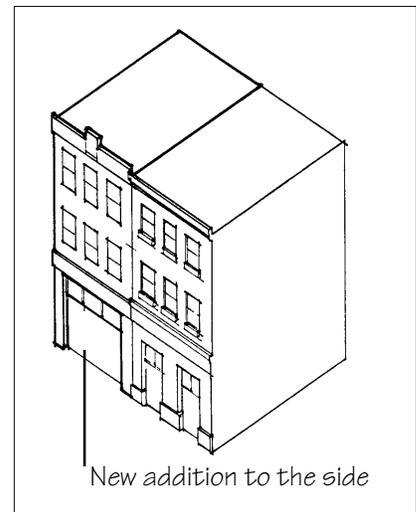
Three distinct types of additions should be considered. First, a ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building. This will have the least impact on the historic character of the structure, but there may only be limited opportunities to do this.

Second, an addition to the roof may be designed that is simple in character and set back substantially from the front of a building. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible to those of the existing structure.

A third option, is to design an addition within the wall plane of the existing building. This option is the most difficult and requires great care to respect the historic relationship of the building to the street. Such an addition should provide a visual distinction between the existing structure and its addition. This may be accomplished through the use of a midbelt cornice element or a subtle change in building materials.

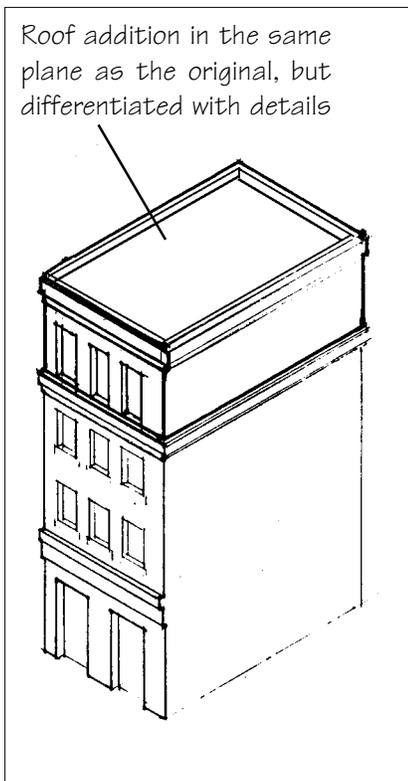
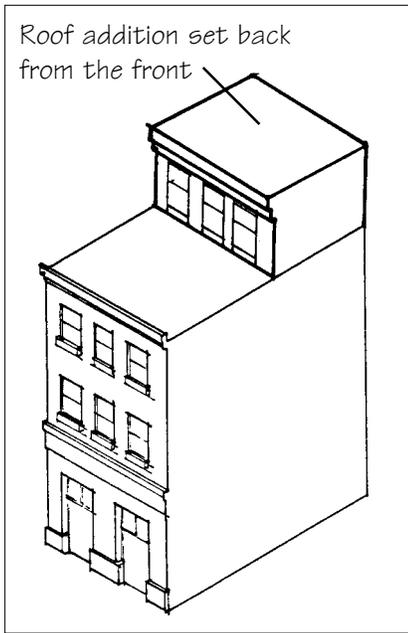


*An original three-story building, before an addition. (Compare with sketches below and on the following page.)*



*An addition may be set back to preserve the perception of the historic scale of the building. In the image on the left, the original three floors of this building are visible. In the angle view at the right, two newer floors are visible. Note how the addition cannot be seen when looking at the building straight-on because it is setback.*

3. Historic Properties



Appropriate alternative approaches to additions.

**3.27 An addition should be compatible in scale, materials and character with the main building.**

**3.28 An addition should not damage or obscure historically or architecturally important features.**

- For example, loss or alteration of a cornice line should be avoided.

**3.29 Design an addition such that the historic character of the original building can still be interpreted.**

- A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. For example, an addition that is more ornate than the original building would be out of character.
- An addition that seeks to imply an earlier period than that of the building also is inappropriate because it would confuse the history of the building.

**3.30 An addition should be subtly distinguishable from the historic building.**

- An addition should be made distinguishable from the historic building, even in subtle ways, so that the character of the original can be interpreted.

**3.31 An addition may be made to the rear or side of a building if it does the following:**

- An addition should maintain the alignment of storefront elements, moldings, cornices and upper-story windows that exist on the main part of the building and its surrounding context.

**3.32 An addition may be made to the roof of a building if it does the following:**

- An addition should be set back from the primary, character-defining facade, to preserve the perception of the historic scale of the building.
- Its design should be modest in character, so it will not attract attention from the historic facade.
- The addition should be distinguishable as new, albeit in a subtle way.

**3.33 In limited circumstances, an addition may be made to the roof of a building and not be set back from character-defining facades, if it does the following:**

- An addition should be distinguished from the existing building. A change in material or a decorative band can be considered to accomplish this.
- An addition should maintain the alignment of storefront elements, moldings, cornices and upper-story windows that exist on the main part of the building and its surrounding context.
- The addition should also be compatible in scale, texture and materials with the original.



*These early photos of the Moore building illustrate historic precedence for a rooftop addition. This addition can be distinguished from the original building on the left by providing a simple decorative band. Although the towers were removed, the original cornice was replaced at the top of the building.*