

Component 6: Roof Design

Roof Design

Beyond Mass and Scale, Roofs are one of the most notable and formative elements in defining neighborhood character. The design should include visible entries and components for human use.

Houses in a neighborhood will include roof patterns that are distinctive and repeatable. It is important to observe the patterns and create a building that is consistent with that pattern in order to conserve the character of the existing neighborhoods.

Example houses may include flat roofs with parapets, pitched roofs or combinations. Consideration should be given for the basic size and shape of example roofs in the neighborhood.

Additionally, Design Professionals should be sensitive to the pattern of roof details and the ways those details relate to roof form. Particular attention should be paid to the size and configuration of fascia boards, gutters, outriggers, barges, rafter size and treatment and dimensions of overhangs. All of these items serve to define a roof and will be reviewed for compatibility.

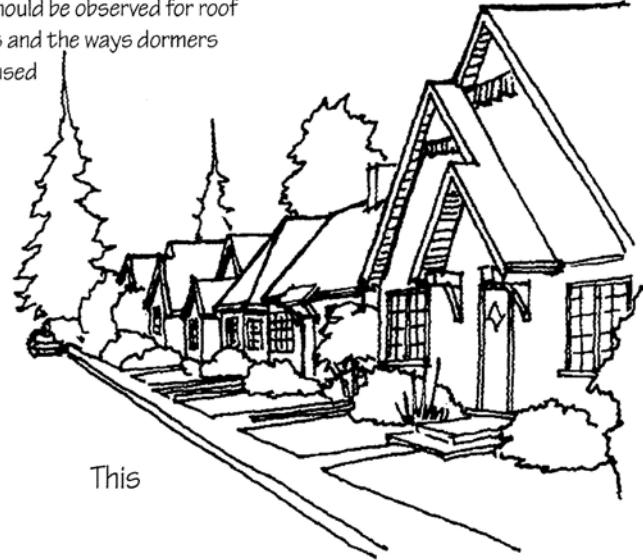
Refer to Burlingame Zoning Ordinance for related components:
Building Height and Exceptions (25.26.060 & 25.26.073)
Declining Height Envelope (25.26.075)

Applicable Findings:

The following Findings in the Design Review Ordinance apply to this Component of the Guidelines:

- Compatibility of the architectural style with that of the existing character of the Neighborhood.
- Architectural style, consistency, mass and bulk of structures, including accessory structures.
- Interface of the proposed structure with the structures on adjacent properties.
- For additions: Compatibility with the architectural style and character of the existing structure as remodeled.

Example houses should be observed for roof type, slope, details and the ways dormers and monitors are used



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Not This

Roof unlike any other in the neighborhood

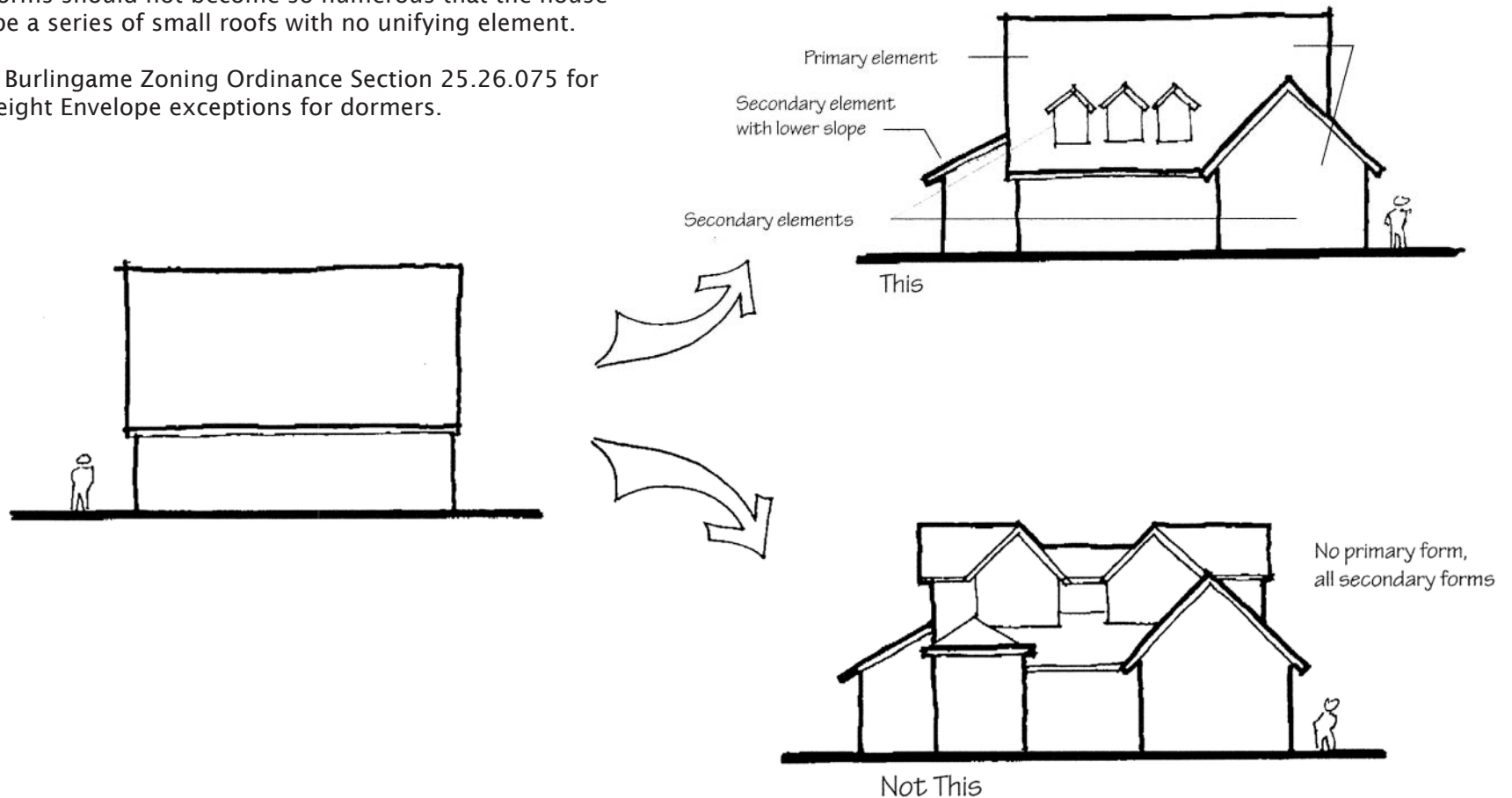
Articulation

Roofs should be articulated in ways that support the desired Mass and Scale of the building. Typically a Primary Roof Element should be defined which relates closely to the actual size and Mass of the house. Secondary forms can then be articulated which may include or otherwise identify important components of the house.

Secondary forms should not become so numerous that the house appears to be a series of small roofs with no unifying element.

Refer to the Burlingame Zoning Ordinance Section 25.26.075 for Declining Height Envelope exceptions for dormers.

Roof slopes can vary in some circumstances, particularly in situations where an additive element such as a shed or a monitor may include a lower roof slope than the primary form. This variation should be used with restraint and limited to traditional usage.



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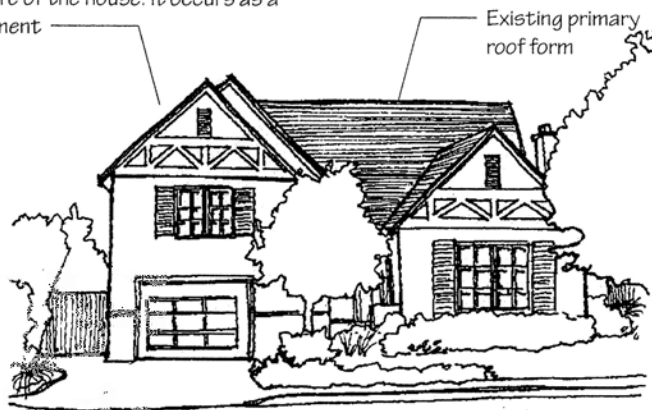
Additive Elements

Additive elements to the roof form should respond carefully to the mass and scale of the building and should not become too large. Elements which are too large compete with the primary forms of the roof and make the roof look more like trim attached to a two story building.

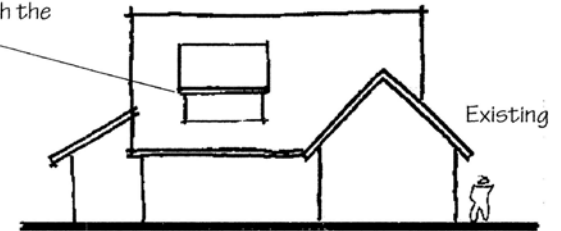
Use of dormers and monitors (shed dormers) to add space to an attic will require design professionals to think "attic" rather than "second story".

Additionally, additive elements that are different in style than the existing residence will not support the continuity of the architecture.

Additive roof form consistent with the architecture of the house. It occurs as a secondary element

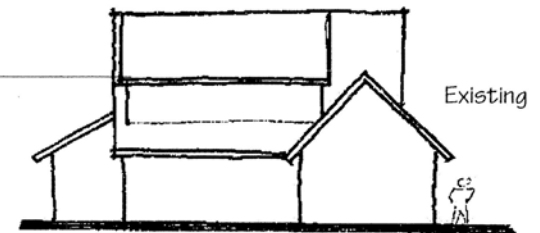


New Monitor, compatible with the existing roof



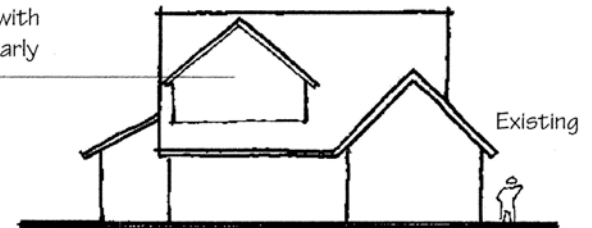
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New Monitor: too large for the existing roof, it looks like a second story



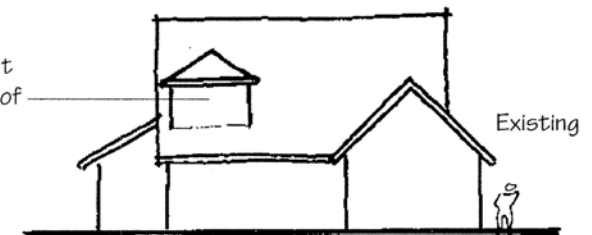
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New Dormer: Consistent with the existing roof, while clearly a secondary element.



This

New Dormer: Of a different style than the existing roof



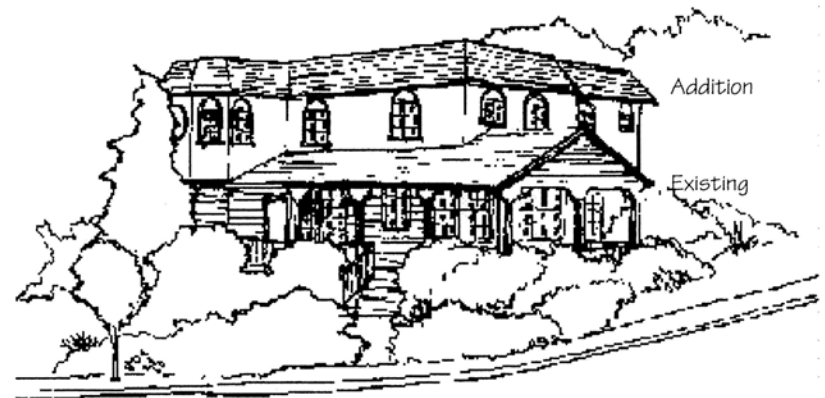
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Consistent Roof Forms

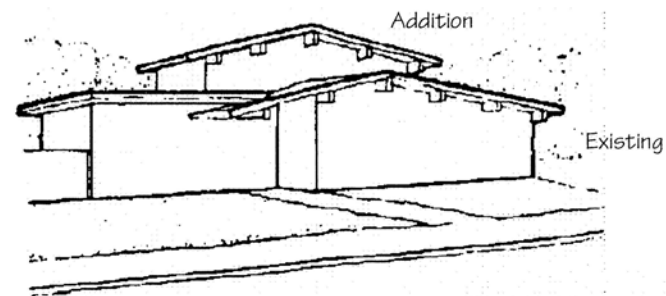
A critical element in unifying a building and relating additions to existing forms is the consistency in roof forms. The roof is one of the most important identifying elements for a house. It is largely responsible for defining the character of a building.



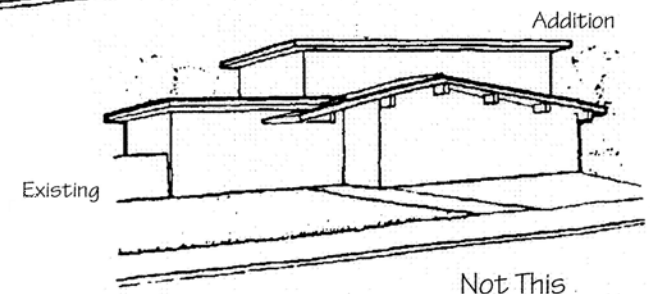
Additionally, the articulation of the roofs will form a pattern. Some neighborhoods will include simple, sweeping hip roofs, while others will include gabled roofs with numerous dormers or monitors.



Not This



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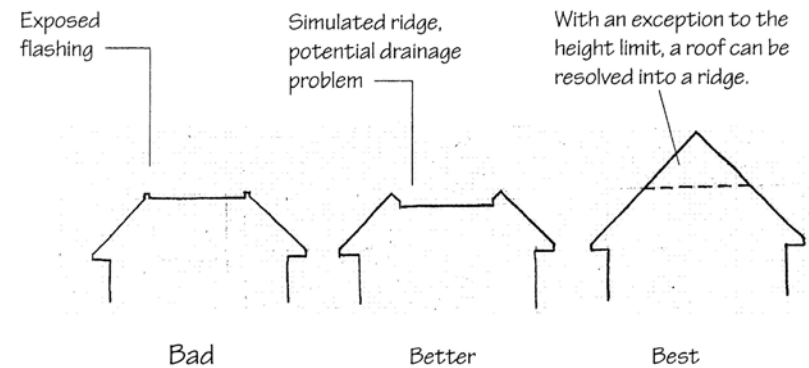
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Variable Roof Forms

Randomly varying roof forms are probably not supportive of Neighborhood Compatibility. There are, however, numerous precedents for variable roof slopes and forms. Numerous architectural styles include combinations of sheds and gables, sheds and hips and sloping and flat roofs.

If a proposal includes varying roof forms, they should be justified based on the architectural style and the pattern in the neighborhood.

If varying forms occur simply to make interior spaces work, there may be a need to redesign the interior layout to achieve a compatible roof form.



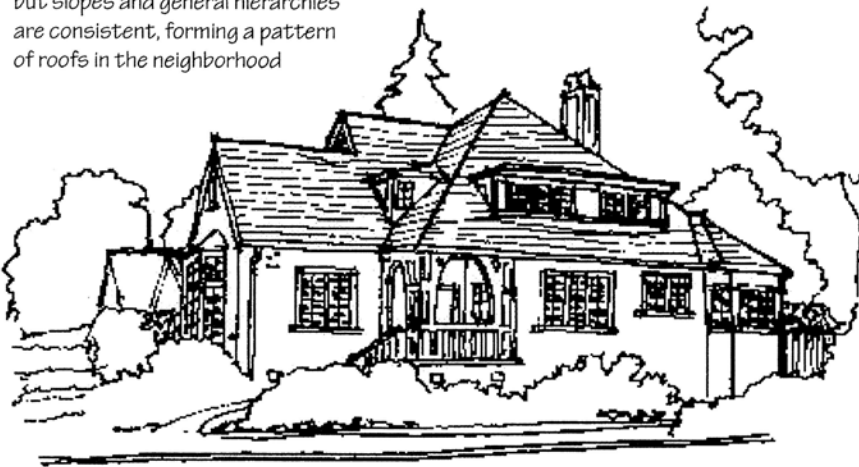
Sometimes roof forms are varied to accommodate height limitations. Hip roofs are often "clipped" to remain under this limit.

When a flat roof is included at the top of a sloped roof, flashing will be apparent where the transition occurs, making the roof unsightly and the clipping apparent.

It is more desirable to request a height exception in order to resolve a roof properly in a ridge or peak.

Roof forms and materials have a close relationship with the general character and style of a building. When a particular style is existing or adopted, the roof form should be consistent with that style. Tudor Revival buildings will have somewhat different roof slopes and forms than a Spanish Colonial Revival building.

Hips and gables intermixed, but slopes and general hierarchies are consistent, forming a pattern of roofs in the neighborhood



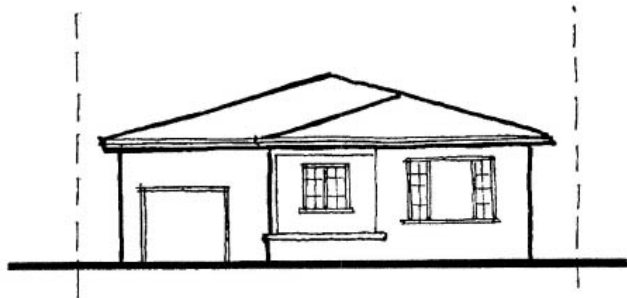
Substantial Additions

When substantial additions are proposed, the overall roof form (as well as the architectural style of the house), may need modification.

Low sloping roofs on single story ranch houses may not adequately engage a large second floor addition. The result may be a residence that does not meet the criteria for Mass and Scale.

Roof management can be an effective tool for housing a large space in a building of appropriate Mass and Scale.

When a flat roof is included at the top of a sloped roof, flashing will be apparent where the transition occurs, making the roof unsightly and the clipping apparent.



With a substantial addition, the entire roof may need to be redesigned. Often a roof for a one story ranch house does not support the addition of second story architecture.



Integrated Roof

This



Layer Cake

Not This

It is important to avoid the "layer cake" look in second floor additions. Most existing two story houses look more integrated, as though all parts were designed as one.

The "layer cake" looks like a floor was flown in and dropped on an existing house.

In some cases it may be necessary to design smaller spaces to achieve integration of the additional forms.



Numerous roof patterns will occur. In many cases, there will be a number of roof patterns in a given neighborhood. Where this occurs, scale and mass become driving factors in shaping the design.

As a design progresses, a roof form will emerge as a result of the internal organization of the building. As this occurs, the designer should be sensitive to similar forms in the neighborhoods. Details and configurations should then be harmonized with the example forms seen in the neighborhood.

Design Review Criteria

Compatibility is achieved through consistency in roof form and articulation. Compatible designs will include the following elements:

- Consistent roof slope throughout.
- Limited use of inconsistent roof forms when appropriate to the architecture of the building.
- Consistent roof materials throughout.
- Roofs articulated into Primary and Secondary elements, with primary element(s) relating to the Mass and Scale of the buildings in the neighborhood.
- Roof slopes and materials consistent with the character or style of the building, including scale of materials.
- New roofs consistent with the level of articulation of existing roofs.
- Response of the roof design to the mass and scale of the building: The roof should be consistent, however the roof design may require the floor plan to be adjusted to achieve an overall compatible design.
- Avoidance of "layer cake" appearance to second story elements.