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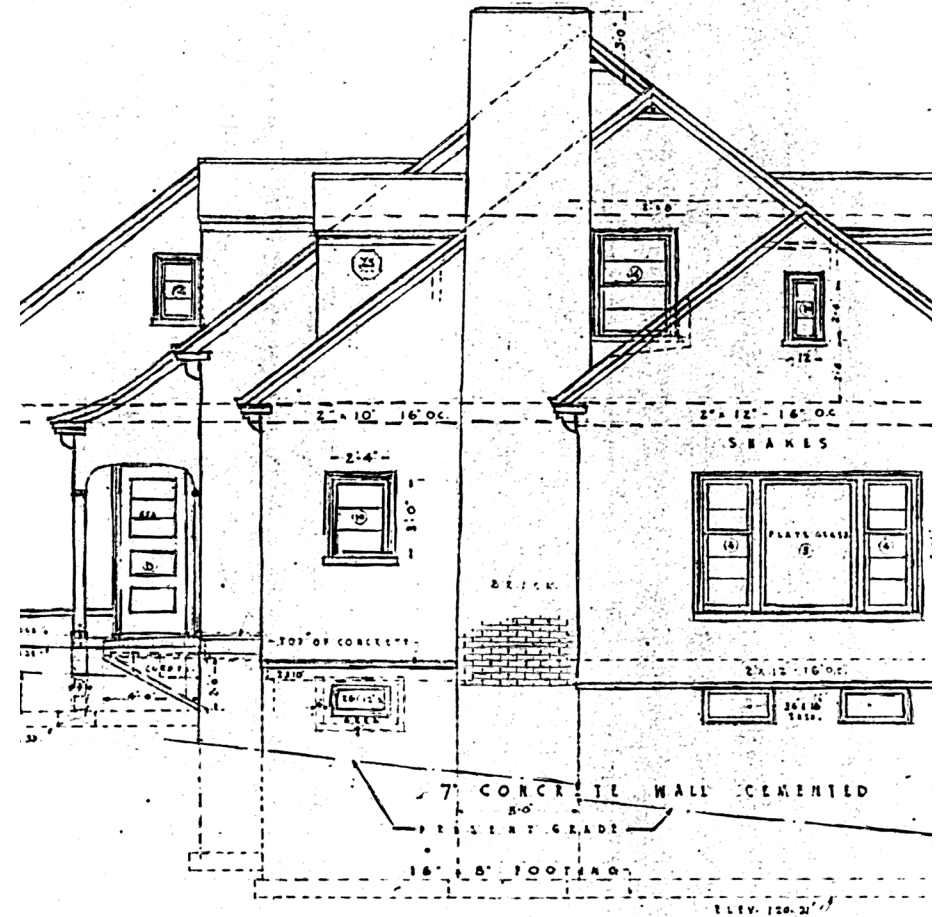


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GUIDE TO
DORMERS
ROOFLINE & ADDITIONS



CITY of ASTORIA
HISTORIC LANDMARKS COMMISSION

GUIDELINE

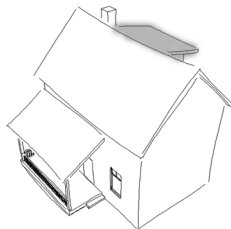
Dormer additions should be considered only after it has been determined that a space need cannot be met by adaptively reusing existing space within the building. A dormer addition to a historic resource can be acceptable provided it is designed carefully. Significant historic materials and features of the building should be preserved. The new addition should not compromise the historic character or integrity of the original house. Ideally, the dormer should be constructed along a side or rear facade, and should be clearly differentiated from the original resource in material, color and detailing.

Full-story additions or other very large rooftop additions are not compatible with historic buildings and should not be constructed. Likewise, changing the pitch or shape of the roof is not compatible. These kinds of additions cannot be built without damaging the historic character of a building.

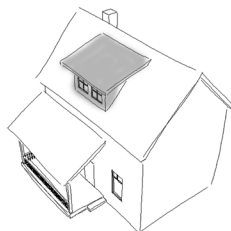
ADDING DORMERS

When adding dormers to a historic building, placing them on the rear or on an inconspicuous side will minimize their impact. They should not be placed on front or street-facing elevations, and should not radically change the appearance of the building.

- Make sure that the size, scale, massing, and proportions of the dormer are compatible with the historic building to ensure that the historic form is not expanded or changed to an unacceptable degree.
- Be sure that the style of dormer is compatible with the style of the building.
- Don't create a false historical appearance. Plan the new dormer in a manner that provides some differentiation in material, color, and detailing so that the addition does not appear to be an original part of the historic building.
- Do not change the original roof shape or pitch when adding dormers.



CORRECT DORMER APPLICATION
(ON REAR OF STRUCTURE)



INCORRECT DORMER APPLICATION
(ON FRONT OF STRUCTURE)

- Minimize the loss of original historic material from external and internal walls.
- Retain and preserve roof details such as ridge cresting, exposed rafters and brackets.
- Replacement roofing materials should be consistent with the original in texture, dimension, design and color.
- Gutters and downspouts should be copper or metal painted to match the historic building.

HISTORY OF DORMERS

Dormers adorn the roofs of many historic houses. A dormer is a rooftop projection containing a window. It usually has its own roof. These rooftop projections provide needed headroom and light to the top story of a house, which typically had low, sloping ceilings and limited light. Historically, dormers were sometimes added to houses which did not have them originally. Often the upper level of a house was unfinished or partially finished. As the need for functional space increased, the upper story was finished and a dormer added to provide head room and light.

Dormers typically reflect the style of the house. They could be tall and narrow on a Queen Anne style house, or have a shed roof and extend almost the width of the structure on a Craftsman bungalow. The dormer roof typically matches or complements the roof of the house. Dormers come in a wide variety of shapes, including gabled, arched, shed and hipped. Sometimes dormers break the roofline. These are called wall dormers.

ADDITIONAL READING

Preservation Brief #14: *New Exterior Additions to Historic Buildings: Preservation Concerns*. Washington D.C.: Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service. US Department of the Interior. Rev. 1986.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Washington, D.C.: Preservation Assistance Division. National Park Service, U.S. Department of the Interior, rev. 1983.