

Young, Andrea

From: Anne Louro <Anne.Louro@newbedford-ma.gov>
Sent: Tuesday, February 12, 2019 9:39 AM
To: Young, Andrea
Subject: RE: Roof Decks
Attachments: 2017.09- 15 Hamilton Street Staff Report 06.05.17.pdf; 56-62 N Water St Staff Report Amended 01.09.17 Final.pdf

Hi Andrea,

Everyone's Design Guidelines will read the same, however the Devil is in the details and primarily in the execution. In New Bedford we have found that the ideal roof deck utilizes an inverse design, set back sufficiently from the roof line in order to utilize the roof as a knee wall, eliminating the need for a railing. This often limits the size of the roof deck, but that is the price of freedom, so to speak....

I have attached recent Deck Staff Reports that have the plans included. Look at the section plans, and you can understand why this design approach works well.

Good luck-Anne



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From: MassHistPres [mailto:masshistpres-bounces@cs.umb.edu] **On Behalf Of** Young, Andrea
Sent: Monday, February 11, 2019 3:17 PM
To: masshistpres@cs.umb.edu
Subject: [MassHistPres] Roof Decks

I've been looking at design guidelines for historic districts in MA and other places around the country. The guidelines I've read thus far have been similar, begin with "roof decks are strongly discouraged, but may be permitted under the following criteria....". The criteria are: 1. The roof deck does not dominate the roof; 2. The roof deck should be located to minimize visibility from the public way; 3. Design and materials should be chosen to further reduce the degree of visibility and impact on the roof.

Hingham has received a couple of applications for roof decks on mixed use residential/commercial buildings in our downtown area. If your city or town allows roof decks, I would appreciate hearing comments on whether or not roof decks have had an impact on the district or the area where they are located, and whether or not the aforementioned criteria have been successful in mitigating visibility from a public way.

Thank you,

Andrea Young