
From: Jesse J Stephenson
Sent: Monday, October 3, 2022 10:03 AM
To: Jason Adler
Cc: Cody Grathwold; sju@keytonola.com; James Uschold; Chase Klugh
Subject: RE: Laurel St (2353-2363) Roofing Scope Beinert

Good morning,

Thank you for sending these over. Currently the buildings have historic slate ridge tiles. The scopes note "R & R Ridge cap – composition shingles". At the staff level we can not approve that change. However, we can approve the removal and reuse of the existing slate ridge tiles.

The scopes also note "R & R Roof vent – turbine type". The buildings seem to already have existing turbine vents. This would be an in kind replacement. It would be preferable to have a low profile power roof vent.

I've attached the two sections pertaining to your scope of work for your reference.

If you do not wish to keep the ridge caps the HDLC commission will have to decide and I will reassign this to Chase Klugh.

Please let me know if you have any questions.

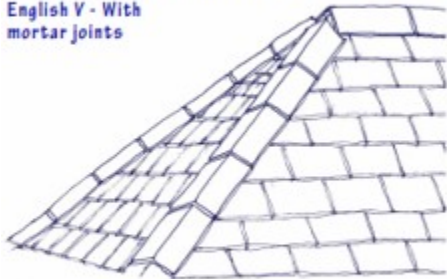
Best,
Jesse

ROOF FEATURES

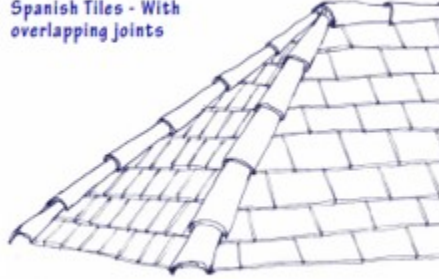
Roof features are decorative and sometimes functional elements that help define the profile of a roof against the skyline and should complement the building's style. Historic rooftop features include ridge caps, cresting, finials, roof vents, flashing, gutters, downspouts, chimneys, dormers, bell towers, turrets and monitors. More recent additions include skylights, mechanical and television equipment and solar panels.

Ridge tiles, cresting and finials can be found on a variety of building types and styles in New Orleans, and more specifically on sloped slate, terra cotta, asbestos and asphalt roofs. They are visually important features, accentuating the changes in roof slopes, and the HDLC encourages their retention. Most prevalent are those made from terra cotta, in either overlapping barrel forms or in an English-V mortared between joints. In addition, ceramic and cast iron versions are also still extant. Ridge caps are typically located along a top ridge or hip of a roof, and cover the intersection where two roof slopes meet. Cresting is similarly located to ridge caps, but its location tends to be limited to the upper portions of a roof. Finials are often found at the end of a gable roof form or dormer.

English V - With mortar joints



Spanish Tiles - With overlapping joints



Ridge tiles in New Orleans are often in an English-V profile with mortar between adjoining tiles as seen in the top drawing or in overlapping Spanish tiles as seen below.

Ridge Tile, Cresting and Finial Review	
Install ridge tiles, cresting or finials S C N HDLC Staff review.	
Remove ridge tiles, cresting or finials S C N Commission appeal. N HDLC Staff review.	
Remove ridge tiles, cresting or finials for the installation of an appropriate standing seam metal roof S C N Commission review. C N HDLC Staff review.	

Roof ventilation systems are generally located along or on the roof ridge and can greatly reduce the heat in an attic and home in the summer months.



Chinese Cap
Most appropriate for all buildings in Historic Districts



Turbine Ventilator
Not appropriate – Can only be installed as a replacement in-kind



Power Roof Vent
Approved only in less visible locations



Ridge Vent
Approved only where ridge tiles are not present

In addition to ventilation systems, residential roof penetrations will typically include plumbing vents and could include kitchen and laundry vents. To minimize the visual impact of roof vents, they should be placed in an orderly fashion below the roof ridge. Any roof or wall vent 4" diameter or larger is subject to HDLC review. (Refer to *Guidelines for Commercial Buildings, Page 11-21* for roof-mounted building equipment.

Roof Ventilation Systems Review	
<p>Install Chinese caps, replacement in-kind of turbine ventilators, power roof vents, ridge vents</p> <p>SCN HDLC Staff review.</p>	
<p>Install turbine ventilators, highly visible power roof vents or ridge vents in place of ridge tiles</p> <p>SCN Commission review.</p>	
<p>Install roof vents or systems 4" in diameter or larger that are visible from the street</p> <p>S Commission review. CN HDLC Staff review.</p>	

From: [Jason Adler](#)
Sent: Friday, September 30, 2022 2:17 PM
To: [Jesse J Stephenson](#)
Cc: [Cody Grathwold](#); sju@keytonola.com; [James Uschold](#)
Subject: Laurel St (2353-2363) Roofing Scope Beinert

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Jesse

Per your request, contractor scopes of work re: roof replacements for Laurel Street.

Jason

Jason Adler
Partner Louisiana
(504) 232-9549

