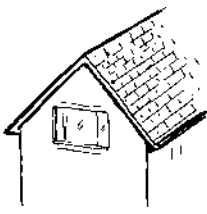
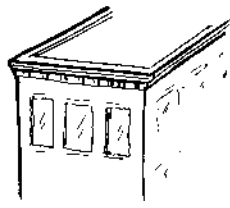




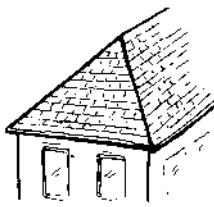
**ROOF FORMS CONVEY  
ARCHITECTURAL CHARACTER**



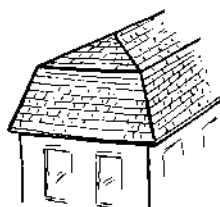
Gable



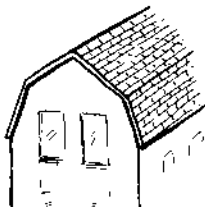
Flat



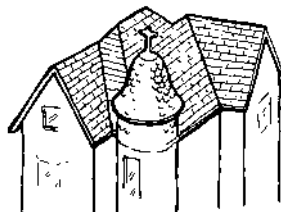
Hipped



Mansard



Gambrel



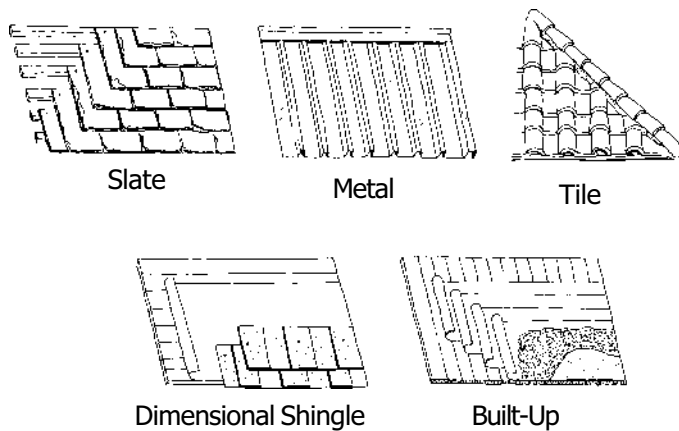
Complex

# ROOFING

## DESIGN GUIDELINES

- R1** Use only replacement materials that closely match the original roofing material in color, texture, and profile. Possible substitute materials include asphalt shingles, dimensional shingles, or cement tiles.
- R2** Use copper, lead-coated copper, terne-coated stainless steel, or terne metal when replacing a historic metal roof with in-kind materials. While copper roofs may be left unpainted, terne-metal roofs should be painted either muted red or green, traditional roof colors. Replacement with in-kind materials is recommended in order to preserve the visual appearance of the original.
- R3** Make sure that the proportion of the seams and trim on replacement metal roofing matches that of the original. Commercial-grade architectural metal roofing systems should not be used on residential architecture, because the scale is inappropriate.

**MATERIALS EXHIBIT A RANGE OF TEXTURES**



*Right—When replacing a tile roof, try to reuse salvageable tiles on secondary roofs like porch roofs.  
Below—In many commercial districts, roofs are understated elements, meant to be functional, not ornamental.*



**R4** Retain ridge and hip tiles on historic tile roofs. Field tiles may be replaced with a compatible substitute material, such as a dimensional shingle in a color approximating the original. Ridge and hip tiles, however, should be reinstalled to maintain the roof's historic profile. Reinstallation of sound roof tiles and slates on smaller, secondary roof forms (porches, bay windows, etc.) is encouraged wherever possible.

**R5** Remove existing roofing material when replacing non-repairable or non-historic roofing. Removing these underlying layers will prolong the life of the roof and help restore the original profile of the roof edge.

**R6** Do not apply asphalt shingles over wood shingles. This will trap moisture and cause deterioration of the roof structure.

**R7** Base the reconstruction of any missing roof feature on historical, pictorial, and physical evidence. If such evidence is insufficient, the feature should be of a compatible new design rather than a falsely-historical or conjectural reconstruction.

**R8** New roof designs for additions or new construction should be compatible in size, scale, material, and color with the historic building and district.

**R9** Use the form and detailing of severely deteriorated roof features, such as cupolas and dormers, or chimneys, to create appropriate replicas.

**R10** Avoid having extensive areas of flashing visible. In some cases, portions of metal flashing may be covered by mortar or stucco.

**R11** Do not destroy historic detail when installing replacement gutters. If synthetic materials are used, they should be painted to match the trim color.

**R12** Half-round replacement gutters that are of a simple design and do not alter the character of the trim, or in limited cases ogee profile gutters, are preferred. Synthetic materials painted to match the trim color are acceptable.

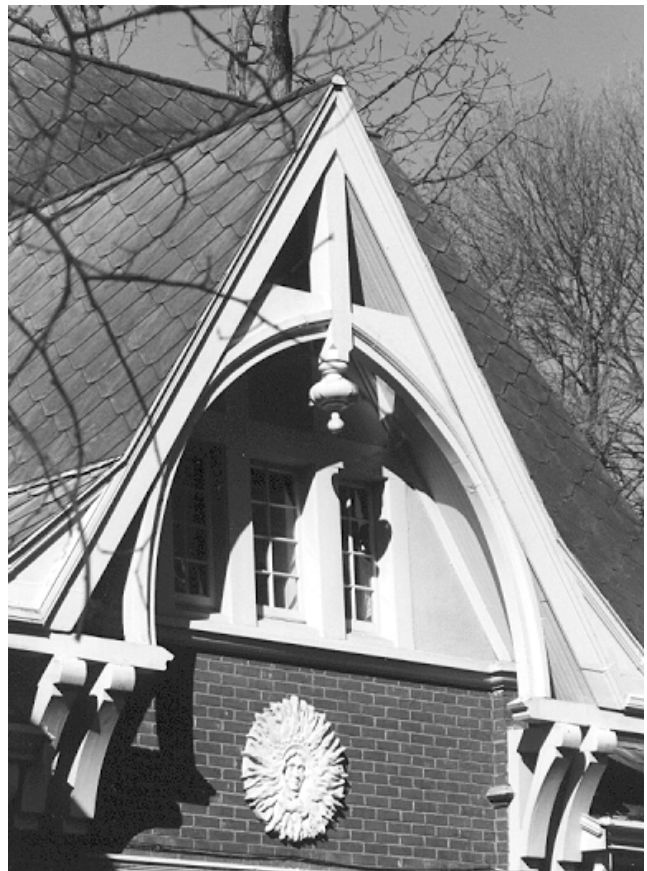
**REPLACEMENT ROOFING SHOULD REFLECT THE CHARACTER OF THE ORIGINAL**



*Original metal roofing has a vertical emphasis and a linear quality.*



*Replacement shingles are uniform and convey no directional emphasis.*



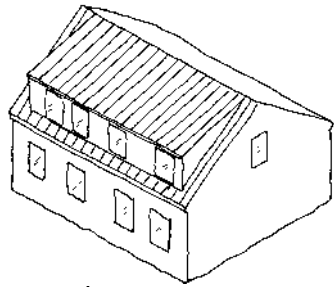
*Complex roof forms are character-defining features for many Victorian- and Edwardian-era architectural styles.*

- R13** Do not use unpainted galvanized steel gutters or downspouts, which rust and stain adjacent materials. These gutters should be painted after a period of weathering. Vinyl gutters and downspouts should be avoided due to their short life-expectancy.
- R14** Leave historically-exposed rafter ends and eaves open and uncovered.
- R15** Make sure that any new roof-top additions do not compromise the structural integrity of the building.
- R16** Install any new roof-top mechanical or service equipment in such a way that historic fabric is not damaged.
- R17** Do not attach antennae, satellite transmitters, skylights, vents, air conditioning units, decks, terraces, dormers, or solar panels that can be seen from a building's primary elevation. Skylights should be

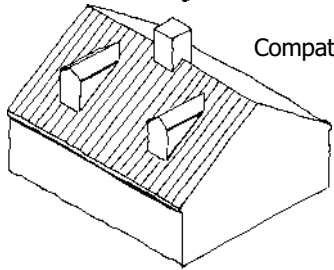
flush (not the "bubble" type) with curbs painted to match the color of the roof material. Consolidate antennae wherever possible.

- R18** Do not introduce mechanical equipment or systems that may overload and compromise a historic building's existing structural system.
- R19** Paint all roof vent assemblies to match the color of the roofing material.
- R20** Do not install ridge vents on historic structures. They are non-historic approaches to attic ventilation.
- R21** Replace historic roof details, such as decorative cresting and finials and metal ridge caps on slate roofs with in-kind materials or materials that are visually compatible.

## DORMER ADDITIONS



Too Large



Compatible with Original

*Keep dormers appropriately-scaled so that they do not overwhelm the historic roof form. Locate them on rear elevations where their visual impact is minimized.*



*Position mechanical systems and communication equipment on rear elevations where they are screened from view.*

## COMPLEX ROOF FORMS NEED SPECIAL ATTENTION



*Roofs with many intersecting ridges and valleys are prone to leaks. Regularly inspect the flashing to see that it is sound.*

## KEEP GUTTER SYSTEMS IN GOOD REPAIR



*Gutters, in combination with flashing and downspouts, help quickly move water off the roof and away from the building. Clogged, deteriorated, or missing pieces will cause the gutter system to fail, which will lead to moisture-related deterioration.*

## BOX GUTTER REPLACEMENT

