

## Chapter 3 – Renovation and Alteration

### 3.3 Roofs

- .1 Retain and preserve original roof shape, lines, pitch, and overhang of historic buildings. Alterations to roof forms, including changes in roof pitch or the addition of new dormers, skylights, antennae, or any other rooftop ornamentation, should not be visible from the street unless it is proven that the features existed originally or are deemed to have a significant element of the building's architectural style.
- .2 Retain and preserve all rooftop architectural elements such as chimneys, towers, cupolas, dormers, cresting and finials.
- .3 Retain and preserve decorative roof patterns and colors typically associated with slate roofs.
- .4 Locate roof ventilators, satellite dishes, solar panels, mechanical equipment of any kind, and all non-character-defining rooftop appurtenances on rear slopes not visible from the street. Avoid introducing new roof features such as skylights, dormers, roof ventilators, solar panels, or any other non-character-defining rooftop appurtenances if they would diminish the historic design of the roof or damage historic roofing materials or details.
- .5 Retain and preserve historic roofing materials if possible. If roof material is too deteriorated to repair, use new material that matches the historic material in color, shape, size, composition, and texture. Use original material if available and technically feasible.
- .6 Avoid painting or applying coatings to roofing material that was historically not coated. Roof tar is not acceptable as a substitute for properly installed flashing or replacement of roofing materials.
- .7 Generally, it is not appropriate to install light-colored asphalt shingles when replacing roofing material on a historic building.
- .8 When it is necessary to install new gutters, install them in a way that no architectural features are damaged or lost.
- .9 Replacement gutters and downspouts, unless they are made of copper, should be painted or coated with a baked-enamel finish in a color appropriate to the color of the historic structure.
- .10 Generally, it is not appropriate to replace concealed or built-in gutters with exposed gutters.

- .11 If low-profile ridge vents are installed, the vents should not alter or diminish the original design of the roof or destroy historic roofing details or materials.
- .12 Protect and maintain historic roofs through appropriate methods:
  - .1 Inspect regularly for signs of moisture penetration or deterioration.
  - .2 Clean gutters and downspouts to ensure proper drainage.
  - .3 Replace deteriorate flashing as necessary.
  - .4 Reapply appropriate protective coatings to metal roof as necessary.
  - .5 Maintain adequate ventilation of roof sheathing to prevent moisture damage.
  - .6 Ensure that roofing materials are adequately anchored to resist wind and water.
  - .7 Re-fasten loose (or replace damaged) shingles, slates, or tiles.