

# Design Guidelines: Roofs

- R1** Maintain the original roof pitch, form and shape. Alterations to roof form should not be undertaken unless they can be demonstrated to have existed at some point in the structure's history.
- R2** Replacement roofing materials should match the original in pattern, form, texture and color, if these are significant features of the historic roof.
- R3** Retain features and details that give a roof its historic character, including chimneys, cresting, cupolas, dormers, weathervanes, trim and bracketing.
- R4** Replacement roofs or roof features should be based on physical, written or pictorial evidence. Do not 'historicize' a roof based on presumption (i.e. installing wood shake shingles when there is no evidence of their earlier use on a building).
- R5** If replacing small sections of a roof, the materials, color, textures and size of the new should match the existing.
- R6** Clay tile and slate roofs generally have a life expectancy of 100 years. Before undertaking a wholesale replacement of a slate or tile roof, fix or replace the flashings and valleys. A metal roof may be able to be coated or repainted to extend its life.

- R7** Tar patches should never be used on shingle or metal roofs – this will not repair the root problem and is usually irreversible.
- R8** Preserve and repair significant gutters and downspouts. If box gutters are no longer to be used, trim should not be removed or covered.



*Roof features including dormers, brackets and tall chimneys topped with chimney pots are important parts of the architectural character of the Kintner House.*

- R9** If gutters and/or downspouts have deteriorated beyond repair, replacements should match the appearance of the originals as closely as possible in design, materials, size, color and location.
- R10** New gutters and downspouts should not cover important architectural features.

- R11** Rooftop solar panels should be mounted as inconspicuously as possible. See the Design Guidelines for Alternative Energy for more information.
  
- R12** If installed on the roof, mechanical equipment, satellite dishes, antennae, etc. should be placed in a location that is inconspicuous from the public right-of-way and does not damage or obscure character-defining features. Care should also be taken to ensure that these additions will not overload the roof structure.
  
- R13** New roof designs for additions or new construction should be compatible in size, scale, materials, and color with the historic building and its surroundings.
  
- R14** Leave historically exposed rafter ends and eaves open and uncovered.
  
- R15** Gable roofs should not be added to low pitched or flat roofs.
  
- R16** The proportion of seams and trim on replacement standing seam metal roofs should match the original. For this reason, commercial-grade metal roof systems should not be used on residential architecture.
  
- R17** Temporary stabilization measures should be applied in a way that does not damage historic materials.
  
- R18** Vent assemblies should be painted to match the color of the roof materials, to ensure that they are inconspicuous as possible.



*Water can be the worst enemy of a building if not properly controlled. Leaking box gutters and lack of downspouts caused significant damage to the siding and structure of this New Albany home.*

### **ROOF MAINTENANCE TIPS:**

- ★ Undertake a program of routine inspection, repair and maintenance of all roof system components: sheathing, gutters, downspouts, soffits, fascia, flashing and coping. Inspect roofs on a routine basis from both the inside and outside. Especially try to inspect during a hard rain, when it would be possible to see it at its worst.
- ★ Make sure that any penetrations of the roof surface (i.e. chimneys, vents, dormers, etc.) are properly flashed and sealed, and inspect them carefully on a regular basis to be sure that they are not leaking.
- ★ Protect buildings against lightning damage, being sure that lightning rods are properly grounded. Improper grounding is worse than no lightning rod at all.