

Roofing

- R1** Replacement roofing materials should closely match the original roofing material in texture and profile. Some substitute materials including asphalt shingles, dimensional shingles, or cement tiles may be considered. Contact the Landmarks staff for any new emerging roof technologies.
- R2** Metal roofing materials like lead-coated copper, terne-coated steel, and aluminum/zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper. While copper roofs may be left unpainted, terne-metal roofs should be painted a traditional roof color. Repair and replacement with in-kind materials is recommended in order to preserve the visual appearance of the original. Contact the Landmarks staff for any new emerging metal roof technologies.
- R3** When replacing metal roofing on residential roofs, the proportion and spacing of the seams and trim should match the original. Commercial-grade architectural metal roofing systems should not be used on residential architecture because the scale is inappropriate.
- R4** On historic terra cotta clay tile roofs, ridge and hip tiles should be retained. 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 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** On slate roofs, historic roof details, such as decorative cresting and finials and metal ridge caps, should be replaced with in-kind materials or materials that are visually compatible.
- R6** The reconstruction of any missing roof feature should be based on historical, pictorial, and physical evidence. If the evidence is insufficient, the roof feature should be of a compatible new design rather than a falsely historical or conjectural reconstruction.
- R7** On additions or new construction, new roof designs should be similar or compatible with the shape, size, scale, and materials of the historic building and other buildings within the district.
- R8** For major decaying or deteriorated roof features – like cupolas, dormers, or chimneys – the form and detailing of the features should be used to create appropriate replicas. Smaller irreparable historic roof details – such as decorative cresting, finials, or metal roof caps for slate roofs – should be replaced with in-kind or visually compatible materials.
- R9** Extensive areas of flashing should not be visible and should be avoided. Portions of metal flashing may be covered by mortar or stucco.
- R10** When installing replacement gutters, do not destroy the historic roof detail.
- R11** When replacing gutters, use half-round replacement gutters or ogee profile gutters that have a simple design and do not alter the character of the trim. When it is not possible to repair or replace the original box gutters, the box gutters should be roofed over and the replacement gutters attached.
- R12** Unpainted galvanized steel gutters or downspouts are not preferred as they will rust and stain adjacent materials. Galvanized gutters should be appropriately primed and painted after a period of weathering. Vinyl gutters and downspouts should be avoided due to their short life expectancy.
- R13** Historically exposed rafter ends and eaves should remain and be preserved.
- R14** New roof-top additions should not compromise the structural integrity of the building.
- R15** Any new roof-top mechanical or service equipment should be installed in a manner as to not damage the historic elements or fabric; examples include: cupola, weathervane, and chimney.

R16 Mechanical equipment or systems (examples: HVAC or water) should not be installed on roofs where they may overload and compromise a historic building's existing structural system. Additional support systems may need to be constructed to support the additional weight load.

R17 Antennae, satellite dishes, skylights, vents, roof-top mechanical units, decks, terraces, dormers, or high-profile solar panels should not be installed where they can be seen from a building's street address façade or 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.