

## 2.7 Roofs:

### Roofing Material, Trim, Gutters, Downspouts, Prefab Chimneys, Vents, etc.

The roof, with its shape, features such as cresting, dormers, cupolas, and chimneys, and the size, color, and patterning of the roofing material, can be extremely important in defining the building's overall historic character. In addition to the design role it plays, a weather-tight roof is essential to the preservation of the entire structure. Protecting and repairing the roof as a "cover" is critical aspect of every rehabilitation project.

Original roof forms should be retained. If additions will affect roof forms, the additions should be at rear or side rooflines which are not readily visible from the street. Historic roof materials such as metal shingles, clay tiles, or slate should be repaired and preserved. If repair is no longer practical, replacement with asphalt shingles may be considered. Sawn cedar shingles were also a common roof material used on St. Charles older houses.



### Roofs

#### Recommended

- ✓ Identifying, retaining, and preserving roofs- and their functional and decorative features - that are important in defining the overall historic character of the building. This includes the roof's shape and pitch, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys finials, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.
- ✓ May be re-roofed with substitute materials such as asphalt or fiberglass shingles if the original materials are no longer present or if the retention of original roof material is not technically feasible.

#### Not Recommended

- ❑ Applying paint or other coatings to metal such as copper, bronze, or stainless steel that were meant to be exposed.

### Common Roof Forms



*Gambrel Roof*



*Hipped Roof ,with Gables*



*Gable Roof, with window dormers*

### Common Roof Materials



*Wood Shakes*



*Slate Shingle*



*Architectural-Grade Asphalt Shingle*



*Decorative Asphalt Shingle*

## Roof Repair and Maintenance

### Recommended

- ✓ Protect and maintain a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.
- ✓ Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.
- ✓ Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts on the main roof.
- ✓ Replacing in kind an entire feature of the roof that is too deteriorated to repair- if the overall form and detailing are still in evidence - and using the physical evidence to guide the new work.

### Not Recommended

- ❑ Applying paint or other coatings to roofing material which has been historically uncoated.
- ❑ Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.
- ❑ Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials occurs.
- ❑ Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roofs or that is physically or chemically incompatible.
- ❑ Removing a feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

## Roof Alterations/Additions for a New Use

### Recommended

- ✓ Installing mechanical and services equipment, such as air conditioners, transformers, or solar collectors, on the roof in an inconspicuous location when viewed from the street, and without damaging or obscuring character-defining features of the building.
- ✓ Designing additions to roofs, such as new interior spaces, elevator housing, decks and terraces, or dormers or skylights, in an inconspicuous location when viewed from the street.

### Not Recommended

- ❑ Installing mechanical or service equipment so that it damages or obscures character-defining features, or is conspicuous from the street.
- ❑ Radically changing a character-defining roof shape or damaging or destroying character-defining roofing materials as a result of incompatible design or improper installation techniques.



*Decorative gutter system*



*Half-round gutters with rounded downspouts*

## Gutters and Downspouts

### Recommended

- ✓ Gutters and downspouts of boxed or built-in type should be repaired rather than replaced if possible.
- ✓ Gutters and downspouts of the hang-on type should be half-round rather than "K" or ogee. If the location of the gutters is not readily visible, ogee gutters of aluminum or vinyl are acceptable.
- ✓ Provide proper drainage through the use of downspouts and splash blocks to avoid water damage to the building.
- ✓ Channel water as far away from the structure as possible. Downspouts should extend at least 4 to 6 feet or utilize a splash block.
- ✓ Installation of gutters and downspouts do not result in the removal of existing eave features.
- ✓ Locate downspouts away from significant architectural features on the front of the building.
- ✓ Hanger straps installed under the roofing material, not nailed down on top of the roof shingle. Nailing on top of roofing material will cause leakage.

## Roof Skylights and Vents

Skylights are often installed to help make useable space in upper floor areas or attics.

### Recommended

- ✓ The installation of skylights is acceptable as long as they are placed on rear rooflines, behind gables or dormers, or at other roof locations not readily visible from the street.
- ✓ Roof vents and skylights requiring vents should have ridge vents rather than pot vents. If pot vents are used they should be sited at rear rooflines.
- ✓ Preserve any skylights that are original.
- ✓ Avoid skylights or vents which detracts from the architecture of the building.
- ✓ Skylights which are flush with the roofline or lay flat are more acceptable than those with convex or "bubble" designs.