

# 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.

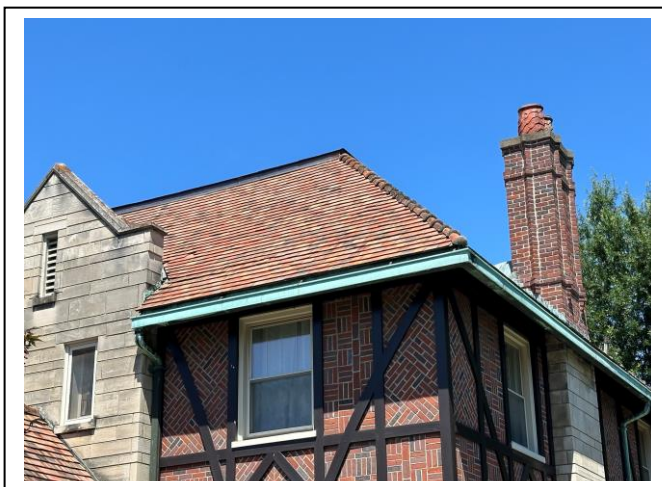
**R3** Preserve and maintain features and details that give a roof its historic character, including chimneys, cresting, cupolas, dormers, weathervanes, trim and bracketing.

**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 its prior use on a building).

**R5** If replacing small sections of a roof, the materials, color, textures and size of the new should match the old.

**R6** Tar patches should never be used on shingle or metal roofs – this will not repair the root problem and is usually irreversible.

**R7** Avoid installing new roofs over existing roofs, as the new roof may not be able to expand and contract without losing its integrity.



*All of the roof features – including the terra cotta tiles and the prominent end chimneys with ornate chimney pots – contribute to the architectural character of this DePauw Avenue home.*

**R8** Clay tile and slate roofs generally have a life expectancy of 100 or more years. Before undertaking a wholesale replacement of a slate or tile roof, fix or replace the flashings and valleys.

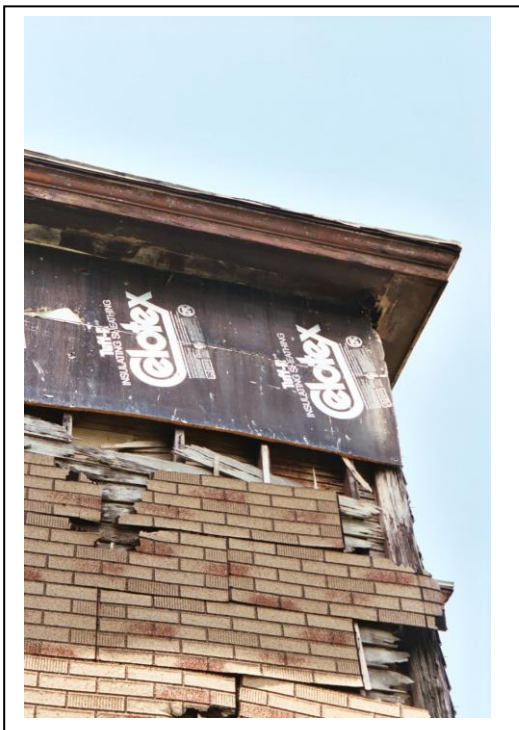
**R9** Original slate, tile or metal roofs may be considered for replacement if the majority of the original material is deteriorated beyond repair. The HPC may consider alternate materials that replicate the appearance of the original as long as these alternate materials have a proven record of satisfactory performance. Metal or composite roofing that simulates slate or tile may be allowed if the original materials are beyond repair.

**R10** If installed on the roof, mechanical equipment, satellite dishes, antennae, solar panels, 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. If solar panels are to be installed, more information is available in the *Alternate Energy* section of these guidelines.

**R11** New roof designs for additions or new construction should be compatible in size, scale, materials, and color with the historic building and its surroundings.

**R12** Leave historically exposed rafter ends and eaves open and uncovered.

**R13** Gable or hipped roofs should not be added to low pitched or flat roofs.



**R14** The proportion of seams and trim on replacement metal roofs should match the original. For this reason, commercial-grade metal roof systems should not be used on residential architecture. Exposed fastener corrugated metal roofs are also not appropriate for use in the district.

**R15** Temporary stabilization measures should be applied in a way that does not damage historic materials.

**R16** Vent assemblies should be painted to match the color of the roof materials, to ensure that they are inconspicuous as possible.

**R17** Preserve and repair significant gutters and downspouts. Retention of half-round gutters is strongly encouraged over replacement with another style. Copper gutters should also be retained. Copper downspouts may be replaced with another visually-similar material to deter theft.

**R18** 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.

**R19** New gutters and downspouts should not cover important architectural features.

*Maintaining a sound roof and gutters is one of the most critical factors in preserving a structure. Here, failed box gutters have caused extensive damage to the siding and structure below.*

**R20** Use modern materials only when the utility of these materials has been proven over time. For example, fiberglass or vinyl gutters are not recommended, as they tend to crack in cold weather.

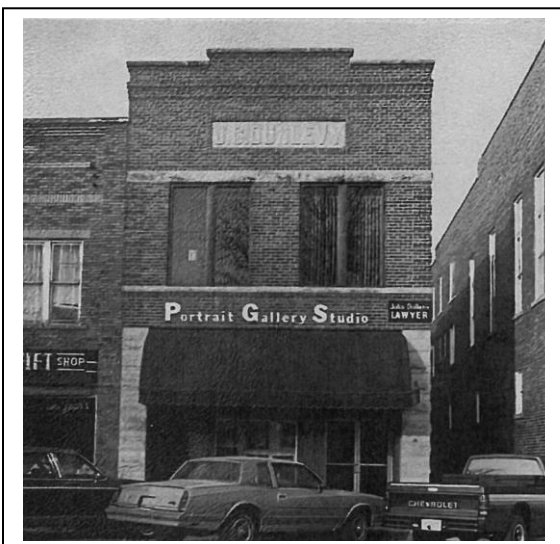
**R21** It is illegal for downspouts to be connected to the sanitary sewer system (City of New Albany ordinance G-96-131, Section 51.126). Disconnect existing downspouts that are connected to the sanitary sewer system. Trenching and connecting to other underground drainage that will direct water away from your foundation and your neighbors' is highly recommended.

**R22** Chimneys and associated decorative parts such as chimney pots should be preserved and maintained. If a chimney requires repair or rebuilding, historic materials should be reused to the greatest extent possible, and on the exterior of the chimney. Any new materials should match the original as closely as possible in material, color, texture and size.

**R23** Corbelling or any other decorative design should be reproduced when rebuilding a chimney. Mortar joints should match the original in color and tooling.

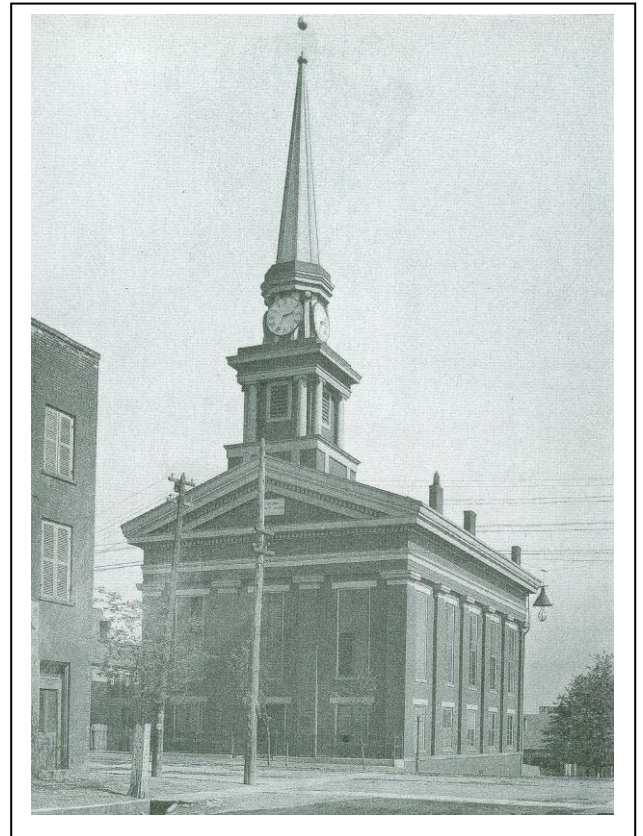
### **ROOF MAINTENANCE:**

- \* 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. Try to inspect during a hard rain, when it would be possible to see it at its worst. Make sure gutters are clean and water is being directed away from the house and its foundation.
- \* 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.



*As can be seen in this example from a nearby community, changes to roof shape and removal of roof features such as parapet walls can dramatically change a building's character.*





*The steeple on Second Baptist Church had been removed early in the 20<sup>th</sup> century after a lightning strike. Historic photos like the one above were used to faithfully replicate the steeple, and it was reinstalled in 2016.*