



## **ROOFS AND ROOFING GUIDELINES**

### General Principals

Every effort should be made to save and maintain the original materials of a building to help preserve and define its original character and history. Repairing and protecting original architectural features and materials is preferable to their replacement.

Removal or alteration of any historic material or distinctive architectural features should be avoided. This applies primarily to the exterior of houses, but can also apply to important interior features and spaces.

In some cases, replacement of significant historical materials may be allowed as determined on a case-by-case basis. Any replacement materials may be used *only* with the approval of the Home Preservation Program. These materials shall enhance the building's historic architecture and be compatible with any adjacent historic buildings and streetscapes.

All buildings and sites are to be recognized as products of their time. Any changes that have no historical references or which attempt to seek an earlier appearance are to be discouraged.

Changes which have taken place through the course of time but may represent another style or character are still evidence of historical development and may have historical significance in their own right. These changes are to be recognized and respected.

Limited replacement in kind of extensively damaged details and features is preferable and often more cost-effective to replacing the entire roof. Routine maintenance and structural stabilization are essential to the preservation and effectiveness of a historic roof.

### **ROOFS AND ROOFING MATERIALS**

#### RECOMMENDED:

- Try to keep the original roof shape.
- Retain the original roofing material, whenever possible. This is especially important for slate, clay tile and standing seam metal roofs as these were very prominent, important design features of a structure.
- Regular roof inspections – the entire roof including shingles, flashing, gutters and downspouts should be inspected twice a year.
  - Develop a maintenance/repair program for roof
  - Pay special attention to critical roof areas near intersection of roof planes: valleys, hips and where roof meets wall
  - Check for loose slates or tiles, rust spots, damaged or cupped shingles
  - Replace individual damaged or missing roof materials promptly.
  - Check flashing for signs of rust and/or budes and other deterioration.
- Repair damaged pieces or sections of slate, clay tile and standing seam metal roofs rather than replacing them when possible. This is often less expensive than replacing whole roof with composition shingles.
- In order to review a request for slate removal, commissions and review boards typically require submission of the following materials:
  - Written description and evaluation of the existing slate material by a qualified slate roofing contractor that includes:
    - Type of slate and approximant age of the current slate,
    - Average life-expectancy of the type of slate,



- Determination that the slate has "out-lived its useful life"
- Detailed photographs of the slate proposed to be removed.
- Example of replacement shingle style, type, manufacturer and color. There is typically an approved roofing shingle list from which to make selections.
- Replace deteriorated roof coverings with new material that visually matches the old in size, composition, shape, color and texture. Match overall color if replacing the original slate with asphalt shingles. Options: dimensional asphalt shingles or synthetic slate.
- Maintain or replace existing architectural features that give the roof its essential character: dormer windows, cresting, ornamental ridge caps, finials, weather vanes.
- Remove dormer windows, visible from public rights-of-way that were not a part of the original roof line.
- Reuse, restore or replicate metal rolled or decorative ridge cap – commonly in a red “tinner’s red” or “dark gray” color.
- Ridge vents should extend the full length of ridge. Ridge can be vented beneath the metal ridge roll and be barely visible while providing required air flow beneath roofing materials.

#### NOT RECOMMENDED:

- Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights, and any non-contributing structures which would be visible from the public rights-of-way.
- Replacing deteriorated roof coverings with new materials that are visually different from the old in composition, size, shape, color and texture to an extent that the appearance of the building is significantly altered.
- Removing architectural features from the roof that are important to the building’s character.
- Applying new roofing material that is inappropriate to the style and period of the building and its surrounding neighborhood.
- Using hat vents.

#### **CORNICES AND EAVES**

##### RECOMMENDED:

- Maintain and preserve the original cornice and eave details rather than replace them whenever possible
- Inspect cornice and eaves on a regular basis for signs of deterioration – peeling paint, rusting, chipped and missing parts/sections, and water damage. Make sure cornice and eave sections remain securely fastened to building structure.
- Repair sources of deterioration immediately, such as clogged or missing gutters, insect damage
- If any original materials are beyond repair and need to be replaced, match the original in material, and size. Common materials used to construct cornices and eaves are: wood, stone, cast iron or sheet metal.
- Substitute artificial materials such as fiberglass, fiber cement or other molded products, if original material cannot support the cornice or eave.

##### NOT RECOMMENDED:

- Boxing in or covering up cornices or eaves
- Wrapping cornice and eave details in aluminum or vinyl.

#### **GUTTERS AND DOWNSPOUTS**



Water seepage is a frequent cause of damage to any structure. Gutter and downspout systems are very important in moving water off and away from your house. Common gutter types include:

- Half-round: Metal gutter that is suspended from the end of the building's eave
- Ogee: Metal gutter that is attached to a building's fascia
- Box: Gutter that is built into the cornice of a building
- Stop: Gutter that is part of the eave of a building

#### RECOMMENDED:

- Inspect gutters at least twice a year.
  - Look for signs of deterioration, rusting, separation, etc.
  - Clean out debris that hinders water flow
  - Check gutter straps to make sure they are secure
  - Gutter strap should be fastened beneath roof material rather than over it.
- Repair clogged or missing gutters immediately
- Inspect downspout support brackets twice a year along with gutter inspection
  - Make sure support brackets are secure
  - On masonry buildings, downspout brackets should be fastened into mortar joints, rather than into the brick or stone.
- Maintain & preserve original box and stop gutters when possible. These are important architectural features of a building
- Wherever a box or stop gutter has been removed or is missing, remove the metal gutter and reconstruct the box or stop gutters if feasible.
- Keep tin, galvanized or any metal gutter liners painted to avoid rust.
- Reline box and stop gutters with metal or a rubber membrane
- Attach new downspouts on rear and sides of house, preferably at corners. Must be per code
- Connect downspouts to underground drains or position splash blocks beneath to divert water away from the foundation.
- Paint half-round gutters to match trim color of house
- Paint ogee gutters to match fascia color of house

#### NOT RECOMMENDED

- Boxing in or covering the box or stop gutters and installing suspended metal gutters.

For more information on identifying important visual elements of historic buildings click on this link:

<https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/17Preserve-Brief-VisualAspects.pdf>

For more information on roofing for historic buildings, click on this link:

<https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/04Preserve-Brief-Roofs.pdf>

For more information on repair, replacement & maintenance of slate roof click on this link:

<https://www.nps.gov/tps/how-to-preserve/briefs/29-slate-roofs.htm>

Columbus Register of Historic Properties Architectural Guidelines:

[https://www.columbus.gov/uploadedFiles/Columbus/Departments/Development/Planning\\_Division/Document\\_Library/Library\\_Documents/PDFs/hrc%20\(2010\).pdf](https://www.columbus.gov/uploadedFiles/Columbus/Departments/Development/Planning_Division/Document_Library/Library_Documents/PDFs/hrc%20(2010).pdf)