

# ROOFS, GUTTERS & DOWNSPOUTS

## GUIDELINES FOR EXTERIOR CHANGE

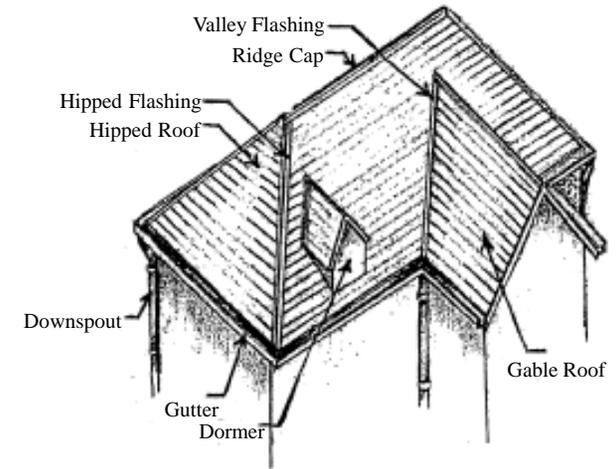
1. Maintain the existing or original roof form on the building, including the traditional roof shapes of gable and hip roofs that typify the area. Avoid changing the existing roof pitch. Retain flat roofs where they exist, particularly on commercial buildings.
2. Avoid making changes to the roof shape by adding towers, cupolas, roof decks, dormers, skylights or other features that did not exist before. If dormers or skylights are needed to make an attic space more functional, locate them toward the rear of the building where they will not be readily visible.
3. If dormers are proposed, keep them in proportion to the roof pitch and shape. Dormers added to a one or two-story building with gable or hipped roof should be narrow (wide enough for only one or two windows) with a gable or shed room,

like historic dormers. A dormer added to a low-rise bungalow may be more horizontal in form, with several windows. Trim dormers out to match the rest of the building.

4. If skylights are proposed, make them small, rectangular and as flat as possible (no bubble or tented skylights). No more than one side of a gabled roof or two sides of a hipped roof should have skylights installed. A maximum of two side-by-side skylights is allowed. Skylights should never be added to the front of a building.
5. Avoid adding television antennae and satellite dishes to roofs in the district. Although advances have made small satellite dishes a possibility, keep these elements at the back of the building where they are not visible from the street.
6. Preserve historic roof materials as important features of the area's character. If repairs or replacement is needed, replace only damaged parts of the roof to match the existing. If an entire roof must be replaced, use materials that are either original to the building or compatible with its architectural character:
  - a. Use new standing-seam metal to replace an existing metal roof that cannot be repaired. Standing seam is a product that is still widely available.
  - b. Use new slate to replace original slate wherever possible. If slate is not easily obtained or matched, consider using

appropriate asphalt shingles that are made to resemble the appearance of slate. Use a shingle that is rectangular in design, rather than the "fishscale" look.

- c. Use new composition or asphalt shingles to replace an existing composition or asphalt shingle roof. New asphalt shingles that are "dimensional" in appearance may be appropriate, but choose a plain design that does not give a patchwork effect.
7. Use historically appropriate roof colors. Standing seam roofs were often painted green, red or silver. Slate is typically gray, with some examples containing elements of blue or green. Clay tile can be found in either red or green.



Roof Elements