

PLEASE NOTE:

For more information, refer to the National Park Service's Preservation Brief No 44: *The Use of Awnings on Historic Buildings, Repair, Replacement and New Design*. <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>



Maintain awning frames and any moving parts.



Awnings are still present on the Milroy House today.

Awnings

Awnings can provide shade and heat control in the summer and may be considered as a preferred alternative to installing replacement windows. Otherwise, awnings are most appropriate when evidence such as photographic evidence or *ghosting* (physical marks on the house) suggests that they were used historically. Fabric awnings have a limited service life of about eight to ten years, if left up year-round. When replacing fabric awning covers, choose a durable, weather-resistant material, such as canvas or a similar woven fabric. A COA is not needed to replace fabric, as long as the awning frame is left intact.

4.55 Preserve and repair an original awning, if possible.

- Do not remove an original historic awning that is made of a material other than fabric.
- Maintain awning frames and any moving parts.
- Keep awnings clean.

4.56 If historical evidence shows that an awning was present, a new awning that fits the window or door opening may be installed.

- Use a shed-type awning for a rectangular window or door opening.
- Use rounded awning forms over arched windows to match the curve of the window opening.
- Do not install a rounded (bubble or dome) awning over a rectangular opening.
- Do not install awnings so that they cover transom lights or decorative millwork, unless historical evidence or documentation shows this condition.



Awnings are visible on the Milroy house in this historic photo (courtesy of Randy Pace).

Burglar Bars

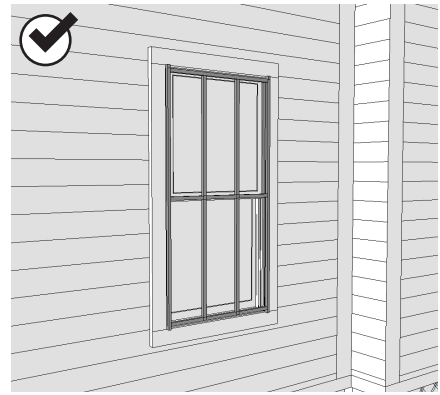
If it is necessary to install security bars (aka *burglar bars*) on a historic building, the bars should be as inconspicuous as possible and must not alter character-defining features of the building. Consider using interior, operable, or transparent devices which will not alter the exterior appearance of the building. The installation of burglar bars requires a Certificate of Appropriateness, but this can be approved administratively by the Planning Director. Removal of burglar bars does not require a Certificate of Appropriateness.

4.57 Minimize the visual impact of burglar bars and similar security devices.

- Locate security bars inside the structure, if possible.
- Avoid an ornate design that would be out of character with the historic building.

4.58 Do not damage character-defining features when installing burglar bars and similar devices.

- Identify character-defining features in advance and plan to avoid drilling, cutting, or removing them during the installation process. The installation of burglar bars must be reversible.



Minimize the visual impact of burglar bars by avoiding ornate designs and not damaging features of the building.



Locate burglar bars inside the structure, if possible.

PLEASE NOTE:

Roof pitch, or steepness, is described as “X-over-12” where X is the number of inches the slope rises vertically for every 12 inches that it runs horizontally.



A front gabled roof



A hipped roof



A hip-on-gable roof

Roofs

A roof is a prominent character-defining feature of a historic building. The shape, pitch, complexity, materials, and treatment of eaves and soffits are all key characteristics of a roof.

Many roofs on older residential buildings have one of the following shapes: gabled, hipped, pyramidal, hip-on-gable, gable-on-hip, or some combination. Roof shapes may be simple or complex; they may be sloped with a steep pitch or a low pitch. Craftsman roofs typically have a 5-over-12 or 6-over-12 pitch, while Queen Anne roofs are steeper, with an 8-over-12 pitch or higher.

“Flat” (actually flat-appearing, but still slightly angled) roofs are found in many commercial and some later Mid-Century residential buildings. Along with a roof’s shape, its complexity and pitch can help identify a building’s architectural style.

Typical 19th and early 20th century roofing materials included slate, metal, wood shingles, clay tile, asbestos-cement tile, and composition materials. Today, dimensional composition shingles are common. Slate and clay tile roofs are secured with metal fasteners, which may deteriorate over time and need to be replaced. These roofs can be damaged by unskilled repair attempts; consult with a qualified roofing company that specializes in these products in historic applications.

Eaves may be boxed with soffits, or open with exposed rafter tails. They may be wide or narrow, and may be ornamented with brackets or braces. All of these character-defining details are stylistically distinctive.

While slate, metal, and tile roofing materials should be preserved, composition shingles are designed to have a limited service life. When replacing roofing materials, the new material should be similar in size, shape, and texture with what was used historically, if that is known. If documentation is not available, examples from similar buildings may be considered. A Certificate of Appropriateness is not required for re-roofing with in-kind materials, as long as there is no change to the structure, shape, or pitch of the roof.

If you have or are seeking windstorm insurance, the roofing contractor may need to use impact-resistant shingles, install them in a certain way, and possibly install strapping to secure the roof deck to the trusses, in order for your roof to receive windstorm certification by a qualified inspector. Please consult your insurance agent for more information.