

#### 4.59 Preserve the original form of a historic roof.

- Maintain the perceived ridge line, eave line, and orientation of the roof, as seen from the street.
- Maintain the size, shape, and pitch of the historic roof (and dormers, where present).
- Do not alter the pitch of a historic roof.

#### 4.60 Preserve the original eave depth and design.

- Maintain traditional overhangs; these contribute to the building's historic character.
- Do not cut back soffits or exposed roof rafters.

#### 4.61 Repair, rather than replace, historic roofing materials and details, if possible.

- Re-attach loose shingles or other materials.
- Fix any roof leaks or damage immediately.
- When roof materials such as glazed clay tile or slate are in need of repair, consult with a qualified roofing company that specializes in these materials on historic buildings.
- Patch and replace only those areas that are damaged, rather than replacing the entire roof.
- Do not attempt to repair an asbestos-cement shingle roof yourself. Walking on asbestos-cement shingles can cause cracking and other damage. Contact a qualified contractor that specializes in slate or tile roofs.



*Do not cut back a roof eave so it is flush with the wall.*



*Asbestos-cement shingles have an estimated 50–70 year service life.*



*Maintain traditional overhangs: These contribute to the perception of the building's historic scale and its character.*



*Patch and replace damaged areas of the existing roof.*

**PLEASE NOTE:**

A certificate of appropriateness is not required for ordinary maintenance and repair, or for reroofing with in-kind materials with no change to the structure, shape, or pitch of the roof.

Re-roofing includes replacing shingles and/or underlayment/decking. Repairing or reinforcing existing roof joists or rafters as needed to meet windstorm certification requirements, or adding hurricane straps, also does not require a COA.

See: DIVISION 4. - CERTIFICATES OF APPROPRIATENESS  
Sec. 33-237. - Exemptions.



*The red metal roof on this house is more appropriate for a commercial building, not a residential one.*

**4.62 Apply new roof materials that convey a scale and texture similar to historic materials.**

- Use materials that appear similar in texture, pattern, and finish to the original roof material.
- An asphalt or asphalt-fiberglass composition shingle is appropriate for most styles and periods, unless specialty roofing materials (such as slate or clay tile) are present. Either three-tab or architectural (dimensional) shingles may be used. Windstorm-certified, impact-resistant shingles are permitted.
- If new roof decking is needed, consider using a material with a reflective coating on the underside for better energy efficiency.
- If installing a new metal roof, apply it in a manner that is compatible with the historic character.
- Metal roofs are allowed for additions to **residential buildings**.
  - Material should be a typical metal color (silver, bronze, etc.) with a matte, nonreflective finish.
  - Material should be appropriately sized for a residential building. For example, standing seam metal roofs should measure approximately 18–24 inches between interlocking seams. (If ribs are present between the interlocking seams, measure between the seams, not between the seam and the rib.)
- Metal roofs for additions to **commercial buildings** should be appropriately sized and may be finished in a neutral color.
- A tile or slate roof is only appropriate where documentation indicates that it was used historically.

## Dormers

A dormer is a small structure that projects from (sticks out of) the roof and has its own roof, window(s), and walls. Dormers were often used, historically, to house a window so that light could enter an attic space. In some cases, dormers were used to create headroom in upper floors and finished attics, creating additional livable space. Dormers may be found singly or in pairs; their roofs are typically the same style (gabled, hipped, etc.) as the main roof of the house. Lower-profile, shed-roofed dormers can be found on some bungalows.

Dormers are subordinate in scale and character to the primary roof. Where they are already present, historic dormers should be preserved. New dormers, if desired, should be compatible with the character of the historic building and subordinate to the primary roof.

### 4.63 Preserve and maintain a historic dormer.

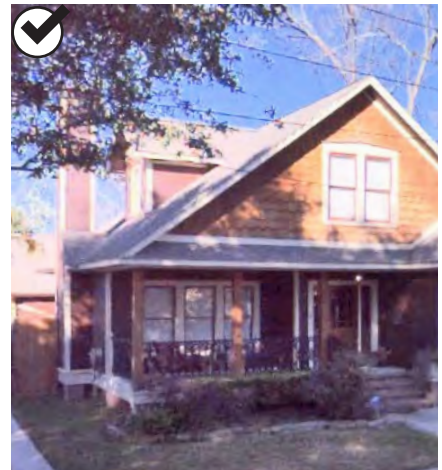
- Maintain the original size and shape of a dormer.
- Original dormers which are located on a front-facing roof should be preserved.
- For additional information about the parts of a dormer, refer to the guidelines for preserving and maintaining roofs, windows, and walls.

### 4.64 Repair, rather than replace, deteriorated or damaged elements of a dormer.

- See the guidelines for repairing roofs, windows, and wall materials.

### 4.65 If repair is not possible, replace only those elements that are beyond repair.

- See the guidelines for repairing roofs, windows, and wall materials.



*Preserve and maintain a historically significant dormer.*



*Locate a new single dormer in a location that is toward the rear of the house and on the side of the roof that is as close to the middle of the lot as possible.*



*This dormer overwhelms the house and is inappropriate.*

#### **4.66 Design a new dormer to be compatible with the historic structure.**

- Dormers must be functional — to create additional living space or allow light to enter an attic space — not merely decorative.
- The style of a new dormer should be in keeping with the style of the house.
- Locate a new single dormer in a location that is toward the rear of the house and on the side of the roof that is as close to the middle of the lot as possible. Do not locate a new dormer on a front-facing roof.
- If two dormers are desired on the same side of the roof, they may be arranged with a historically appropriate spacing between them and do not necessarily need to be located toward the rear of the building.
- If two dormers are desired and they will be on opposite sides of the roof, they may not extend to or cover the ridge of the roof, and they must be located in the rear half of the roof.
- Use a simple design that can be distinguished from, but is compatible with, any historic dormers.
- Do not cover the ridge of the roof with a new dormer.
- Do not extend the dormer over the eave of the roof; set it back from the eave.
- A dormer must be inset from the first-floor side wall below it.