

7.0 ROOFS

Policy:

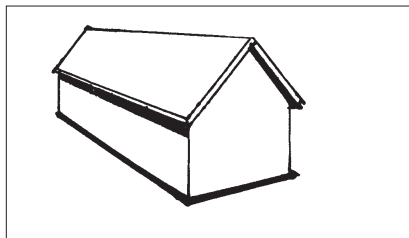
The character of a historical roof should be preserved, including its form and materials whenever feasible.

Background

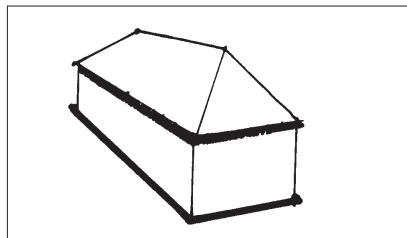
The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently, although shed and flat roofs appear on some building types.

Although the function of a roof is to protect a house from the elements, it also contributes to the overall character of the building. Historically the roof shape was dictated by climatic considerations, which determined roof forms and pitch. Salt Lake City has seen the construction of various roof forms:

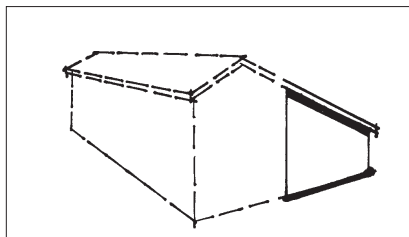
TYPICAL ROOF TYPES



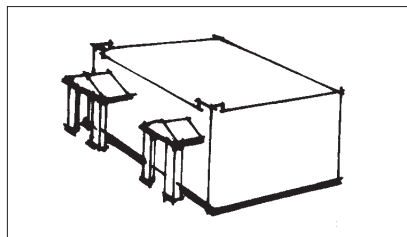
Gabled roof



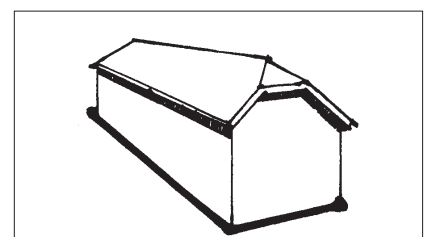
Hipped roof



Shed roof

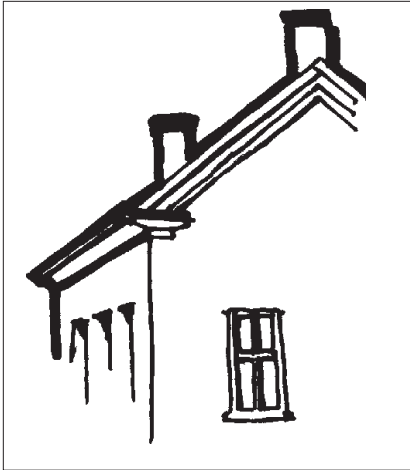


Flat roof

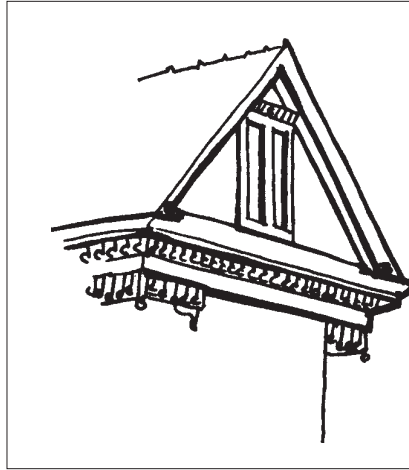


Clipped Gable

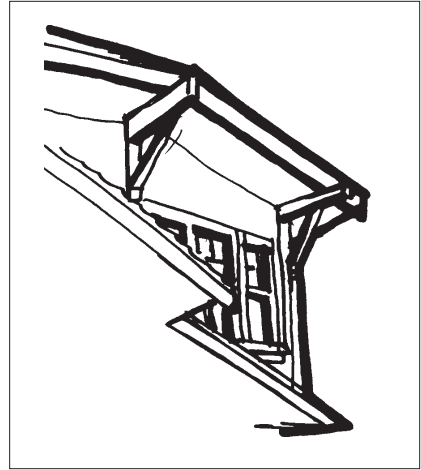
Appropriate Eaves Depths on Various Architectural Styles



Vernacular building



Queen Anne Style



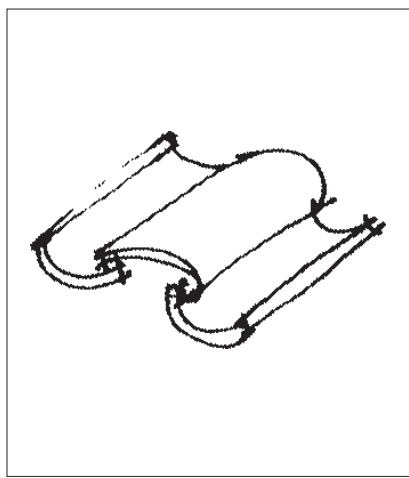
Bungalow

Appropriate roofing materials



Wood shingles

Appropriate for:
• All styles except Ranch Style



Bar-Tiles

Appropriate for:
• Spanish Colonial Revival buildings



Asphalt shingles

Appropriate for:
• All styles

ROOFS, continued...**Roof Deterioration**

The roof is the structure's main defense against the elements. However, all components of the roofing system are vulnerable to leaking and damage. When the roof begins to experience failure, many other parts of the house may also be affected. For example, a leak in the roof may lead to damage of attic rafters or even wall surfaces. Common sources of roof leaks include:

- Cracks in chimney masonry
- Loose flashing around chimneys and ridges
- Loose or missing roof shingles
- Cracks in roof membranes caused by settling rafters
- Water backup from plugged gutters or moss accumulation on shingles

Eave: The lowest part of the roof. It is the section of a roof that projects beyond the juncture of the roof and the wall.

Repairing a Historic Roof***Roof form***

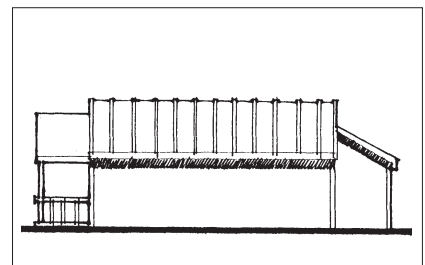
In repairing or altering a historic roof it is important to preserve its historic character. For instance, one should not alter the pitch of the historic roof, the perceived line of the roof from the street, or the orientation of the roof to the street. The historic depth of overhang of the eaves, which is often based on the style of the house (see following photographs), should also be preserved.

Roof materials

When repairing or altering a historic roof, one should avoid removing historic roofing materials that are in good condition. Where replacement is necessary, such as when the historic roofing material fails to properly drain or is deteriorated beyond use, one should use a material that is similar to the original in style and texture. The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, cedar and asphalt shingles have a uniform texture, while standing seam metal roofs cause a vertical pattern.

The color of the repaired roof section should also be similar to the historic roof material. Wood and asphalt shingles are appropriate replacement materials for most roofs. A specialty roofing material, such as tile or slate, should be replaced with a matching material whenever feasible.

Unless the existence of a former metal roof can be demonstrated, either by existing material or through historic documentation such as photographs, the use of metal shingle roofs on contributing structures is not allowed because of their texture, application and reflectivity.



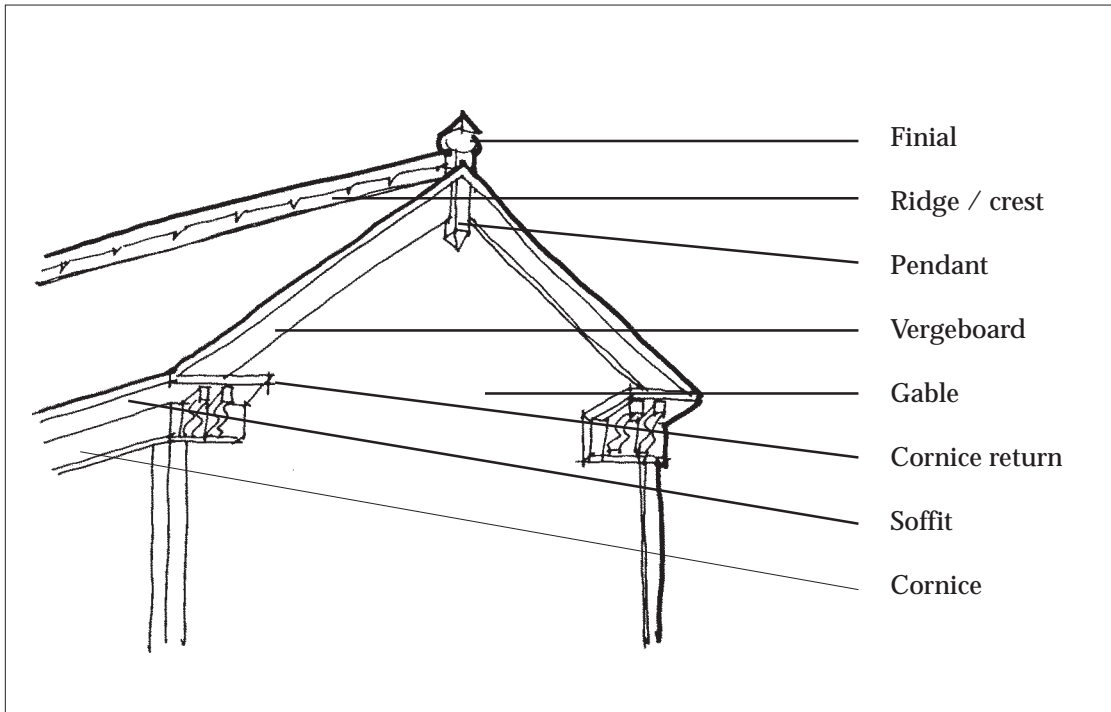
Metal roofing, such as standing seam metal, is not appropriate.

ROOFS, continued...

Gutters and Downspouts

Gutters and downspouts are mechanisms for diverting water away from a structure. Without this drainage system, water would splash off the roof onto exterior walls and run along the foundation of the building. If gutters and downspouts are to perform sufficiently, certain requirements must be met:

- They must be large enough to handle the discharge.
- They must have sufficient pitch to carry the water off quickly.
- They must not leak.
- They must not be clogged with debris.



Roof Parts

ROOFS, continued...**Roofs on Additions****Roof top, side or rear additions**

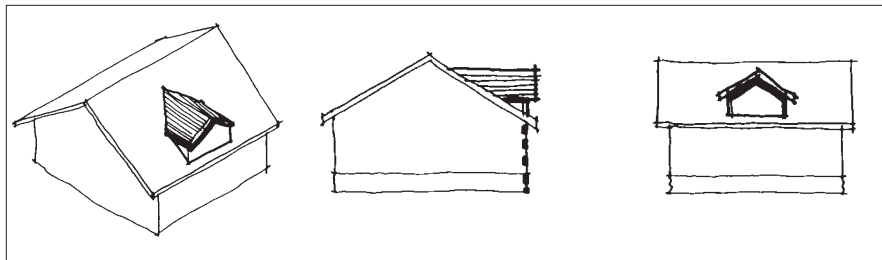
The roof form of an addition should be compatible with the roof form of the primary structure, in terms of its pitch and orientation. In planning a roof top addition, one should avoid altering the angle of the roof and instead should maintain the perceived historic roof line, as seen from the street.

Dormers

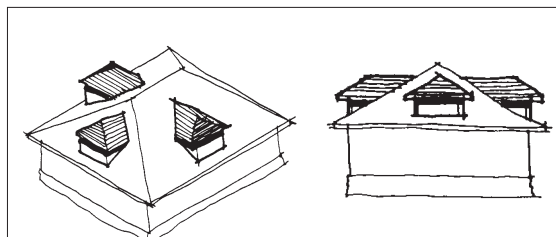
Historically a dormer was sometimes added to create more head room in attic spaces: it typically had a vertical emphasis and was usually placed as a single or in a pair on a roof. A dormer did not dominate a roof form, as it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plane. A new dormer should never be so large that the original roof line is obscured. It should also be set back from the roof edge and located below the roof ridge in most cases. In addition, the style of the new dormer should be in keeping with the style of the house.

Gable roof:*Hip roof:*

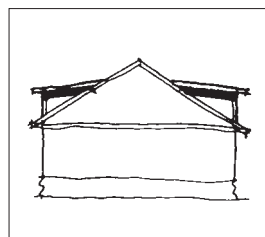
Place a new dormer such that the roof line is preserved, as in the sketches above.

**Gabled dormer**

Appropriate for:
Most architectural styles

**Hip dormer**

Appropriate for:
Most architectural styles

**Shed dormer**

Appropriate for:
Bungalows

STANDARDS FOR ROOFS

7.1 Preserve the original roof form.

Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.

7.2 Preserve original roof materials where feasible.

Avoid removing historic roofing material that is in good condition. Where replacement is necessary, use materials that are similar to the original in both style as well as physical qualities. Use a color that is similar to that seen historically. Specialty materials such as tile or slate should be replaced with matching material whenever feasible.

7.3 Preserve the original historic eave depth.

The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is therefore inappropriate.

7.4 Minimize the visual impact of skylights and other rooftop devices.

The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline, when possible. Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight on a front roof plane is inappropriate.

7.5 When planning a roof-top addition, preserve the overall appearance of the original roof.

An addition should not interrupt the original ridgeline when possible. See also the Standards for Additions beginning on page 105.

Maintenance tips for roofs:

- Maintain gutters and downspouts in good condition.
- Keep gutters and downspouts free from debris to ensure proper drainage.
- Patch holes in gutters and downspouts to keep water from seeping onto walls and foundations.
- Install gutters in a manner that is not detrimental to historic building materials.

STANDARDS FOR ROOFS, continued...**7.6 Avoid using conjectural materials or features on a roof.**

Applying a modern material that is supposed to look like slate but is not slate, to a contributing structure, for example, will overpower and detract from the architectural integrity of the home. Adding a widow's walk (an ornate railing around the roof ridge) on a house where there is no evidence that one existed creates a false impression of the home's original appearance, and is inappropriate.



This bar-tile replacement roof would be more appropriate for a Spanish Colonial Revival style building. In the case of a Tudor Revival structure as shown above, the bar-tile roof is overpowering and is inconsistent with roof materials historically used for this style.

For additional information:

Park, Sharon C. *Preservation Briefs 19: The Repair and Replacement of Historic Wooden Shingle Roofs*. Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior.

Levine, Jeffrey S. *Preservation Briefs 29: The Repair, Replacement and Maintenance of Historic Slate Roofs*. Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior.

Grimmer, Anne E. and Paul K. Williams. *Preservation Briefs 30: The Preservation and Repair of Historic Clay Tile Roofs*. Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior.

Pieper, Richard. *Preservation Tech Notes: Metals #2: Restoring Metal Roof Cornices*. Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior.

