

Roofing Materials and Features

Roof forms are one of the most highly visible components of a building and are an integral part of the building's overall design. The most common residential roof types in the district are hipped, gable, or a combination. The most common commercial roof type is a flat roof with a parapet wall.

Originally metal or wood shingles were used as roofing materials. Over time these have been replaced usually with composition shingles. Since most architectural styles (Frame Vernacular, Bungalow, Queen Anne and Colonial) use shingles replacement with wood or man-made material (composition) is acceptable. Replacement of metal roofing material with shingle is acceptable since shingle is common to the Bungalow and Queen Anne styles. Mixing different roofing material is not permitted.

Guidelines:

1. Repairs shall be made with the same materials, pattern and color.
2. If the entire roofing material is to be removed then the new roofing material shall match the existing or be characteristic of the architectural style. See Architectural Styles Chapter.
3. If the entire roof structure is to be replaced it shall be replaced with the same roof form or roof form characteristic of the architectural style. See Architectural Styles Chapter.

Some roof features such as dormers or cupolas are defining architectural elements of the Frame Vernacular, Colonial Revival and Queen Anne styles. Dormers typically have a gable roof with siding material under the gable end. Parapet walls are common roof features on commercial buildings. Inclusive in this section are architectural features that define the edge between the roof and walls such as the cornice.

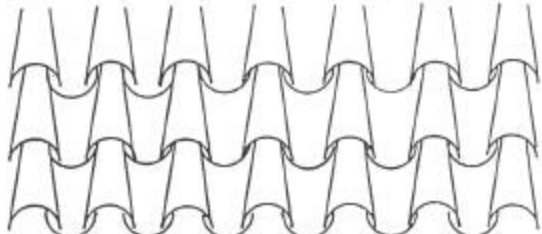
Guidelines:

4. Character defining roof features such as parapets, dormers, cupolas, and cornices shall be retained.
5. Roof features shall be repaired using the same design profile, materials and detailing patterns. For example, the siding under the roof gable on the dormer shall be the same material and orientation (horizontal or vertical pattern) as the existing.

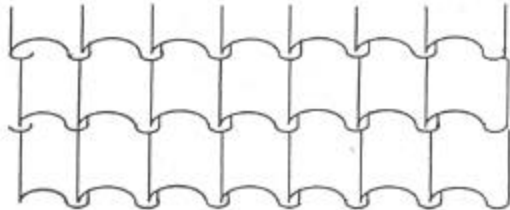
Roofing Materials and Patterns



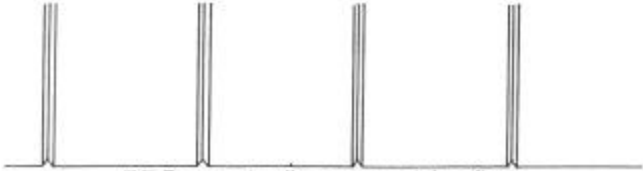
Hand split wooden shingles



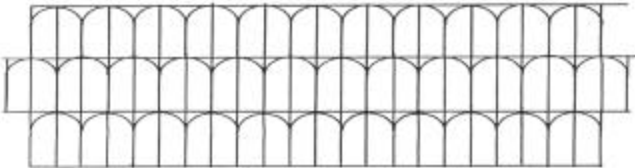
Trough and cap clay barrel tile



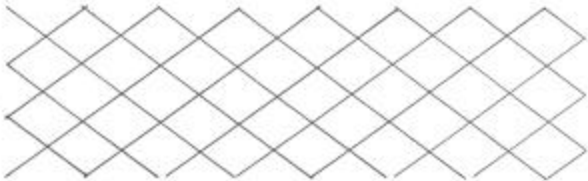
"S" barrel tile



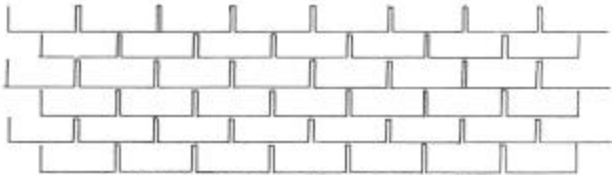
"V" Groove standing seam metal roofing



Metal shingles



Diamond pattern asbestos roofing shingles



Three-tab composite roofing shingles

