

ROOFS

30-72.9 UDO Design Principle: Rooflines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of color, materials, and texture. The use of building materials appropriate to the style and period of the building is encouraged. The use of roofing materials that reflect an earlier or later style or period is discouraged.

The roof is a distinguishing feature of most historic buildings. In many cases, the roof shape, pitch, materials, and orientation help to define the architectural style and period of construction. While the roof's primary function is to protect a structure from the elements, it also contributes to the overall character of the building. The original roof shape and materials should be retained whenever possible.

Recommended

- Preserve the pitch, roofline, orientation and overhang of the eaves.
- Original roofing material should be repaired, if possible; although in most cases, the original material has already been replaced.
- Replacement material should be similar in style, color and texture.
- If replacement of the entire roof is necessary, the roofing materials should be compatible with other building elements and materials in terms of color, style and texture.
- Quality composition shingles are the most widely used roofing material in Liberty, but original tile or slate roofs should be replaced with in-kind materials, or an acceptable synthetic substitute.

Not Recommended

- Corrugated metal roofs are not appropriate for primary structures.

Gutters and Downspouts

- Maintain original guttering systems when possible.
- It may be necessary to install new gutters where none existed previously to prevent water damage to the structure.
- New gutters should be installed unobtrusively, along porch posts and along the edges and corners of buildings.
- "K-style," or seamless gutters, may be installed to replicate the look of decorative molding, where appropriate.



Architectural shingles



Tile roof

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Dormers and Rooftop Additions

Dormers were added to roofs to provide light, and to create more head room in the attic. They do not dominate the roof form and are secondary to the primary roof structure.

- New dormers should be designed as a subordinate element to the primary roof plane, and should not obscure the original roof line.
- They should be set back from the roof edge and located below the roof ridge.
- New dormers should complement the style of the building.
- Other building additions should be compatible with the roof form of the primary structure in pitch and orientation. If planning a roof top addition, the angle, or pitch, of the roof should not be altered, and the visible historic roof line should be maintained. (See also the section on New Construction on page 13.)

Recommended:



The scale and placement of this dormer is appropriate for this house.

Not Recommended:



This dormer was “raised,” making it appear top-heavy and disproportionate to the house.

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Chimneys

Chimneys are often significant architectural features of a house and should be preserved, even if they are non-functional.

If the chimney is no longer in use, consider installing a non-visible cap to prevent water entry and heat loss, rather than removing it entirely. If necessary, it may be possible to remove the interior portion of the chimney, while leaving the exterior, visible portion of the chimney intact.

Chimneys require maintenance, as cracks in chimney masonry and loose flashing around chimneys and ridges will allow water to penetrate the roof and cause damage. A new chimney, if necessary, should be of the same scale and materials as the original.



This chimney is a prominent architectural feature and should be preserved.

Application Requirements:

- ▶ Signed application form with complete project description
- ▶ Photos of existing conditions
- ▶ List of materials and specifications
- ▶ Scaled drawings of proposed changes

Skylights and Solar Panels

Modern features such as skylights or solar panels, which were never present, are not permitted on the front facade or a visible side roof.

If a skylight can be concealed, it should be mounted flush with the roof and have a flat surface, rather than a bubble dome.

Solar panels should conform to the slope of the roof, be mounted flush with the roof, and be concealed from the principal views. If this is not feasible for proper solar collection, consider mounting the panels on a secondary structure in the rear.

The following projects do NOT require a CoA:

- ✓ Replacing a few damaged roof shingles with matching shingles
- ✓ Replacing existing hanging gutters and downspouts

The following projects DO require a CoA:

- ✓ Re-roofing with new shingles
- ✓ Replacing old or built-in gutters
- ✓ Removing or replacing a chimney
- ✓ Removing or replacing a dormer or vertical addition
- ✓ Installing a skylight or solar panel (even if not visible from the street)