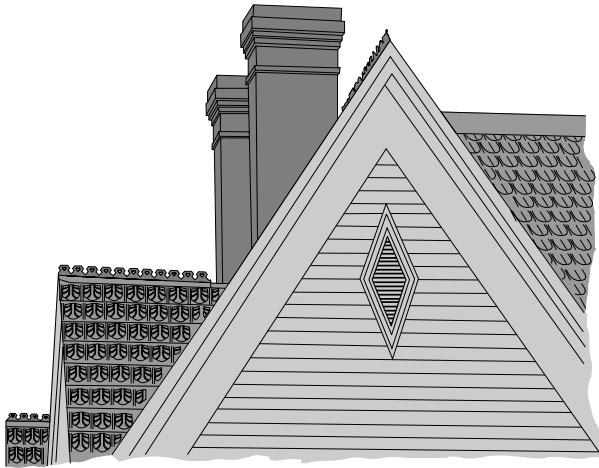
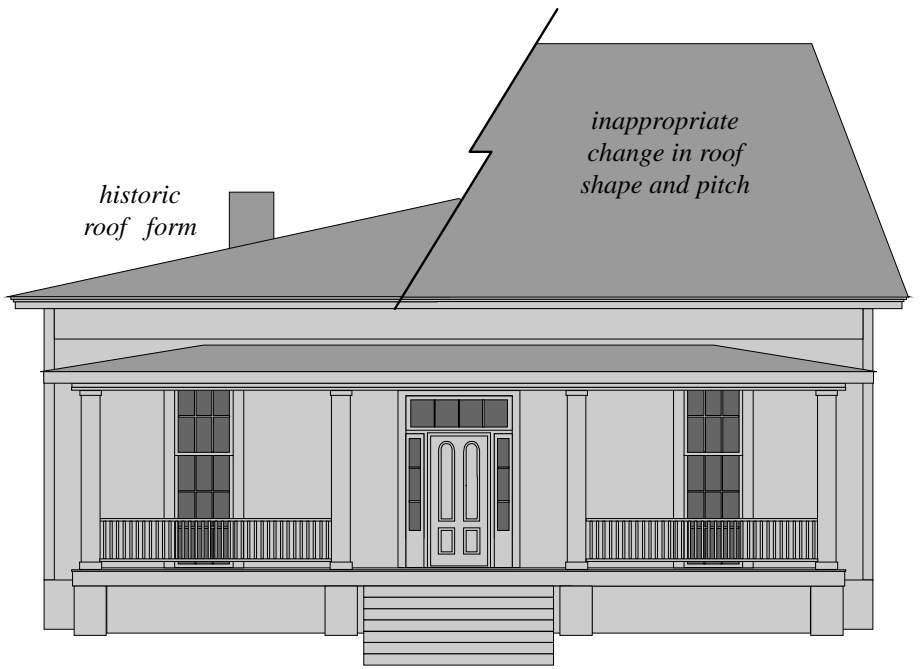




Roofs represent a highly visible and significant character defining feature of any structure. At the same time, roofs experience periodic change because their materials – with a few exceptions – do not last indefinitely. Because roof materials change over time, certain flexibility is allowed in the review of new changes provided the proposed materials are typical to the area and type of house. Roof features fall into two basic categories: design elements (either primary or secondary) and material elements.

- Maintain the existing pitch, symmetry (or asymmetry), shape, and complexity of historic roofs.
- Replace existing roofing materials with materials which match the composition, color, and texture of materials traditionally used for the house type. Modern raised rib metal roofs are not appropriate for many architectural styles (e.g. high style Queen Ann and Craftsman) or house types (e.g. minimal traditional and ranch).
- Retain historic character defining materials and secondary features.
- Maintain the shape and style of historic dormers.
- Place new dormers on the rear roof slope out of the public view.
- Maintain historic chimneys.
- Place new chimneys toward the rear roof and use traditional design and materials.
- Modern roof top elements such as solar panels, skylights, and attic ventilators should be located on roof slopes not visible from the public right-of-way.

*Changing the pitch and shape of historic roofs robs a house of its unique character and negatively impacts the entire district.*



*Character defining roofing materials and secondary features are extremely important. Chimneys, whether ornate or relatively plain, should remain in place even if no longer in use. Roofing such as pressed metal shingles should be preserved or replaced with matching materials when necessary.*

*The addition of dormers to the front elevation, whether for aesthetics or additional light, drastically changes the form of a house and should not occur.*

