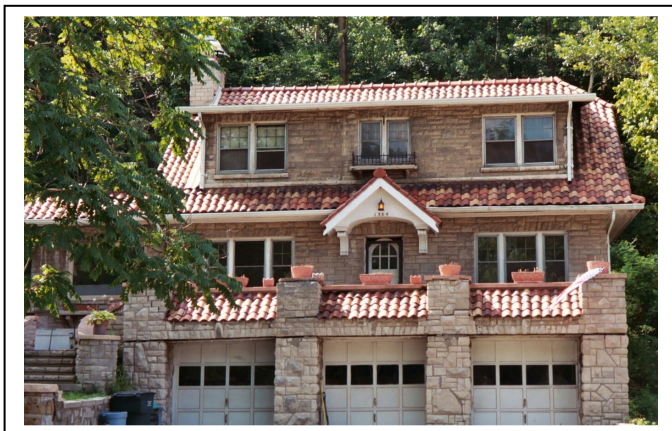


Design Guidelines - Roofs

- R1** Maintain the original roof pitch, form and shape. Alterations to roof form should not be undertaken unless they can be demonstrated to have existed at some point in the structure's history.
- R2** Replacement roofing materials should match the original in pattern, form, texture and color, if these are significant features of the historic roof.
- R3** Retain features and details that give a roof its historic character, including chimneys, cresting, cupolas, dormers, weathervanes, trim and bracketing.



The tile and shape of this roof are key elements of architectural style of this Corydon Pike home.

- R4** Replacement roofs or roof features should be based on physical, written or pictorial evidence. Do not 'historicize' a roof based on presumption (i.e. installing wood

shake shingles when there is no evidence of their earlier use on a building).

- R5** If replacing small sections of a roof, the materials, color, textures and size of the new should match the old.
- R6** Tar patches should never be used on shingle or metal roofs – this will not repair the root problem and is usually irreversible.
- R7** Avoid installing new roofs over existing roofs, as the new roof may not be able to expand and contract without losing its integrity.
- R8** Clay tile and slate roofs generally have a life expectancy of 100 years. Before undertaking a wholesale replacement of a slate or tile roof, fix or replace the flashings and valleys.
- R9** Preserve and repair significant gutters and downspouts.
- R10** If gutters and/or downspouts have deteriorated beyond repair, replacements should match the appearance of the originals as closely as possible in design, materials, size, color and location.
- R11** New gutters and downspouts should not cover important architectural features.

R12 Use modern materials only when the utility of these materials has been proven over time. For example, fiberglass or vinyl gutters are not recommended, as they tend to crack in cold weather.

R13 It is illegal for downspouts to be connected to the sanitary sewer system (City of New Albany ordinance G-96-131, Section 51.126). Disconnect existing downspouts that are connected to the sanitary sewer system.

R14 If installed on the roof, mechanical equipment, satellite dishes, antennae, etc. should be placed in a location that is inconspicuous from the public right-of-way and does not damage or obscure character-defining features. Care should also be taken to ensure that these additions will not overload the roof structure.

R15 New roof designs for additions or new construction should be compatible in size, scale, materials, and color with the historic building and its surroundings.

R16 Leave historically exposed rafter ends and eaves open and uncovered.

R17 Undertake a program of routine inspection, repair and maintenance of all roof system components: sheathing, gutters, downspouts, soffits, fascia, flashing and coping. Inspect roofs on a routine basis from both the inside and outside. Especially try to inspect during a hard rain, when it would be possible to see it at its worst.

R18 Make sure that any penetrations of the roof surface (i.e. chimneys, vents, dormers, etc.) are properly flashed and sealed, and inspect them carefully on a regular basis to be sure that they are not leaking.

R19 Gable roofs should not be added to low pitched or flat roofs.

R20 The proportion of seams and trim on replacement metal roofs should match the original. For this reason, commercial-grade metal roof systems should not be used on residential architecture.

R21 Temporary stabilization measures should be applied in a way that does not damage historic materials.

R22 Vent assemblies should be painted to match the color of the roof materials, to ensure that they are inconspicuous as possible.

R23 Protect buildings against lightning damage, being sure that lightning rods are properly grounded. Improper grounding is worse than no lightning rod at all.

Failing box gutters have lead to serious deterioration of the siding and structural elements of this home.

