

City of Hartford
Department of Development Services, Planning Division

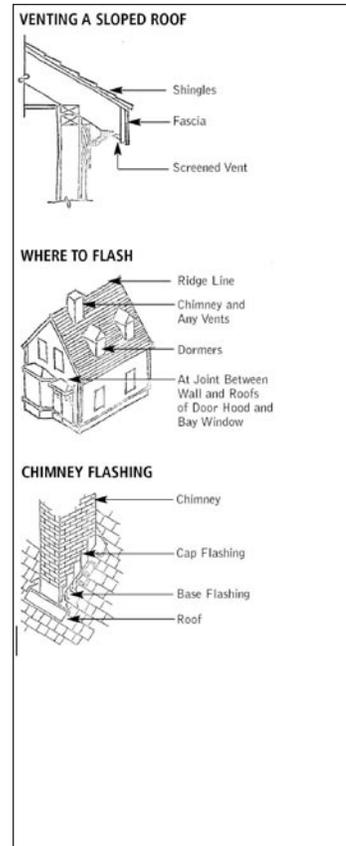


Historic Preservation Guidelines - Tear Away Sheets

Roofs

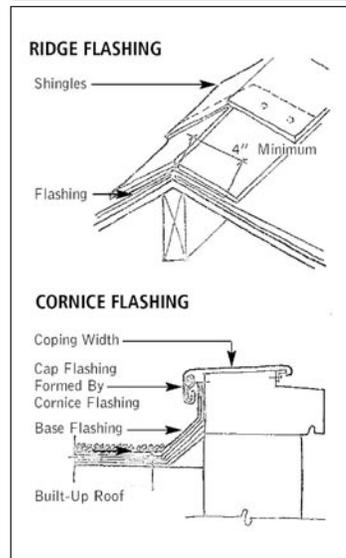
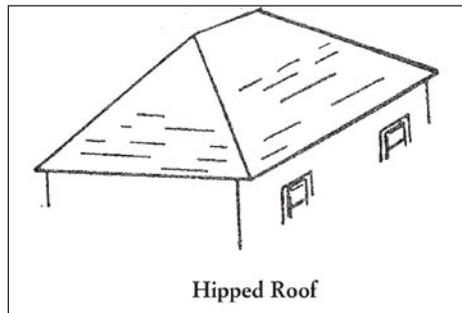
RECOMMENDED

- Retaining historic decorative features.
- Cleaning the gutters and downspouts regularly. When water and debris are allowed to collect there, they can cause damage to roof fasteners, decking, and the underlying structure.
- Replacing deteriorated flashing to prevent water damage.
- Checking roof decking for proper venting. This will prevent damage from moisture and insects.
- Anchoring roofing materials properly to prevent damage from wind and water.
- Providing temporary protection for leaking roofs until they can be properly repaired. Applying plywood and building paper to leaking areas to avoid the deterioration of masonry, wood, plaster, paint, and structural elements.
- Reinforcing existing historic roofing materials.
- Reusing intact slate or tile when it is only the roof's decking that needs replacement.
- Repairing and replacing roof elements with like materials.
- Replacing individual roofing elements (slates, dentils, louvers, etc.) with like materials when they cannot be repaired.
- Ensuring that when materials must be replaced, the replacements are visually appropriate and chemically compatible.
- Using physical evidence or photographs to reproduce features that must be replaced. If no evidence exists, newly designed features should be compatible with the size, scale, material, color, and overall appearance of the historic building.
- Installing service equipment and mechanical systems on the roof rather than on parts of the building that will be very visible.
- Placing any additions and newly added features on the roof when possible, so they will not be as visible.



NOT RECOMMENDED

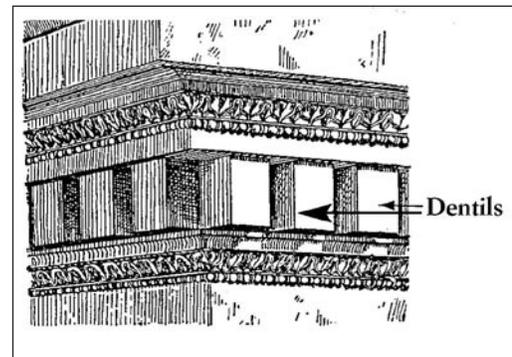
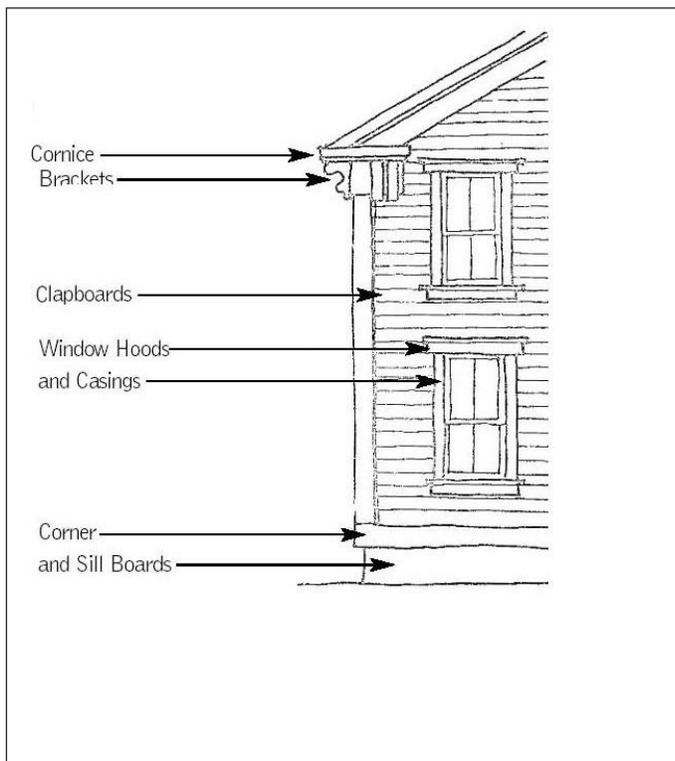
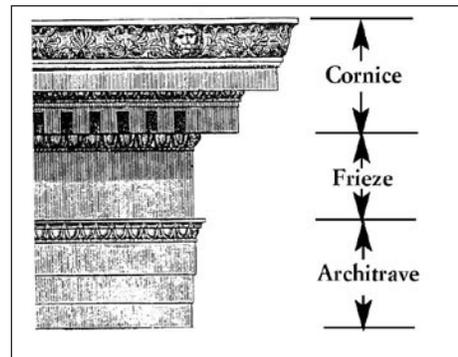
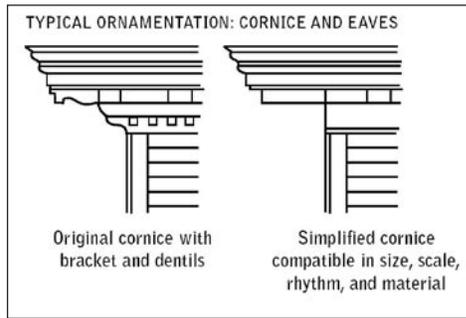
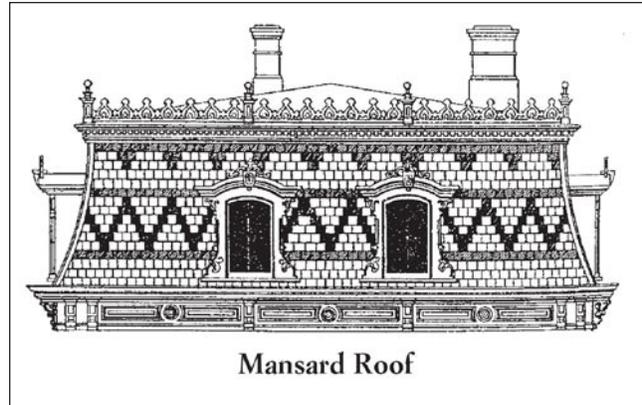
- Allowing roof fasteners such as nails and clips to corrode. This will cause accelerated deterioration in roofing materials.
- Adding new features such as dormer windows, vents, or skylights that are visible from the street.
- Changing the roof's overall shape.
- Changing the roof's material, or the color, pattern, or size of the roofing units.
- Replacing sections of the roof that don't match, just to create a uniform appearance.
- Removing historic materials such as slate, clay tile, wood, or architectural metal from the roof.



Continued on Reverse

NOT RECOMMENDED (Continued)

- Adding paint or other coatings to historically uncoated roofs.
- Replacing an entire roof feature, such as a cupola or dormer, when replacement of individual pieces of the feature would get the job done.
- Replacing units when instead they could be repaired.
- Removing a feature and not replacing it.



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