

## ROOFING

Many historic structures in Key West have metal shingle roofing. Other common roofing materials include metal V-crimp, and conventional asphalt shingles. Roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless HARC believes the replacement material to be more suitable than the existing roofing material. Roof form and secondary features such as dormers, chimneys, and other details are important in defining the architectural style of the building.



1. Historical roofing materials such as metal shingles *should be preserved* when possible. If replacement is necessary, similar metal shingles must be used, not inappropriate roofing materials such as V-crimp metal. If a roof can be shown to have been made of another material such as wood shingles or slate, it may be replaced with that material. V-crimp roofs may be replaced with metal shingles.
2. Conventional modern roofing materials such as asphalt shingles, V-crimp, or composition roofing may be used on non-contributing structures, provided that they do not detract from the characteristics of nearby historic properties.
3. Roofing materials and forms used in new construction must be *visually* compatible with the existing historical and architectural context of the streetscape and neighborhood.
4. *The form and configuration of a roof must not be altered* in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form. Original features such as scuttles, chimneys and roof porches should not be removed or altered.
5. The public view of the roofline should not be altered by the addition of new features such as dormers, scuttles, vents or skylights. Such features may be allowed on roof surfaces not visible from a public right-of-way.
6. Fascia, soffit, cornice and bracket elements shall not be altered or removed unless it can be documented by photographic or other verifiable historical evidence that they were not historically accurate in form and placement.

## ROOF SECONDARY STRUCTURES:



### Gutters

*Gutters on historical buildings in Key West were often recessed under the roofline. Many of these historical gutters have been neglected and have deteriorated. The installation of modern metal gutter systems is detrimental to the appearance of historic architecture and should be avoided unless its design minimizes interference to architecture and the gutters will actually prevent water damage.*

1. Gutters must be installed so as *not to detract from the design and architecture of the structure.*
2. The installation of gutters must *minimize damage* to the historic fabric of the structure and should not radically change, obscure or destroy character-defining features, materials, or finishes.
3. Gutters originally installed as an integral part of roofing system (i.e. enclosed box drainage) should be *maintained and retained* whenever possible.
4. The half-round gutter style is most appropriate for buildings constructed *prior to 1900.*
5. Either the half-round or "ogee" style of gutter may be appropriate on structures erected *after 1940.*

### Dormers

*A dormer addition must be in scale and harmony with the building's design.*

1. New dormers may be installed to replace historical dormers when they can be substantiated by documentation or as additions to noncontributing buildings.
2. Dormer design must be *compatible* with building style (similar in style to dormers normally found on that type building in Key West). Roof pitch and materials of dormer construction should match that of the original structure closely.
3. Dormer *size must be in proportion* to the building and its roof. Oversized or undersized dormers are inappropriate.
4. Generally, dormers on 19<sup>th</sup> century buildings were designed *with a gable roof.* Dormer additions to bungalow-style structures generally had a shed roof.
5. The juncture of a dormer roof with the main roof should be *below the ridgeline* of the main roof.