

Technical Guides for Exterior Alterations

A Practical Series for the Preservation and Maintenance of Rockville's Historic Resources

2: Roofing

Background

The maintenance of roofs on historic properties requires a yearly inspection to identify problems when the repairs are minimal. Inspections can help avoid or forestall costly total roof replacement projects. Original roofing materials, such as slate or seamed tin, are significant architectural features on historic buildings for their appearance and durability, and are valuable assets that contribute to property values.

Roof repairs or replacement can be expensive, but it is important to take longevity into account when considering such a project. The extra cost for some materials may be balanced by a longer lifespan. For instance, when properly maintained, slate can last well more than 100 years. Imitation slate, may only lasts 50 years.



Standing seam metal

Common roof materials in Rockville's historic districts



Rectangular cut slate



Stamped metal shingles

HDC Policy

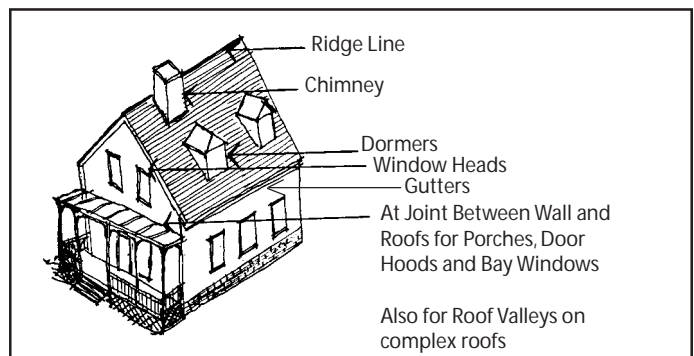
The Historic District Commission follows *The Secretary of the Interior's Standards for Rehabilitation*, and the accompanying *Guidelines*, in recommending the repair and retention of original roofs whenever possible. The HDC recommends the following practices, in order of preference:

HDC Policy (continued)

1. Preserve the original roofing with routine maintenance conducted on an annual basis.
2. Make repairs with in-kind materials.
3. If retaining the original roof is not possible, it should be replaced in-kind. Repairs or replacement using identical materials to the existing roof do not need a Certificate of Approval.
4. Substitute roofing materials are strongly discouraged on historic properties and require prior HDC review and a Certificate of Approval. A number of synthetic products are available that simulate historic roof materials including an imitation slate made out of composite rubber; imitation wood shingles made of cement fiber board; and various asphalt and bituminous products.

Replacement Materials

- Replacement materials should match the existing or original, if known, in texture, color, dimension, lap, thickness and reflectivity.
- Galvanized or other non-reflective flashing shall be used. Flashings must be properly installed for a leakproof roof.
- Gutters and downspouts shall be placed and painted so as not to obscure or disrupt cornice and eave lines or introduce distracting or competing vertical lines.
- Roof replacement projects shall retain the original roof form, soffit, cornice, cresting, ridgepoles, historic gutters and scuppers, and other original details to the maximum extent possible.



Metal flashing needed in varying locations.

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Cost and Average Longevity of Various Roofing Materials

Material	Description	Color/Texture	Minimum Slope	Cost/Square	Avg. Life
Asbestos-Cement	None currently in production				
[substitute material - Metal]	Diamond Shape	"Castletop" by ATAS	3:12	\$340	
[substitute material: Rubber]	Diamond Shape	"Titus" by Ecostar Carlisle	6:12		
Slate	Virginia:Buckingham 16x10	Gray-black	4:12	\$650	175
Slate	Vermont 16x10	Green, purple, red, gray	4:12	\$590-1400	175
Slate	Pennsylvania16x10	Gray-black	4:12	\$400	100
Slate look: Rubber	Duraslate	Black/grayColors	4:12	\$240 \$280	50
Slate look: Rubber	Ecostar: Majestic slate	Black/grayColors	4:12	\$260 \$310-375	50
Slate look: Rubber	Ecostar class A Celestial slate	Black/grayColors	4:12	\$445 \$470-530	50
Slate look: Fiber cement	Firefree	Black/gray	4:12	\$300	50
Grouting on existing slates	Slate Savers	Color to match	N/A	\$200	50
Asphalt:Slate-look	Certainteed Grand Manor	3-dimentional	4:12	\$160	35
Asphalt:Slate-look	Certainteed Carriage House	3-dimentional	4:12	\$130	35
Asphalt:Slate-look	GAF Grand Slate	3-dimentional	4:12	\$175	35
Wood: Handsplit shakes	Rough, thick	Cedar	4:12	\$165	30-50
Wood:Machine-sawn	Fine, planed	Cedar	4:12	\$250	15-25
Wood look: concrete	Varies	Varies	2.5:12	\$150-\$500	50-75
Asphalt: Wood Shake look	Certainteed Presidential		2:12	\$95	35
Asphalt: Wood Shake look	GAF Grand Sequoia			\$125	35
Asphalt: Wood Shake look	GAF Grand Canyon			\$160	35
Copper	Batten, standing, and flat seamed	16 oz/20 oz	_" flat2.5" stand.seam	\$200 \$250	50+
Lead Coated Copper	Batten, standing, and flat seamed	16 oz/20 oz	_" flat2.5" stand.seam	\$325 \$400	50+
Tin (terne)	Batten, standing, and flat seamed	Painted	_" flat2.5" stand.seam	\$95	50+
Stainless coated Terne	Batten, standing, and flat seamed	Painted	_" flat2.5" stand.seam	\$300	50+
Metal shinglesFrom ATAS	Patterned/stamped Spanish type		3:12 3:12	\$340 \$300/320	50+
Clay	Flat Georgian Shingle	Wood look	4:12	\$700	75
Clay	English interlock	Flat interlocking	4.5:12	\$250	100+
Clay	Spanish	Interlocking	4.5:12	\$220	100+
Clay	Barrel	Half-cylinders	4.5:12	\$400	100+

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Certificate of Approval

PLEASE NOTE - If repair or replacement materials match the existing materials *exactly*, no Certificate of Approval is required.

If changes are requested, the application for a Certificate of Approval must include the following:

- Dimensions, texture, color and type of original and replacement materials
- Method of installation
- Justification for use
- Contractor bids for replacement in kind and for proposed alternative material.

Tax Credit Information

Tax credits may apply. To maintain eligibility, please have before and after photographs of the work. Obtain HDC approval prior to undertaking the work if a COA is required, and make sure you follow all zoning requirements. Work done without a required HDC Certificate of Approval is not eligible for the tax credits. Forms are available on the City Web site or at the CPDS information desk.

Contact Us

For additional information and questions, please contact:
Historic District Commission
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Additional information

Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts, Rockville Historic District Commission, 1977.

Secretary of the Interior's Standards and Guidelines for Rehabilitation, National Park Service, 1995 - www2.cr.nps.gov/tps/standguide/rehab/rehab_index.htm

NPS Preservation Briefs Series at www2.cr.nps.gov/tps/briefs/presbhom.htm

No. 4 - Roofing For Historic Buildings

No. 16 - The Use of Substitute Materials on Historic Building Exteriors

No. 29 - The Repair, Replacement, and Maintenance of Historic Slate Roofs