

Roofs are a significant structural component of a building, tying the walls together and providing shelter from the elements. The principle features of roofs are their shape, their pitch and their materials, all of which are determinants in a building's style or subset of a style. The eave details are also important considerations in the design of roofs.



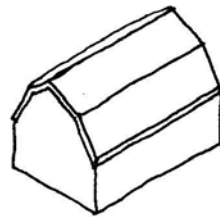
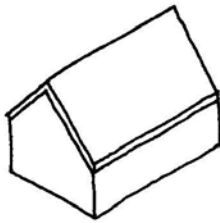
A

A. Shape

The basic form or shape of the roof should follow the principles of an architectural style. The shape of a roof and its proportional relationship to the building facades are principle components of an architectural style.

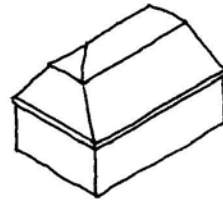
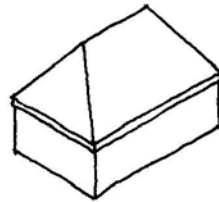
Roofs have three principle shapes. They are gabled, hipped or flat and each of these has many variations. For instance, the gambrel roof is in the gabled family while the mansard roof is in the hipped family.

Gable



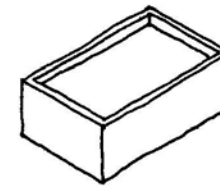
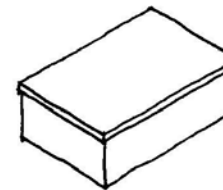
A gambrel roof is a type of gable roof.

Hip



A mansard roof is a type of hip roof.

Flat

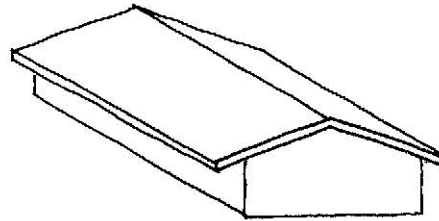
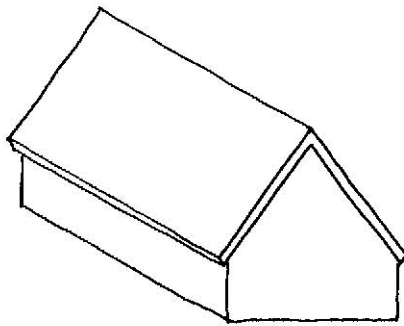


Flat roofs can be hidden behind parapets.

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B. Pitch

The pitch or slope of a roof should follow the principles of an architectural style. For instance, the Ranch Style requires a roof with a low pitch, usually less than 30 degrees, while a Tudor Style house requires a roof with a slope usually greater than 45 degrees.



C. Material

The specified roofing material should be appropriate for the architectural style of the building and of a quality that is typical of Hillsborough buildings.

Muted or flat rather than shiny colors should be used. Subtle blends of color are encouraged demonstrating an authentic and historic or "old world patina" for roofs on traditional architectural styles.

Roofing should be appropriate and complimentary to the architectural style of the residence.

1. Tile

Tile roofs are compatible with many architectural styles and capable of long life spans. There are some properties or characteristics that should be considered in the selection of tile.

a. Manufacturer

Tile should have a hand-made natural rather than factory-made appearance and the use of high gloss or shiny tile should be avoided. When feasible, the reuse of roof tiles that are recycled from another roof, or a similar solution that provides a weathered clay appearance, is preferred.

b. Color

Tiles should not be of a uniform color but should instead fall into a range of hues so that the effect, when assembled on a roof plane, is of a modulated range of earthen tones.

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c. Detailing

The details of tile installation are crucial components of successful tile roofs, which include those that do not appear too heavy on their buildings. Elements that require specific attention include:

- The eave condition
- The gable end
- The hip ridge
- The primary ridge
- Detailing around penetrations such as walls and projections

2. Slate

Slate roofs are compatible with many architectural styles and, with proper maintenance, are capable of a long lifespan. Both multi-colored and single colored palettes are appropriate depending upon the architectural style of the residence.

3. Wood Shake and Shingles

A wood shingle or shake roof is characteristic of many architectural styles. Because Hillsborough is a wooded area with many canyons, applications of wood shakes and shingles must meet the requirements for Class A assembly to provide fire protection.

4. Composition Shingle

When specifying composition or asphalt shingles, the product selected should be thick enough and of an appropriate color to create shadow lines when installed to avoid the appearance of a flat field on top of the house. At a minimum a 40-year product
Amendment adopted by City Council on June 11, 2012

5. Metal

Non-reflecting metal roofing, such as standing seam, copper and even certain types of metal shake and slate may be acceptable with a compatible architectural style. Pre-finished, factory painted metal roofs in muted and neutral/earth tones are appropriate. Proposals for metal roofing shall be held to a higher level of scrutiny than traditional roofing proposals for compatibility with the architectural style of the residence.

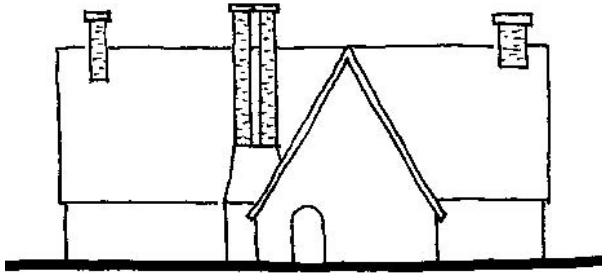
6. Simulated Materials

Materials simulating slate and shake may be used on roofs depending upon the architectural style of the residence, but careful attention should be given to the quality of the product and its ability to replicate a range of natural characteristic colors and surface textures where appropriate. Simulated materials will be held to a higher level of scrutiny to promote a natural appearance.

7. Roofing Materials for Additions

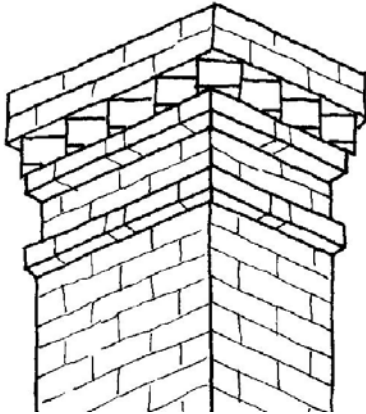
For projects subject to ADRB review, comprehensive re-roofing of the entire residence is encouraged unless an addition has limited visibility and matching of existing and proposed roofing materials is demonstrated.

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D. Chimneys

Many architectural styles place an emphasis on the chimney, either through scale, height, ornamentation or careful articulation of the top. Where it appropriately fits with the rules of an architectural style, the chimney should be emphasized as a positive architectural component of the house.

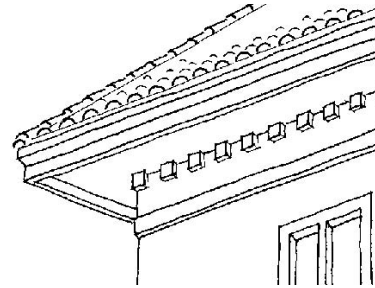


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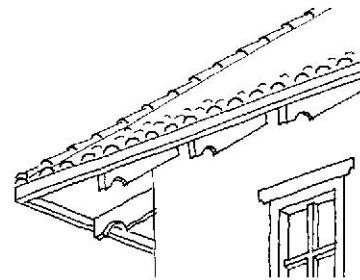
E. Eaves

Eaves are a critical component of the junction between the wall plane and the roof plane. Detailing of the eave should be consistent with the architectural style of the building. Some of the building elements to consider in the detailing of the eave of a house include:

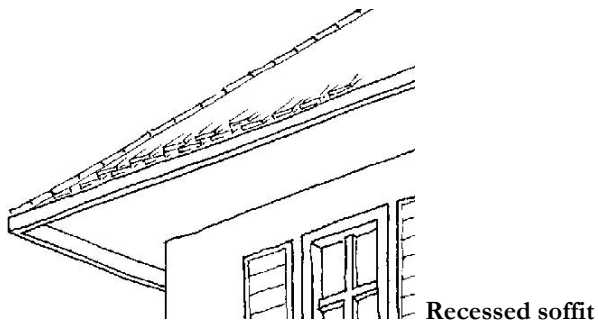
- Overhang dimension
- Correct scale of overhang dimension to building
- Exposed rafters
- Fascia treatment
- Rain gutter placement and shape
- Correct scale of decorative elements



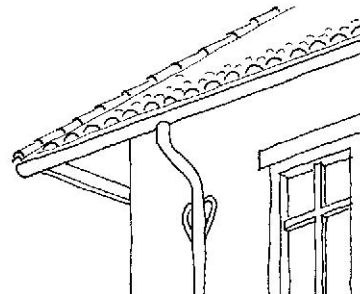
Dentil work at wall-soffit junction



Carved rafter tails



Recessed soffit



Decorative rain gutter and down spout of quality materials, such as copper

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