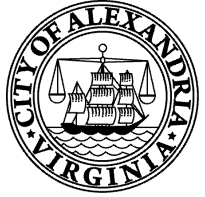


ROOFING



BAR Review Levels

These levels of review are applicable in most cases. Please note that during the administrative review process, Staff may determine that a project requires Board review. Contact Staff at 703.746.3833 to confirm which level of review is required for your project. Also, contact Code Administration at 703.746.4200 to confirm building permit requirements.

NO BAR REVIEW

Repair or in-kind replacement of roofing material less than 25 square feet in area

Construction or modification of drainage elements such as snow guards, leaf guards, gutters, or downspouts

ADMINISTRATIVE (STAFF) REVIEW

Repair or appropriate replacement of roofing material greater than or equal to 25 square feet in area

BOARD REVIEW

Any project referred to the Board by Staff

Introduction

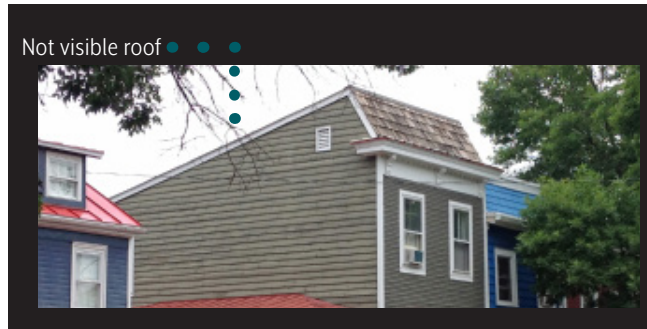
Roofs are among the most visually prominent features in the historic districts. The choice of roofing material is a key consideration in both the rehabilitation of historic structures and the design of new construction. Wood shingles were the predominant roofing material in Alexandria until the early 19th century. Historic wood shingle roofs were hand-split and hand-planed to a uniform thickness, and were often painted or scalloped to simulate tile or slate.

Standing seam metal roofs came into widespread use throughout the districts by the mid-19th century. Other materials—such as slate shingles and clay tiles—were not commonly used until the late 19th century. Patterned slate shingles are a defining feature of Gothic Revival roofs and mansard roofs on Second Empire-style buildings, while clay tile roofs are typical of Romanesque structures. Composition shingles made of asphalt were not widely used until the mid-20th century. Later 20th-century roofing materials include fiberglass, rubber membranes, and imitation slate.

Replacement or new roofing materials that are visible from the public right-of-way require Staff review. Flat and low-sloped roofs, due to their limited visibility, are not reviewed by the Board.

ROOFING

OLD AND HISTORIC DISTRICT CITY OF ALEXANDRIA



Guidelines

Original or existing roofing which has acquired historic importance over time should be preserved and repaired whenever possible. When Staff determines that this is not feasible, replacement materials that match the original roofing material should generally be used. If the original roofing material is missing and cannot be determined, roofing appropriate to the architectural style and period of the building should be used. The Board discourages replacing original and historically appropriate roofing material with modern alterations.

Modern materials such as composition shingles and synthetic roofing may be used on Later Buildings if appropriate to the architectural style and period of the building. Where appropriate, the Board recommends using architectural grade composition shingles in weathered wood or slate blend colors.

Please refer to the [BAR Policies for Administrative Approval](#) for more information on which replacement roofing materials can be approved by Staff.

Additional Information

- o Staff can provide a color chart of historically appropriate roof colors of buildings for the different periods of architecture found in the historic districts.
- o The Board recommends using light colors on flat roofs to reduce air conditioning loads on the building and minimize the urban heat island effect.
- o The Board encourages environmentally sustainable materials and practices, including living roofs in minimally visible locations.
- o Metal and slate roofs have a life span of 50 to 100 years with proper maintenance.

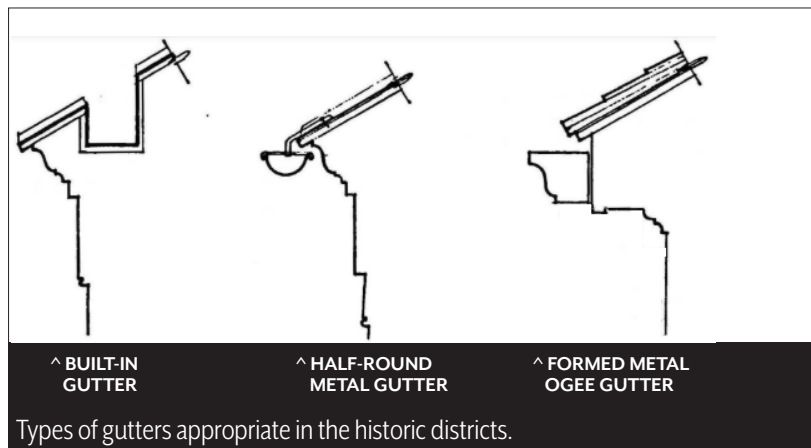
ROOFING



Gutters and Downspouts

While gutters and downspouts do not require BAR approval, the following are recommended as best practices:

- o Half-round gutters hang from the roof bracket and should be used when no fascia board exists.
- o K-style or ogee gutters should be used when there is a pre-existing fascia board to which the flat side of an ogee gutter can be easily mounted.
- o Gutters and downspouts should be metal or wood and painted or factory finished in a color to match the wall or trim.



Additional Resources

[National Park Service Preservation Brief #4: Roofing for Historic Buildings](#)

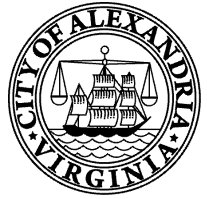
[National Park Service Preservation Brief #19: The Repair and Replacement of Historic Wooden Shingle Roofs](#)

[National Park Service Preservation Brief #29: The Repair, Replacement, and Maintenance of Historic Slate Roofs](#)

[National Park Service Preservation Brief #30: The Preservation and Repair of Historic Clay Tile Roofs](#)

ROOFING

OLD AND HISTORIC DISTRICT CITY OF ALEXANDRIA



ROOFING MATERIALS FOUND THROUGHOUT THE DISTRICTS



^ FISHSCALE WOOD SHINGLE
18TH - 19TH CENTURY



^ POLYCHROME SLATE
MID-19TH - EARLY 20TH CENTURY



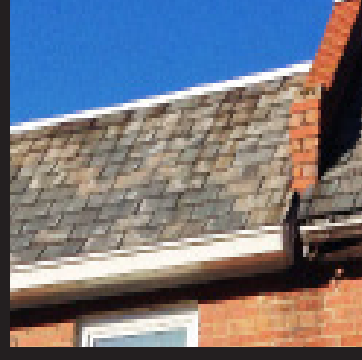
^ STANDING SEAM METAL
MID-19TH - 21ST CENTURY



^ FANCY CUT SLATE
19TH - EARLY 20TH CENTURY



^ STAMPED METAL SHINGLE
19TH - 21ST CENTURY



^ SLATE SHINGLE
19TH - 21ST CENTURY



^ SINGLE PLY MEMBRANE
20TH - 21ST CENTURY



^ ARCHITECTURAL GRADE ASPHALT
20TH - 21ST CENTURY



^ 3-TAB COMPOSITION
20TH - 21ST CENTURY