

HISTORIC DISTRICT COMMISSION
POLICY STATEMENT ON ROOFING REPAIR AND REPLACEMENT

CITY OF NEWPORT

DEPARTMENT OF ZONING AND INSPECTIONS

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By motion of the Historic District Commission at their 17 September 2019 meeting, the following guidelines and standards were adopted concerning roofing repair and replacement on properties within Newport's Historic Districts:

Roofs are a character-defining feature of historic buildings. Historic roofing types like slate, standing-seam metal, wood shingle, and tile are highly significant elements of the buildings in Newport's historic districts and should be preserved. Not only do roofs protect the buildings beneath, but they also form an important part of the visual experience of the city. Therefore, the Historic District Commission establishes the following standard and statement of policy:

1. Wherever possible, character defining roofs shall be repaired rather than replaced. No roof of a Contributing Building shall be replaced in total unless it can be documented by an accepted roofing expert that the roof is beyond reasonable repair. Expert letter must be provided on letterhead and signed.
2. For Contributing Buildings - When a roof must be replaced due to deterioration, it shall be replaced in kind. Construction methods and materials should match the historic roof. (Example: if replacement is necessary and approved, original slate roof tiles should be replaced with slate roof tiles).
3. For Non-Contributing Buildings – in kind replacement is highly encouraged, but not required. When appropriate, applicants are encouraged to 'upgrade' roofing to the most historically accurate material. (Example: replace an asphalt roof with a cedar shingle roof).
4. Synthetic materials (for example, artificial slate or tiles) are generally not appropriate for use in historic districts. Rubber or TPO roofs may be considered provided they are obscured from the street. In such cases, parapet or other edge treatments should be explored to eliminate visibility.
5. Roofing cut sheets should be provided as part of the application.
6. Exact roofing samples should be brought to the meeting.

The above criteria are intended as general guidelines to give property owners, architects, builders and others involved in presenting roofing projects to the Historic District Commission general awareness of the Commission's expectations, samples and level of detail. Additional guidance may be found in the Standards and Guidelines for the Newport Local Historic District, (Revised 4.2016)

APPROVED BY RESOLUTION

Chair, Historic District Commission

Date

K. A. Bank

9/17/19