



Roofs

A building's roofline can be a distinctive feature and should be preserved as the designer originally intended it to be.

Visible roofs in the historic district are usually slate, copper or sheet metal and in rare instances terracotta tile. All are expensive to replace in kind but they are unique and beautiful contributions to the Historic Districts. Repair should always be the first option. Very few houses with pitched roofs of wood shingles survive today. The replacement of The Troy Music Hall's red slate roof was an exceptional project, the cost of which was justified by the extraordinarily long lifetime of the slate roof, and the high visibility of this landmark.

'Flat roofs', very low pitched roofs, are not usually visible from the street. They can be repaired and maintained without HRC review

Historically they were made of terne (sheet metal) in small rectangular pans soldered together with flat joints or cured with asphalt roofing ('flat seam roofing'). Most historic flat seams have been covered with built-up asphalt roofing sheet. The HRC is generally not concerned with 'flat' roofs and modern roofing materials.

The flashing (sheet metal or rubber) used at the intersection of roof and walls, roof edges and penetrations of the roof in the application of modern roofing can, however, be very visible and intrusive to the district if not selected carefully.

Care and thought should be given to the design and appearance of flashing as large sheets of artificial rubber carried up vertical walls or bright aluminum sheet metal can ruin the look of any building. Gutters and leaders should also be kept to a historic appearance and design when visible.

A slate roof is probably the longest lasting roof available. Slates can be partially removed so flashing can be replaced and matching new slates or the old slate reinstalled.

APPROPRIATE TREATMENT GUIDE

All modifications to the roof line or profile of a building in the district, or changes to the material of a visible roof in the district are subject to HRC review. Submit photos of your property with you application review. Reviewers can help you determine whether your project proposal is appropriate.

- Modification to the roofline in the historic district must be reviewed
- Slate and tile roofs should be repaired by professional roofers with slate/tile experience
- Visible flashing should be copper or other approved material
- The addition of skylights or dormers visible from the street are not allowed
- Satellite dishes, antennae, mechanical systems and similar devices installed on roofs must be placed where they are not visible
- Box gutters should be preserved and lined with copper or EPDM products
- New downspouts should be painted the same color as the building to "disappear."
- Replacement of slate with asphalt shingles is not allowed where visible from the right of way



The terra cotta tile roof of the Troy Savings Bank Music Hall is perhaps the most iconic roof in Troy.



Bays and porticos often have decorative roofs.



Flat roofs are so common in Troy that special roof lines are a delight to discover. These unique properties must be carefully preserved as part of Troy's architectural legacy.

