

D.5 ROOFS, DORMERS AND SKYLIGHTS

D.5.1 ROOFS

Roofs are one of the most important features of historic buildings. Functionally they shelter buildings from the weather. Visually, roof shape, elements, details and materials can significantly contribute to the appearance and architectural style of buildings. Historic homes in Naperville typically have one of the following roof shapes: gable, hipped, pyramidal or a combination of gable and hipped (see Illustration D.18). Typical historic roofing materials found in Naperville are slate, wood shingles, asbestos tile, and asphalt shingle.

The slope or pitch of a roof is an important determinant of roof shape. Roof pitch is a ratio of “rise” over “run”. For example, a 4:12 pitch describes a roof that increases 4” in height (rise) for every 12” of horizontal run (see Illustration D.19). The slope of roofs in Naperville varies widely from 3:12 to 12:12, depending on the style of the home.

Guidelines for Roof, Dormer, and Skylight Maintenance, Repair and Replacement

Encouraged

- Maintain and repair the original shape, pitch, and features (such as cresting, chimneys, dormers) of existing roofs. If possible, use original roof materials.
- Repair roofs in a timely manner to avoid structural damage, especially when leaks occur. Due to the variation in roof materials, the time between re-roofing varies from 20 years to 100 years.
- If repair is no longer practical, re-roof with materials that match the original in material, color, pattern and profile.
- Install proper water-tight flashing at junctions between roofs and walls, around chimneys, skylights, vent pipes, and in valleys and hips where two planes of a roof meet. Metal flashing should be used instead of caulking or bituminous coating, which can deteriorate due to weathering. (Refer to Section D.1.2 regarding chimney flashing)

Acceptable

- Re-roof with substitute materials such as asphalt or fiberglass shingles if the original materials are no longer present or if the retention of the original roof material is not economically feasible.

Discouraged

- Modify original roof pitch or slope or add new features such as dormers, roof decks, and balconies on the primary façade of the home where none existed previously.
- Install new roof materials that are not asphalt or fiberglass shingles or are not consistent with the original materials.
- Use hand-split wood shingles to replace historic sawn wood shingles. Hand-split wood shingles do not replicate the appearance of historic shingles.

Illustration D.18 - Roof Types

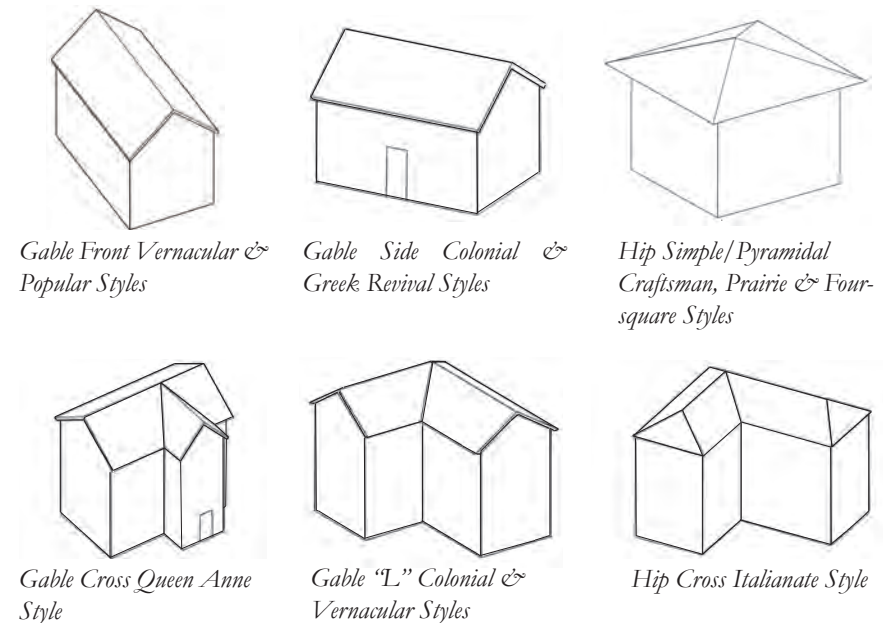
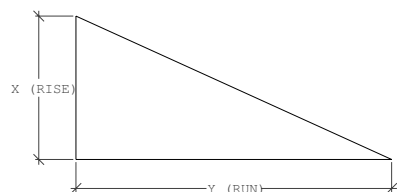
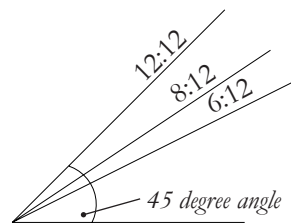


Illustration D.19 - Roof Slopes

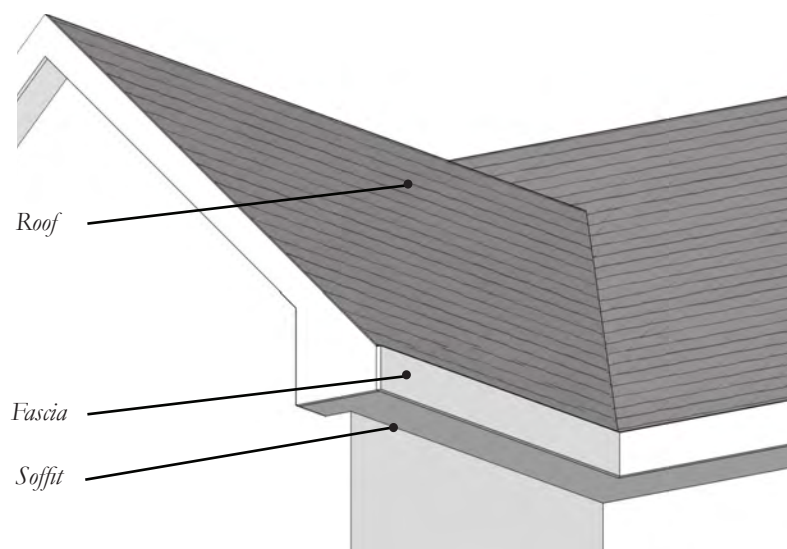


Rise over run diagram is used to determine the roof slope/pitch.



Typical roof slopes in the Historic District

Illustration D.20 - Roof soffit and fascia on gable roof



D.5.2 SOFFITS AND FASCIAS

Soffits and fascias provide a finished surface to conceal the structural edges of a roof. Historic soffits and fascias were commonly constructed of wood; however, some examples of stucco soffits exist in the Naperville Historic District. Soffits are generally installed horizontally and are attached to the bottom of the main roof structure that extends over the exterior walls. Modern soffits are vented to allow air flow from the attic space to reduce heat buildup and prevent ice dams. Soffits on historic houses were typically not vented since walls and attics were not insulated. Fascias were installed vertically on the front face of the overhanging roof structure and were often concealed or partially hidden by gutters.

Guidelines for Soffit and Fascia Maintenance, Repair, and Replacement

Encouraged

- Maintain and repair original wood soffits and fascias in accordance with the guidelines for wood siding (Section D.1.2).
- Replace severely deteriorated soffits and fascias with new wood to match profiles, shapes, and color of the original

Acceptable

- Retrofit small circular soffit vents or narrow aluminum vents in existing wood soffits to provide attic ventilation.

Discouraged

- Install aluminum or vinyl replacement materials that cover the original historic detailing.

D. 5.3 DORMERS

Dormers are projections in the roof slope that contain their own walls, roofs, and windows. They provide additional space, light, and ventilation to attic space or the upper floors of a home. Dormers often contain roof shapes that replicate or complement those of the main structure, and their size and forms are typically related to the style and scale of the home.

Guidelines for Dormer Maintenance, Repair and Replacement

Encouraged

- Maintain and repair original dormers in accordance with the guidelines for foundations and walls (D.1), roofs (D5.1) and soffits and fascias (D5.2) in their original material, shape and trim.
- Replace severely deteriorated materials or construct replacement dormers in-kind (i.e., the same in material, shape, size and trim).

Acceptable

- Construct a new dormer that is consistent with the style and materials of the home on the secondary or rear facades. New dormers should match the roof style of the home.

Discouraged

- Construct new dormers that occupy more than 50 percent of the slope of the roof on the primary facade (i.e., front or corner side facade).
- Construct new dormers that distract from the style and materials of the home.
- Construct new dormers on the primary facades where none existed previously.

Internet Resource:

Old House Journal Web Site (<http://www.oldhousejournal.com>): [Dormers, Bays & Turrets](#).

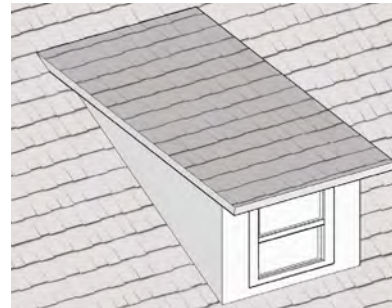


Illustration D.21 - Shed dormer example



Photo D.21 - Eyebrow dormer example



Photo D.22 - Gabled dormer example



Illustration D.22 - Hipped dormer example