



POLICY STATEMENT FOR HISTORIC ROOFING

CITY OF CHARLESTON

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DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

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By motion of the Board of Architectural Review at their December 10, 2014 meeting, the following guidelines were adopted regarding the repair and/or replacement of historic roofs in the Old and Historic and Old City 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 Charleston'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 Board of Architectural Review makes the following statement of policy:

1. Wherever possible, historic roofs should be repaired rather than replaced. No historic roof shall be replaced *in toto* unless it can be documented that the roof is beyond reasonable repair.
2. When a historic roof must be replaced due to deterioration, it shall be replaced in kind. Construction methods should match the historic roof. In the absence of terne metal, available materials such as aluminum or coated copper may be approved by staff as an in-kind replacement.
3. Replacement of standing-seam terne metal with standing-seam copper (uncoated) may also be approved by staff except on Category 1 and Category 2 structures.
4. All standing-seam metal roofs shall be of traditional hand-crimped detailing. Modern snap-lock or commercial-grade metal roofs are inappropriate for historic structures and will not be approved.
5. Synthetic materials (for example, artificial slate or tiles) are generally not appropriate for use in historic districts.

APPROVED BY RESOLUTION:

Chair, Board of Architectural Review

Date