

**Amendment to the Warrenton Historic District Guidelines for Metal Roofs
(Supersedes Town Council Resolution adopted February 12, 2002)
Adopted by Town Council – January 14, 2014**

Existing Roofs (page 62)

Also in the 1980s, the steel industry developed a Galvalume product composed of steel dipped in an alloy of fifty-five percent aluminum and forty-five percent zinc to provide a thirty to forty year maintenance-free standing-seam surface. The material alone may be compatible with traditional metal substances. However, it comes either pre-painted in the synthetic, acrylic and/or vinyl coating explained above for a potential twenty-year lifetime of the baked-on coating or unpainted. If left bare, this luminous galvanized metal has a bright and glaring metallic finish which also does not replicate the appearance of historic or contributing standing-seam metal roofs. *As of October 2013, Terne, the most widely used paintable roof material is no longer being manufactured, making unpainted or bare standing seam roofs less practical to obtain. When formed onsite, pre-painted/finished Galvalume is the closest available match to traditional standing seam roofs, and should be considered appropriate when applied per the guidelines. Similarly, other pre-painted metals should be considered appropriate when applied consistent with the guidelines.*

Galvalume

Galvalume is a steel product with an aluminum-zinc alloy coating. The coating is 45 percent zinc and 55 percent aluminum. Visible crystals are closer together than galvanized steel, creating a smoother appearance. The product is also available as Galvalume Plus, which has a thin, clear acrylic coating. Pre-painted finishes are available, or it may be field painted. The aluminum zinc-alloy offers excellent corrosion protection. However, the product is not recommended for agricultural applications, or around concrete and mortar.

Terne Coated Copper and Stainless Steel

Sheet copper coated with a 50/50 zinc-tin alloy by a hot dipping process. The factory satin surface begins to darken immediately upon exposure. Time and the actual color and shade of the grayish patina will vary based upon environmental conditions. Terne Coated Copper may be formed by the same methods as traditional copper. Terne Coated Stainless Steel is stainless Steel coated with the same 50/50 zinc-tin alloy by a hot dipping process, and the surface finish and weathering will be the same as the Terne Coated Copper. Terne Coated Steel can be formed on-site, but it does however have increased physical properties compared to copper. Both products are fully paintable. These are new products scheduled to begin production in late 2013.

Guidelines for Existing Roofs (page 63-64)

5. When a contributing roof covering is deteriorated beyond repair, the new roofing if possible should match in material, dimension, space composition, texture, pattern, design and details. If the existing material is not available, the material utilized should match as closely as possible.

10. Pre-painted/pre-finished metal roofs may be applied to contributing buildings, consistent with the following criteria:

- The material shall be no heavier than 26 gauge, and must be formed from rolled material on site.
- Running Seams shall be less than 1 ½ inches high and shall be hand or machine crimped on site. The distance between seams should be no greater than 18 inches. Snap locking seams are not an acceptable method to join pans. Running seams are required to be double locked.
- Hip and ridge seams shall be less than 1 ½ inches high and shall be hand or machine crimped. Hip and Ridge seams may be single locked. Hip and ridge caps are not acceptable.
- Dull or matte finishes are required. Bright colors are discouraged. The applicant shall supply a sample of the pre-finished metal roofing materials they wish to apply, including at least one (1) crimped seam. Color chips are not acceptable.