



CITY OF BEAUFORT  
HISTORIC REVIEW BOARD  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011 FAX: (843) 986-5606

## **METAL ROOFING GUIDELINES FOR PROPERTIES IN THE HISTORIC DISTRICT**

Changes in roofing material on contributing structures are to be reviewed by the Historic Review Board.

Changes in roofing material on noncontributing structures are to be reviewed at staff level on case-by-case basis, with the option for staff to elevate the project to Board-level review should they see fit.

*NOTE:* Lists of contributing and non-contributing properties in the Beaufort Historic District can be found online on the City of Beaufort's website.

### **TERNE METAL**

Terne metal is a historically significant roofing material still found on many historic structures in Beaufort's Historic District. Terne metal requires cyclical maintenance and recoating to extend the roof's shelf life. In certain cases, the terne metal has been damaged or not properly maintained, and thus have areas of rust that compromise the roofs watertightness.

The longstanding policy of the City of Beaufort Staff Architect is to preserve as many historic terne metal roofs as possible. Staff will always ask for photo documentation of a terne metal roof that is being requested to be removed in order to gauge the extents of the roof damage and if the terne metal condition warrants a full replacement or if repair/recoating is possible.

If staff determines that the terne metal may be preserved, staff will recommend the applicant recoat the roof with an appropriate coating material.

If staff determines that the terne metal cannot be preserved, staff will recommend the applicant install an appropriate metal roof, such as a mechanical lock standing seam roof (such as copper, steel, galvalume, or aluminum). Staff

does not support the replacement of a historic terne metal roofs with a significantly different material such as asphalt shingles.

### **STANDING SEAM ROOFS**

Mechanical lock standing seam roofs and snap-lock standing seam roofs are two metal roofing options which may be appropriate for certain buildings in the historic district.

Mechanical lock standing seam roofs may be used as a replacement for terne metal (see section above), roofs on non-contributing structures, new construction, or roof replacements on contributing structures with a non-historic roof (i.e. asphalt shingle, 5V). Mechanical lock roofs, allow for hand-folded and crimped ridge and hips without the need of bulkier ridge and hip caps. These roofs, however, require the use of skilled craftsmen who can hand-fold these more laborious details. However, hand-folded mechanical lock roofs are the most appropriate substitute for historic terne metal.

Snap lock roofs may be appropriate for new construction or roof replacements on non-contributing structures, as these roofs incorporate larger caps to protect the hips and ridges from wind-driven rain. Since snap lock roofs standing seams cannot be hand-folded to create smaller hip and ridge folds, these are not appropriate for historic, contributing structures.