

## Cornices, Gutter Systems & Flashing

Cornices and the decorative moldings around them add to character by creating lines of color, contour and detail at the edges of rooflines. Cornices and gutters direct water away from walls and roofs, and flashings protect the joints between different roof sections. Flashings may also protect the joints between roofs and chimneys, porches and other building parts. Bennington buildings often have ornamental moldings, sometimes with elaborate openwork wood trim, which especially add to their visual interest. A considerable number of cornices in Bennington are covered with aluminum or synthetic siding which conceals their original details and moldings. This is one of the most obvious problems in the downtown commercial and residential streets, and it notably diminishes the quality of many buildings. Bennington gutters, downspouts and flashings are sometimes deteriorated and leaking, or partly missing and not replaced. This not only looks bad, but also leads to expensive long-term damage both outside and inside a building. Inappropriate repairs can also be a problem. One common example is covering leaking areas of roof, gutters and flashing with asphalt or synthetic sealing materials. Coatings like these generally only mask the problem for a short time, and ultimately make repairs more expensive when they have to be removed and replaced.

### Basic Guideline

Maintain old or original cornices, gutter systems and flashings. Avoid covering cornices with sheet metal or synthetic sheathing.

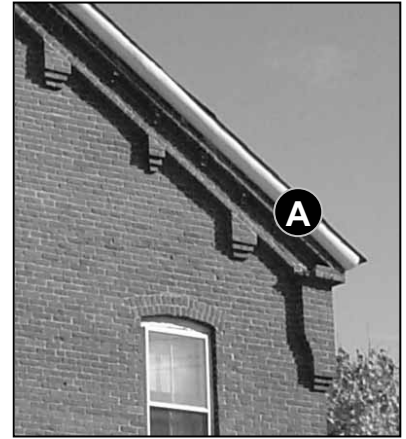


Fig. 5-48: 120 Benmont Ave. The eave detail here creates an intricate shadow and helps water drip away from the surface of the façade.



Fig. 5-49: 207 Depot St. The intricate eave on this house defines much of the architectural character, and should be protected.



Fig. 5-50: 150 Depot St. The original soft-metal flashing along the bottom of this chimney remains in good condition, and has weathered to match the color of the stone.

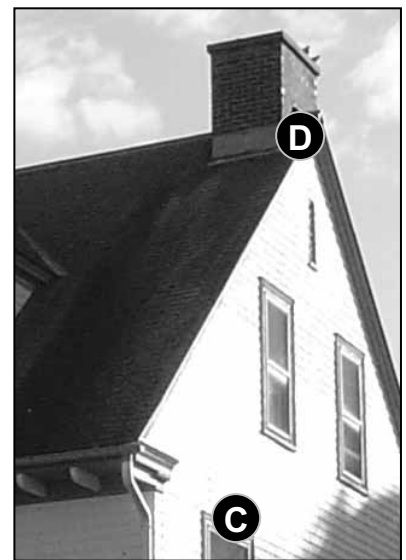


Fig. 5-51: 124 Elm St. Although the flashing and gutter system have been replaced, they match the general design and materials of the original home.

## Preservation Guidelines: Cornices, Gutter Systems & Flashing

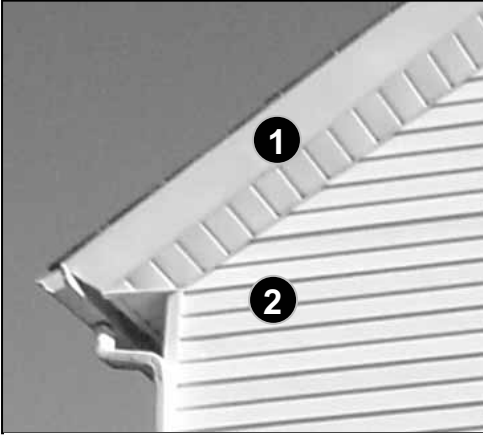


Fig. 5-52: 115 McKinley St. Vinyl siding conceals the original trim design of the façade.



Fig. 5-53: 133 Elm St. The wood trim here is showing signs of moisture damage, and will get worse if left un-repaired.



Fig. 5-54: 116 South St. A new copper downspout has been installed here to match the original materials.

### Appropriate

- A** Repairing existing gutters and downspouts, using materials which match the existing where parts are missing or beyond repair.
- B** Repairing and retaining latticework and other decorative features located near cornices.
- C** Repairing and retaining cornices, making them watertight and keeping their moldings and other decorative features in place.
- D** Keeping existing flashings, or repairing them with the same materials. Maintaining cornices and gutters by inspecting them regularly and repairing any leaks or broken parts before they cause damage.

### Not Appropriate

- 1** Removing cornices or related decorative features.
- 2** Covering cornices with sheet metal or synthetic siding.
- 3** Allowing clogged, leaking or missing parts of a gutter or flashing system to go un-repaired.
- 4** Removing sound parts of flashings, especially if they are copper or other high quality materials.
- 5** Replacing gutters or downspouts with materials which are poor in quality or not in keeping with a building's original design.
- 6** Coating surfaces of flashings or gutter system elements with asphalt or synthetic sealing materials.



Fig. 5-55: 220 Silver St. The original copper eave flashing still remains along the edge of this roof.