



Minutes
September 15, 2021

The City of Salisbury Historic Preservation Commission Standards Subcommittee met in a special session at 5:15 p.m. on Wednesday, September 15, 2021, at the City Office Building at 132 North Main Street.

Present: Steve Cobb, Will James, Marcelo Menza, Jon Planovsky

Staff Present: Emily Vanek

Guest: Barry Edwards, Statesville, NC HPC

Ms. Vanek presented the Secretary of Interior's standards for rehabilitation as a reminder. The Subcommittee will be reviewing the following standards: composite flooring, windows, Hardie board, roofing, stamped concrete, and Landmarks.

Composite Flooring

The Subcommittee was shown a variety of composite flooring examples in a range of price points. The HPC has already approved flooring made from the brands, Wolfe and Aeratis. The discussion ranged from capability of the material to be manipulated, i.e., routed or bull nosed; questions of standards for pivotal and contributing properties vs. non-contributing; the possibility of requiring a particular brand or only unfinished material; and whether or not price should be a consideration.

The standard was revised to the following, with changes underlined:

3.5 (Rehabilitation – Porches, Entrances, and Balconies): Synthetic material may be considered for flooring of decks, patios, and porches, as long as the proposed synthetic flooring:

- has the historic profile and visual properties of the material it was created to mimic,
- has a demonstrated record of overall quality and durability, and
- will be painted or stained in a color appropriate to the building, regardless of factory finish.

Windows

Ms. Vanek presented the current two standards for windows at issue, Rehabilitation and New Construction-Additions. The rehabilitation standard continues to be an issue due to the insistence of homeowners to request vinyl windows. Discussion centered on how to make recommendations for improvement/upgrade to encourage owners to use a particular material.

The standard was revised to the following, with changes underlined:

3.3 (Rehabilitation – Windows): If an original window has been replaced and the replacement window has been documented to have been in place for at least seven years, it is appropriate to replace the existing, non-original window with a new non-wooden window, if the proposed window is appropriate in size, scale, proportion, pane or panel division, method of operation, and detail with the style of the building.

Standard 5.4.3 (New Construction – Additions) remained unedited.

Hardie Board

The Subcommittee decided to use “cementitious siding” in the standard title to avoid preference of a particular brand, i.e., “Hardie.”

Revisions follow, with changes underlined:

5.3 (New Construction – Material, Design, and Rhythm): While wood is the most appropriate material of siding for new houses, non-grained, cementitious siding may be reviewed for new construction if the thickness and vertical exposure of the siding are similar to historic wood siding found in the district. Traditional detailing such as corner boards and architectural trim, should be installed when using cementitious siding. It is not appropriate to install hollow profile siding or trim.

Roofing

The Subcommittee decided the roofing standard needed no revisions.

Stamped Concrete

The Subcommittee discussed the members’ discomfort in allowing stamped concrete as it has become a misrepresentation/mimic of the authentic material to be installed. Despite prior approvals, the members agreed that they prefer the real material to a mimic, however, safety can be considered a mitigating factor when reviewing commercial properties. In the future, the Subcommittee would like to discuss requirements for walkways and driveways.

Revisions follow, with changes underlined:

4.2 (Site Design – Paving): Typical walkways and paths are made up of brick, stone, or similar materials. Materials that are intended to mimic authentic materials are not appropriate.

4.2 (Site Design – Paving): Appropriate materials for driveways throughout the residential districts include gravel, stone, brick, granite, and concrete. Materials that are intended to mimic authentic materials are not appropriate. Keep driveways to their original size, scale, and proportion, especially when adding new driveways. The proportion should always be appropriate for the structure and existing driveways in the district.

Landmarks

No cultural landmarks yet, so hard to judge what will be needed for COA's. Local Historic Landmark properties are subject to Local Historic Design standards. Staff recommends Cultural Landmarks will be subject to the 10 Secretary of the Interior standards, if they come before the HPC for approval. Cultural Landmarks located in a Local Historic District would be subject to the same standards.

The standard:

Local Historic Landmark – Property: Subject to Local Historic Design Standards

Local Historic Landmark – Cultural: Subject to Secretary of Interior's Standards for Rehabilitation

Paint Colors

Ms. Vanek would like the standard to be more specific in the descriptions of allowed colors. Her recommendation did not change the standard, it simply provides more specificity. Color requests are most often a minor work and needs only staff approval. Downtown Commercial is not currently regulated.

The Subcommittee approved the new, more specific descriptions.

Federal

- Body: White, cream, orange, pea-green, red, slate
- Shutters: dark green and black
- Trim: white and same color as body

Greek Revival

- Body: white and off white, stone colors (greys, pale blue greys, grey browns, tans) and straw colors (ochres and yellows)
- Trim: white, off-white, and cream
- Sash: green, doors and shutters, black sash

Italianate

- Body: tans, greys, buff, neutral colors
- Trim: light color
- Shutters: dark color

Queen Anne

- Body: one and two strong colors
- Trim: color to unify the body colors, decorative color for accent features
- Sash: darkest color of house: dark green, brown, black, deep red, maroon, chocolate, deep umber
- Use three to five colors

Victorian

- Body: earth tones, pastels, and strong colors
- Trim: whites and creams and a color to unify the body color

- Sash: white and the darkest color of the house

Shingle

- Body: dark brown stain and chocolate brown paint. Dark olives, grey-browns, and dark greens
- Trim: beige and tan and dark contrasting color: dark green, dark olive, maroon
- Sash and doors: dark colors

Colonial Revival

- Body: unpainted masonry, wood siding: creams, whites, light greys, light blues, light greens
- Trim: whites and creams
- Shutters: dark colors

Tudor

- Body: tans, greens, greys, browns, creams
- Trim: chocolate browns, whites, light greens

Mission

- Body: light, earthy browns, whites, cream, tans, light peach
- Trim: whites and creams and dark brown

Bungalow

- Body: dark hued earth tones: green, tan, brown; red and blue
- Trim: cream, buff, tan with an accent color

Foursquare

- Body: unpainted masonry and earthy colors- greens, browns, greys, creams, yellows
- Trim: light colors- white, creams, yellows, greens
- Sash: white and dark colors-blacks, greens

English Cottage

- Body: unpainted masonry and creams, whites, tans, buffs, and light blues and light greens
- Trim: whites, cream, browns
- Sash: whites, browns, black

Vernacular

- Body: light creams, whites, medium-hued yellows, greens, and blues
- Trim: White and cream
- Shutters: Dark colors such as black and green

Minor Works Tables

Ms. Vanek recommended a new, cleaner Minor Works Table. The old table included a column for the Minor Works Committee, which doesn't exist anymore. The Subcommittee approved the new format.

Ms. Vanek asked if arbor/trellis, structure that doesn't touch the house should be included as a minor work. The Subcommittee approved it as a minor work. Playground equipment in the back of the house is also considered a minor work.

The meeting adjourned at 7:15 pm.