

Appendix I: Historic Preservation Board Policy Statements

The Historic Preservation Board recognizes that certain guidelines set forth in Article 13 are subjective. In order to provide for a consistent interpretation and application of such guidelines, the Board has established the following policy statements to serve as an additional guide for Board members and applicants. The policy statements do not supercede any requirements set forth in Article 13, but rather provides criteria that allows Article 13 to be consistently and fairly administered. Additional policy statements may be added as the Board determines they are necessary to maintain a consistent interpretation and administration of Article 13.

Policy Statement #1: Artificial Siding

In the opinion of the Rockingham Historic Preservation Board any use of artificial exterior siding may be out of keeping with the overall character of the Rockingham Historic District, and the use of such siding materials is not a recommended procedure. However, it is realized by the Board that there may be those situations and circumstances in which the use of artificial siding may be justified and warrant approval. Therefore, the Board will give careful attention to any special circumstances that may make the use of some form of artificial siding advisable or necessary.

When considering exterior changes, the Board must weigh the needs and desires of the applicant with the overall good of the district giving careful attention to the effect of such siding on the building's style, historical integrity, structural and architectural integrity, and the effect of the artificial materials on the district as a whole. Accordingly, the Board will consider the following guidelines when acting on applications for artificial siding:

- (A) The more historically significant the structure, the more concerned the Board will be that its exterior appearance will retain its historic integrity and character.
- (B) The more architecturally significant the building, the more concerned the Board will be that its exterior appearance retains its architectural compatibility.
- (C) The more visible the structure is from a public right-of-way, the greater the Board's concern.
- (D) The closer the structure is to historically or architecturally significant structures, the more the Board will be concerned.
- (E) The Board would prefer the use of those materials which were traditionally in use for construction, within what is now the Rockingham Historic District, at the time the particular structure in question was built.
- (F) Use of natural materials is normally preferred over the use of synthetic materials.
- (G) Architectural detailing, along with the size, shape, location and design features of such openings as windows, dormers, doors and gable vents are often the most important exterior characteristics of the structure and every effort should be made to preserve those characteristics and features.
- (H) The Board may additionally request that a sample of the proposed siding be present before the Board for study, evaluation and approval.
- (I) The Board may request that a sample be installed for inspection and approval before the issuance of a Certificate of Appropriateness.

A part of the application is the requirement that a set of photos must be submitted with the application, these photos are to show all sides of the structure to be covered by some form of artificial siding, and must clearly show all exterior openings and architectural detailing. These photos will be retained with the application, and will serve as a form of historic documentation of the appearance of the structure prior to the addition of artificial siding, provided the application is approved. These photos will be used during and after the exterior modification in order to verify that no alteration of the exterior has taken place, and no features have been destroyed or eliminated which were not approved.

The Board reserves the right to ask for technical advice and/or testimony from the North Carolina Historic Preservation Office, architects and architectural conservators, and other preservation experts concerning the application. The applicant is encouraged to provide expert testimony on the proper installation of artificial siding and on the use of artificial siding in the historic districts.

In those cases where siding is allowed, the Board will have the right to inspect installation as it progresses, so as to protect trim, texture, and architectural style and design. In preparing an application for a Certificate of Appropriateness for the use of artificial siding, the applicant should be prepared to address the following concerns of the Board:

- (A) Will the architectural character of the structure be lost due to the covering of details, the removal of features (e.g. window trim), and a change of scale due to inappropriate siding, trim or other dimensions?
- (B) Will furring strips be used and therefore change the relationship between the plane of the wall and the projecting elements such as windows and door trim, or any other projecting trim or molding or will other changes reduce the existing shadow characteristics?
- (C) Does the substitute material match the old material in size, profile and finish so that there is no change in the character of the building?
- (D) Will the siding be easy to replace and match in style and color if a piece is damaged?
- (E) Will the siding be adversely affected by extremes in temperature?
- (F) Will the contractor use good methods and be sensitive to the need to preserve architectural details?

Policy Statement #2: Off-premise Directional Signs

The use of off-premise directional signs in the Historic District is not addressed in the design guidelines. In the opinion of the Historic Preservation Board, off-premise directional signs are inconsistent with the historic character of the district. Therefore, the Historic Preservation Board will not approve the installation of off-premise directional signs in the Historic District.