

SALISBURY HISTORIC DISTRICT COMMISSION

SPECIAL MEETING

APRIL 24, 2026 – 9:00AM (HYBRID)

1. Call to Order. Present: Carol Mason, M. C. Taylor, Carl Culbreth, Heidi Hoeller and Howard Sobel.
2. Discussion: The SHDC Standard for Replacement Roofing Materials, when requested by a homeowner. The Zoom recording of this meeting can be found at: <https://www.salisburyct.us/salisbury-historic-district-commission/>

H. Hoeller reviewed her research on the topic, including the State Historic Preservation Office (SHPO); what other historic districts do in the NW corner; and information from AI. From the AI summary: In Connecticut, the approval of a metal roof on a historic house is highly dependent on whether it qualifies as an "in-kind" replacement or a "compatible" substitution under local and state guidelines. A historic house may be approved for a metal roof by a Connecticut Historic District Commission (HDC) in the following specific scenarios:

1. Historical Restoration (Evidence-Based) including: Physical Evidence; Pictorial Evidence; Restoring Missing Features.
2. Era-Appropriate Substitution:
Commissions may approve metal for specific 19th-century architectural styles where metal was common, even if the current roof is not metal, including: Style Match and Functional Need.
3. Non-Visible & Accessory Structures, such as: Limited Visibility and Outbuildings.
4. Specific Technical Compliance, including: Standing Seam Profile; Hand-Folded Detail; Matte Finish; Concealed Fasteners.
5. Structural Necessity, including: Weight Constraints.

H. Sobel commented that it seems quite discretionary, based on circumstances; M. C. Taylor commented that metal roofs were available, but not common. The discussion included:

- Repair, followed by in-kind replacement
- Owners desire to change and the expense
- Insurance company preferences
- If metal roofs are to be approved, standards for metal roofs are needed
- Metal shingles that look like regular shingles
- Research on acceptable roof colors
- Non-contributing buildings
- Carve-outs

C. Culbreth would like to see samples of materials that will provide a record; homeowners must present material they propose to use. H. Sobel suggested that the SHDC will probably not approve a straight metal roof that is seamed, but that other types of metal shingles or composite might be approved. M.C. Taylor commented that the HDC is approving a “look”, not a material. C. Mason commented it was clear that a seamed metal roof would not be approved. H. Sobel will write up a draft for consideration by the HDC and eventual incorporation into the SHDC Guide. There was general discussion on the new SHDC portal and website; H. Sobel and others may join C. Mason when she has a meeting with Abby Conroy and Miles Todaro on April 30th at 10:00am. C. Culbreth commented that some Commissions have informal pre-application meetings, so that materials can be brought in and discussed before a formal presentation takes place with an application. H. Sobel commented that Tom Callahan (current COA applicant) should be informed of the consensus at this meeting; the owner/applicant then have the option of modifying the original application or submitting a new one.

3. Discussion: Re-publishing the Red Book – H. Sobel reported that it has been difficult; he will talk to Dan Dwyer about replicating the existing book; he needs to speak to an expert. H. Sobel noted that there are a lot of details; to be continued. The “walking tour” done by the Salisbury Association was also discussed; H. Hoeller noted that access needs to be given by Lou Bucceri; H. Sobel will work on it also.

4. Discussion: New letter to the Historic District property owners and new attachment – C. Mason will bring it up at the May meeting.

5. Adjournment – The meeting adjourned at 10:00am.