

Updated ACC Guidelines Pertaining to Townhome Roofing Shingles and Siding

The New Mark Commons Board of Directors, acting on the recommendation of the Architectural Control Committee, approved on 1/7/21 two modifications of the ACC Guidelines as follows:

V. SIDING

Siding must harmonize in color and material with the remainder of the house and neighborhood and be of equal or better quality than the original material. The ACC will consider the use of vinyl siding, aluminum, or other man-made material on a case-by-case basis. The intent is to preserve the character of the community by using materials similar in appearance to the original.

Per the original design of the NMC community and per the application to the National Register of Historic places, “architectural unity” in the NMC townhouses is critical to ensure the integrity of the community. The ACC and the NMC Board have a responsibility to maintain that architectural unity.

Beyond the actual size and placement of the homes, exterior wall finishes and roof colors are key in maintaining a harmonious visual continuity. The NMC Architectural Guidelines mandate brown roofs for the townhouses. All original townhomes were finished with a brown hue to the exterior walls/cedar shakes/siding/brick. This brown hue ranges in value from a cream/off-white to an extremely dark brown. All shades are of a warm hue, not a cool color.

Therefore, **townhouse exterior walls should continue with a brownish hue regardless of the material used. Houses with siding of a lighter tint should remain lighter and those of a darker shade should remain dark.** This continuity was supported in the application for National Register status.*

In 2020, 183 of 185 original townhouses meet this criterion of a brownish hue. A few townhouses have some walls that have been painted gray. *Inconsistent color choices made in the past are not justification to become acceptable standards for the present or the future.*

*National Register of Historic Places Registration Form, General Description, Section 7, Page 8:

In the townhouse clusters, architectural unity was conferred by the uniform 72-foot lot length and identical slopes; individuality by variations in unit width, massing (through setbacks between units and recessed individual units), openings (projecting bow windows, arched entries in later units), and wall finishes (contrasts between brick, dark cedar shakes, and white window and door trim became increasingly complex as construction progressed).

T. ROOFING

Location is important when choosing a roof color. Owners of detached houses may have some flexibility in selecting a color since they are not immediately adjacent to another unit. However, they shall always submit an ACC application. Matching the existing color will normally be approved.

Townhouse owners (except for Tegner Court and Tegner Way) are expected to replace their roof shingles with ones colored medium brown, consistent with past Architectural Guidelines. Keeping townhouse roof colors in this brown range is important to maintain the architectural unity of the townhouse area. *See also the color discussion in Section V, Siding.*

From time to time, shingle manufacturers make changes to the colors described by names long used, change the names of familiar colors, and add new textures. Formally changing the Architectural Guidelines every time one of these changes occurs is an administrative burden. Therefore, the Board of Directors charges the ACC with maintaining **a list of acceptable shingles for townhouses** and revising that list as necessary to keep it current. Revisions to that list do not require approval by the Board. The ACC shall post the current list on www.newmarkcommons.net.