

GUIDELINES FOR NEW BUILDING WITHIN SPONSELLER TRACT NEW MARKET MD

The Sponseller Tract consisting of lots approximately 22,000 square feet each was annexed into the Town of New Market with a covenant where all of the buildings would reflect the identifying elements of the original structures in the Town.

As a result, the Historic District Commission of New Market is authorized to approve all plans prior to the issuing of a building permit.

In order to maintain continuity with this recent annexation, the following are guidelines important to the commission for the approval of building designs. These deal with outside appearance no interior considerations.

1. Building plans shall be submitted to the Historic District Commission two weeks prior to a scheduled monthly meeting presently held the second Tuesday of each month at 7:30PM.
2. General building appearance shall be compatible to and not in conflict with (a) shall be eighteenth and nineteenth century designs. No split levels, contemporary, town houses, and unrelated stereotype development buildings, including carports. (b) Top of foundation shall be no less than 8-12 inches from grade line.
3. The structure must be no less than a story and a half and this type not to be more than 26 total and no more than 10 of any one basic house plan.
4. The exterior siding material shall be the same material on all sides. No brick fronts, with wood or other material on the balance or combination there of.
5. Wood siding not more than six inches to the weather or brick (as noted) are the only approved outside siding materials. Other material will be reviewed as a separate item, and for the type structure planned.
 - Wood to be used on all trim and vertical fascia on ends of building; no butt wood siding ends.
 - Brick. To be rose color, or antique shades. No beige whites or mixed motley effects.
6. Roof pitch shall be no less than a 7-12 ratio. Exceptions will be reviewed as a separate item, and individually considered for the type of structure planned.
7. No roof shall have more than a 12-inch eaves overhang.
8. Roof colors shall be dark in appearance of one shade or in the case of wood shingles, natural in color, no mixed color combinations or light colors.
9. Windows – Wood construction wood mullions 6 over 6 are desired. Thermopane one over one with snap-in mullions to give the appearance of small panes can be requested.
10. Windows in front elevation shall be equally spaced first and second floor.
11. Windows – Aluminum A specific application and or type can be submitted for approval.
12. Where storm window are used, they can be aluminum, however, must be painted the same color as the trim.
13. Shutter – When used, they shall be wood or synthetic material identical in appearance to wood and be the same length as window. Be of width commensurate to appear functional.

14. Bay windows – shall not be on the front side of the building. In no case a bow type, or picture windows.
15. Doors – Front outside door shall be panel design no modern appearance.
16. Side doors and back doors – Outside shall have nine pane window or solid door, or combination Dutch type door.
17. No sliding glass doors, French type to be reviewed.
18. Garage doors – Solid wood frame, without windows when facing the street.
19. Combination storm doors – can be aluminum, however no grills, initials or scroll work or other decorative details. Also painted to match the trim.
20. Driveways – Can be macadam, however, should avoid blacktop appearance, prefer the blue stone look.
21. Chimneys: For both fireplaces and woodstoves, or any other functional or decorative use:
 - A. Outside type. Shall be no less than 5’ wide at the base and 3’ wide from a height of 5’ from the grade to the top of the roof.
 - B. Chimneys which emerge through the main portion of the roof shall be no less than 2 feet by 3 feet in dimension. Real brick, no prefab or metal stack.
 - C. All external exposures of chimneys shall be rose colors of solid brick. No synthetic materials or white or cream tone color brick; includes item B-above.
 - D. All chimneys shall be centered on the roofline center of the gable end, center of roof ridge. Exceptions to be reviewed as a separate item and for the type of structure planned.
22. Landscaping
 - A. Lawn to extend from front of house to front property line and either side to boundary line.
 - B. Trees – No less than two trees per lot to remain or be planted; six feet minimum height.
 - C. Shrubs – At discretion of builder or owner.
 - D. Post light – Electric lantern type along entrance walk.
23. Front and side porch – When used shall be in keeping with architectural period of the house.
24. Paint colors: Exterior paint colors for siding, trim and shutters shall be any of the type shown in authentic Williamsburg color charts, or as approved by the advisory committee.

New Market Maryland
Historic District Commission
August 9, 1982