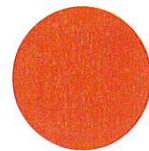


**Resolution 2021-01**  
**Historic District & Architectural Review District Design Guidelines**



A RESOLUTION TO ADOPT UPDATED GUIDELINES FOR THE NEW MARKET HISTORIC DISTRICT COMMISSION (HDC) AND ARCHITECTURAL REVIEW COMMISSION (ARC) AND IN SO DOING REPEAL THE DESIGN GUIDELINES PREVIOUSLY ADOPTED.

WHEREAS - Article IV Section 13.3.4 of the New Market Land Development Ordinance 09-01 assigns the Historic District Commission the power and duty to *"recommend for adoption by the Mayor and Council rehabilitation and new construction design guidelines and criteria for construction, alteration, reconstruction, moving, and demolition of designated landmarks, sites, structures, and districts which are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties"*; and

WHEREAS - Article IV Section 14.2 of the New Market Land Development Ordinance 09-01 assigns the Architectural Review Commission the power to "set forth regulations" consistent with Article IV Section 14 of the LDO that apply to those properties upon which a recorded Annexation Agreement exists between the town and the property owner that includes an acknowledgment of the property owner to comply with all regulations set forth by the ARC; and

WHEREAS the Historic District Commission and the Architectural Review Commission have prepared new draft design guidelines for both the Historic District and the Architectural Review District, held a public meeting to take comment and voted to recommend to the Mayor and Town Council that they adopt the new guideline document dated August 2021; and

WHEREAS the Mayor and Town Council have held two work sessions to review and comment on the draft guidelines and received a revised draft reflecting their comments;

NOW THEREFORE BE IT RESOLVED AND ORDAINED, by the Mayor and Town Council of the Town of New Market that the Design Guidelines document dated December 2, 2021, attached as Exhibit A be adopted for use by the HDC and ARC effective immediately.

INTRODUCED at a regular meeting of the Mayor and Council of The Town of New Market on December 9, 2021.


BY THE ORDER OF THE MAYOR AND COUNCIL OF THE TOWN OF NEW MARKET


  
Winslow F. Burhans III, Mayor

  
Shannon Rossman

  
Dennis Kimble

  
Michael Wright

  
Matt Chance

  
Christopher Weatherly

INTRODUCED: December 9, 2021

ENACTED December 9, 2021

EFFECTIVE December 9, 2021

Exhibit A attached

ATTEST:



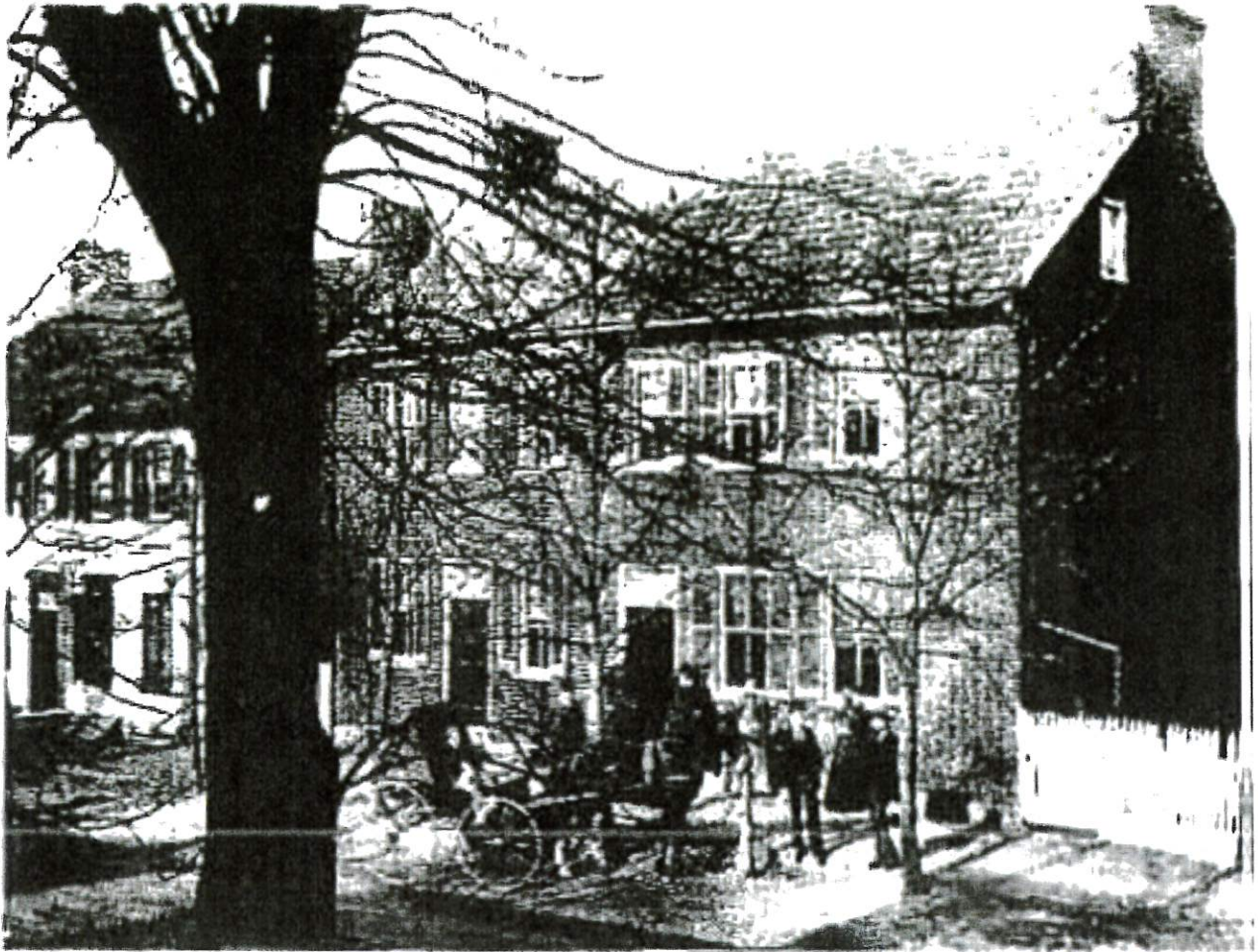
Town Clerk, Michelle Mitchell





New Market Historic District

# Design Guidelines



## **The New Market Historic District Commission & Architectural Review Commission**

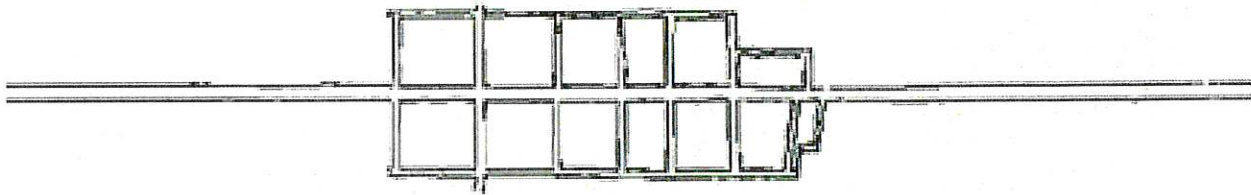
Adopted November 2002

Town of New Market, Maryland

**December 2, 2021 Revision**

New Market Historic District

# Design Guidelines



**The New Market Historic District Commission &  
The Architectural Review Commission**

**Town of New Market, Maryland**

**Frens & Frens, LLC** Restoration Architects  
435 West Miner Street, West Chester, PA 19382  
December 2000

Draft Revision

**The Faux Group, Inc.**  
350 Oak Drive, Arnold, Maryland 21012  
August 31, 2021

## **ACKNOWLEDGEMENTS**

Thanks go to the following individuals and organizations that helped make the original Design Guidelines possible, in 2000:

### **Mayor**

Rick Fleshman

### **Town Council**

Franklin Smith

Nancy Fleshman

Jake Romanell

Jesse Sutton

Terri Houston

### **Historic District Commission**

Clayton Magee, Chair

Jim Higgs

Cecilia Williams

Jack White

John DeNoma

Art Caulfield

### **Clerk and Recording Secretary**

Patti Morrow

The publication has been financed in part with State Funds from the Maryland Historical Trust, an agency of the Department of Housing and Community Development of the State of Maryland. However, the contents and opinions do not necessarily reflect the views of policies of the Maryland Historical Trust or the Department of Housing



## **ACKNOWLEDGEMENTS**

Further thanks for the material assistance to the following individuals and organizations that helped modify and improve these design guidelines in the year November, 2002.

### **Mayor**

Winslow F. Burhans III

### **Town Council**

Terri A. Houston

Rita J. Mueller

Robert W. Parker

Kathleen I. Snowden

Haley P. Tate, DDS

### **Historic District Commission**

Clayton F. Magee, Chair

Edwin L. Henley Jr.

James R. Higgs

J. Alan Moyer

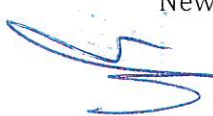
Diane Smith

Kevin Witmer

Lawrence R Wrinn

### **Clerk and Recording Secretary**

Patti Morrow,





## **ACKNOWLEDGEMENTS**

Further thanks for the material assistance to the following individuals and organizations that helped modify and improve these design guidelines in 2021.

### **Mayor**

Winslow F. Burhans III

### **Town Council**

Shannon "Shane" Rossman, Vice President of Council

Dennis Kimble, Councilman

Michael Wright, Councilman

Chris Weatherly, Councilman

Matthew Chance, Councilman

### **Historic Commission**

Kevin Witmer, Chairman

Larry Wrinn, Vice Chair

Andy Stacey, Member

Steve Pippin, Member

John Farrell, Member

Michael Wright, Town Council Liaison

### **Clerk and Recording Secretary**

Michelle Mitchell

### **Zoning Administrator**

Patricia L. Faux RLA

August, 2021





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## Preface

Why do we need guidelines? The answer is that the Historic District Commission is required by state law to adopt guidelines for its Historic District. Further, the Commission in reviewing applications must use the guidelines.

Guidelines make good sense. Not only do they help the Historic District Commission to make informed decisions, they assist homeowners, architects, builders, and planners in planning a project. The guidelines ensure that all decisions are fair to everyone while effectively protecting property values. Further, guidelines help protect a valuable economic and cultural resource.

Under MARYLAND COMAR Division 1 - Single Jurisdiction Planning and Zoning Title 8 - HISTORIC PRESERVATION, a Historic District Commission must adopt guidelines which it then uses to make decisions on applications before it.<sup>1</sup> Each application is considered on its own merits based on its confirmation to the jurisdiction's guidelines. Additionally, this manual serves as a valuable resource in a different manner. The Guidelines are based on those very standards that individuals wishing to seek valuable Federal and state tax benefits. Projects meeting these standards show that the homeowner is following a preservation plan that is the essential first step in qualifying for those benefits.

Finally, running through these guidelines is a sense of place. New Market is a valuable historic and cultural resource that reflects the pride that we have in our Town, a precious heritage that we leave to those who will follow in our footsteps.

### 1. MARYLAND COMAR

#### Division 1 - Single Jurisdiction Planning and Zoning

#### Title 8 - HISTORIC PRESERVATION

#### Subtitle 3 - PRESERVATION AND PERMITTING

#### Section 8-301 - Guidelines for rehabilitation and new construction design

(a) A local jurisdiction shall adopt guidelines for rehabilitation and new construction design for designated sites, structures, and districts that are consistent with those generally recognized by the Maryland Historical Trust.

(b) The guidelines adopted under this section may include:

- (1) Design characteristics intended to meet the needs of particular types of sites, structures, and districts; and
- (2) Identification of categories of changes that are so minimal in nature that they do not:
- (3) Affect historic, archaeological, or architectural significance; and
- (4) Require review by a commission.

Source: CASETEXT website, 10/14/2020

Annotated as: Current with changes from the 2020 Legislative Session







Figure 1. Main Street, New Market, Maryland. The linear town plan is immediately sensed by any New Market visitor. The horizontal organization repeated building forms, and the rhythm of doors and windows create a harmonious streetscape along Main Street

Visitors and residents alike, sense that New Market is different from most other rural towns found in the Piedmont of Maryland (Figure 1). New Market's urban feel of densely grouped, two story buildings attentively facing Main Street and set against the pastoral backdrop of encompassing open space suggests that this place was more than a rural village early in its history. New Market, from its establishment in the late seventeen hundreds through the first quarter of the nineteenth century quickly grew to become a significant stopping point along the well-traveled path to and from Baltimore. Laid out in 1788 along the newly created Baltimore Turnpike, this early wayside stop was strategically positioned along the roadway leading east to the world trading port of Baltimore. The Baltimore Turnpike, in turn, later became one of the important eastern links to the National Road. Constructed in the first quarter of the nineteenth century, the National Road was the first federally funded highway to extend west across the Appalachian Mountains.

Because of its direct focus on the roadway, New Market is a linear town that is different from a typical rural village (Figure 2). Like any small town, houses, offices and stores were constructed on the main street of New Market. But, unlike a



typical rural village, most houses were dual purpose structures functioning not only as residences, but also as taverns, inns, hotels and stores to serve travelers moving east and west along one of the most significant highways in our nation's history. New Market, from its official establishment in 1793 and through the first three decades of the nineteenth century, thrived as a bustling locale for drovers driving herds of animals, teamsters hauling products to the Baltimore markets, and thousands of hopeful settlers heading west across the Appalachian Mountains looking for the opportunity to start anew.

This early growth period in New Market's history suddenly rolled to a halt in the 1830s when the Baltimore & Ohio Railway switched the traffic off the turnpike and onto the rail lines. From the mid-nineteenth century and well into the twentieth century, New Market experienced minimal new growth. Garnering less business from travelers, New Market shifted its focus from the turnpike traffic to the surrounding rural community.

Having experienced few major changes since the second quarter of the nineteenth century, New Market is an excellent surviving example of early roadside development. Its town plan, architecture and streetscapes combine to create New Market's unique historical character and provide resonance from its early history as a stop on the Baltimore Pike. These rare qualities of New Market merit continued preservation efforts.

One aspect of these continued a preservation effort is the implementation of the design guidelines presented in this document. The guidelines for the Historic District of New Market aim to foster appreciation and understanding for the sympathetic upkeep of the historic character of this unique place.



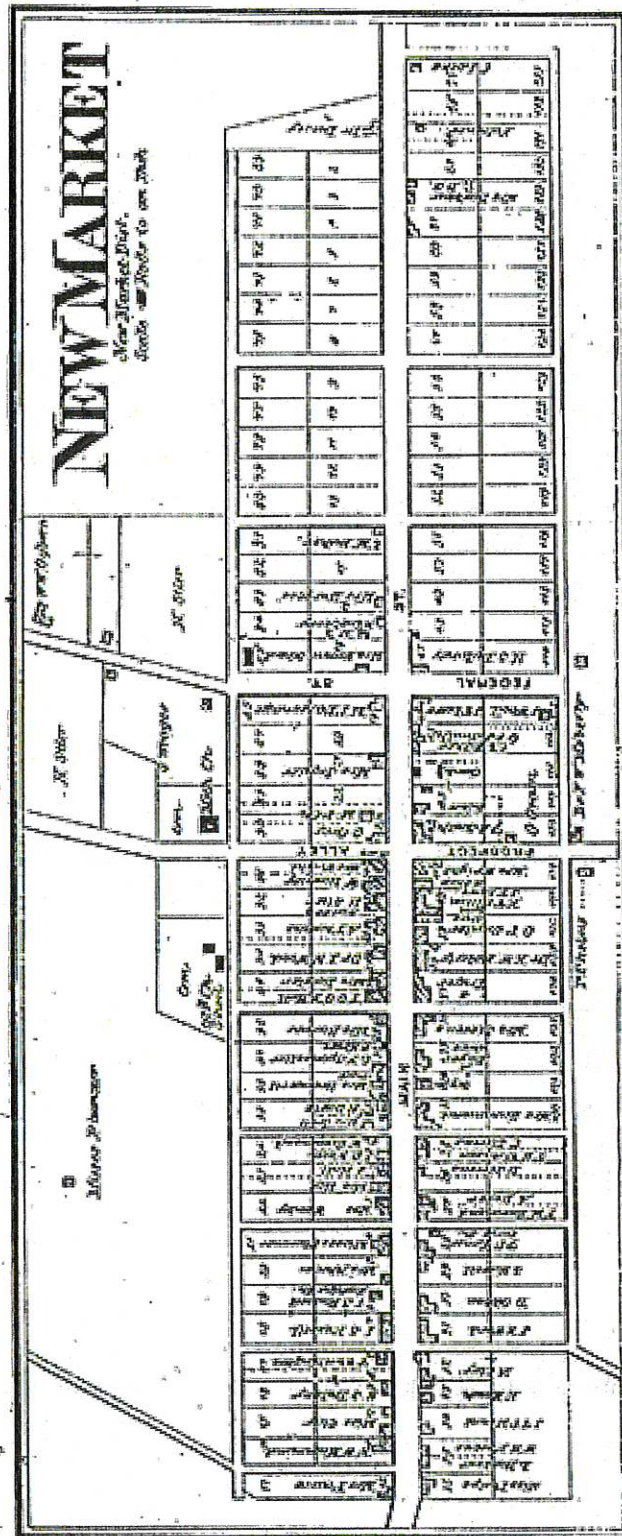


Figure 2. Map of New Market 1873. The Linear town plan along the National Pike was characterized by a Main Street with parallel North Alley and South Alley and perpendicular cross alleys.



# **I. Introduction**

## **About The Guidelines for New Market**

The Design Guidelines for New Market are intended to be used as a community tool to assist property owners and the New Market Historic District Commission in an informed cooperative effort to protect the existing historical character of New Market. The Guidelines provide an analysis of what is special about the town of New Market and offer direction toward enhancing and preserving those qualities. Therefore, this document describes the history of New Market in order to furnish the historical context necessary to understand the town's past development and how that development is reflected in the town's appearance today.

Understanding the history of New Market is essential for the thoughtful application of design guidelines to the Historic District. The history gives the required background and insight into the town plan, the architecture, and the streetscapes of New Market. In turn, the historical background helps one to understand why and how a structure fits into the town's context and how to evaluate the architectural character of an historic building in New Market.

This document is a guideline and is meant as an aid to help direct and focus public participation toward improving the quality of physical changes in order to protect the existing architectural and historical character of New Market as well as to enhance and protect the value of property owners' investments. A town is not static and therefore, to be effective, the guidelines must be given the flexibility necessary to address as many design issues as possible within a dynamic environment.

Historically appropriate restoration or renovations are defined as any changes to an historic building that protect or enhance its historic architectural character. Changes to the exterior of any property within the Historic District are governed by the Town's Historic District Ordinance and these guidelines.

The Design Guidelines for New Market were established to preserve the historic character of New Market. To attain this goal, the guidelines strive to meet the following objectives:

1. To act as a supplement to the Secretary of Interior's Standards and Guidelines for Rehabilitation.



2. To meet the Maryland Annotated Code Requirements for Historic District Commissions.

3. To set up clear objectives and easily understood criteria in order to minimize decisions based on individual tastes or arbitrary preferences during the review and approval process for plans, alterations and additions to historic structures or proposed new structures.

4. To guide rehabilitation and construction in order to improve and protect property values and the buildings in the town of New Market through historically appropriate restorations, renovations and additions which allow for the individuality of the property owner, yet promote a cohesive positive image of the Historic District as a whole. The cohesive positive image includes the appearance of the overall streetscape, which is defined as the combination of features along the street including buildings, signs, porches, landscaping, fencing, sidewalks and lighting.

**PLEASE NOTE: Public rights of way are the responsibility of the Mayor and Town Council. Public rights of way include but are not limited to streets, alley, sidewalks or other public ways. If an applicant wishes to alter any aspect of a public way for any reason, or discharge any water, even if the alteration is temporary, the applicant shall contact the Town. This will require a license and permit. The discharge of water from basement sump pumps and interior waste water is not permitted and is a violation of Town right of way as defined in the Town Charter. The Historic Commission reviews any structure in public right of way that is not Town owned.**

**From to time to time, the Town may ask the Historic District Commission for a courtesy review of a Town alteration to a public right of way.**

**New appurtenances on Town rights of way may require a license as well as a Historic District Commission certificate of appropriateness.**

**Consult the Town Charter and the Town Code for more information.**





## **II. Historical and Architectural Heritage**

### **New Market History**

What does the roadside development along an Interstate highway like 1-70 have in common with the Historic District of New Market? In current times, a motorist looks for gas stations, restaurants, and motels for food, fuel and rest. Truckers hauling products from place to place pull their rigs into busy truck stops along the four lane highways to get a bite to eat, fuel up and perhaps sleep for a while. If the clocks could be turned back 200 years to 1800, a traveler along nineteenth century highways then called "turnpikes" or "pikes", would stop in a town like New Market for food, animal feed for "fuel" and rest. Instead of automobiles, tractor-trailers and buses, the road in the early 1800s would have been crowded with buggies, freight wagons, stagecoaches, horseback riders, people on foot and flocks or herds of animals. Rather than restaurants, motels and gas stations, the nineteenth century travelers would have looked for taverns, inns, stables and stores for food, feed, supplies and repairs.

The history of New Market is intimately tied to the construction of roads and the enormous increase of travel in the United States during the late eighteenth and early nineteenth century. From its 1788 outset along the Baltimore Turnpike through the development of the National Road in the first quarter of the nineteenth century, the activities of New Market focused mainly on providing services for the large volume of overland traffic moving east and west through town.

### **The Establishment of New Market**

In 1788, Nicholas Hall and William Plummer started selling lots for the town of New Market along the Baltimore Turnpike, a road connecting Baltimore with Frederick. Turnpikes, like the Baltimore Turnpike, were considered good investments and moneymaking ventures in the late 1700s and early 1800s. Many people were attracted to speculative towns like New Market in order to make a profit serving those moving along an officially established and maintained toll road or "turnpike" (named after the long pole or "pike" that was swiveled across the road by the toll collector).

In 1788, newspaper advertising for the newly founded town of New Market described the lots along the pike as follows:



*Laid out for a town to be called New Market, on a public road. Grading from Frederick Town to Baltimore, about nine miles from Frederick: Two principal streets in the town are 66 feet, the other 50 feet wide, three others 33 feet wide. Lots are 66 feet front, 165 back. There is reserved a lot of ground for a Market House and a Church. The lots are to be sold by Nicholas Hall, living near premises. Lots bounding Main Street will be sold for 3 pounds current money each. The lots back at forty shillings each, a11 subject to an annual ground rent of 5 shillings to commence May 5, 1788.*

The town was platted with sixty-six foot wide (one surveyor's chain) principal streets, Main Street and Federal Street, to provide a vehicle pulled by a team of four animals the space necessary to make a U-turn.

Hall recorded the deed for his share of the town on April 3, 1793 followed by Plummer's recordation on June 1, 1793. Hall's portion of New Market consisted of 134 lots east of Fifth and Sixth Alleys while Plummer held 36 lots west of that Main Street intersection.

### **The National Road and New Market**

New Market quickly grew to serve both those moving westward and those moving goods to the Baltimore markets. In the early part of the nineteenth century vast improvements made to existing colonial transportation systems coupled with the construction of new roadways and canals, like the National Road and the Erie Canal, spurred a tremendous wave of national westward migration. The established roadside towns along the Baltimore Turnpike, like New Market, experienced further expansion and prosperity with the construction of the National Road, beginning in 1811. Federally funded, the National Road connected the eastern cities of Baltimore and Washington to Ohio across the geographic barrier of the Appalachian Mountains. Running initially from Cumberland to Wheeling, West Virginia, and later extending to Vandalia, Illinois, the improved roadway played a significant role in westward expansion.

### **Life on the Road**

To serve the throngs of travelers, entrepreneurial townspeople opened roadside businesses set tightly against the sidewalk along the turnpike. Village taverns, inns, and hotels were centers of activity along the road. In addition to food and lodging, other roadside related businesses were located along early improved routes like the Baltimore Turnpike and National Road. Wheelwright shops, blacksmith shops, harness shops and tanneries were essential for the





maintenance of the horse-drawn vehicles made of wood, leather and iron, while dry goods and general stores supplied travelers and local residents with such items as flour, lamp oil shoes and clothing. Small factories were also established along the roadway for ease of transporting products to city markets. New Market, for example, boasted a button, a shoe, and a nail factory.

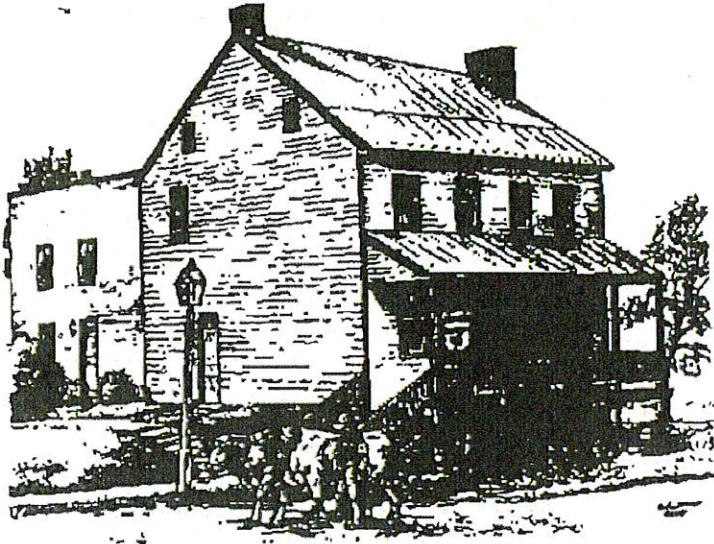


Figure 3a. Smith's Tavern.  
Taverns, inns and hotels were  
the most prominent business  
types along the turnpike.

The most prominent businesses in this turnpike town, however, were taverns, inns and hotels. By 1830, New Market supported as many as a dozen inns and hotels (Figure 3a). News was exchanged in the spirited barrooms; family style meals taken in the dining rooms, and in many instances, second floor sleeping chambers were packed with multiple strangers sleeping together in a shared bed and on the floors.

In some cases, a "tavern stand," inn or hotel specifically catered to a distinct type of clientele like drovers, Wagoneer or stagecoach passengers. Drovers and Wagoneer frequented the back alleys of town to find pastures or paddocks and livery stables as well as to avoid creating traffic congestion on the main street if they chose to stop. Drovers herding livestock to Baltimore city markets sometimes rented nearby enclosed pastures from the tavern keeper or a nearby farmer. Wagoneer or teamsters would look for "wagon stands" that accommodated their teams of large draft animals pulling loaded wagons to and from busy markets. Frequently, in overcrowded drover or wagoner taverns, patrons found sleeping accommodations on the barroom floor. Traditionally, the teamsters, who drove heavy wagons pulled by paired teams of four, six, eight or occasionally more draft animals, did not mix well with drovers, whose herds clogged the roadway and swarmed around the teamsters cumbersome rigs.



Besides drover and wagoner establishments, local businesses also catered to those traveling by stagecoach. The crowded stage was the most common way for early American travelers to traverse long distances. Stagecoach passengers found accommodations at finer inns and hotels that were associated with the stage company. Since the stagecoach required the regular changing of horses, these stage inns and hotels were typically combined with liverys and sometimes with blacksmith shops.

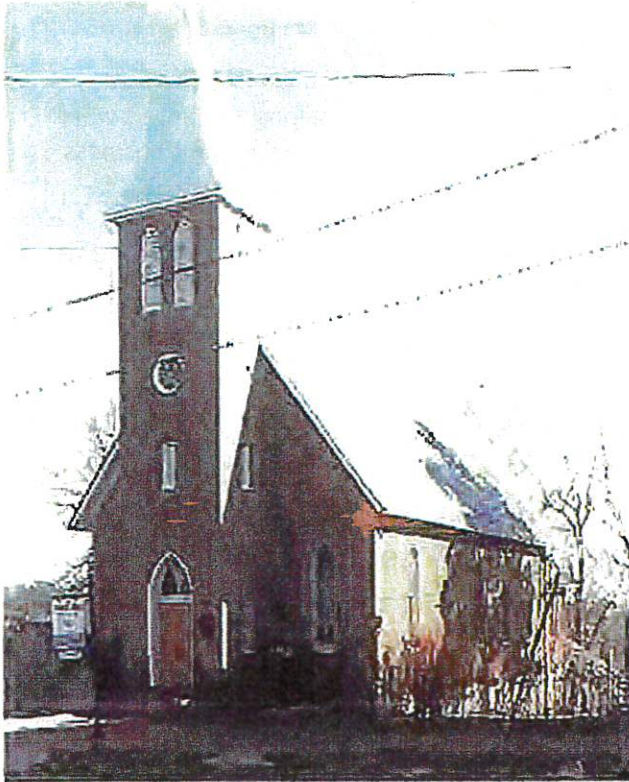


Figure 3b. Episcopal Church, 10-12 East Main Street. The 1872 construction of the Episcopal Church on Main Street (rebuilt in 1903) is indicative of the change that occurred in New Market and other drovers' towns following the advent of the railroad and demise of the turnpike. After 1832 Main Street became less dominated by commercial uses.

Taverns, inns and hotels naturally provided services to other travelers on the pike, including the stream of people moving westward. These travelers moved on foot, on horseback, or with small wagon rigs pulled by one or two oxen, mules or horses. On horseback or with a wagon, these travelers required food, lodging and resting places for themselves and for their animals.

Local taverns and inns were not exclusively patronized by travelers. The village taverns and inns also provided a community and civic center for local residents. Taverns were the place to get the news, be entertained and participate in politics. In the barrooms and sometimes in second floor "ball rooms," traveling entertainers including showmen, itinerant singing masters, dancing teachers,



portrait painters, handwriting instructors, silhouette cutters and phrenologists performed. Traveling peddlers and tinkers stopped to sell their wares, and politicians campaigned at these local establishments. Taverns were also the sites of trials, auctions, and traveling exhibitions.

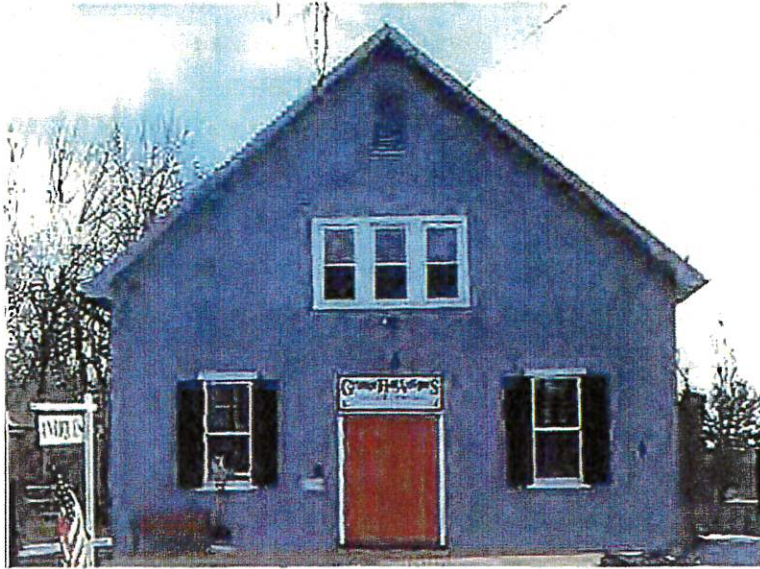


Figure 4. TM Grange, 2 8th Alley. As New Market transformed from travelers' town to a rural community center, rural institutions such as the Grange emerged.

### **The Impact of the Railroad on New Market**

With the construction of the Baltimore & Ohio rail lines in the 1830s, roadside towns experienced a slowing of the travelers' business. Only the towns that became stops along the railroad continued to see rapid growth. Bypassed by the railroad, New Market turned away from catering to the dwindling number of turnpike travelers to become a small, rural community center. Particularly noticeable on Main Street, the town's shift to serving the local community is reflected by the construction of additional churches, a Grange Hall, a Masonic Lodge and firehouse that were built between the 1830s and the 1880s (Figures 3b and 4). New Market churches built prior to 1830 were constructed on cross streets not among the prime lots along the bustling but dusty turnpike. After 1830, churches appear on Main Street. Also after 1830, shop fronts with large plate glass windows were added to former inn buildings, reflecting the emergence of "polite" retailing following the decline of heavy turnpike traffic on Main Street. The shift from serving as a turnpike stop to serving the local community helped to foster a stronger feeling of town identity and on March 28, 1878, an act to incorporate the Town of New Market was passed by the Maryland legislature and duly signed by the governor. Isaac Russell became the first mayor of New Market. Throughout the remainder of the nineteenth century, New Market experienced little growth. Even the twentieth century brought little change.

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## New Market in the Twentieth Century

Like the construction of the railroad a century before, New Market was bypassed in the 1950s by the Interstate Highway system. With the construction of I-70, neighboring towns located at exits experienced some increase in traffic, but New Market continued to remain off the beaten path and away from modern traffic interchanges as a result of early prosperity followed by a long period of slow growth, New Market appears almost frozen in time. It remains today, in the twenty-first century, a significant example of an early pre-automobile roadside town. The layout of the town and the majority of the buildings in the Historic District of New Market retain the appearance of what a nineteenth century drover, wagoner, stagecoach passenger or westward moving settler might have seen along this significant thoroughfare in the Piedmont of Maryland.



Figure 5. Linear Town Plan of New Market. English in origin, the linear village typically was laid out with a major thoroughfare forming Main Street, one or two back streets paralleling the main street, and perpendicular alleys running at regular intervals connecting the main street and the back streets.

## The Historic Character of New Market

The guidelines presented in this document aim to protect this historic character of New Market. Historic character refers to the distinctive qualities of a place which have been brought about by the activities of generations of people forming the built environment over time, or refers to the existing physical evidence upon the land resulting from the actions of a distinctive group or individual in history. Historic character encompasses those antecedents by which a place is recognized in distinction from others. New Market is an example of the activities of generations over time. New Market's distinctive historic character is a result of its town plan, its streetscapes and its architecture.

## The Town Plan and the Streetscapes

New Market is exemplary of a linear town plan. English in origin and emulated in Pennsylvania, the linear village typically was laid out with a major thoroughfare forming Main Street, one or two back streets paralleling the main street, and alleys running at regular intervals connecting the main street and the back streets (Figure 5). Main Street and the back streets were both important thoroughfares that functioned interdependently of each other. Main Street was the residential





and commercial center traveled by carriages, stagecoaches, buggies, and pedestrians while wagoneers and drovers (heavy traffic) normally chose to bypass Main Street and follow the back streets. The hierarchy of the streets was reflected in the width of the streets. Main streets were usually sixty-six feet wide, one length of a surveyor's chain, and wide enough for a four-in-hand wagon or stagecoach to turn around. The back streets were usually narrower than the main street but were wide enough for heavy wagons to pass each other. Providing multiple connections between the two parallel street types, the perpendicular alleys were the narrowest of the three types, as they were the least traveled of the three. The intersecting alleys served as good locations for workshops like carpentry and wheelwright shops because they were easily accessible from both the main street and the back street allowing them to draw business from both thoroughfares.

The hierarchy of the street type and use was differentiated not only by the width of the streets and by the kind of traffic that they carried, but also by the types and placement of the buildings along the street (Figure 6). Town lots fronting on Main Street were considered to be the most valuable residential and commercial properties and became densely built up with businesses facing onto the main street. Importantly, Commercial buildings on Main Street share the same minimal set back so that they sit flush with the sidewalk.

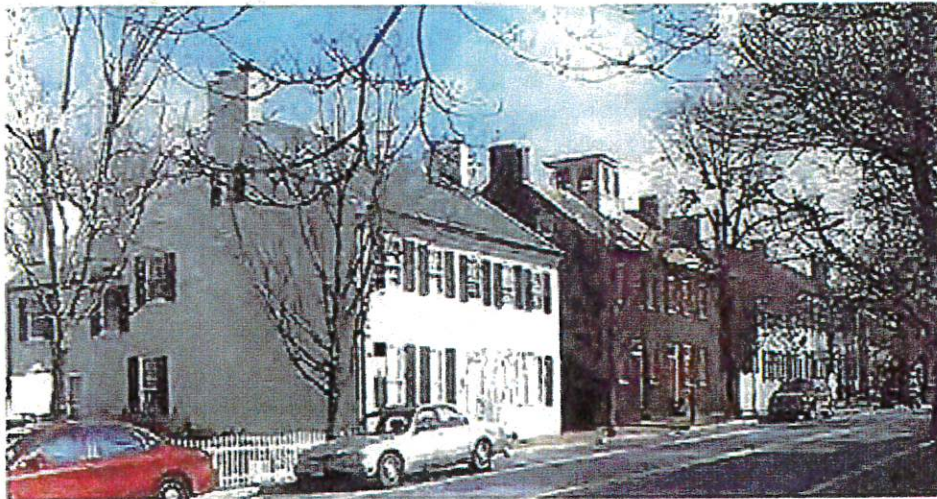


Figure 6. Main Street, New Market. A classic linear village on the National Road, major buildings fronted Main Street.

The front facade of each building is the same distance back, creating the effect of a continuous wall of businesses. However, buildings that were constructed for residential purposes only were set back from the street. Residences were likely to have gated fences that delineated public space from private space.

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## Fencing

Fences erected around residential buildings along Main Street in the mid-to late nineteenth century were decorative picket, cast-iron or wrought iron fences (Figures 7, 8, and 9). Fences from the first half of the nineteenth century were predominantly wooden with simple pales or vertical board construction. Fencing was also important along back streets to keep livestock from grazing or wandering over private land. The back streets had more utilitarian and rougher board or rail fences. Commercial properties would have had more opened areas along the back streets to accommodate traffic. Wagon yards were located on the back street often behind taverns. Wagon yards were the horse-age equivalent to the big parking lots for tractor trailer trucks. The teams of hefty draft animals were unhitched and cared for, and then they rested overnight in the yard with the wagon. Paddocks in which drovers could corral their livestock also would have been located on the back streets and outskirts of town.

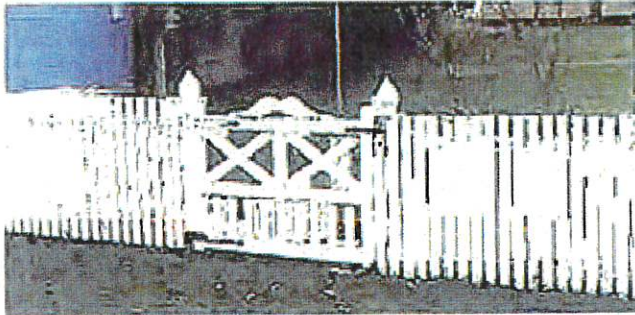


Figure 7. 64 West Main Street. Simple, painted board fencing with decorative gate and carved gale posts..

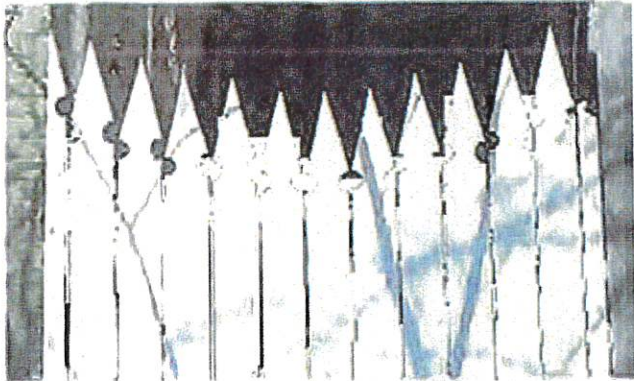


Figure 8. 3-5 West Main Street. One of the fanciful wood fencing patterns on Main Street.





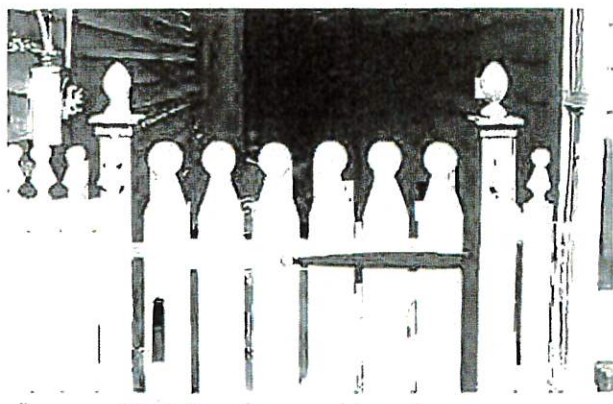


Figure 9. One of the fanciful wood fencing patterns on Main Street.

### **Outbuildings and Industrial Enterprises**

In conjunction with the buildings fronting the main street, the residents and business owners constructed many support structures on the back part of their lots (Figures 10-15). These were usually simple structures and include small barns, liveries and stables. Some outbuildings such as privies and smokehouses were, of course, located nearer to the main building (Figure 16). Industrial buildings like blacksmith forges, wheelwright shops and carpentry shops were most frequently situated along the back alleys as well as on the cross streets of town. Industrial enterprises were also situated on Main Street but on the outskirts of the town away from the densely built-up strip of businesses like hotels, taverns and stores.

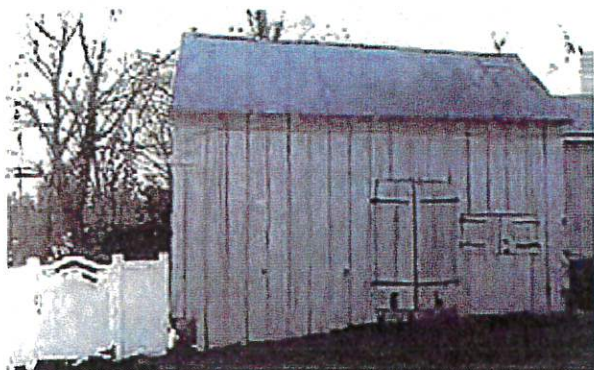


Figure 10. Outbuilding on South Federal Street. Vertical board and batten siding on a simple gable roof Outbuilding.

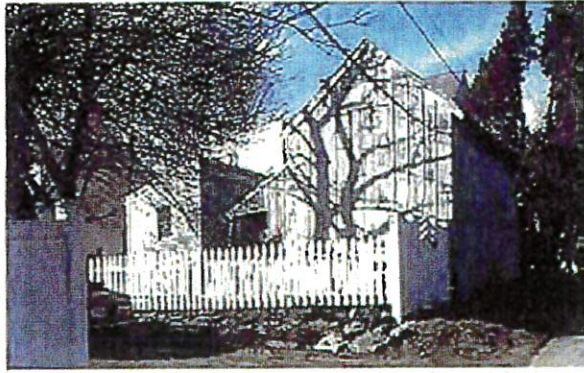


Figure 11. Outbuilding on South Federal Street. Both a shed roof and gable roof are employed in these outbuildings.



Figure 12. Outbuilding on South Federal Street. More agricultural in character than most outbuildings in New Market, the. Extended open shed on this outbuilding provided covered work space for a trade.



Figure 13. Outbuilding on West Main Street. Although its origins are not known. This outbuilding is probably an early automobile garage.



Figure 14. Outbuilding on North Strawberry. The log structure on the right has been moved into New Market. The two-story shed on the left was probably a common wagon shed







Figure 15. Wagon Shed on South Federal Street



Figure 16. Brick smokehouse, 9 West Main Street

Because Main Street was primarily mercantile and considered prime commercial space, the linear town center was not used much for civic or religious buildings. Churches and schools were relegated to the cross-streets and back alleys. New Market's United Methodist Church, constructed prior to 1835, exemplifies the typical early nineteenth century placement of meeting houses on back or side streets rather than Main Street. Main Street was for business because it focused more on the traveler than on the local resident.

### Signage

Naturally, signage was an important feature of the streetscape. Typically signs were attached or painted directly onto the business establishment that they promoted (Figure 31). Small signs that were often square or oval were sometimes mounted atop posts or hung from a crossbar on a tall pole at the edge of the road directly in front of a business, particularly taverns and inns (Figure 17).

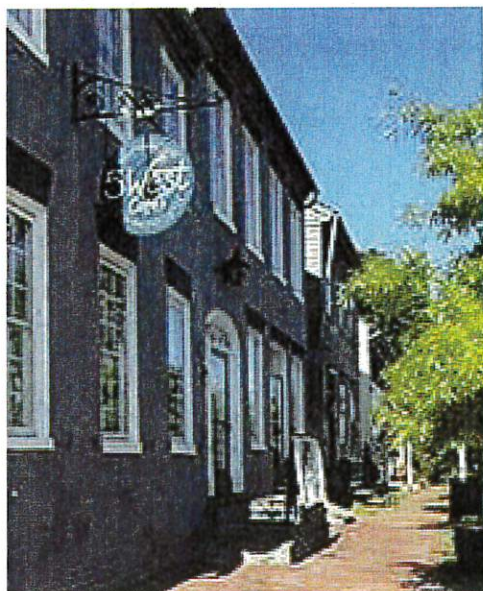


Figure 17. Traditional sign form on 5 West Cafe. Traditional signs were either post-mounted (such as this example), bracket-mounted, mounted flat on the building wall or painted directly on the wall surface.

### **Sidewalks and their features**

Sidewalks in New Market were constructed with brick. Main Street Many historic window well, entrance stoop, and bulkhead door details are visible on Main Street today (Figures 18, 19 and 20).

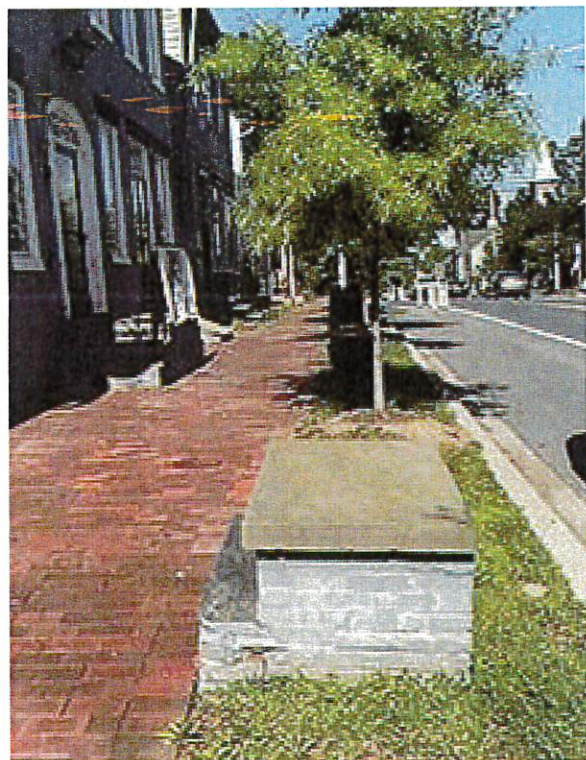


Figure 18. The sidewalks on Main Street brick with running bond brick pattern and a soldier course header.

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Figure 19. Historic details such as stone entrance steps, wood bulkhead covers, stone window wells, and brick paving enrich the streetscape of Main Street.



Figure 20. Detail of Running bond pattern brick paving on West Main Street.



Figure 21. Historic view of water pump on Main Street. An important service to travelers, pumps were frequently located near taverns.

In the 1840s, New Market purportedly received its first street lamps. It was not uncommon for public well pumps to be located near taverns (Figure 21). The massive masonry carriage step that still exists at 5 West Main Street is also historically important. The step was constructed in front of the National Hotel because this was a former stagecoach stop. The high road clearance of the coach necessitated the special step to facilitate passengers' entry and exit from the vehicle (Figure 22).

Many Towns, such as New Market, planted regularly spaced trees along their main streets. Deciduous street trees in front of businesses provided shade for merchants during the summer but did not block the sun during the cooler months.

It is interesting to note that as settlement moved westward, road towns, like New Market, modeled on the hierarchy of a main street, parallel back streets and perpendicular alleys became very common. This type of town plan followed the pikes and the National road west. Variations of the town plan spread across America and eventually, this familiar town layout became known as "the Main Street Plan."

New Market is an uncommonly well preserved early example of this common town form and resulting streetscape pattern. The width of all but one of the streets remains unchanged. Prospect Street was once widened to accommodate the former highway Route 75, which has now been cut off by Interstate 70. In New Market today, the regular pattern of the perpendicular alleys is still clearly evident in the rhythm of the blocks along Main Street.





Figure 22. Stone carriage entrance steps in front of the historic National Hotel survive on Main Street. Although more than 150 years have passed since the National Road was central to the booming economy of New Market, the linear town plan, homogeneous row of buildings along Main Street, and artifacts such as these steps reveal the heritage of the town.

### **New Market Architecture**

The historic character of New Market is also reflected in its historic buildings. As a result of its unique historical and economic development, the architectural character of the buildings of New Market is remarkably consistent. First, the buildings exhibit few types of building forms. The predominant building form is a two story, side gable mass (Figures 23 and 24). The buildings are constructed with a human scale and with materials that emphasize that scale. The horizontal orientation, rhythm of doors and windows, and proportions of the facades create a harmonious streetscape. The consistency of the historical architectural character of the buildings creates a positive and cohesive image for the town of New Market.

WS



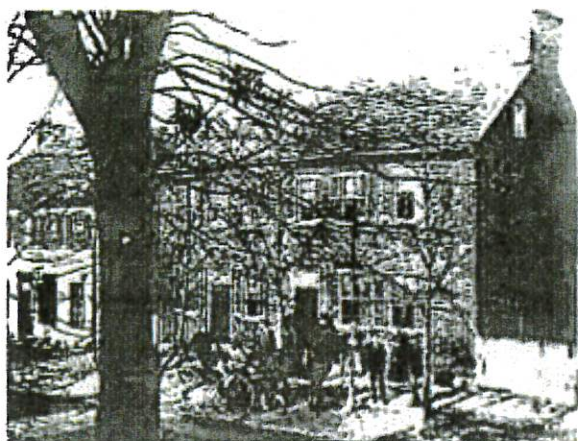


Figure 23. Historical view of National Pike Inn, a classic New Market 2-story, side-gable structure. Note the replacement two-over-two late nineteenth century sashes in a Federal style building which no doubt originally featured six-over-six sashes. The wood picket fence and shade trees of differing ages are also notable. (Source: Kathleen Snowden: "Bicentennial History of the Town of New Market")

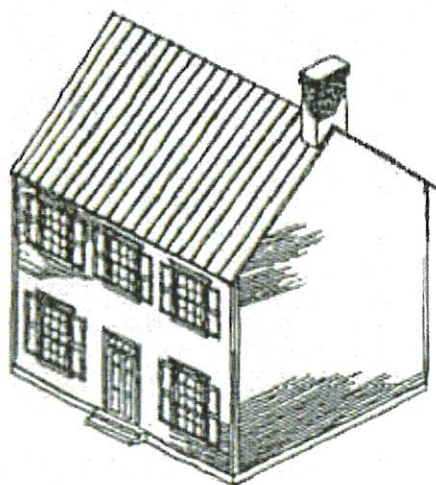


Figure 24. Orthogonal view of Period I building in New Market (c 1790-1835). Period I structures are characterized by their side gable roof form, flush end wall chimneys, two story height, double hung sash Windows, and classical detailing.

While consistent in their architectural character, each building is reflective of the historical types and styles of American vernacular architecture. The vernacular structures of New Market are categorized and described according to the three significant stages of the historical development of New Market: Period I – c. 1790 -1835, Period II - c. 1835-1900, and Period III – c. 1900 to the present. Within these three general stages of New Market architecture, the basic building forms and materials are extremely consistent, while the applied stylistic features change according to dominant American architectural styles of the time. As examples of vernacular architecture, however, it is important to note that the stylistic features found on a building in New Market might reflect several stylistic periods rather than a specific period. New Market buildings reflect the evolution that vernacular buildings often experience over time.

As space requirements and usage needs change, buildings were adapted. Furthermore, older buildings were updated stylistically in order to stay in vogue and to project an image of prosperity. A three-bay Federal building may gain an



addition of two more bays as more space was needed; then later, the same building might have been updated by the addition of Gothic Revival architectural elements such as a porch or a steeply pitched center gable. Changes that have taken place over time are an important aspect of a building's history and should be respected.

Exterior building materials found in New Market include brick masonry walls built on stone foundations, wood siding, wood doors, windows, and shutters, and slate, wood and asphalt shingle roofing, and various patterns of metal roofing.

### **PERIOD 1 (1790-c.1835)**

The majority of the extant principal structures in the New Market Historic District were constructed during Period I. Predominantly constructed of brick but sometimes of wood frame or log, Period I structures are predominantly two-story, have homogeneous a side-gabled roof with the roof-line running parallel to the street and have flush end wall chimneys (Figure 23). The facades are usually composed of two, three, four or five bay units (Figure 25 a, b, and c). Double-hung windows, aligning vertically and horizontally, had small panes of glass with typical configurations of six-over-six and nine-over-six panes. Used for security, privacy, and light control, shutters and blinds were common on these early nineteenth century structures. The cornices, windows, and doors on Period I structures have Georgian, Federal or Greek Revival details. Porches were not common stylistic elements on Georgian style buildings, but became increasingly common during the Federal and Greek Revival periods. The following identifies the different stylistic details found on Period 1 structures in New Market.

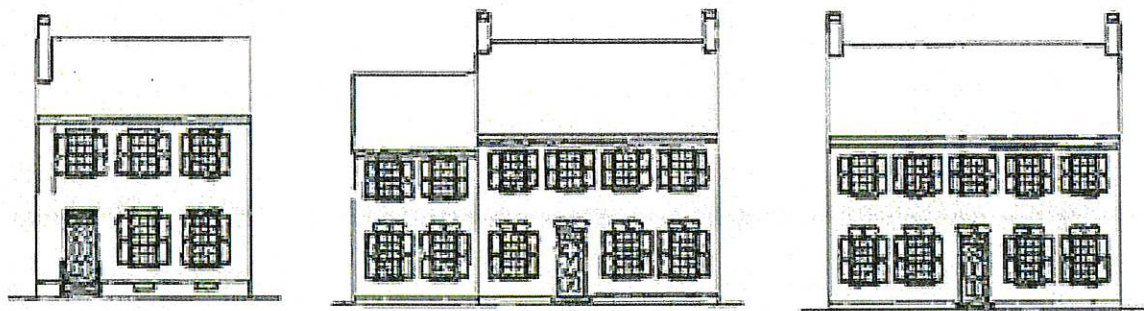


Figure 25a, b, c: Each vertical panel of windows and doors on a building is called a "bay." In New Market there are surviving examples of 3-bay facades (25a), 4-bay facades (right half of 25b), and 111£ most formal of all, the 5-bay center hall plan (25c).

### **Federal (Nationally 1780-1820, Vernacular Examples to 1840)**

The Federal style, more generally referred to as a neo-classical style, is characterized by the use of the classical orders and proportions in a more reserved and less sculptural manner than Georgian architecture. Federal style houses frequently feature semi-circular and elliptical fanlights over the front doors and sidelights flanking the door (Figure 29). The door surrounds are usually elaborate with decorative crowns or small entry porches.

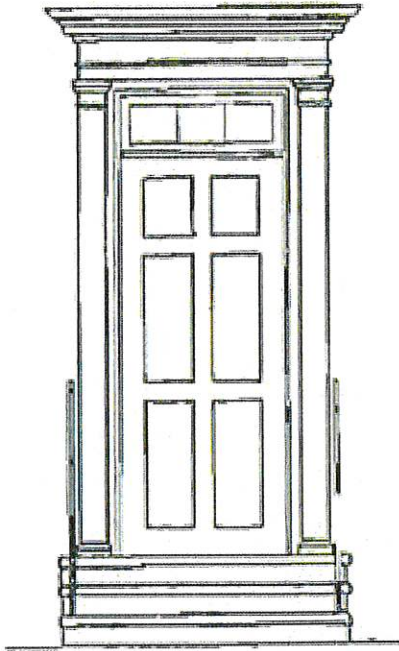


Figure 26. Classical architectural forms were introduced to the American eastern colonies during the Georgian period of English architecture. Although the style had been replaced in urban areas by the end of the 18<sup>th</sup> century, vernacular examples of the style and more commonly, of building components such as this door surround, survive well into the 19th century.

### **Georgian (Nationally 1700-1780, Vernacular Examples to 1830)**

The Georgian style of vernacular buildings is identified by its decorative door surrounds and its window and cornice molding profiles. Georgian doorways typically had rectangular transom windows above the door. Commonly, the door is surrounded by a decorative crown or entablature above and pilasters on each side (Figure 26). Pedimented door crowns located above the entablature were occasionally found (Figure 27). The moldings on cornices and windows are usually bold and circular in profile. Window muntins are considered thick and are also circular in profile (Figure 28). Dentil moldings are commonly seen on cornices. In brick construction, windows were capped often by flat jack arches.





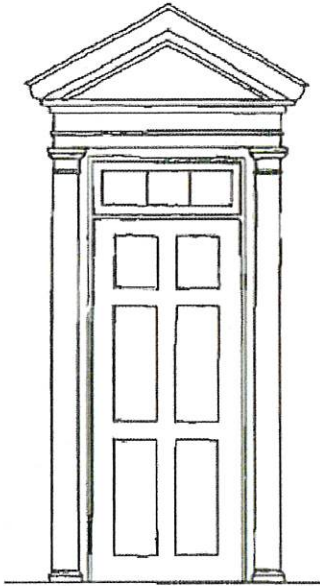


Figure 27. An example of a pedimented door surrounds.

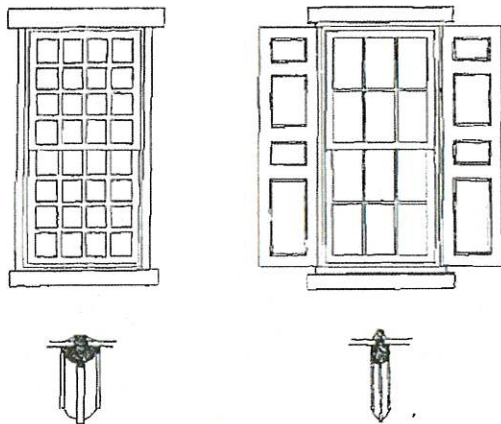


Figure 28. The Federal style also utilized classical orders as a basis for architecture. The Federal style, however, was less sculptural than the Georgian, with simpler and less rounded molding profiles. The "Georgia" window on the left has wide muntins (glazing bars), while the Federal style employed more slender muntins with elliptical profiles.

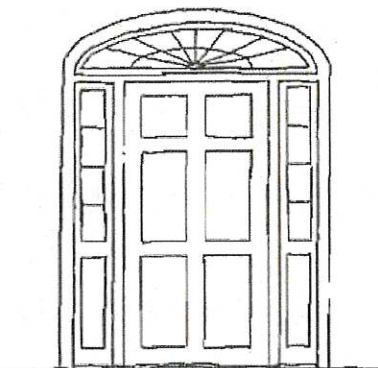


Figure 29. Federal style buildings frequently feature semi-circular or elliptical fan lights over the front door and sidelights flanking the door.

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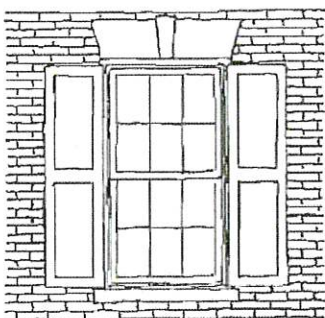


Figure 30. Federal style buildings often feature windows with flat lintels, keystone lintels, or flat jack arches.



Figure 31. Although the early building forms for residential and commercial buildings in New Market were the same, painted signage identified the commercial uses.

Small entry porches typically had Pedimented roofs. Molding profiles become more delicate and have elliptical profiles instead of the round profiles found in Georgian architecture (Figure 29). Dentil moldings are also common on cornices. In brick construction, windows with flat lintels are common (Figure 30).

### **Greek Revival (Nationally 1825 to 1860)**

While important nationally, the Greek Revival style is reflected only in woodwork details in New Market because of the style's emergence late in Period I and primarily during the period of the railroad and the ensuing economic decline. In vernacular architecture generally, the prominent temple form of the Greek Revival is sometimes seen, but more often the style is manifest in wide bands of trim and visually heavy porch and building cornices.

### **Residential or Commercial**

Period I structures served as inns, taverns, shops, and houses. In the early nineteenth-century, the differences between commercial structures and residential structures were not so obvious as today. A commercial building also resembled a residence, primarily because both commercial and residential buildings shared the same form and because store owners, tavern keepers and innkeepers usually lived in the upper stories of the store, tavern or inn.



Nineteenth century New Market entrepreneurs did not live in residential developments away from their business as is typical today.

How did a turnpike traveler identify a tavern, inn or store from a house? There are physical clues denoting that an historic structure functioned as a commercial establishment, such as:

1. Multiple exterior doors on the front and/or side facade.
2. Additions-sections were added to commercial buildings as the business grew. The additions continue the roof-line paralleling the street and often are smaller than the original portion of the structure.
3. The signage was important. While a commercial structure might look similar to a residence with a single front door, it would surely have a sign on it like the Smith Tavern Antiques at 17 E. Main Street. Taverns had signs that either hung from the front wall or were installed on a tall post in front. Historic photographs of New Market also show signboards framing the entranceway of some establishments to tout their wares (Figure 31).
4. Larger first floor windows or even a storefront like the General Store can be found on some commercial structures.
5. Perhaps most importantly, commercial buildings on Main Street share the same minimal set back so that they front flush with the sidewalk. The front face of each building is the same distance back, creating the effect of a continuous wall of businesses.

Buildings that were exclusively residences could be identified by the following characteristics:

1. A three-or five-bay original configuration.
2. A Single front door.
3. A setback most notably, homes were typically set farther back from the road than commercial structures.
4. A Residence also was likely to have a fence, perhaps a pale fence, with a gate that delineated public space from private space. Fences were also important along back alleys to keep livestock from grazing or wandering over private land.

### **The Storefront (c.1830 to 1900)**

Early turnpike structures used as stores could be identified by large windows on the first floor (Figure 32). The front display areas of a store, however, eventually evolved into the standard storefront Referred to as the shop-house by architectural historians, these structures represent a transition between the shared commercial/residential structure of the early nineteenth century and the standard commercial buildings constructed after 1840. The storefront, although

specialized, was designed as an integrated portion of the entire facade. Most storefronts have certain common characteristics regardless of the materials from which they are constructed. Storefronts typically have a central recessed entry with display windows on either side of the entry door. Recessing the entry allows for more display area. The doors were usually wood and glass panels. Below the display windows, wood panels, either plain or decoratively recessed, form a base to the storefront. Capping the storefront is a continuous lintel which also served as a space for a wall sign which, when properly mounted, did not obscure any of the building's features or details. Directly below the wall sign, but above any transom windows, awnings were mounted for temperature and light control. Historically, awnings were retractable shed types covered in canvas.

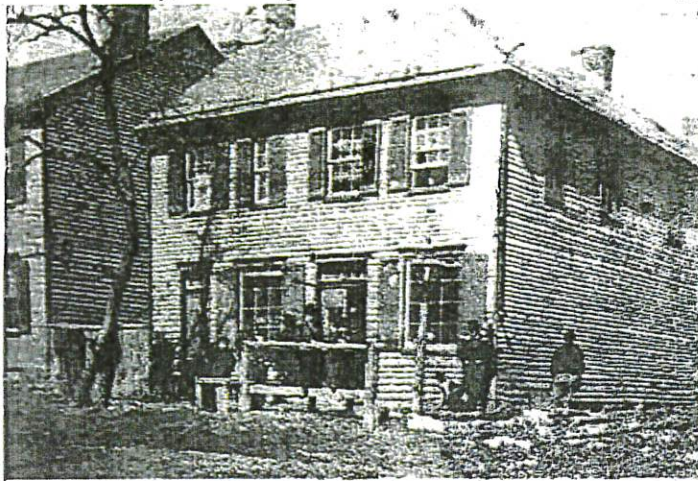


Figure 32. Downey's Comer Store, in 1885, at 1 West Main Street. The earliest commercial uses employed first floor windows which were larger than the residential windows above, but not integrated storefronts. (Source: Kathleen Snowden: "Bicentennial History of the Town of New Market").

## **PERIOD II (c. 1835-1900)**

Since New Market experienced a slowing of its growth after the construction of the B&O railroad in the 1830s, fewer buildings were constructed after 1835. Thus, Federal buildings predominate instead of the later Victorian structures. Some Federal buildings remained untouched while a few number were modified. In other instances a few simpler types of vernacular and plainer Victorian exist. There are even limited examples of later styles. For instance, two examples of American Four Square design exist. The residential, commercial, and community structures that were built from 1840 into the twentieth century represent common building types and styles for the time of their construction. During Period II, the buildings generally remain two stories in height, but the proportion of the double-hung windows and exterior doors on all types of principal structures become taller.







Figure 33. 18 East Main Street. One of the few buildings in New Market built as a retail store, 18 East Main features a handsome storefront which pre-dates the large plate glass windows which eventually dominated retail storefronts.

Larger panes of glass were used and pane configurations are commonly one-over-one or two-over-two (Figure 33). The popular stylistic features are Italianate and Gothic Revival, and New Market examples are best described as Folk Victorian. Stylistic updates to earlier structures include the replacement of old windows with new windows, the addition of dormers, a cupola (9 W. Main Street), and porches (see, for example Figure 23 for the replacement windows at the National Pike Inn, 9 West Main Street).

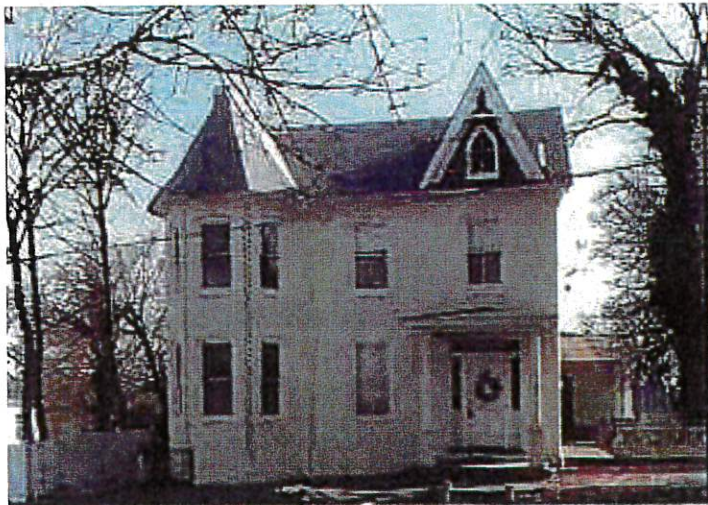


Figure 34. 16 East Main Street. In its simpler forms, the Gothic Revival style featured center cross gables, pointed windows, project bays, and gothic ornamental forms.

*WB*



## Residential

Residential structures generally continued the same two-story, side-gabled form but were embellished with popular decorative features like front center gables, bay windows, corner turrets, dormers or pointed gothic windows (Figure 34). These vernacular structures can be loosely categorized as Italianate, Gothic, and Second Empire. The Second Empire structure is the house on East Main Street with a mansard roof and segmental arched dormers (Figure 35). Emphasizing their residential function many of these structures are set further back from the road than commercial structures on Main Street. Porches with turned wooden posts and shed or hip roofs are very common. The use of shutters and blinds became less common than during Period I.



Figure 35. Because of the economic decline of New Market during the second half of the late 19<sup>th</sup> century, there are few examples of Victorian styles such as the French Second Empire style with its typical Mansard roof in the town.

## Commercial

A few examples of later commercial buildings exist. These standard commercial buildings of the mid- to late-nineteenth century represent the separation of residential and commercial use. In general, the standard commercial building types evolved due to an increase in land value and the separation of residential uses from commercial uses within a building. New Market has two examples of standard commercial structures. Standard commercial structures are typically larger and more ornate than house-shops, the roof line is no longer visible, and the front facades are divided into three distinct sections: the cornice, the upper facade and the storefront (Figure 33). Usually divided into an odd number of bays, the upper facade is characterized by tall slender upper story windows which



sometimes have decorative crowns with different shapes and materials. The ground floor contains the storefront.

### **Community Structures**

Some community structures were also added during this era. The Grange hall and church are examples. The placement of the church on Main Street is evidence of the changing attitude toward the function of Main Street. New Market became oriented toward serving the local residents more than travelers passing through. The church and the grange hall on Eighth Alley have a front gable form. The Philanthropic Hall (Figure 36) located at the corner of Main Street and Strawberry Alley has a square form with a low hip roof and Italianate features.

### **Italianate (1840-1885)**

Italianate structures are characterized by wide, overhanging eaves with decorative brackets, windows with arched or curved ornamental wood lintels or embellished wood Crowns (Figure 36). Decorative brackets are also seen on porches and dormers. Most of the storefront, porch, door, and window alterations to Federal Style buildings on Main Street may be characterized as Italianate, or more generally, as Folk Victorian.

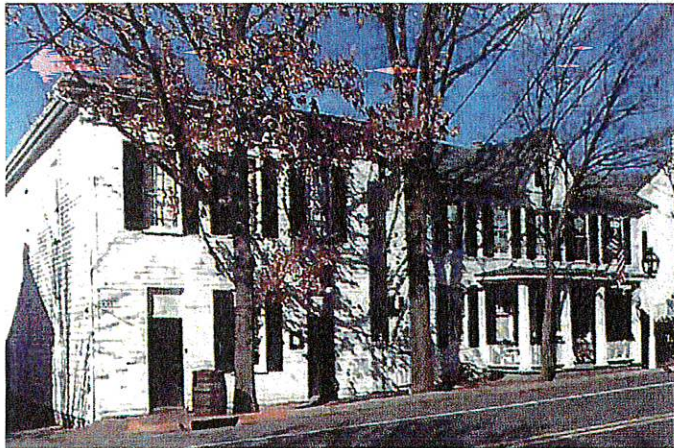


Figure 36. Philanthropic Lodge No. 50, 19 West Main Street. Italianate ornament was applied to many building forms during the second half of the 19<sup>th</sup> century, especially the bracketed the cornice.





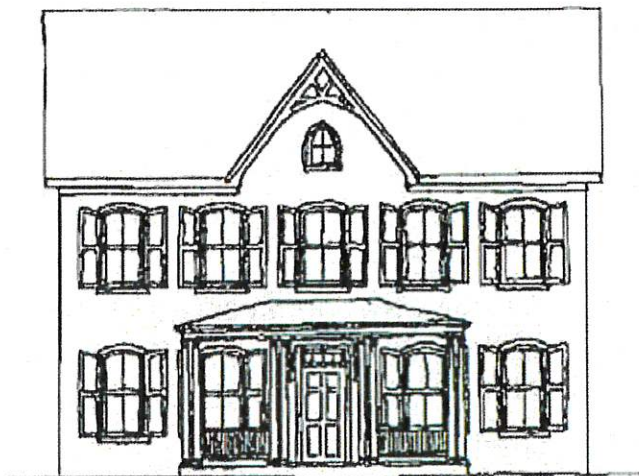


Figure 37. Gothic Revival structures characterized by steeply pitched roofs with decorative cross gables, ornamental barge boards, and Gothic arch shaped windows.



Figure 38. Like many houses which were built or remodeled during the second half of the 19<sup>th</sup> century, 17 West Main Street features facade elements from more than style. In this case, the traditional side gable house form is ornamented with a Gothic revival center cross gable, Italianate cornice and arch-headed windows.

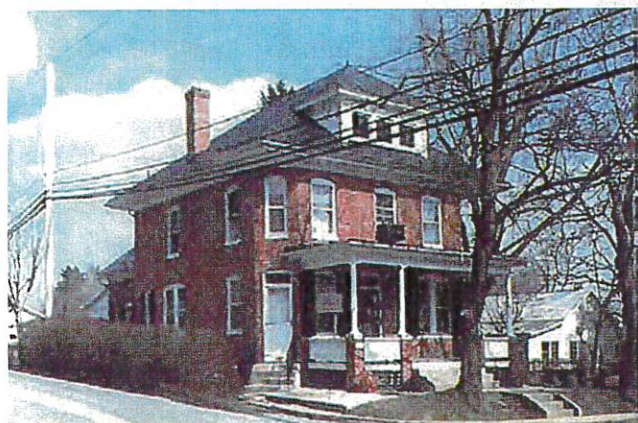


Figure 39. 1 East Main Street. One of two "four square" plan residences built in New Market. Note the characteristic hipped roof, hipped dormer, and heavy Colonial Revival detailing.

### Gothic Revival (1840-1880)

Gothic Revival structures are characterized by steeply pitched roofs with decorative cross gables, ornamental bargeboards, and Gothic arch shaped windows (Figure 37). A centered cross gable, sometimes with a finial and cross bracing, is frequently found on vernacular examples of the style (Figure 38). The eaves are usually open, exposing rafter ends.



### **PERIOD III-The Twentieth Century**

Few structures have been constructed in New Market in the twentieth century. The twentieth century structures of New Market include two residential structures (Figure 39), one commercial structure (Figure 40) and the firehouse. The firehouse is considered a noncontributing structure within the Historic District.

#### **Residential Structures**

Built in the 1920's, the two residential structures in the district, exhibit typical characteristics of the "four square" house type and have simplified Colonial Revival styling. These two "four square" houses are characterized by hipped roofs with hipped dormers, and symmetrical front facades with vertically and horizontally aligned windows. The vertically proportioned windows have a one-over-one pane configuration and low brick relieving arches above. The front porches have round wood columns set on masonry piers that stand just above the height of the porch balustrade. Lacking a cornice, the large overhang at the eave is finished with a flat soffit board to the edge of the roof. Shutters and blinds were originally installed on these structures.

#### **Modern Broad Front Commercial Buildings**

The one story building at 52 W. Main Street, with its stepped parapet wall facing Main Street, is a modern broad-front commercial structure that was probably constructed as, or remodeled to become, a roadside enterprise of the 1920's, that served automobiles.

#### **Preservation of Changes**

The changes that have been made to New Market's buildings throughout the nineteenth century and first half of the twentieth century are part of the history and evolution of the town. The modifications and additions that have been made over the generations add interest and variety to the architecture of New Market, and tell the history of changing times in the economic and social life of the town.



Figure 40. 52 West Main. The only surviving "broad front" early 20<sup>th</sup> century commercial structure in New Market was either built as (or remodeled to become) a roadside enterprise in the 1920s.





### III. Qualities of Historic Architecture

While architectural styles contribute to the richness and understanding of historic places, stylistic features were often applied to basic building forms rather than being integral to their original design. These basic building forms, the side-gabled row-house for example, are the fundamental elements that give historic architecture and Historic Districts their character. Therefore, when evaluating proposed changes to existing buildings or proposed new buildings in a historic setting, the qualities of the basic building forms and materials are more significant than the applied stylistic features.

To preserve the individual buildings, the architectural character of each structure must be identified and either maintained or restored. To preserve a Historic District, the architectural character of each proposed new structure, or alteration to existing structures, must be compatible with neighboring historic buildings. The architectural character of a building refers to the qualities of building massing, roof form, scale, rhythm, proportion and materials. The definitions of each of these qualities follow:

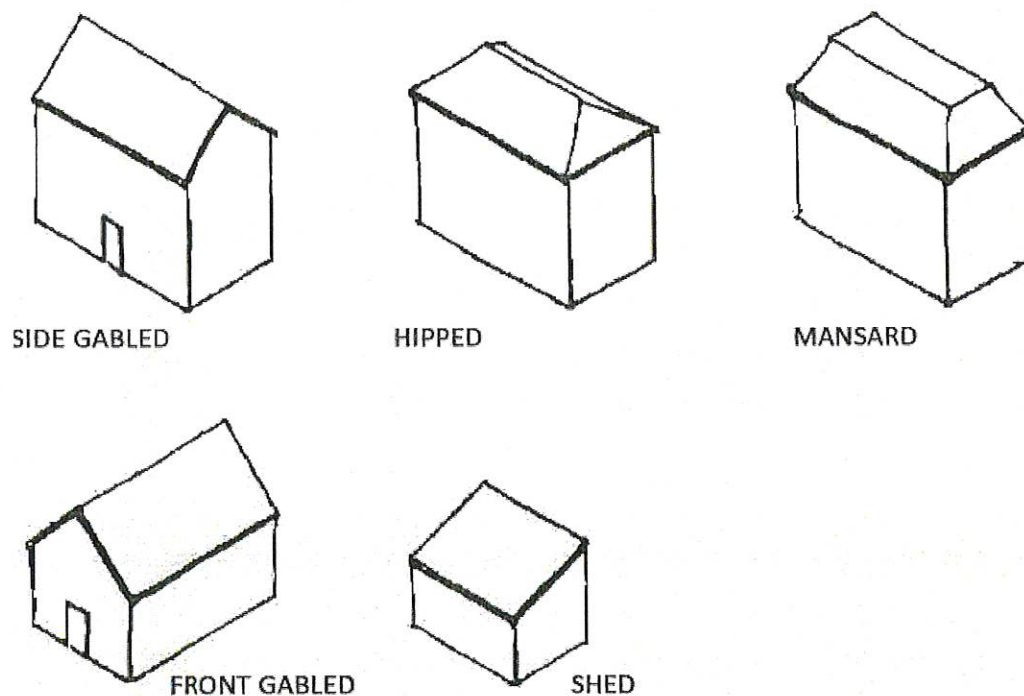


Figure 41. The form of the roof is a portion of the form of the building. The prevalent building form in New Market is the side-gabled, two-story brick structure. The most common roof types in New Market are the side gable and the shed.

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## Massing

Architectural form refers to the overall volumetric shape of a building. Roof forms are often important parts of the building form (Figure 41). Architectural massing refers to the combination of several masses to create a building volume. A freestanding stable building, for example, may be described as a simple gable-roof form. A colonial house with numerous additions may be described as a complex mass (Figure 42).

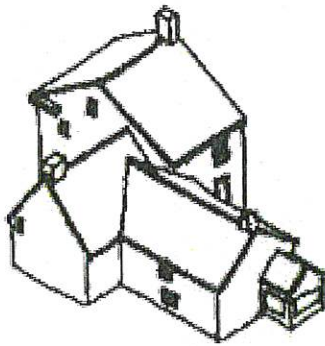
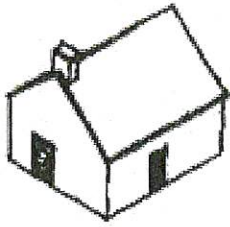


Figure 42. Architectural massing refers to the compilation of forms making up a structure. The massing of the hall-and-chamber plan dwelling (top) is simple in contrast to the complex massing of the lower example.

## Scale

Scale in architecture is the relationship to human size, form and perception. A person evaluates how large a building or building component is in relation to human body size.

For example, a sense of the size of a brick building can be established because of the size of a brick. Bricks typically can be held in a person's hand and thus, when assembled, can be used to evaluate the overall height and width of a building. Doors and windows, like bricks, are scale giving features. If a person is observed at the doorway of a building, the relative size of the door can be approximated (Figure 43). In turn, if the door height can be approximated, it can then be compared to the overall size of the structure.





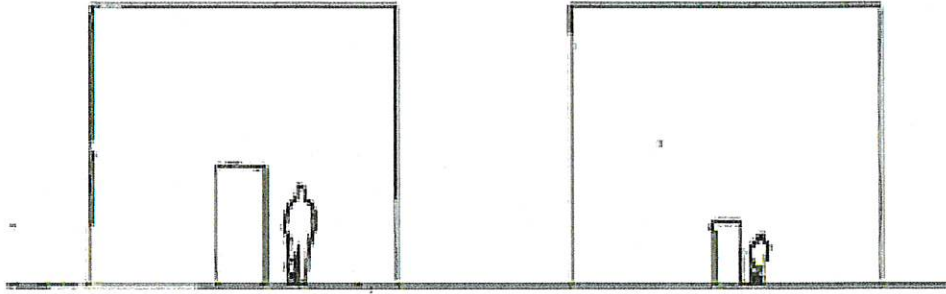


Figure 43. The scale of a building refers to its size and the size of building components relative to the size of a human. In a building of monumental scale, such as a large courthouse, a human is dwarfed in comparison to the size of the building and its elements. We use scale to estimate the size of a building or building element. In both diagrams, the door appears to be slightly taller than a human form, say 7 feet. With that assumption, the wall in the left diagram may be estimated as slightly higher than 2 times the door height, while in the right diagram the wall is several times as high as the door opening.

## Rhythm

Rhythm in architecture is the pattern and spacing of repeating elements such as windows, columns, arches and other facade elements (Figure 44). The spacing of buildings in a historic streetscape also creates a rhythm.

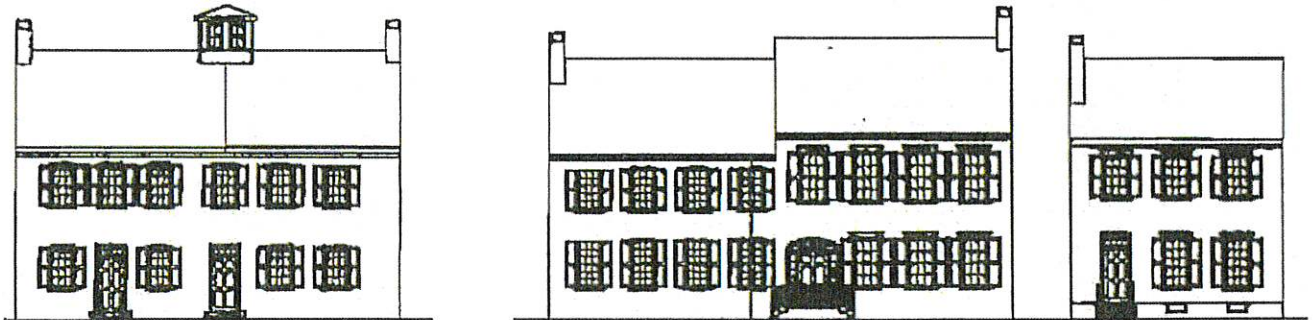


Figure 44. In historic architecture, rhythm refers to the pattern of repeating elements such as windows, doors, columns, and other facade elements. The uniform rhythm of wall to window is sometimes punctuated by major elements such as doorways. The uniform rhythm creates harmony among buildings of different styles.

## Proportion

Proportion in architecture is the relationship among the dimensions of the various building elements and the individual features to each other. For example, the ratio of the width to the height of a window may be the same ratio as the height to width of the entire building facade (Figure 45). Architectural harmony is achieved in a building facade when facade elements are proportional to each other and to the overall facade (Figure 46).

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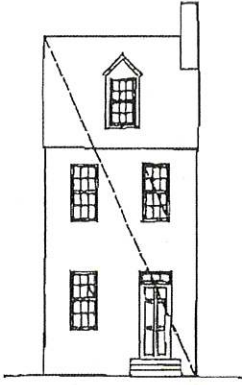


Figure 45. Proportion is the relationship among dimensions of various building elements to each other. In this example, the proportions of the overall facade are repeated in both the proportions of a window opening and in an individual pane of glass.

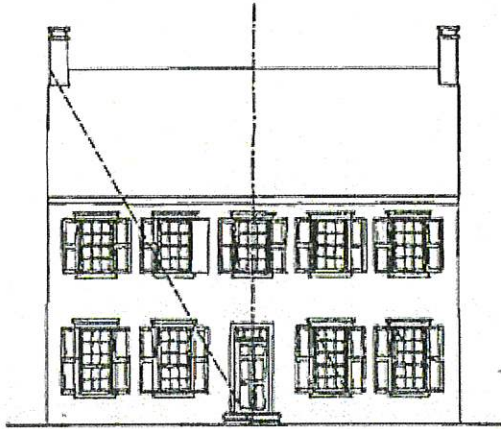


Figure 46. In classically inspired architecture, such as the Federal style, the order is created through the repetition of proportional elements.

## Order

Order in architecture is the arrangement and relationships of parts of a building. A symmetrical building façade, one where a center door is flanked by an equal number of windows on each side of the door, is highly ordered. Windows which align vertically are ordered.

## IV. Design Guidelines



## General Guidelines to Govern All Buildings, Additions and Outbuildings for the Town of New Market Historic District

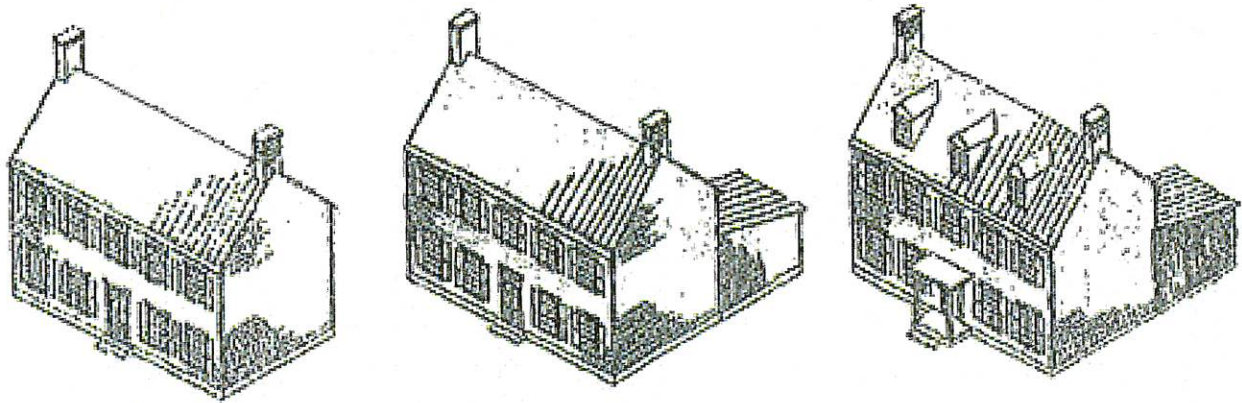


Figure 47. Significant changes to historic buildings over time should be preserved.

### Purpose

We live in an era when a four-bedroom house can be built in a matter of weeks. Why bother preserving old buildings? Are there real benefits? Yes, there are.

In practical terms, people like shopping and living in human-scaled environments time and again, Historic Districts have re-ignited the economy of small and mid-sized cities. It can be cheaper and quicker to adapt an older building to a new use, making it easier for start-ups to get a foothold. New uses for old buildings inject new life into communities.

But there's a deeper aspect as well. Preserving the architectural character of a place fosters its unique sense of place and history. Historic Districts are tangible evidence that we all have predecessors and link our everyday lives to the past.

### Goals, Standards, and Principles

The following goals, standards, and principles are applicable to all buildings within the Historic District of New Market including outbuildings such as smokehouses, barns, sheds, and workshops.

#### Goals

The overarching goals of these guidelines are to preserve and enhance the quality of life and to safeguard the historical and cultural heritage of New Market by preserving sites, structures, or districts which reflect elements of cultural, social, economic, political, archeological, or architectural history. It is also to strengthen the local economy; to stabilize and improve property values of such sites,

structures, or districts; to foster civic beauty; and to promote the preservation and appreciation of such sites, structures, and districts for the education and welfare of the residents of New Market. It is a function of the guidelines to assist the homeowner / buyer (and potential homeowner / business owner) in knowing, implementing and adhering to the Town's Historic District Guidelines.

## **Standards**

There are four basic approaches to satisfying the intent of these guidelines: Repair, Restoration, Rehabilitation or Replacement.

1. **Repair:** Repairing minor damage to an existing building made necessary by aging, weather damage, neglect or other unforeseen events that requires minimal effort and is accomplished while retaining a majority of the existing materials. It is important to retain existing original materials and significant components wherever possible by stabilizing, repairing, or matching them with new materials rather than replacing them. **Repairs that do not include new replacement materials do not require Historic District Commission approval.**

2. **Restoration:** Restoring a building or a significant portion of a building made necessary by aging, weather damage, neglect or other unforeseen events that requires significant effort and is accomplished by maintaining a majority of the existing materials. It is important to retain existing original materials and significant components wherever possible, by stabilizing, repairing, or matching them with comparable new materials rather than replacing them. This might include a substitute material not original to the building. **Restoration of a significant portion a building requires Historic District Commission approval.\***

3. **Rehabilitation:** Rehabilitating a building for its current or new use, requiring minimal change to the defining characteristics of the building, its site and environment. **Rehabilitating a building requires Historic District Commission approval.\***

4. **Replacement:** Replacement of existing elements made necessary by aging, weather damage, neglect or other unforeseen events that requires significant effort and is accomplished maintaining a majority of the existing materials. **The replacement of existing elements requires Historic District Commission approval.** Historic Commission does not approve a particular use or change of use.

*\*Neither the Historic Commission nor the Architectural Review Commission has the authority to review, approve, or change the use of a structure or property. The New Market Mayor and Town Council and the New Market Planning Commission retain authority over all zoning and use changes.*



## Exclusions

The following actions do not require HDC/ARC review and approval per State regulations and the town code:

- **Changes to Public ways in the Historic District**
- **Changes to Sites and Structures subject to HOA Architectural Review Committee Review** Improvements to existing buildings and sites in a Subdivision with HDC/ARC approved Design Guidelines and an active Architectural Review Committee in place do not require HDC/ARC approval. This does not include prototypical homes designs, new structures and additions to existing structure's
- **"Normal, ordinary /regular maintenance"** provided the maintenance does not alter the exterior fabric or features of a designated landmark, site, or structure; customary farming operation, or landscaping which will have no material effect on the historic, archeological, or architectural significance of a designated landmark, site, structure, or district. For example replacement of a front door with an identical door or repair of hand rail or a roof with the same detail and material.
- **Changes that are "Minimal in Nature and do not effect architectural or historical significance"** The following do not require HDC review and approval. Temporary tents and movable items in rear yard areas such as children's' play equipment, landscaping, and fire pits. Signs, fences and permanent accessory structures are not considered minimal.
- **All Interior Changes** - The HDC/ARC shall consider only exterior features to a structure.
- **Exterior Changes in the Historic District not Visible to the Public** - The HDC shall not review applications for construction, alteration, or reconstruction, if no portion of the project is visible or intended to be visible from a public way.

## Principles

Applications will be considered with these four principles in mind:

1. **Repair and Restoration versus Replacement:** it is preferable to retain existing original materials and significant components wherever possible by stabilizing or repairing rather than replacing them. When replacement is necessary it shall match the old materials with identical new materials, unless approved by the Historic District Commission.
2. **Reversibility:** The "Secretary of the Interior's Standards for Treatment of Historic Properties" states: "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."
3. **Building Changes:** Significant changes in an historic building take place over time and are evidence of its history. Therefore, historically significant changes shall be preserved.
4. **Principal Façades and Secondary Façades:** The design guidelines shall be applied to principal façades. A "principal façade" is any façade on a building that sits on Main Street and can be seen on Main Street or sits on an alley and can be seen from the alley on which it sits. Principal facades also include side facades that face public open spaces between structures. The guidelines are expected to be less stringently applied to secondary façades, which are not visible from the public right of way.



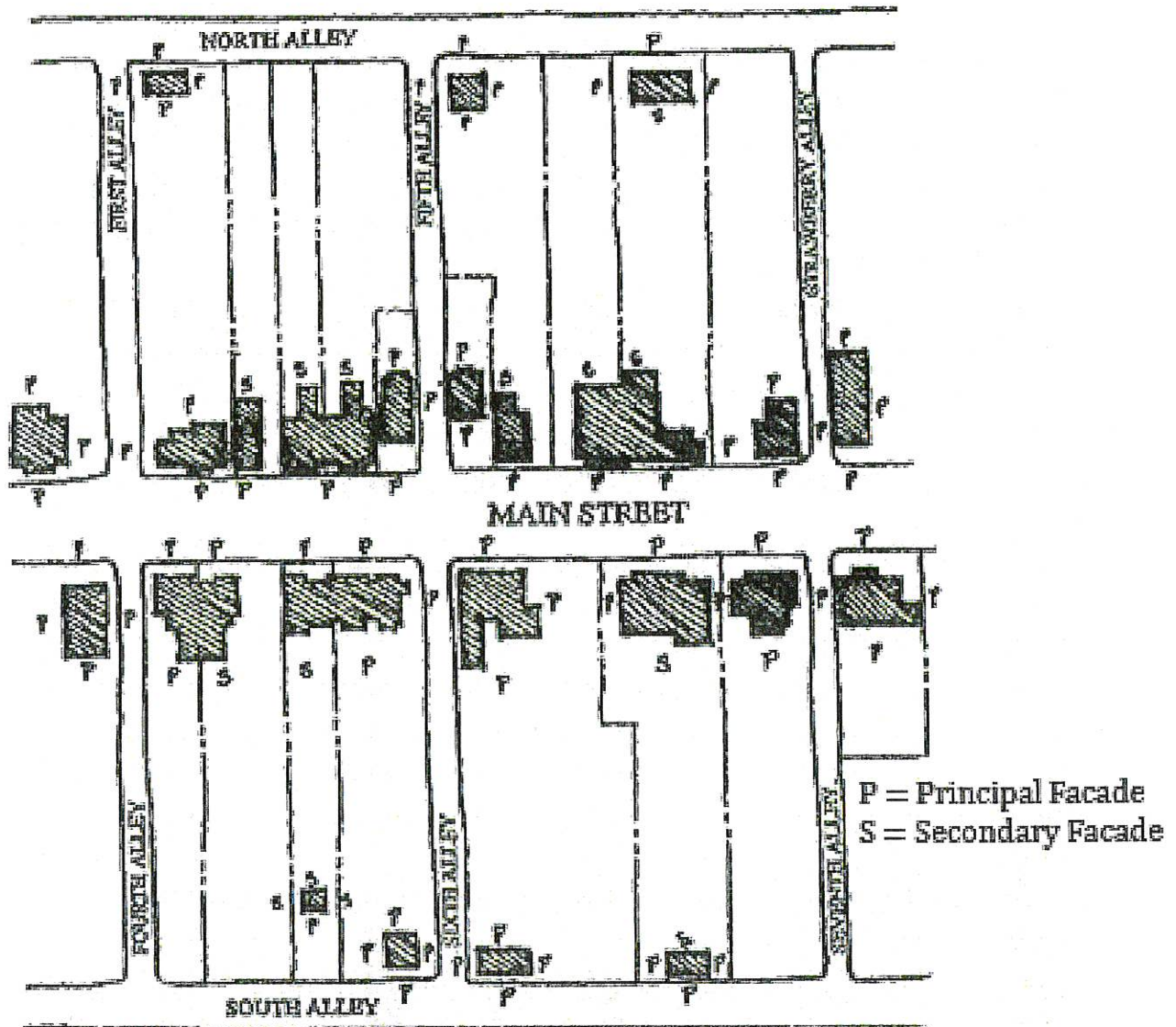


Figure 48. Examples of Principal and Secondary Façade Designations: Principal Façades are more stringently reviewed by the Historic District Commission. Façades which face or are perpendicular to Main Street, or one of the alleys, are considered principal (indicated with a "P") while façades which face the interior of lots are considered secondary (indicated with an "S").

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## Word usage

Determinations shall be made by the HDC/ARC as a result of the use of these guidelines. These determinations will have a direct impact on the scope of the 'Certificate of Appropriateness' to be issued to the applicant by the HDC/ARC and the Town of New Market. To promote fairness, uniformity in determinations and to avoid confusion, please review the following five paragraphs and the meaning of these 'words' have within this document. Words matter.

1. **Mandatory guidance**, that is to say an action the Historic Commission will require for approval to move forward any applicant request, is provided using the words 'shall', 'will', 'required', 'is to be', 'are to be' or 'must'. These words or terms describe a mandatory or declarative position. Guideline directions that are mandatory or declarative shall NOT be ignored by the New Market Historic Commission.
2. **Optional guidance**, that is to say an action that is not 'mandatory' is provided when using the words 'should', 'could', 'can', 'might', 'possible', 'preferable', 'voluntary', 'may', 'encouraged', 'discouraged', 'elective', 'recommended' or 'not recommended' or any 'synonyms' of these words or terms. Whenever the guidance is considered optional, the applicant is expected to make a good faith effort to comply with the Historic Guidelines and the Historic District Commission's requests or provide alternatives that conform to the 'intent' of the guidelines.
3. **Interpretation**, in the event an interpretation is required, refer to the Town of New Market Land Development Ordinance Article 4 Section 13 and the "Secretary of the Interior's Standards for Treatment of Historic Properties".
4. **Strictly**, as required by these documents, the HDC/ARC must apply the rules and regulations as written. Please See the Town of New Market Land Development Ordinance Article 4 Section 13 and the "Secretary of the Interior's Standards for Treatment of Historic Properties" for an understanding of this term.
5. **Leniently**, all guidance and standards as provided by these documents shall be applied 'Leniently' by the HDC/ARC. Please See the Town of New Market Land Development Ordinance Article 4 Section 13 and the "Secretary of the Interior's Standards for Treatment of Historic Properties" for an understanding of this term.
6. **'Intent'** is here assumed to be the faithful interpretation these guidelines by the New Market Historic District Commission. The Historic District Commission is expressly tasked with interpretation of the guidelines fundamental goals and purposes. From time to time, questions may arise which are not directly addressed in these guidelines. In such circumstances the Historic District





Commission shall make every effort to follow the goals and purposes of the "Secretary of the Interior's Standards for Treatment of Historic Properties" and the current Town of New Market's Land Development Ordinance.

### **Economic Hardship**

The Commission shall consider possible Economic Hardship if the applicant asserts that a decision would result in such a hardship. Economic hardship is not related to the personal finances of the applicant or owner, nor is it applicable when a property has been willfully neglected. (See definitions for either 'Demolition by Neglect' or 'Willful Neglect'). An applicant requesting an exception based on economic hardship must provide substantial structural or financial information to demonstrate the claim. Upon the request of an applicant and with the submission of a complete application, the Commission will consider if economic hardship as justification for the approval of a modification to a contributing resource. Refer to the "Town of New Market Land Development Ordinance", the "Maryland's National Registered Properties", Maryland's National Registered Properties, and the "Secretary of the Interior's Standards for Treatment of Historic Properties" for clarification on economic hardship.

### **Conflicts with Building Codes**

In unique circumstances such as overlapping building code requirements of the ADA code, Fire Code, or Building Code conflict, any Safety Codes shall have precedence over these guidelines. To avoid delays applicant should make an effort to find solutions which can accommodate both the Safety Codes and Historic Guidelines, before asking the Historic District Commission to arbitrate a solution.

### **Authority:**

The Authority of the Historic District Commission /ARC is derived from the "Town of New Market Land Development Ordinance", "MARYLAND COMAR Division 1 - Single Jurisdiction Planning and Zoning, Title 8 - HISTORIC PRESERVATION", "Maryland's National Registered Properties", "Maryland's National Registered Properties", and the "Secretary of the Interior's Standards for Treatment of Historic Properties".

The Historic District Commission and the Architectural Review Commission, is responsible for implementing guidelines, as approved by the Mayor and Town Council of New Market. The Historic District Commission has the right to review and comment on any deviation from these guidelines. Designs and changes

approved or rejected elsewhere in the Historic District do not necessarily act as a precedent for a design or change under consideration. All proposals shall be considered individually based on their own merit and unique situation within the district.

### **Applicability**

All buildings within the Historic District and those that immediately adjoin the District fall into three Classes:

**Class 1.** These are structures listed in the “National Register of Historic Places Inventory”, and are deemed “significant”. These structures shall be regulated by the “Town of New Market Land Development Ordinance, Section 13.5, 2d” and these Guidelines. These structures shall be judged “strictly”. These structures are further regulated by the document “Maryland’s National Registered Properties - New Market Historic District, and Maryland COMAR, Section 1. Title 8 Historic Preservation”. These structures were built during the period of construction 1790 - 1900.\*

**Class 2.** These “Non-significant” structures that exist within the district shall be regulated accordance with the “Town of New Market Land Development Ordinance, Section 13.5, 2d” and these Guidelines”. These structures shall be judged “leniently”. “Non-Significant” structures are further mentioned in the “Secretary of the Interior’s Standards for Treatment of Historic Properties” and the “Maryland’s National Registered Properties - New Market Historic District, and Maryland COMAR, Section 1. Title 8 Historic Preservation”. These Non-Significant” structures were built within a period of construction 1901 - 1975.

**Class 3.** These “Not-significant” structures were built after 1975. These structures are considered “Not-significant” as defined in the “Town of New Market Land Development Ordinance”, Section 13.5,2d” these Guidelines, the “Secretary of the Interior’s Standards for Treatment of Historic Properties” and the “Maryland’s National Registered Properties - New Market Historic District, and Maryland COMAR, Section 1. Title 8 Historic Preservation”. These structures shall be judged leniently.

*What is architecturally “Significant vs Non-Significant” is defined in the “Town’s Land Development Ordinances, Section 13.5 Application for Certificate Of Appropriateness And Commission Review page 75 d.*

### **Deteriorated and Missing Components**

Deteriorated or missing significant architectural components shall be replaced or recreated with materials that replicate the historic design, color,





texture and other visual qualities of the component. Replacement should be done only when repair is infeasible. Efforts should be made to substantiate the original design of the component through physical evidence or historic pictorial evidence of the building. If the original design is unknown, a component that is appropriate to the type and style of the building's architecture shall be used.

Also see, "Glossary of Terms", "Demolition by Neglect" and "Willful Neglect"; refer to, Land Development Ordinance of the Town of New Market, Maryland, Article XII, Enforcement, Section 1.5 'Demolition by Neglect'

### **Cleaning Historic Structures**

Exterior cleaning of historic structures should be done in the gentlest way possible. Destructive techniques such as sandblasting and harsh chemical cleaners are not permitted. High-pressure washing is not recommended and can cause damage to structures. See the appendix of recommended cleaning techniques.

### **Exterior Colors and Color Schemes**

The Historic Commission does not approve color selection. Exterior colors and color schemes should be appropriate to the architectural style and period of the building, as detailed in sources listed in the appendix. Paint analysis and historic documentation is encouraged for the owner who desires specific color information about an historic structure, but it is not mandatory. Refer to the bibliography for published references relating to appropriate historic colors and color schemes.

In most cases, color schemes can be organized according to the body, major trim, and minor trim colors (Figure 53). The body color covers wall surfaces and on commercial buildings includes any storefront piers. In some cases, the body color will be natural brick or stone and will not require painting. Major trim includes the cornice, window frames, and decorative window crowns, storefront cornices, storefront columns, and bulkheads. Minor trim consists of window sashes, doors, shutters, and storefront frames.

## **Design Guidelines for Class 1 Buildings**

### **Guidelines for Significant Structures within the Historic District (Built Prior to 1901)**

The following guidelines pertain to alteration or additions within the Historic District of New Market for Class 1 structures classified as "Significant" and built during the period of construction 1790 - 1900. This includes all existing structures and all such dwellings and secondary structures (garages, sheds, outbuildings or workshops).

These guidelines are primarily intended to be applied to the principal structures and secondary Class 1 structures. These structures shall be judged "Strictly". If an outbuilding or secondary structure was constructed prior to 1901 though the existing principal structure was built after 1901, the outbuilding shall be judged similar to other outbuilding of the pre 1901 time frame.

## **Standards**

### **Additions**

Additions to Class 1 structures should relate visually and be subordinate to and not dominate neighboring historic structures. Proposals for new additions within the Historic District will be considered for their specific location and evaluated based upon their compatibility with neighboring historic structures. The review of Class 1 structures alterations and their additions will acknowledge those 'neighboring' Class 1 structures to each side of the structure and those directly across Main Street. Also see the Town of New Market Land Development Ordinance.

The design of a new addition to Class 1 addition shall not be a replica of any existing historic structure within the District. However, the design of a Class 1 structure addition may be inspired by historic structure designs and features. Details should be consistent in form, scale and material selection with the Class 1 structure. Windows and doors (if any) should complement, not dominate structures.

### **New Outbuildings and Their Historic Context**

Any new outbuildings to be built on the lot of a Class 1 structure shall be designed and constructed so as to visually relate to their historic context. Outbuildings shall be simple in design and relate to the period of construction of the principal



structure on the lot. The outbuilding should be designed and built to the size and general massing of a stable, wagon shed, trades structure or other ancillary shed. It should also be built with a roof pitch, and sided with board siding typical of other historic outbuildings in New Market.

### **Placement and Setbacks for Class 1 an Addition and an Outbuilding**

Historically, the Class 1 structure type use has dictated the structure's setback from the street. Commercial structures such as taverns, inns, hotels, and stores fronted directly onto the sidewalk of Main Street. Additions to Class 1 residences along Main Street were sometimes set back from the edge of the sidewalk (Figures 50 and 51). The construction of new additions to Class 1 structures in New Market should follow this historical precedent. An addition may be built on the edge of the sidewalk or set back from the sidewalk no more than the maximum distance of any existing structure's setback on the same block (this does not refer to an outbuilding's setback. Also see the Town of New Market Land Development Ordinance.

Historically outbuildings such as barns, liverys, workshops, and carriage houses in the district utilize the rear portion of the long narrow lots of New Market. New outbuildings on lots of Class 1 structures shall follow this historical precedent and not be placed facing Main Street but rather, they will face onto the alleys. Garages, sheds, outbuildings or workshops shall be placed behind and remain detached from the principal structure. It is recommended that new outbuildings also be set back from the perpendicular alleys to minimize their visual impact from Main Street.



Figure 50. Buildings along West Main Street do not reveal their original function. Note the rhythm created by the similar size building blocks, regular spaced along the sidewalk to create a harmonious streetscape.





Figure 51. Buildings such as 7 East Main Street, which were designed solely as residences, sometimes were set back from the edge of the sidewalk.

### **Style, Height and Form of Class 1 Structures Additions**

The cornice line of an addition shall be equal to or lower than the cornice line on the principal facade of the historic structure. Likewise, the ridge line of an addition is to be equal to or lower than the ridge line of the historic structure. The form of new additions will be compatible with the form of any adjacent to Class 1 structure. (Figure 52. Historically, additions along Main Street were set flush with the existing structure façade to create the appearance of a large more substantial structure). Historic styles outside the Mid-Atlantic tradition are incompatible with New Market's architecture. The height of any proposed new addition must not exceed the height of the principal significant structure on the lot where it is to be constructed. Please consult the Town of New Market Land Development Ordinance for regulations concerning building height.

### **Painting or Repainting Class 1 Structures and Their Outbuildings, Exterior Colors and Color Schemes**

When repainting a historic building, the removal of all paint layers to bare wood is not recommended. Scraping off loose material in preparation for new coats of paint is sufficient in most cases. Unpainted brick surfaces generally should not be painted. Painted brick surfaces should remain painted. In some instances, paint may be removed from brick, but typically it is not recommended (See Historic Wall System-Paint Removal). While Federal Style buildings historically featured simple color schemes - brick walls, exterior woodwork and dark green shutters and front door, for example - later Victorian styles featured color schemes which might include several colors. Refer to page 48 of this document for further guidance.



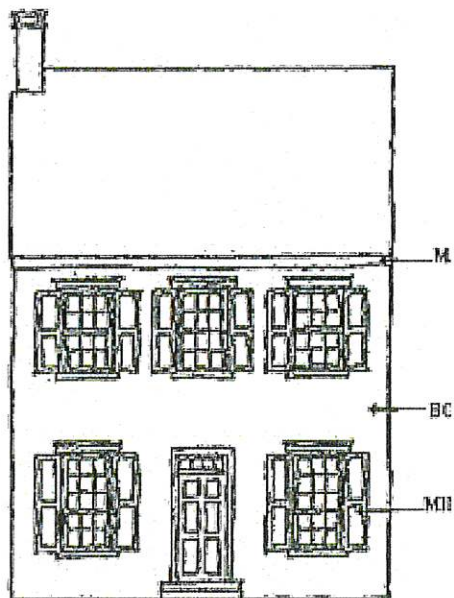
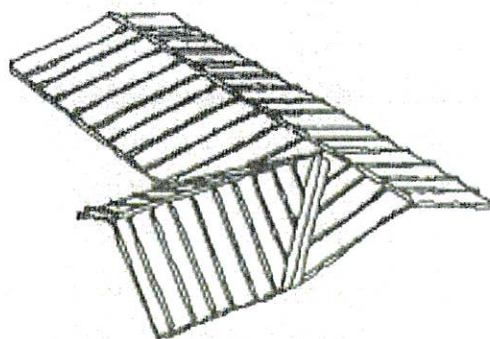


Figure 53, Plain color schemes for historic buildings should be organized according to body color, major trim color, and minor trim color.

### Historic Roofing Systems

Historic roofing systems material and features are character-defining elements of New Market architecture. Efforts shall be made to retain and repair any original roofing material. Where the material is too deteriorated, and replacement is necessary, new roofing materials should replicate the original roofing material used on all Class 1 structures. Building owners are encouraged to conduct physical investigations to determine the original roofing material. Examination of extant roof sheathing can often yield information about the type and size of the original material (Figure 54). In some cases, newer materials may cover historic materials. Typical historic roofing used in New Market was standing seam metal, slate, and wood shingles.

Figure 54. Example of historic standing seam metal roof. The pattern of standing seams on a metal roof contributes to the historic character of the building and the streetscape.



**Wood Shingles:** Historically, rustic, hand-split shakes were used only on outbuildings, but not on main structures. Early wood shingles were split by hand but were always smoothed with a drawknife. To replicate the proper appearance, sawn wood shingles should be used on main buildings. Modern hand-split shakes are appropriate only on subsidiary outbuildings.

**Slate Shingles:** Slate shingle roofing replaced wood shingle roofing in large cities because it was fireproof. In rural areas, slate shingle roofing was also desired for its durability and in the late nineteenth century, for its potential decorative qualities.

**Metal Roofing:** Main Street buildings feature rare examples of patterned metal roofing which shall be preserved. Other metal roofing includes standing seam roofing and corrugated steel roofing. Traditional standing seam roofing, painted, is encouraged for reroofing projects and new roofs. However, pre-formed standing seam roofing, which utilizes low profile (1 inch height) seam, is also acceptable, as is corrugated steel roofing.

**Alternative Materials:** Alternatives that closely replicate historic roofing are acceptable. For example, recycled rubber polymer shingles or fiber reinforced cement shingles, or similar, which resemble slate may be permitted.

**Asphalt Shingles:** Replacement of asphalt shingle roofing is discouraged but is permitted. If asphalt shingles are to be used, it is recommended that the shingles be heavyweight, dimensional shingles that will resemble historic materials. A color similar to the historic roofing material is recommended. White or very light colored asphalt shingle roofing shall not be allowed. When replacing roofing on historic buildings where asphalt shingles are in current use (though not the original roof) it is recommended that standing seam metal, slate, and wood shingles be considered as the replacement material.

**Solar Roof Shingles:** Solar power shingles may be installed on occupied residential or commercial structures. This technology is rapidly changing and the actual products available to the general public, are also changing. The Historic District Commission will follow current State of Maryland law, and will review all applications for solar powered shingles, solar panels or other solar energy equipment on a case by case basis.

*Under Maryland law "If your home is listed by the Maryland Inventory of Historic Properties or the Maryland Register of Historic Properties, your neighborhood covenant may legally restrict you from installing solar energy equipment on your*

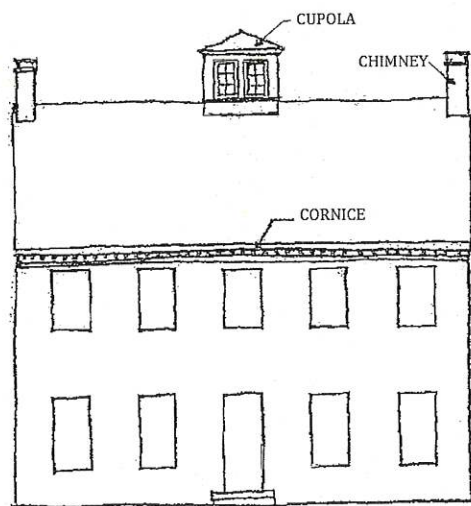




home.” Please refer to Annotated Code of Maryland Real Property, Title 2. Rules of Construction 2-119, (b),(1 & 2) governing solar powered roofing.

**Gutters and Downspouts:** Hung gutters with downspouts are a character--defining feature of New Market architecture. When replacing gutters and downspouts, the use of half round gutters and smooth round downspouts is historically appropriate and thus, recommended for historic buildings. New copper gutters and downspouts may be allowed to weather naturally, but aluminum and galvanized steel gutters, downspouts and leader boxes should be painted to blend in with the color of the building to reduce their visibility. Vinyl gutters and downspouts are not allowed.

Figure 55. Significant features, such as chimneys, cornices, cupolas, and dormers should be preserved.



### Preserving Historic Features

For Class 1 structures, historic features such as chimneys, cornices, cupolas, shutters and dormers shall be preserved or restored wherever possible, (Figure 55). Removing or obscuring any of these is prohibited. Also, adding roof features to existing buildings is strongly discouraged because such added features (such as dormers) result in the loss of simplicity of building form, an important trait of New Market architecture.

**Chimneys:** Historic chimneys are a significant feature of a structure's historic character. A replacement chimney should be an accurate reproduction of an original chimney and based on physical or pictorial evidence. Where an interior chimney is removed as part of a proposed alteration, the exterior portion of the chimney shall be preserved or reconstructed to retain the historical appearance of the structure. (Caution: if the interior chimney has been removed, the chimney above the roof must be properly braced to support the imposed load!)

**Dormers and Cupolas:** Numerous examples of unique and historic features exist in New Market (Figures 57-59). Many of the features that contribute to the district's overall character are present as roof elements such as gable, hipped, segmental arch-head, and shed dormers. A wonderful example of an historic cupola exists in New Market at 9 West Main Street. (Figure 56).

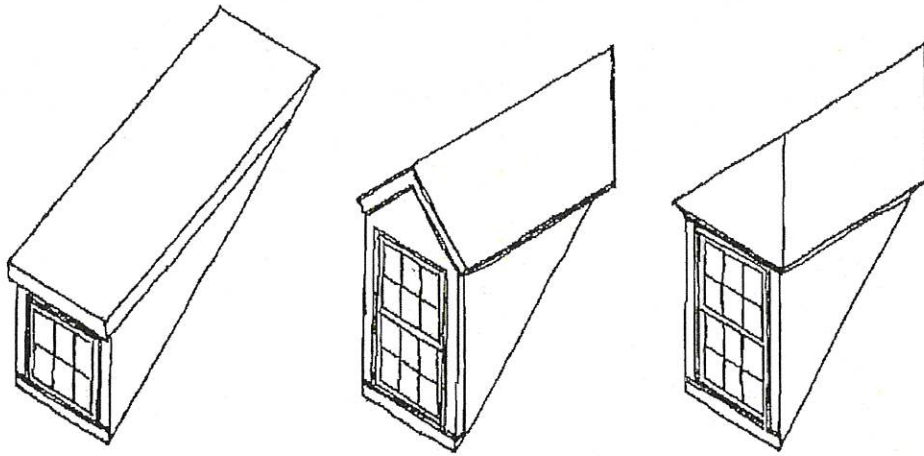


Figure 56. Dormer design proportions and placement on building additions and new building should be compatible in size, scale, proportions and detail with historic dormer forms found in the historic district. Left to right: shed dormer, gabled dormer, hipped dormer.

The construction of new dormers or cupolas on any principal façade is not allowed on Class 1 structures. But, if physical and pictorial evidence proves that either of the features originally existed, the reconstruction of the original feature is encouraged. New dormers are permissible only on secondary façades. New gables and segmental arch-type dormers should be compatible in size, scale, and proportion with the original façade, and their placement should relate vertically to the building's fenestration (Figure 62). The overall width of dormers shall be no wider than one half the overall roof widths.

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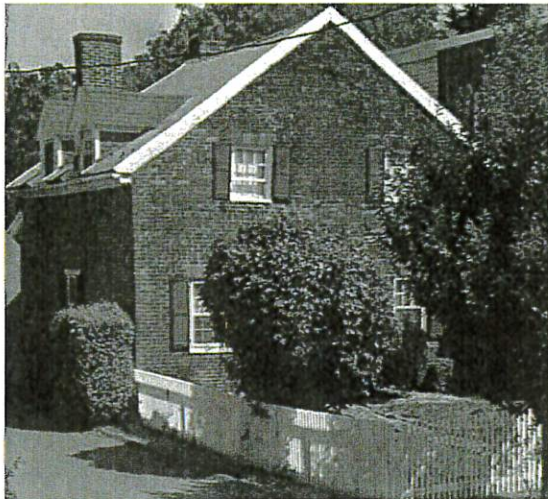


Figure 57. 35 West Main Street. Example of gabled dormer. This residence is unusual for its large setback and front-gable form



Figure 58. 33 West Main Street. Example of brick wall dormer on an Italianate house.



Figure 59. Four-square, two-family house on West Main Street. Note the hipped roof dormer.



Figure 60. An early cupola added to the roof of 9 West Main Street.

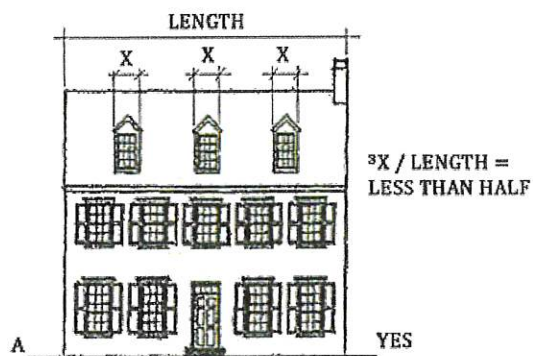


Figure 61. Dormers are permissible only on secondary facades, and their total width should be less than one-half the width of the roof. These drawings show properly proportioned dormers.

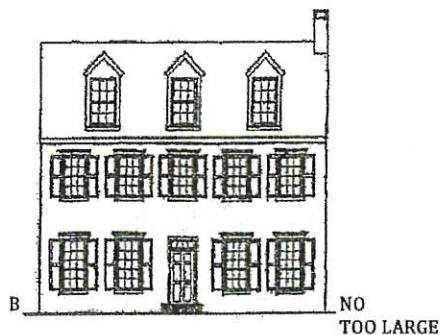






Figure 62. Dormers should be carefully sized and placed to create a harmonious composition.

**Skylights:** The installation of new skylights on a principal façade of Class 1 structures is prohibited. Skylights may be installed on secondary façades provided they are not readily visible from a public right of way. Skylights should be low-profile, flat-glazed construction, and mounted close to the roof. To the extent possible, they should fit between the existing rafters to avoid damaging the framing and over-stressing the original structure. Careful consideration should be given to the placement of skylights. Skylights should relate vertically to the overall fenestration of the façade (Figure 63).

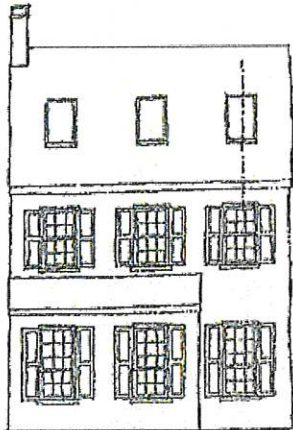


Figure 63. While skylights are not allowed on principal facades, they may be added to secondary facades if they are incorporated into the overall pattern of windows and doors. Skylights should align vertically with the windows in the wall below.

**Mechanical, Electrical and Communications Equipment:** The installation of television antennas, security cameras, satellite dishes, outdoor air conditioning equipment, exhaust fans, and other mechanical, electrical, and communications equipment on principal façades is prohibited. Equipment should be situated so it is not readily visible from a public right-of-way way. Air conditioning equipment may not be mounted on sloping roofs. On flat roofs, air conditioning equipment shall be screened from view by vertical board or other acceptable screening.

### Historic Walls Systems for Class 1 Structures

The historic masonry, siding, and log wall systems of New Market shall be preserved, restored or replaced matching original wall system using historically correct materials.

## Historic Masonry

**Re-pointing:** Masonry requires particular maintenance to be preserved. Although brick units themselves have a long life (often centuries), mortar joints deteriorate over shorter period time and require periodic renewal. Where repointing is required, care should be taken to ensure that the brick is not damaged in the process of removing deteriorated pointing. The new mortar should match the color, texture, and tooling of the original mortar. Do not replicate the appearance of mortar with the surface dirt or weathered mortar. See (Figure 64). Unless the existing joint profile is a scribed profile, the new pointing should be slightly recessed. Deeply struck (recessed) and concave joint profiles are not appropriate. The slight recess is important, to prevent the mortar from smearing onto the face of the bricks, resulting in an enlarged joint width. New pointing should not have high cement content. Portland cement rich mortars are harder and less permeable than historic masonry, causing damage to the brick or stone. Historic mixes should be carefully experimented with when trying to match the texture and color of the existing mortar.

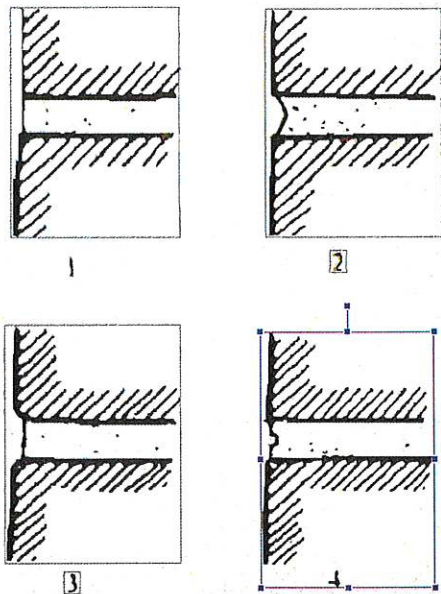


Figure 64. New mortar pointing profiles should match the profile of existing pointing. Patterns shown are: 1) flush—struck flat, 2) concave. 3) slightly recessed -- struck flat. The most appropriate joint profile for most New Market buildings is 3) slightly recessed – struck flat. By recessing mortar 1/16 to 1/8 inch, the edges of the bricks remain exposed, minimizing the width of the mortar joint.

**Paint Removal from Masonry:** The complete removal of paint from historic masonry is not recommended. If, during a restoration project, an owner desires to remove paint from brick walls, a spot test should be conducted to assess the condition of the original brickwork below. If the building has been painted for several decades, an owner may elect to repaint the structure. Prior to undertaking paint stripping operations, a test panel must be conducted to make sure the brickwork is not damaged during the cleaning process. Dry-grit



blast cleaning (sandblasting) shall not be allowed. Dry-grit blast cleaning causes irreversible damage to historic masonry surfaces.

**Stucco (Cement/Lime Plaster):** Stucco shall not be applied over historic materials. The removal of stucco to expose original historic masonry is acceptable. However, some stone structures were originally roughly laid and covered with a cement/lime plaster. In this case, the cement/lime plaster should not be removed, but rather preserved or restored. A test panel should be prepared to determine the feasibility and appropriateness of removing exterior stucco. Great care should be taken in removing stucco so as not to damage the underlying material.

**Wall Siding and Trim:** Siding should be appropriate to the building. In New Market many principal structures exhibit wood siding which is typically horizontal clapboarding. On many outbuildings the siding is vertical board. (Figure 65). The visual character created by the texture and pattern of historic siding should not be altered by its replacement with different siding profiles or non-historic siding materials. Synthetic substitute materials for wood siding are not appropriate in the Historic District, although fiber cement siding may be considered. Vinyl siding shall not be used on Class 1 or 2 structures. The removal of asbestos cement shingle siding and its replacement with historically appropriate siding is encouraged. Wood trim elements, such as corner boards, window and door surrounds, brackets, moldings and other decorative features shall also be repaired or replaced to match their historic appearance. A treated wood composite product such as 'Extira' or similar product line may be considered for non-structural applications for exterior and high moisture interior environments.

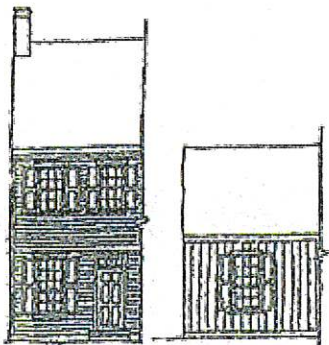


Figure 65. The traditional wood siding for primary buildings in New Market is horizontal clapboarding, while outbuildings are more likely to have vertical board siding.

## Log Structures

At various times in the historic period, log structures were clad with wood siding. Removing existing siding that covers an historic log structure is strongly discouraged. Exposing the logs to the elements can lead to their decay.

## Historic Windows and Doors

On Class 1 structures, the number, location, size and windows and doors shall be preserved/ restored whenever feasible. This shall include the glazing patterns of windows. Any unique features of historic windows or doors, such as stained glass, leaded glass, fanlights, and sidelights, shall also be preserved or restored where possible. Where the severity of door or window deterioration requires replacement, any new units should match the historic units in design, dimensions, materials and pane configurations (Figure 66-68). Replacement windows and doors shall have either true divided lights (muntins that penetrate the glass) or simulated lights (permanently affixed muntins applied to both exterior and interior sealed insulating glass unit). Removable or snap-in type muntins are not permitted. The restoration of missing, obscured, or modified original window or door openings is encouraged. Replacement of missing doors or windows shall be substantiated by physical, documentary, or pictorial evidence. Visible window or door 'hardware' should be compatible with the architectural character of the building.

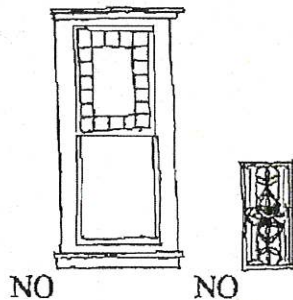


Figure 66. Decorative sash and glazing configurations that are alien to the Historic District should not be used.





Figure 67. Oversized windows are incompatible with the scale, proportion, and rhythm of historic windows and are not appropriate.

**Window and Doors Hardware:** Visible windows and doors hardware should be compatible with the architectural character of the building. Buzzers, intercoms and mailboxes should be located in have minimal on the building or located within a recessed vestibule if possible. Modern devisees should be painted to match the background material on which they are mounted.

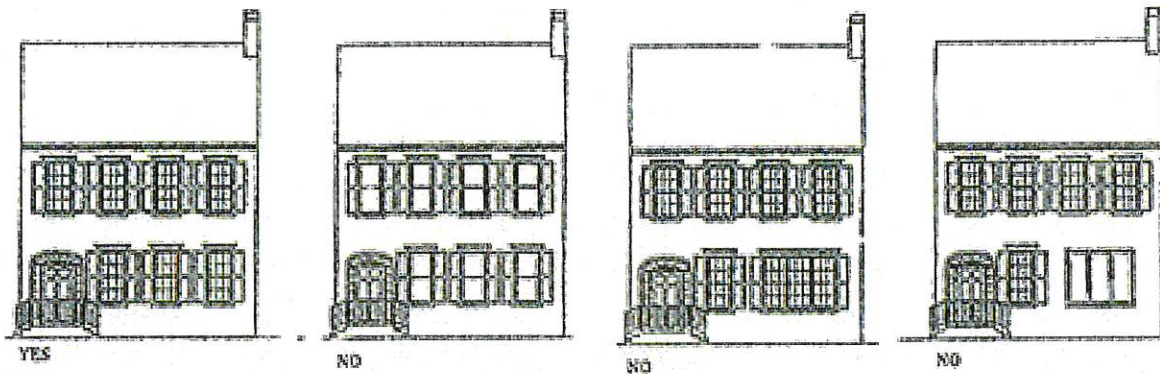


Figure 68. Preservation of the pattern and rhythms of historic windows is important to the harmony and texture of the building facade and streetscape. Replacement of multi-light sashes with single light (one-over-one) sashes destroys the scale of the windows (top right). Combining two windows into a single "picture window" or band of windows destroys the rhythm of the façade (bottom left and right).

### Street Address Numbers

Street address numerals shall be simple in style and numerical characters. Characters shall not be more than 4 inches high. Script styles and the spelling out of the address shall be avoided.

### New Façade Openings in Existing Class 1 Structures

Creating new openings in a principal façade of Class 1 structures is not allowed. New openings in secondary façades are discouraged, but may be acceptable and

considered on a case-by-case basis. The conversion of an existing window to a door opening or a door to a window opening will be considered only on secondary façades. Any proposed new openings in walls should be compatible with the character of the existing building. The installation of large paned, sliding glass patio doors on primary facades of class 1 structures is prohibited. Sliding or French doors with divided lights, bay windows and oriel windows will be considered only on secondary façades. (Figure 69).

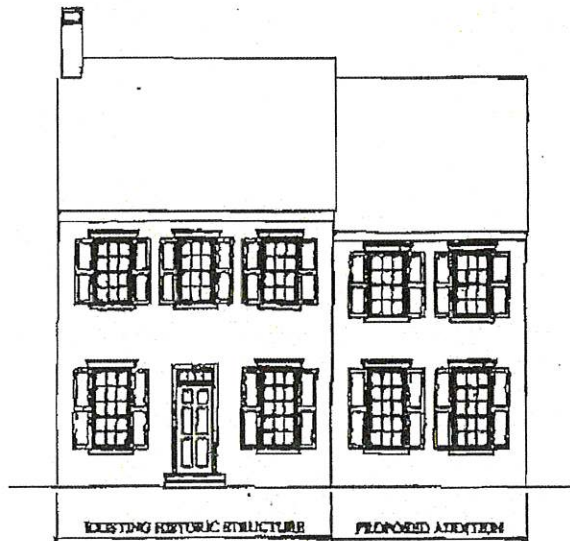


Figure 69. The proportion, materials, and placement of windows and doors in additions should be compatible with those of historic windows

### Storm Windows and Storm Doors on Class 1 Structures

The installation of exterior storm windows and storm doors is acceptable provided they have a minimal visual impact on the original window or door. The application of interior rather than exterior storm windows, particularly on principal façade is strongly encouraged. Three-track aluminum storm windows with a factory baked enamel finish and clear glass and screen inserts are acceptable. Vinyl is not acceptable; vinyl will not be approved. Composites may be considered but are not encouraged.

**Design, Dimensions and Configuration:** To reduce the visual impact of a storm unit, the unit should be sized to fit the window or door opening including windows of unusual shapes, such as fanlights. The frame should be narrow, and, on a window, the meeting rail between the upper and lower sash should align with the meeting rails of the historic window. Storm or screen doors should be as simple as possible, with a plain glass or screen inserts.

**Materials:** Wood and painted aluminum materials may be used for the windows and doors. Matt finish aluminum (unpainted) shall not be used. Glass used in

*Handwritten signature*



storm windows must be clear.

**Colors:** Frame colors of storm windows and doors, should match those of the window and door trim used on the building.

### **Shutters and Blinds for Class 1 Structures**

Historic shutters (solid panels) and blinds (louvered panels) shall be preserved. (Figure 70). Historically, shutters and blinds were used to provide night security and shading from the sun. Where historic shutters and blinds survive, they shall be carefully preserved and repaired. If no shutters or blinds are present, but if there is evidence that they once existed (either historic photographs or surviving pintle hinges), their replacement as part of any proposed rehabilitation project should occur. If no vestige of shutters or blinds exists, they should not be added to the building. Generally, shutters and blinds were common on dwellings constructed prior to 1860. Between 1860 and 1880, shutters were much less common, but were installed on Italianate and Second Empire style structures. Shutters were often installed on early twentieth century Colonial Revival style buildings. Replacement shutters and blinds shall be painted wood, properly sized, and appear operable (Figure 71). They shall measure one half the width of the historic sash, and match the height of the opening. Shutters and blinds should be mounted on hinges or pintels and held open with shutter turns or shutter dogs. (Figure 72).



Figure 70. 17 West Main Street. Shutters contribute to the texture and rhythm of a façade.



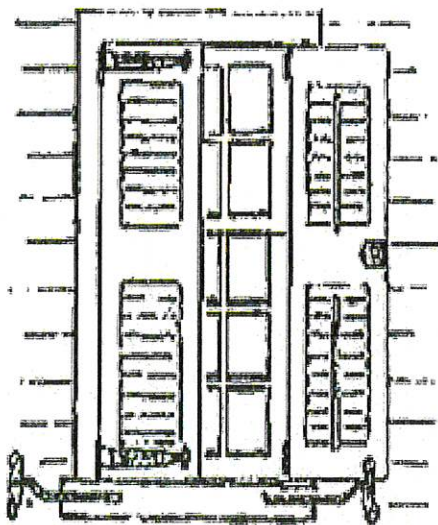


Figure 71. Replacement shutters should be sized to the exact size of the window.

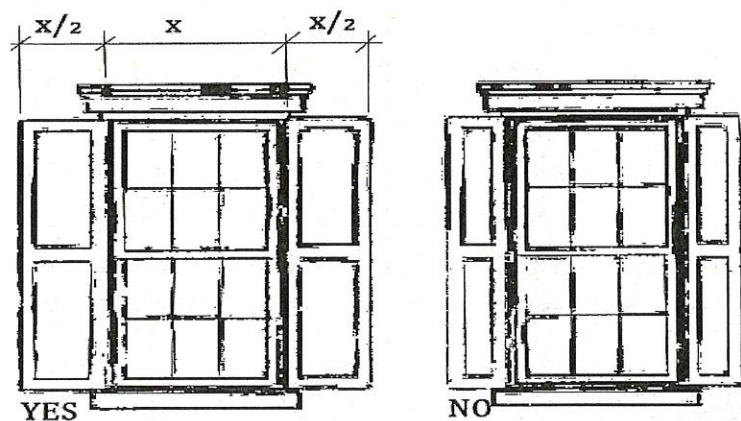


Figure 72. Replacement shutters should be mounted on traditional shutter hardware, including hinges or pintels, shutter dogs (hold-opens) and operationally shutter

### Historic Storefronts for Class 1 Structures

The original materials, design and configurations of a storefront, including the sign board, lintel, display windows, transom windows, and vertical framing members, should be preserved or restored. Obscuring or removing any existing elements is prohibited. Any replacement elements shall replicate the design, dimensions, materials and configuration of the historic element.

Storefronts alterations added to Federal Style buildings made to increase the retailing appeal of an existing Main Street building after the National Road era shall be preserved as part of the history of the evolution of the building and the town (Figure 73).





Figure 73. Victorian style storefront windows added to an earlier structure should be preserved as part of the history of the building's evolution in a changing 19<sup>th</sup> century environment.

### Historic Porches and Stoops

Historic porches and stoops are important character defining features of the streetscape and architecture of New Market (Figure 74). Porches were often added to earlier structures and are significant additions warranting preservation. The original materials, configurations, details and dimensions of a historic porch or stoop shall be preserved or restored. Where components are severely deteriorated and require replacement, new components shall replicate the original in material and design. Replacement porches and stoops should be based on physical or pictorial evidence. If this evidence is not available, a simple design that avoids elaborate detail should be employed.

**Accessibility:** Building accessibility for individuals with disabilities should be achieved. A ramp or vertical access lift should be placed on a secondary façade where possible. If a ramp or lift must be placed on a principal façade, efforts will be made to minimize its visual impact on the façade, and the building owner will work with HDC and the building inspector to achieve accessibility without visual intrusion.

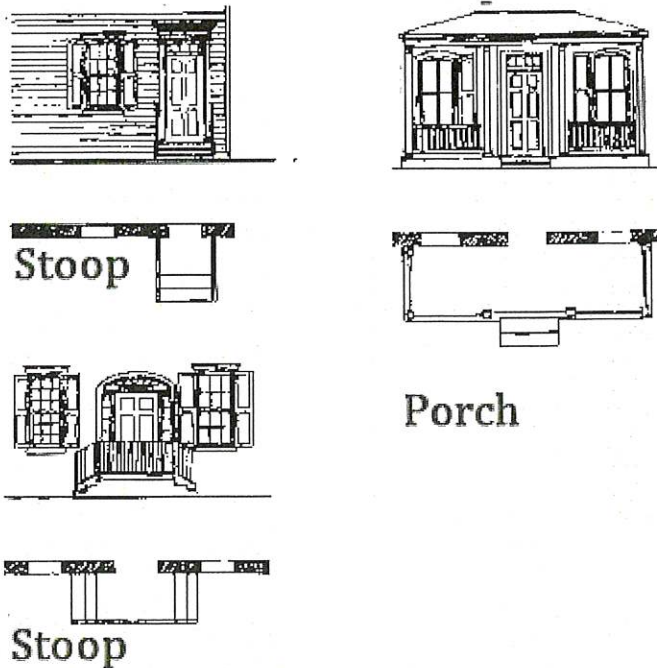


Figure 74. Historic stoops and porches are important character defining features of the streetscape of New Market.

### Signs within the Historic District to be applied to Class 1 Structures

The ability to add a sign to any structure within the Town of New Market is approved by the Zoning Administrator for the Town of New Market for all permanent or temporary signs, banners, flags, or sandwich boards. See the Town of New Market Land Development Ordinance Article VII for the specific responsibilities of the Zoning Administrator. The HDC/ARC shall grant a "Certificate of Appropriateness" that governs those physical elements as described in the Town of New Market Land Development Ordinance Article. All signs shall be compatible with the scale, proportion, form and architectural detailing of the building to which they are applied. Projecting signs (hung perpendicular to the wall on a decorative bracket) and free-standing signs that are rectangular, square or elliptical are appropriate to the majority of Class 1, 2 or 3 buildings. A traditional sign type such as wood with either carved or painted lettering is required. Signs shall not obscure any architectural detail.

On commercial buildings with a storefront, signs shall be placed in the sign board area located above the storefront windows and below the upper story windows where such space is provided. Where historic photographs indicate that a building historically had a larger sign than is currently allowed by the Zoning Ordinance, the proposed building sign is based on the general size and design of the historical precedent, the Historic District Commission will consider the merits of the application without regard to its conformance with size limitations of the sign



ordinance, and may recommend to the board of Appeals that a larger sign be approved.

### **Hardware, Electrical and Mechanical Devices**

On Class 1 structures, the mounting of small louvers, registers, exhaust fans, alarm devices, cable boxes, utility meters, satellite dishes, security cameras, and other mechanical, electronic, and/or electrical devices should be avoided on principal façades. To minimize any negative visual impact to Class 1 secondary facades, the devices should either be painted to match the color of the material on which it is mounted or screened by landscaping or architectural features.

Notwithstanding any other provision of these Guidelines, a "satellite dish antenna" shall not be prohibited solely on the basis of visibility from an adjacent public alley, provided that the screening and camouflaging techniques applicable to other modern devices, as recommended in these guidelines are pursued.'. This generally mean any device designed for over-the-air reception of digital signals, such as DBS antennas, digital MNDS antennas and digital television (DTV) antennas having a diameter of one meter or less.

### **Lighting**

Where historic light fixtures survive, they should be preserved. Reproduction exterior lighting on historic structures should be simple in style, in scale with the building and appropriate to the character of the building. Polished brass and other overly-ornamental light fixtures are strongly discouraged. Simple period fixtures or unornamented modern fixtures such as wall sconces, pendants, and post-mounted lamps can be compatible in the Historic District. If exposed conduit cannot be avoided, it should be painted to match the background material on which it is mounted. Exterior floodlights and spotlights shall be avoided on principal façades. Lighting for signage on historic buildings shall be inconspicuous and restricted to reasonably low light levels, and may be operated only while the business is open for business. Yard lighting and parking lot lighting should be post-mounted on maximum 12-foot high posts. Industrial type light fixtures that produce yellowish or pinkish color light shall not be allowed.

## **Design Guidelines for Class 2 Buildings**

### **Guidelines for Non-Significant Structures within the Historic District (Built between 1901 – 1975)**

The following guidelines pertain to alteration or additions within the Historic District of New Market for Class 2 structures classified as “Non-Significant” and built between 1901 and 1975. This includes all existing structures and such as infill dwellings and secondary structures (garages, sheds, outbuildings or workshops).

These guidelines are primarily intended to be applied to the principal and secondary Class 2 structures. Principal structures generally are those structures that face directly onto Main Street and in a few cases, an alley that is perpendicular to Main Street. Principal facades also front directly against North or South Alleys (Figure 48). Principal facades also include side facades that face public open spaces between structures. These structures shall be judged “Leniently”.

#### **Standards**

##### **Visual Relationship between Old and New**

Additions to Class 2 structures should relate visually and be subordinate to and not dominate neighboring Class 1 structures. Proposals for new additions within the Historic District will be considered for their specific location and evaluated based upon their compatibility with neighboring historic structures. The review of Class 2 structures alterations and their additions, will acknowledge those ‘neighboring’ Class 1 structures to each side of the structure and those directly across Main Street.

##### **Replicating Historic Structures**

The design of a new addition to Class 2 structure shall not be a replica of any existing historic structure within the District. Copies of historic structures among original ones look awkward and present a false historic context. However, the design of a Class 2 structure addition may be inspired by historic structure designs and features. Details should be consistent in form, scale and material selection with the Class 2 structure. Windows and Doors (if any) should complement, not dominate structures.





### **New Outbuildings Shall Relate to Their Historic Context**

Any new outbuildings to be built on the lot of a Class 2 structure shall be designed and constructed so as to visually relate to their historic context. Outbuildings shall be simple in design and relate to the period of construction of the principal structure on the lot. The outbuilding should be designed and built to the size and general massing of a stable, wagon shed, trades structure or other ancillary shed. Designs with a roof pitch, and sided with board siding typical of other historic outbuildings in New Market are encouraged.

### **Placement and Setbacks for Class 2 Structures Additions and Outbuildings**

Historically, the Class 2 structure type has dictated the structure's setback from the street. Commercial structures such as taverns, inns, hotels, and stores fronted directly onto the sidewalk of Main Street. Additions to Class 2 residences along Main Street were sometimes set back from the edge of the sidewalk. The construction of new additions to Class 2 structures in New Market should follow this historical precedent. A structure constructed as a dwelling may be built on the edge of the sidewalk or set back from the sidewalk no more than the maximum distance of any existing structure's setback on the same block (this does not refer to an outbuilding's setback. 3, 3AB, New Market Planning and Zoning Ordinance).

Historically, outbuildings such as barns, liverys, workshops, and carriage houses utilized the rear portion of the long narrow lots of New Market. Outbuildings in the Historic District shall follow this historical precedent and not be placed facing Main Street but rather, they will face onto the alleys. Garages, sheds, outbuildings or workshops shall be placed behind and remain detached from the principal structure. It is recommended that new outbuildings be set back from the perpendicular alleys to minimize their visual impact from Main Street.

### **Style, Height and Form of Class 2 Structures Additions**

The cornice line of an addition shall be equal to or lower than the cornice line on the principal facade of the main structure. Likewise, the ridge line of an addition is to be equal to or lower than the ridge line of the main structure. The form of new additions will be compatible with the form of any adjacent to Class 1 structure. (Figure 70. Historically, additions along Main Street were set flush with the existing structure façade to create the appearance of a large more substantial structure). Historic styles outside the Mid-Atlantic tradition are incompatible with New Market's architecture. The height and overall size of any proposed new addition must not exceed the height of the principal structure on the lot where it is to be constructed. Please consult the Town of New Market Land Development Ordinance for regulations concerning building height.

### **Addition Width and Window Rhythmic Patterns to Class 2 structures**

Historically, Class 2 structures of New Market fill a majority of the total frontage width of the lots along Main Street. The window and doors placement plays a central role in the visual character of the Town of New Market's Historic District and Main Street in particular. The repetition of the two, three, four, or five widow segments of the Class 2 structures along Main Street is a significant character defining feature of New Market. Additions to Class 2 structures that front onto Main Street shall continue this pattern.

### **Relationship of the Facade Parts to the Whole**

All parts of a new structure facade should be visually integrated as a composition, which will then relate to adjacent structures. The size and proportions of facade elements such as doors, windows, cornices, and water tables emphasize the vertical and horizontal dimensions of a facade. Exaggeration of these elements and the use of ribbon windows, vertical stacks of windows, and contrasting color brick courses create a design that is not compatible and is out of proportion with Class 1 structures.

### **Roof Form, Materials and Features**

The predominant, significant roof form for principal structures in New Market is a gable roof with the roof-line running parallel to the street. Other roof forms found in New Market include a mansard roof, hip roofs, and shed roofs hidden behind a parapet wall. Historically, the roof form of an addition placed alongside an existing gable roof structure facing Main Street followed the form of the principal structure. Continuing the historical precedent, additions to gable roof structures





that face Main Street must also have a gable roof. Additions on a secondary facade can have a different roof form.

On new structures, the use of one of the historic roof forms found in New Market is required. On structures fronting Main Street, the use of side-gable roof with the roof-line paralleling Main Street is strongly encouraged. Mansard roofs are not to be utilized in new construction because the roof type is so rare in New Market.

### **Roof Materials for Additions to Class 2 structures**

The roofing material on an addition should match the existing structure or be visually similar. For example, an addition to a structure with a slate roof should have a roof that is slate, a synthetic slate, or a material that appears similar in color and dimension to slate. However, the roofing material of a one-story shed addition to a two-story slate roof house could be another historically appropriate material such as painted metal, especially if the slope of the proposed shed roof was less than the main roof.

### **Dormers Features**

Dormer design, proportions, and placement on additions to Class 2 structures should be compatible in size, scale, proportion, placement, and detail with the historic gable, hipped, segmental arch-head, and shed dormers found in the Historic District. The overall width of the dormers shall be no wider than the overall roof width.

### **Skylights of New Additions to Class 2 structures**

Skylights with a low profile are permitted on all secondary facades but not on principal facades. The placement of skylights should relate to the overall fenestration of the structure by relating vertically to other openings in the wall. The use of dormers and skylights on a single roof plane is discouraged.

### **Exterior Walls of New Additions to Class 2 structures**

An addition to a Class 2 structure should replicate the existing exterior wall material in type, color and texture of the principal structure, unless otherwise approved by the Historic District Commission.

### **Windows and Doors for New Additions to Class 2 structures**

It is recommended that the material of windows and doors in additions match the material of the window and doors in the existing structure. The proportion of windows and doors in an addition should be similar to the proportion of original openings in the existing structure. Replicating the sash type and pane configuration of the original windows is encouraged. If the sash type and

configuration is not compatible with the original sash, then it should not be used. For example, a six over six double hung sash configuration on the existing structure should be replicated with a similar configuration with similar dimensions to the original configuration. For Victorian era and 20th century structures, proposed windows in an addition should relate visually to the existing historic windows. Sliding glass doors with large uninterrupted sheets of glass are not appropriate on the principal facade of an addition.

The placement and proportion of windows and doors shall relate to the placement and proportion of openings on the existing Class 2 structures of New Market. Vertically proportioned windows should be placed in a three, four or five bay configuration be installed on principal facades. The percentage of window openings to total wall surface on a principal facade should not exceed 33 percent (one-third) of the total wall area.

### **Shutters and Blinds for New Additions to Class 2 structures**

Shutters and exterior mounted blinds are generally discouraged on additions to Class 2 structures. If shutters are proposed, they shall be properly sized to fit the opening, and appear operable by being mounted on proper shutter hardware. Plastic or vinyl shutters are prohibited. All blinds which mount directly onto an exterior wall surface shall not be approved.

### **Porches and Stoops for New Additions to Class 2 structures**

New porches and stoops along Main Street are encouraged. On additions, porches or stoops must be simple in design and visually relate to the existing structure.

### **Hardware and Electrical Devices for New Additions to Class 2 structures**

The mounting of small louvers, registers, exhaust fans, alarm devices, cable boxes, utility meters and other mechanical and/or electrical devices should be avoided on principal facades. To minimize their visual impact, devices mounted on secondary facades will either be painted to match the color of the material on which it is mounted or screened by landscaping features.

### **Signs within the Historic District to be applied to Class 2 structures**

The ability to add a sign to any structure within the Town of New Market is approved by the Zoning Administrator for the Town of New Market for all permanent or temporary signs, banners, flags, or sandwich boards. See the Town of New Market Land Development Ordinance Article VII for the specific responsibilities of the Zoning Administrator. The HDC/ARC shall grant a "Certificate of Appropriateness" that governs those physical elements as





described in the Town of New Market Land Development Ordinance Article. All signs shall be compatible with the scale, proportion, form and architectural detailing of the building to which they are applied. Projecting signs (hung perpendicular to the wall on a decorative bracket) and free-standing signs that are rectangular, square or elliptical are appropriate to the majority of Class 1, 2 or 3 buildings. A traditional sign type such as wood with either carved or painted lettering is required. Signs shall not obscure any architectural detail.

On commercial buildings with a storefront, signs shall be placed in the sign board area located above the storefront windows and below the upper story windows where such space is provided. Where historic photographs indicate that a building historically had a larger sign than is currently allowed by the Zoning Ordinance, and the proposed building sign is based on the general size and design of the historical precedent, the Historic District Commission will consider the merits of the application without regard to its conformance with size limitations of the sign ordinance, and may recommend to the board of Appeals that a larger sign be approved.

#### **Lighting for New Additions to Class 2 structures**

Exterior lighting of additions is to be simple and in scale with the structure, and mounted in a traditional manner. Recessed downlights, if proposed, will be placed to avoid dramatic light patterns on the proposed structure facade.

## **Design Guidelines for Class 3 Buildings**

### **Guidelines for Non-Significant Structures within the Historic District (Built after 1975)**

The following guidelines pertain to the construction of new buildings any alteration or additions within the Historic of New Market. These Class 3 structures are classified as “Non-Significant” and built after 1975. This includes all existing structures and such as infill dwellings and secondary structures (garages, sheds, outbuildings or workshops) and built after 1975. These structures shall be judged “Leniently”.

Class 3 structures that face directly onto Main Street and in a few cases an alley that is perpendicular to Main Street shall be governed as follows. These guidelines apply to any principal facades that front directly against North or South Alleys (Figure 48). Principal facades also include side facades that face public open spaces between structures.

### **Standards**

#### **Visual Relationship between Old and New**

Class 3 structures and their additions and outbuilding should relate visually and be subordinate to and not dominate neighboring Class 1 structures. Proposals for Class 3 structures within the Historic District will be considered for their specific location and evaluated based upon their compatibility with neighboring historic structures. The review of new Class 3 structures, their alterations and additions, will acknowledge any ‘neighboring’ Class 1 structures that is located on either side of the proposed structure addition or outbuilding. This review will also acknowledge any Class 1 structure directly across Main Street from the proposed building.

#### **Replicating Historic Structures**

The design of a new addition to Class 3 structure shall not be an exact replica of any existing historic structure within the District. Copies of historic structures among original ones look awkward and present a false historic context. However, a new structure’s addition ‘design’ may be inspired by historic structure designs and features. Details should be consistent in form, scale and material selection with the Class 3 structure. Windows and Doors (if any) should complement, not dominate structures. Designs that are respectful and also represent their own time in history are encouraged.





### **Additions Should Be Subordinate**

Additions to Class 3 structures shall be subordinate only to adjacent Class 1 structure. The subordinate appearance of an addition can be achieved through its setback (see Structure Placement and Setbacks below), massing, width, and detail.

### **New Out Buildings and Historic Context**

New outbuildings should be designed and constructed so as to visually relate to their context. Outbuildings should be simple in design and relate to the period of construction of the principal structure on the lot. The design and construction of outbuildings should not be overly elaborate. The outbuilding should be built to the size and general massing of a stable, wagon shed, trades structure or other ancillary shed. It should also be built with a roof pitch, and sided with board siding typical of other historic outbuildings in New Market. The building height and setbacks are governed by the Town of New Market Land Development Ordinance.

### **Structure Placement and Setbacks to Class 3 Structures**

The planned “use” of a Class 3 structure influences the structure's setback from the street. Commercial uses such as taverns, inns, hotels, and stores should front directly onto the sidewalk of Main Street. Class 3 structures constructed solely as residences along Main Street may be set back from the edge of the sidewalk. The construction of additions to Class 3 structures in New Market should follow these examples. A structure constructed as a dwelling may be built on the edge of the sidewalk or set back from the sidewalk no more than the maximum distance of any existing structure's setback on the same block (this does not refer to an outbuilding's setback. “Uses” of buildings are governed by the Town of New Market Land Development Ordinance).

### **The Placement and Setback for Outbuildings to Class 3 Structures**

Class 3 secondary structures such as barns, liverys, workshops, and carriage houses utilized the rear portion of the long narrow lots of New Market. New Class 3 additions and outbuildings, both inside or directly adjacent to the Historic District shall not be placed facing Main Street but rather, they will face onto the alleys. Garages, sheds, outbuildings or workshops should be placed behind and remain detached from the principal structure. It is recommended that new secondary structures be set back from the perpendicular alleys to minimize their visual impact from Main Street.

### **Style, Height and Form of Class 3 Structures Additions**

The cornice line on the principal facade of Class 3 structures shall be equal to or lower than the cornice line on the principal facade of the main structure. Likewise, the ridge line of an addition is to be equal to or lower than the ridge line of the main structure. The form of new additions will take into consideration the form of any adjacent Class 1 structures. Historically, additions along Main Street were set flush with the existing structure façade to create the appearance of a large more substantial structure). Historic styles outside the Mid-Atlantic tradition are incompatible with New Market's architecture.

The eave line and ridge line of a proposed new principal Class 3 structure must not exceed the height of the eave line and ridge line of flanking significant structures. The height and overall size of any proposed new secondary structure must not exceed the height and overall size of the principal significant structure on the lot where it is to be constructed. Please consult the Town of New Market Land Development Ordinance for regulations concerning building height.

### **Relationship of the Facade Parts to the Whole**

All parts of a new structure facade shall be visually integrated as a composition, which will then relate to adjacent structures. The size and proportions of facade elements such as doors, windows, cornices, and water tables emphasize the vertical and horizontal dimensions of a facade. Exaggeration of these elements and the use of ribbon windows, vertical stacks of windows, and contrasting color brick courses create a design that is not compatible and is out of proportion with significant structures in the district.

### **Roof Form, Materials and Features**

The predominant, significant roof form for principal structures in New Market is a gable roof with the roof-line running parallel to the street. Other roof forms found in New Market include a mansard roof, hip roofs, and shed roofs hidden behind a parapet wall. Historically, the roof form of an addition placed alongside an existing gable roof structure facing Main Street followed the form of the principal structure. Continuing the historical precedent, additions to gable roof structures that face Main Street must also have a gable roof. Additions on a secondary facade can have a different roof form.

On new structures, one of the historic roof forms found in New Market should be used as a guide. On structures fronting Main Street, the use of side-gable roof with the roof-line paralleling Main Street is strongly encouraged. Mansard roofs shall not to be utilized in new construction. This roof type is rare in New Market.





### **Roof Materials for Additions to Class 3 structures**

The roofing material on an addition is to match the original structure or be visually similar to the existing roofing. For example, an addition to a structure with a slate roof should have a roof that is slate, a synthetic slate, or a material that appears similar in color and dimension to slate. The roofing material of a one-story shed addition to a two-story slate roof house, however, could be another historically appropriate material such as painted metal, especially if the slope of the proposed shed roof was less than the main roof.

### **Dormers Features**

Dormer design, proportions, and placement on additions to Class 3 structures should be compatible in size, scale, proportion, placement, and detail with the historic gable, hipped, segmental arch-head, and shed dormers found in the Historic District.

### **Skylights of New Additions to Class 3 Structures**

Skylights with a low profile are permitted on all secondary facades but not on principal facades. The placement of skylights should relate to the overall fenestration of the structure by relating vertically to other openings in the wall.

### **Exterior Walls of New Additions to Class 3 Structures**

An addition to a Class 3 structure should either replicate the existing exterior wall material in type, color and texture of the principal structure or if wood siding is proposed for the addition, the type and detail of the new siding is to complement the proportions and scale of the existing structure.

### **Windows and Doors for New Class 3 Structures and Additions**

The placement and proportion of windows and doors must relate to the placement and proportion of openings on the significant structures of New Market. It is recommended that vertically proportioned windows placed in a three, four or five bay configuration be installed on principal facades. The percentage of window openings to total wall surface on a principal facade should not exceed 33 percent (one-third) of the total wall area. The installation of double hung sash is encouraged. On secondary structures, the size and type of windows and doors must relate to the type of structure proposed.

It is recommended that the material of windows and doors in additions match the material of the window and doors in the main structure. The proportion of windows and doors in an addition is to be similar to the proportion of original openings in the existing structure. Replicating the sash type and pane configuration of the windows is encouraged.

### **Shutters and Blinds for New Class 3 Structures and Additions**

Shutters on New Class 3 Structures shall be permitted but not required. If shutters are proposed, they shall be properly sized to fit the opening, and appear operable by being mounted on proper shutter hardware. Plastic or vinyl shutters are prohibited. Exterior mounted blinds shall not be permitted on new Class 3 Structures or Additions.

### **Porches and Stoops for New Class 3 Structures and Additions**

New porches and stoops along Main Street are encouraged. Porches or stoops should be simple in design and visually relate to the existing structure.

### **Hardware and Electrical Devices for New Class 3 Structures and Additions**

The mounting of small louvers, registers, exhaust fans, alarm devices, cable boxes, utility meters and other mechanical and/or electrical devices should be avoided on principal facades. To minimize their visual impact, devices mounted on secondary facades will either be painted to match the color of the material on which it is mounted or screened by landscaping features.

### **Signs within the Historic District to be applied to Class 3 structures**

The ability to add a sign to any structure within the Town of New Market is approved by the Zoning Administrator for the Town of New Market for all permanent or temporary signs, banners, flags, or sandwich boards. See the Town of New Market Land Development Ordinance Article VII for the specific responsibilities of the Zoning Administrator. The HDC/ARC shall grant a "Certificate of Appropriateness" that governs those physical elements as described in the Town of New Market Land Development Ordinance Article. All signs shall be compatible with the scale, proportion, form and architectural detailing of the building to which they are applied. Projecting signs (hung perpendicular to the wall on a decorative bracket) and free-standing signs that are rectangular, square or elliptical are appropriate to the majority of Class 1, 2 or 3 buildings. A traditional sign type such as wood with either carved or painted lettering is required. Signs shall not obscure any architectural detail.

On commercial buildings with a storefront, signs shall be placed in the sign board area located above the storefront windows and below the upper story windows where such space is provided. The Historic District Commission will consider the merits of the application without regard to its conformance with size limitations of the sign ordinance, and may recommend to the Board of Appeals that a larger sign be approved.





### **Lighting for New Class 3 Structures and Additions**

Exterior lighting should be simple and in scale with the structure, and mounted in a traditional manner. Recessed downlights, if proposed, will be placed to avoid dramatic light patterns on the proposed structure facade.

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## Guidelines for Compatible Landscape and Site Features in the Historic District

The relationship between historic buildings and the site features such as landscaping, green spaces, pathways, paved areas, driveways, parking areas and retaining walls, is unique and important in defining the overall unique historic character of the individual buildings in the Historic District of New Market. For structures facing Main Street, the front yards of Class 1, 2 and 3 structures and side yards that have Main Street frontage, special care, should be taken to create an attractive and historically appropriate image.

### Standards

#### Fences

**Materials:** Historically, fences constructed prior to 1850 were wood picket or vertical board types (figure 75). Fences and gates made of cast and wrought iron came into use after 1850 (figure 76). Thus, the use of picket and vertical board type fences is encouraged on lots where the principal structure were constructed prior to 1850, while the use of picket or cast and wrought iron fences is encouraged on lots where the principal structures were constructed after 1850. Because the historic buildings were updated and changed over time any of the above listed fences can be used. Historic fences should be preserved if possible. Woven wire (chain link), stockade fences (with jagged tops) and manufactured wood or vinyl lattice are prohibited. Space permitting, fences are encouraged on all Class 1, 2 and 3 structures and should follow these styles

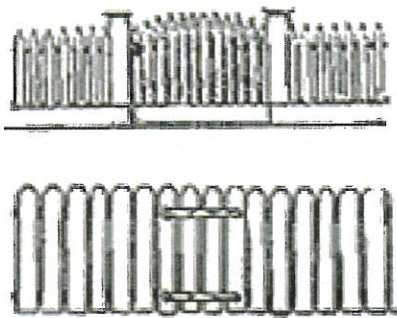


Figure 75. Most fences constructed in New Market prior to 1850 were constructed of wood. Fences on principal facades should be painted while on secondary facades may be left to weather naturally or stained an earth gray color.

**Design:** Fences along Main Street and principal alleys should be designed to allow views of the yard and building. Fences for rear and side yards may be more opaque. Gates should be design to swing, not onto the public sidewalk. Fences in back lots or near outbuildings, such as barns or sheds, may be rough board, plank or rail fences (unless facing a principal structure), but fences near dwellings



should be more refined or ornamental as described in the materials section above. (Also, refer to figures 7, 8 and 9 for more examples.)

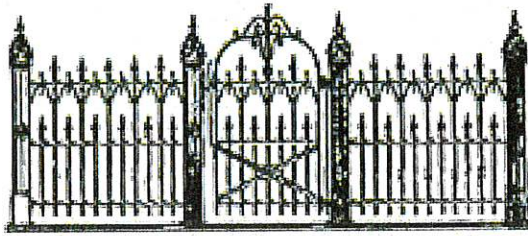


Figure 76. Decorative Iron fences appeared in the second half of the 19th century.

### **Retaining Walls**

Retaining walls visible from the public right of way should be built with traditional masonry materials. If retaining walls are not visible from the public right of way, pressure treated lumber can be considered. The use of railroad ties is prohibited.

### **Decks and Patios**

Decks and patios should be constructed only on secondary facades. The use of traditional materials such as wood and brick is recommended for construction of a deck or patio. The use of unpainted/unstained pressure treated wood is discouraged. Closed face steps are required.

### **Main Street Sidewalk Paving**

The preservation of historic brick paving along Main Street is required. If the brick paving must be replaced, the installation of new brick paving in a brick patterns that matches the existing streetscape patterns is required. New sidewalks paving materials and patterns should be consistent across the breadth of a lot along Main Street. (A town permit is required to disturb paving in any public 'right of way').

### **Walkways**

Brick paving laid in a traditional pattern is encouraged on private walkways. Other appropriate choices for walkways within the Historic District include unit pavers of stone or concrete, and poured concrete with a surface treatment (tinting, scoring, exposed aggregate or accent materials) and crushed brownstone or brick. Asphalt is not appropriate.

### **Curb Cuts, Driveways and Off-Street Parking**

Curb-cuts, driveways and off-street parking areas should be carefully planned and designed to be unobtrusive and protect the historical character of New Market.

**Location** - New curb-cuts, driveways and off-street parking areas should be located behind primary structures and should access side or rear alleys rather than Main Street. Removal of mature trees and out buildings to expand off-street parking is discouraged.

**Screening** - Parking areas with more than five cars shall be screened from public view on streets and alleys, as well as from abutting properties and residences. Screening may be provided by buildings, fences, walls, and/or plantings as approved by the HDC.

### **Plant Material**

Landscape plantings that are appropriate for the district and the period of the building are encouraged. Avoid placing trees and shrubbery next to the building foundation since this could lead to the deterioration of building materials. New plant materials when planted and at mature height should not obscure the view of any principal façade or the house number. Climbing plants shall be limited to free standing trellises or arbors that do not adjoin the building.

### **Landscape Planters and Window Boxes**

The use of moveable, landscape planters on front porches and stoops is encouraged. Landscape planters made of red clay, wood or tinted precast concrete are recommended, and should relate in size and scale to their location. Window boxes should be anchored in a manner that does not damage historic brick masonry. Window boxes should be simple in design and of a color similar to the color of the building window trim. The size should match the width of the window opening.

### **Street Furniture**

Street furniture such as benches, trash receptors, and tables should be simple in character, constructed of wood and/or painted metal, and be compatible with the style and scale of the district, adjacent buildings and outdoor spaces.

## **Design Guidelines for Architectural Review District (ARD)**

### **Purpose**

The objective of the Architectural Review District is to provide a rational system for evaluating, protecting and enhancing the historic heritage of New Market. The preservation of the historic character of the Town will provide economic benefits such as stabilizing and increasing property values as well as to promote cultural





and aesthetic values to foster civic beauty and pride.

### **Architectural Review Overlay District (ARD)**

The areas within the ARD are defined by the town's Land Development Ordinance. As of 2021 these areas include:

1. Those areas which have been annexed into the incorporated limits of the Town for which an annexation agreement between the property owner and the Town states the acknowledgment of the property owner to comply with all regulations set forth by the ARC.
  - a. Royal Oaks Subdivision
  - b. Brinkley Manor Subdivision
  - c. The Orchard Subdivision
  - d. Marley Commons Subdivision
  - e. New Market Commons Subdivision
  - f. Sponseller's Addition Subdivision (this subdivision has no HOA design review committee)
  - g. Calumet Subdivision
  - h. The Deleplaine property
2. Those areas that have been formally designated by Town Council as entryways to the Historic District including all those properties within the Residential Merchant District and Mixed Residential Service District those are not within the New Market Historical District. As of 2021 no such areas have been designated.

### **Scope of Architectural Review Commission (ARC) Duties**

Within the Architectural Review District the ARC shall:

1. Review and approve Design Standards and revisions to standards for developments that are required to have them per the LDO.
2. Review and approve Certificates of Appropriateness for town permit applications involving the construction, alteration, reconstruction, moving or demolition of any structure or appurtenance within the district,
  - a. The ARC only considers proposed changes that would affect the exterior appearance of a structure or appurtenance visible, or intended to be visible, from an adjacent public way in the district.
  - b. Appurtenances shall include fences, out-buildings, walls or other structures requiring a town permit.

3. For residential developments in the ARD that have Home Owner Associations (HOA) with a Design Review Committee who is working with ARC approved Design Standards, the ARC shall:
  - a. Review approve builder's prototypical home design plans,
  - b. New construction buildings permits on designated High Visibility lots,
  - c. Delegate review responsibilities for fences, decks, porches, patios, pools, sheds and other appurtenances to the HOA committee.
4. Not review Ordinary Maintenance or prevent work and repairs on any structure coming under the heading of ordinary maintenance.

#### **Desired ARD character, appearance of the ARD**

1. ARC review should focus more on community form and order and on building scale rather than on architectural style.
2. The scale of new development around the Historic District and along the National Pike should not over whelm the Historic District
3. New development around the Historic District core should preserve where practical the rural small town character and respect the scenic character of the National Pike Scenic Byway.
4. New construction, alteration, or repairs should not mimic past historic styles of the Historic District and need not represent the architectural style of any one period.
5. Simple rural building styles and agricultural landscapes are encouraged. Building designs that present the best designs of their time in history are encouraged.
6. Buildings and sites that exhibit additions, style and design changes over time should be permitted
7. Protection existing hedgerow and fence lines is encouraged as is the introduction new fence lines and hedge rows to defines spaces is encouraged.
8. Traditional gridded street patterns and homes built close to the street are desirable. Building setback should mimic those of the Historic District
9. Screening of commercial parking and placement away from the Pike streetscape are preferred.

#### **Factors to be Considered**

The ARC shall not disapprove an application except with respect to the factors specified in the LDO. In reviewing applications the Commission shall give





consideration to:

1. Whether the site or building has been designated by the town council being as of historic or architectural value and significance;
2. Whether the site or building would seriously impair the historic or architectural value of any surrounding structures designated as being of significance or to the unity of the Historic District.
3. The relationship of the exterior architectural features of additions to the remainder of the structure and to the surrounding area;
4. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
5. Any other factors including aesthetic factors which the Commission deems to be pertinent.

### **Criteria for Determination of Appropriateness**

After examination of material submitted, the Commission shall determine whether the proposal:

1. Will adversely affect the primary character of the district or the setting of structures and premises of substantial public interest.
2. Is appropriate to the character, appearance of the ARD,
3. Meets the requirements established by the Zoning Ordinance. (As advised by the Zoning Administrator).

### **Material to be submitted for Review**

The Architectural Review Commission may require submission of any or all of the following information in connection with the application:

- Architectural plans with elevations of all portions of structures with important relationships to public view and indications as to construction materials, design of doors and windows, ornamentation, and the like,
- Site plans,
- Landscaping plans,
- Proposed signs with appropriate detail as to character,
- Proposed exterior lighting arrangements,
- Elevations of all portions of structures with important relationships to public view and indications as to construction materials,
- Photographs or perspective drawings indicating visual relationships to adjoining structures and spaces, and such other exhibits and reports as are necessary for its determinations.

## V. Appendices

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## GLOSSARY OF TERMS

**Alley-** A Narrow Street, a thoroughfare through a block giving access to the rear of lots of buildings.

**Appurtenance** Something structural that is subordinate to or belonging to another larger, principal entity, that is, an adjunct, or accessory that generally accompanies something else.

**Architrave-** 1) The lowest horizontal element of a classical entablature;  
2) The ornamental moldings (trim) around windows, doors and other wall openings.

**Asymmetrical-** Not symmetrical

**Baluster-** A shaped, short vertical member, often circular in section, supporting a railing or capping.

**Balustrade-** An assembly consisting of a railing or capping supported by a series of balusters.

**Bay-** A regularly repeated main division of a building design. A building whose facade is five windows wide may be described as a five-bay building.

**Bay window-** A window structure projecting beyond the main wall plane; if attached to the building above ground level, properly called an oriel.

**Blind-** A louvered shutter that excludes vision and direct sunlight, but not indirect light and air, from a house.

**Bond-** The setting pattern of bricks or stones, such as common bond, Flemish bond, etc.

**Bracket-** A projecting support placed under an architectural overhang such as a cornice; often ornate.

**Capital-** The top member (cap) of a column.

**Casement sash, casement window-** A window sash which is side hinged; a window having casement sashes.

**Casing-** The exposed architectural trim or lining around a wall opening.



**Clapboards-** Narrow boards applied horizontally to an exterior wall, each of which overlaps the one below it to create a continuous skin over the wooden frame.

**Classical-** (Greek, Roman reference)

- 1) Decorative elements deriving directly or indirectly from the architectural vocabulary of ancient Greece and Rome;
- 2) Architectural harmony based on the principles ancient Greek and Roman architecture.

**Column-** A long vertical structural member that supports a load; in classical terms, a cylindrical support having a base, shaft and capital.

**Cornice-** Strictly, the upper projecting part of an entablature; in carpenter builder technology, any projected molding ("crown molding") which crowns or finishes a horizontal fascia; the exterior assembly which closes the joint between the wall and roof of a building.

**Demolition by Neglect-** Refer to, Land Development Ordinance of the Town of New Market, Maryland, Article XII, Enforcement, Section 1.5 'Demolition by Neglect'

**Doric-** One of the 5 classical orders, column usually without a base and with a simple capital.

**Dormer-** A roofed structure with a vertical window that projects from a pitched roof.

**Double-hung sash window-** A window with two vertical sliding sash, each closing half of the window opening.

**Eave-** The lower part of a roof that projects beyond the wall.

**Elevation-** The perpendicular view of a side of a building; an accurate drawing of one side of a building that represents its true dimensions in the plan perpendicular to the line of sight.

**Ell-** A wing or addition extended at a right angle from the principal dimension of building, resulting in an "L" shaped plan,





**Entablature-** The horizontal member carried by columns, composed of architrave (bottom), frieze and cornice (top).

**Façade-** The exterior front face of a building; usually the most ornate or articulated elevation.

**Fanlight-** A half-circular or half-elliptical window; often placed over a door.

**Fascia-** Any long, flat horizontal band or member.

**Fenestration-** The arrangement and design of window and door openings in a building.

**Flat-** arch. An arch with a horizontal bottom, formed with wedge-shaped stones or bricks.

**French door-** A door with a top and bottom rail, stiles (sides) and glass panes throughout most of its length.

**Frontispiece-** An ornamental portal or entrance bay around a main door.

**Gable-** The vertical triangular shape of a building wall above the cornice height formed by two sloping roof planes.

**Header-** In brick masonry, a brick laid so that its end is exposed in the finished wall surface.

**Hip-** The external angle at the intersection of two roof planes, a hip roof has roof planes that slope toward the center from all sides.

**Hood-** A projecting cover placed over an opening to shelter it. in kind. Replacement building component matching the original component in material, size, profile, texture, and color.

**jack arch-** See Flat arch.

**Light-** A pane of glass installed in a window sash.

**Lintel-** A horizontal structural member that spans an opening, for example a window lintel.

**Mansard-** A roof that is double pitched, the lower being much steeper, designed to allow a full story height within the attic space.

**Mass-** Bulk or three-dimensional size of an object.

**Massing-** The combination of several masses to create a building volume; organization of the shape of a building, as differentiated from wall treatment, fenestration, etc.

**Mullion-** A vertical member separating windows, doors or panels set in series; often used for structural purposes.

**Muntins-** A slender member separating and encasing panes of glass in a window sash.

**Order-** In classical architecture, a column with base (usually) shaft, capital, and entablature, embellished and proportioned according to one of the accepted styles - Tuscan, Doric, Ionic, Corinthian, and Composite.

**Oriel-** A window structure projecting beyond the main wall plane attached to the building aboveground level.

**Palladian-** Relating to the architectural designs of Andrea Palladio, Italian Renaissance Architect.

**Palladian window.** A three part window consisting of a prominent center window unit, often arched, flanked by smaller windows.

**Pane-** A flat sheet of glass cut to size for glazing use in a window; also called a light.

**Parapet-** A low guarding wall at the edge of a roof or balcony; the portion of a fire wall or part wall above the roof level.

**Parge-** A coating of cement-based mortar (stucco) applied over rough masonry work.

**Pediment-** In classical architecture, the triangular gable end of a roof above a horizontal cornice.

**Pergola-** A garden structure with an open wood-framed roof: often latticed.

**Picket fence-** A fence formed by a series of vertical pales, posts or stakes and joined together by horizontal rails.





**Pilaster-** A flat vertical element applied to the wall surface that simulates a classical column.

**Pitch, roof-** The slope of a roof; usually expressed as a ratio of vertical rise to horizontal run (inches vertical in 12 inches horizontal). '

**Plan-** A two-dimensional view of a building, or horizontal section of it, seen from above; hence, a precise drawing showing the arrangement of design, including wall openings and dimensions.

**Porch-** A structure attached to a building to shelter an entrance or to serve as a semi-enclosed space, usually roofed and generally open-sided.

**primary façade-** All facades visible from the public right of way, facing onto Main Street or onto one of the alleys.

**Proportion-** The relation of one dimension to another; usually described as a numerical ratio; in architecture, proportions determine the creation of visual order through coordination of shapes in a design.

**Quoin-** A masonry (or simulated masonry) unit applied to the corner of a building; often slightly projecting.

**Rhythm-** In architecture, the repeated pattern of building elements such as doors and windows

**Ridge, ridge line-** The horizontal line formed by the juncture of two sloping roof planes.

**Sash-** The movable framework holding the glass in a window.

**Scale-** The relationship between the apparent size of a human being; in a drawing, systems of proportion by which precise magnitudes represent larger magnitudes, usually the life-size dimensions of a building.

**Secondary façade-** All facades that are not visible from a public right of way.

**Segmental arch-** An arch in which the arched portion is less than a semi-circular.

**Shed roof-** A single-pitched roof over a small room; often attached to a main structure.

**Shutter-** An external movable screen or door used to cover a wall opening, especially a window; originally for security purposes; often confused with louvered blinds.

**Sidelight-** A framed area of fixed glass alongside a door or window opening.

**Sill-** The horizontal lower member of a window or other frame.

**Single pile-** A floor plan that is one room deep.

**Site plan-** An accurate scaled drawing of a site (lot) as if seen from above, describing the property boundary and orientation, the location of buildings, driveways, walks and other constructed site improvements, the retained vegetation and new plantings and finished grade contours.

**Skylight-** A glazed opening in a roof plane that admits light.

**Stoop-** An uncovered platform and steps at an entrance.

**Streetscape-** A setting or expanse consisting of the street, landscaping, and buildings along a street, as seen by the eye in one view.

**Stretcher-** A brick laid with the long side visible in the finished work.

**String course-** A horizontal course of masonry or wood trim which projects from a wall.

**Symmetrical-** A similarity of form or arrangement on either side of a dividing line.

**Transom-** A horizontal bar of wood separating a door from a transom window above it.

**Vernacular-** A mode of building based on regional forms and materials.

**Water-table-** A horizontal course of masonry or wood trim separating the foundation walls from the exterior walls above.

**Willful Neglect-** Refer to, Land Development Ordinance of the Town of New Market, Maryland, Article XII, Enforcement, Section 1.5 'Demolition by Neglect'

(Glossary definitions are in part based on Historic Architecture Sourcebook by Cyril M. Hanis, Ed., New York, McGraw-Hill Book Company, 1977)





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## **The Secretary of the Interior's Standards for Rehabilitation**

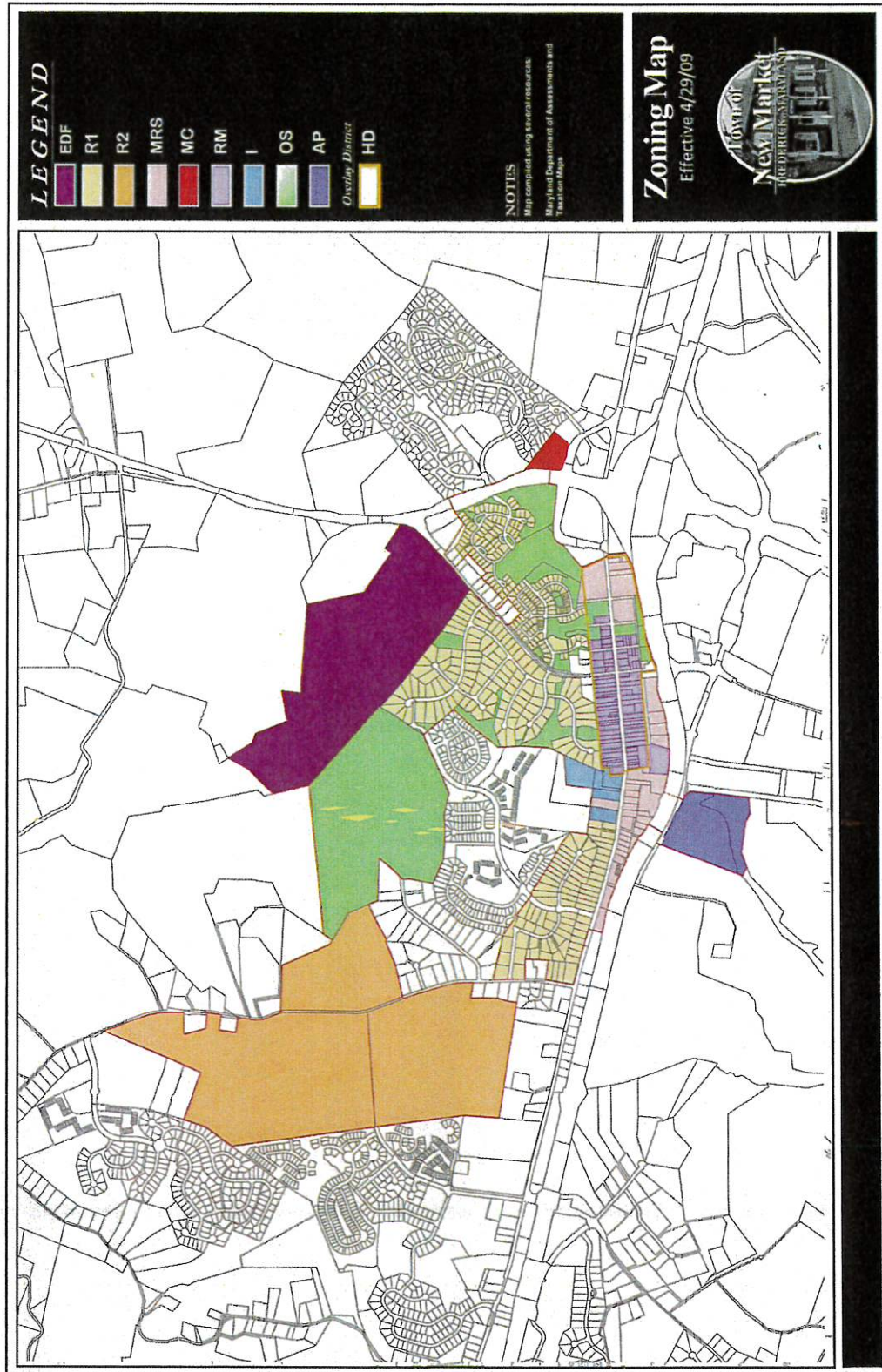
The Federal Department of the Interior provides guidelines for preservation and rehabilitation. The Department's website, (see below), is a source of information used in the preparation of these guidelines and provides technical information to assist in the restoration of older buildings. It also offers guidance to planners and administrators tasked with overseeing preservation efforts at local levels. It is also a source of information for anyone interested in the subject of preservation and rehabilitation of historic structures.

<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

<https://www.nps.gov/tps/standards/rehabilitation.htm>







END OF DOCUMENT

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## **New Market Historic District Zoning Ordinance**

The Land Development Ordinance of the Town of New Market as adopted by the Mayor and Town Council provides laws or regulations that govern how real property can and cannot be used within the Town limits. Within the body of this document, Article IV. Section 13.0, the law that enables the Historic District Commission to perform its duties and exercise its responsibilities is articulated.

Please review this document is on the Town of New Market Website.

[https://www.townofnewmarket.org/sites/g/files/vyhlf6386/f/uploads/zoning\\_ordinance\\_1.pdf](https://www.townofnewmarket.org/sites/g/files/vyhlf6386/f/uploads/zoning_ordinance_1.pdf)

