

May 31, 2007

Design and Use Restrictions for Sponseller Addition

From Design Standards For Architectural Review Districts (as noted on July 1985 zoning map):

1. Color – Each property shall have a primary color. The trim shall be a second color. The door and shutters shall be of a third color. All colors will be selected from a preapproved list that may be viewed at the Town Office. The primary color shall be substantially different from any property adjacent to it, to the rear of it or across the street or road from it. All colors shall be recognized as that available during the colonial or Federal period. (The term colonial and federal shall be considered as having ended in 1820 for the purpose of these guidelines).

2. Fences – All fencing shall be made of wood. Fences may be spit rail or picket. Height of the fence shall be from 30 to 50 inches from the ground. A green vinyl covered metal mesh fence may be placed inside the fence so that it is not readily viewable from the nearest public access.

A. Split rail fences shall have 2 traverse rails inserted into posts.

B. Picket fences shall have pointed, rounded, or Gothic point fences. (The term Gothic refers to pickets with a sharp point and having a semi-circle cut out of each picket several inches below the point.

3. Windows – All windows shall have mullions. Mullions shall be the style known as 6 over 6 excepting that those windows higher than 48 inches may be 9 over 9 while windows of 30 inches or less may be 4 over 4 or 2 over 2. In all instances mullions shall be appropriate to the sizing of the window. Doors having windows or windowing effect shall also have mullions. Transoms shall be excluded from the requirement of having mullions. Windows may be vinyl clad or wood.

4. Storm doors – Storm doors may be wood or vinyl clad metal. In no instance may storm doors be aluminum colored or the color of any other metal. Storm doors shall be glass and/or screen surrounded by no more than 6 inches of wood or metal on the perimeter so that the color of the doors may be readily and easily visible from behind the storm doors. The color of the storm windows shall be white or any color consistent with the colors of the house.

5. Houses may be sided with wood, brick, stone, or sided with vinyl clad siding. Any change in the siding material shall be subject to approval. Colors shall be chosen from the pre-approved colors available for public view in the Town Office.

6. Storm windows may be wood or vinyl clad metal. In no instance may storm windows be aluminum colored or the color of any other metal. The color of the storm windows shall be white or any color consistent with the colors of the house as previously approved for the property.

7. Storage sheds, garages, gazebos, or other structures shall be made of materials similar to that of the primary structure on the lot. All such buildings shall have the same color scheme as the primary building upon the property. The roofing materials shall match that of the primary building upon the lot. Metal sheds shall not be permitted.

8. All swimming pools shall be landscaped, or otherwise masked in such a manner as to effectively disguise their appearance. Further, swimming pools shall be protected by such fencing as may be necessary for safety for the community. Above ground swimming pools shall be incorporated into a deck or patio. Free standing above ground pools not connected to the primary structure shall not be permitted.

9. Decks shall not protrude beyond the rear of the house. Decks shall be made of wood or of such material that will give the appearance of wood from the nearest public street or access.

10. Patios may be made of brick or concrete materials. Any patio readily visible from the nearest street or public access shall be made of brick and shall be part of the landscaping of the property.

11. Walkways and sidewalks shall be made of brick or concrete products.

12. All additions to any structure shall be of the same architectural style as that of the primary structure upon the lot.

13. All fireplaces shall be brick and shall conform to the Williamsburg or other established colonial patterns.

14. Driveways may be crushed stone or macadam.

15. Foundations for the primary structure shall be landscaped upon the front and sides. Other landscaping may be done to enhance the property appearance.

16. Each property shall maintain an appearance consistent with that of the Colonial and Federal appearance for the purpose of any structural changes.

From Guidelines for New Building Within Sponseller Tract (New Market Maryland Historic District Commission August 9, 1982):

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

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

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

1. Building plans shall be submitted to the Historic District Commission two weeks prior to a scheduled monthly meeting presently held the second Tuesday of each month at 7:30PM.

2. General building appearance shall be compatible to and not in conflict with (a) shall be eighteenth and nineteenth century designs. No split levels, contemporary, town houses, and unrelated stereotype development buildings, including carports. (b) Top of foundation shall be no less than 8-12 inches from grade line.

3. The structure must be no less than a story and a half and this type not to be more than 26 total and no more than 10 of any one basic house plan.

4. The exterior siding material shall be the same material on all sides. No brick fronts, with wood or other material on the balance or combination thereof.

5. Wood siding not more than six inches to the weather or brick (as noted) are the only approved outside siding materials. Other material will be reviewed as a separate item, and for the type structure planned.

Wood to be used on all trim and vertical fascia on ends of building; no butt wood siding ends.

Brick. To be rose color, or antique shades. No beige whites or mixed motley effects.

6. Roof pitch shall be no less than a 7-12 ratio. Exceptions will be reviewed as a separate item, and individually considered for the type of structure planned.

7. No roof shall have more than a 12-inch eaves overhang.

8. Roof colors shall be dark in appearance of one shade or in the case of wood shingles, natural in color, no mixed color combinations or light colors.

9. Windows – Wood construction wood mullions 6 over 6 are desired. Thermopane one over one with snap-in mullions to give the appearance of small panes can be requested.

10. Windows in front elevation shall be equally spaced first and second floor.

11. Windows – Aluminum A specific application and or type can be submitted for approval.

12. Where storm window are used, they can be aluminum, however, must be painted the same color as the trim.

13. Shutter – When used, they shall be wood or synthetic material identical in appearance to wood and be the same length as window. Be of width commensurate to appear functional.

14. Bay windows – shall not be on the front side of the building. In no case a bow type, or picture windows.

15. Doors – Front outside door shall be panel design no modern appearance.

16. Side doors and back doors – Outside shall have nine pane window or solid door, or combination Dutch type door.

17. No sliding glass doors, French type to be reviewed.

18. Garage doors – Solid wood frame, without windows when facing the street.

19. Combination storm doors – can be aluminum, however no grills, initials or scroll work or other decorative details. Also painted to match the trim.

20. Driveways – Can be macadam, however, should avoid blacktop appearance, prefer the blue stone look.

21. Chimneys: For both fireplaces and woodstoves, or any other functional or decorative use:

A. Outside type. Shall be no less than 5' wide at the base and 3' wide from a height of 5' from the grade to the top of the roof.

B. Chimneys which emerge through the main portion of the roof shall be no less than 2 feet by 3 feet in dimension. Real brick, no prefab or metal stack.

C. All external exposures of chimneys shall be rose colors of solid brick. No synthetic materials or white or cream tone color brick; includes item B-above.

D. All chimneys shall be centered on the roofline center of the gable end, center of roof ridge. Exceptions to be reviewed as a separate item and for the type of structure planned.

22. Landscaping

A. Lawn to extend from front of house to front property line and either side to boundary line.

B. Trees – No less than two trees per lot to remain or be planted; six feet minimum height.

C. Shrubs – At discretion of builder or owner.

D. Post light – Electric lantern type along entrance walk.

23. Front and side porch When used shall be in keeping with architectural period of the house.

24. Paint colors: Exterior paint colors for siding, trim and shutters shall be any of the type shown in authentic Williamsburg color charts, or as approved by the advisory committee.