

CITY OF FROSTBURG REGISTER OF HISTORIC PLACES GUIDELINES

New Construction

These guidelines are based on Standards for Rehabilitation written by the National Park Service. The Historic District Commission has adapted the following information with the hope of making the process of review and approval of work on properties located in the Historic District as clear and simple as possible.

Utilization of “Not Recommended” materials and/or techniques will increase the difficulty of approval, may increase the amount of time it takes to get approval of an application, and may ultimately result in the denial of the landowner’s application.

Every reasonable effort should be made to provide a compatible use of a property which requires minimal alteration of the structure or site.

Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property or neighborhood.

Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Recommended

- Using contemporary designs that blend with the architectural design of the area.
- New construction material should blend with existing buildings in type of material, texture and colors used.
- Protecting architectural details and features that contribute to the character of the building.
- New buildings should be constructed within 10% of the average height of surrounding structures.

Not Recommended

- Introducing new construction that is not compatible with the character of the district or site.
- Designing new work which is incompatible with the earlier building and the site in materials, size, color, scale or texture.
- Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have

- Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

a completely contemporary function such as a drive-in bank or garage.

- Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Recommended

- The width, scale, spacing, and rhythm of new construction should be compatible with adjacent buildings in the area or district.
- Rooflines should be compatible with those of surrounding structures.

Not Recommended

- Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.
- Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.