

NEW CONSTRUCTION AND ADDITIONS

The Least You Need to Know:

- New construction in a historic district is not only allowed but should be encouraged.
- The design of a new buildings or an addition must be compatible with the character of the surrounding historic district.
- New buildings should not try to appear historic; they should be compatible but clearly new.

Introduction

New construction is a sign of economic health and community vitality. New buildings and additions can dramatically change the appearance of a community. For this reason, new construction and additions should be compatible with historic buildings. They should not pretend to be historic or duplicate historic buildings, lest they diminish the importance of the historic buildings. New construction and additions should achieve compatibility through appropriate massing, shape, size, materials, etc.

Borough Regulations for New Construction

In addition to the review provided by HARB for new construction and additions in the historic district, there are other regulatory considerations to be taken into account for such projects. Building codes and zoning regulations of the Borough must also be met. For more information on these requirements, contact the Borough office.

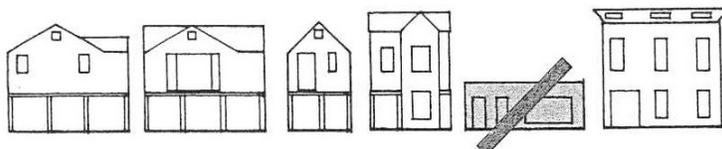
Guidelines for New Construction

- New construction should be compatible with historic buildings, while maintaining a contemporary appearance.
- New buildings should not visually overpower surrounding buildings.
- New buildings should not duplicate the design of nearby historic buildings.

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Important Considerations

Size, Scale, Proportion - New construction should relate to the dominant proportions, size and scale of buildings in the district. New construction should not exceed the height of buildings in the district by more than ten percent. Long, low buildings are inappropriate amid taller structures.

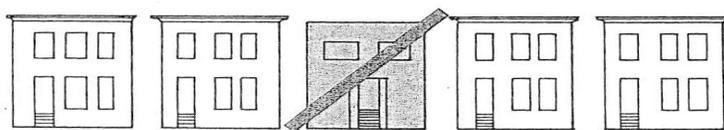


Shape and Massing - New construction should incorporate massing, building shapes, and roof shapes that are present in surrounding buildings.

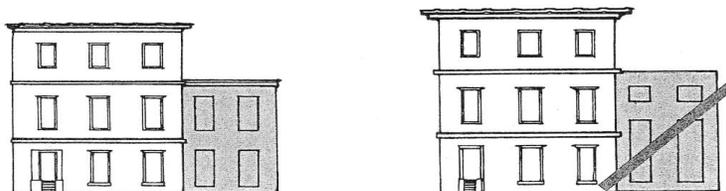
Materials - Building materials should be compatible with those of the surrounding buildings. Traditional materials that are common in the district, such as wood, brick, and stone, are preferred.

Patterns and Rhythm - The rhythm of facades along the street and components thereof should be maintained. Large buildings can be divided into bays to reflect neighboring rhythms.

Cornice and Floor-to-Floor Heights - New construction should continue the floor-to-floor and cornice heights of historic buildings in the district, or should incorporate detailing that suggests those heights.

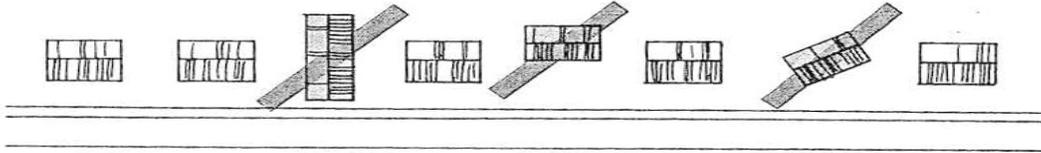


Windows and Doors - New construction should use window and door openings of design and size typical of those of historic buildings in the immediate neighborhood.



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Orientation and Location - Principal facades of new construction should face the same direction as the rest of the buildings on the street. The prevailing setback line at the street should be preserved.



Excavation and Archaeological Resources

If your building project will involve substantial excavation under or adjacent to an existing building, or to a previously undisturbed area, there may be potential to discover archaeologically important resources. Potential for this is greater on sites that were previously occupied by cemeteries. For further information, contact the Borough office.

Additions to Historic Buildings

Additions should maintain the proportions and profile of the original building. Position additions at the rear or on view-obstructed sides of buildings.

Set additions back from the front wall of the existing building.

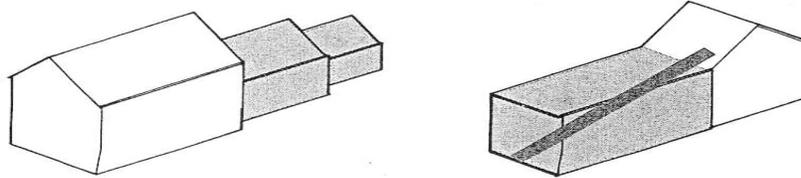
Construct additions so that important details and materials of the historic building are not hidden, damaged, or destroyed.

Guidelines for Additions

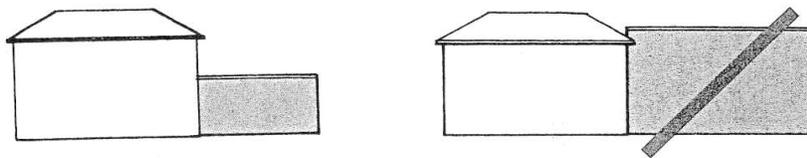
- Construct additions to minimize the loss of historic material.
- Place additions so that they are inconspicuous to the public eye. Use rear or side walls whenever possible.
- Avoid duplicating the appearance of the original building.

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- When adding stories to a building, set them back from the front wall to differentiate them and make them less conspicuous from the street.

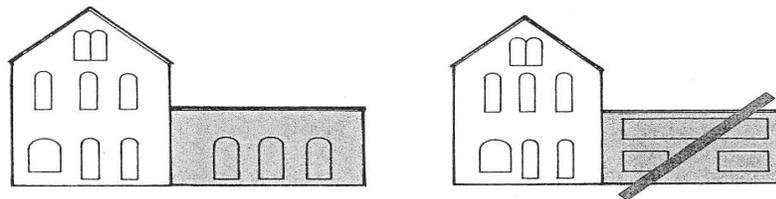


- Design additions so that it is clear what is historic and what is not. Contemporary designs for additions are not discouraged when compatible with the character of the building.
- Additions to non-historic buildings should not clash with or visually overwhelm nearby historic structures.



- Additions should be constructed so that their removal will not harm the historic form or integrity of the building.
- Build additions so that walls of historic buildings that face the street are not hidden, damaged, or destroyed.

Avoid using materials or details that draw attention away from the historic building.



* Drawings in this section used with permission from the Borough of Gettysburg