

GUIDELINES FOR DESIGN STANDARDS IN THE TOWN OF GIBRALTAR PRESERVATION DISTRICT

On December 5, 2007, the Gibraltar Town Board established the boundaries of a Preservation District within the village area of Fish Creek and set Design Standard Guidelines within the District. These guidelines, as recommended by the Town's Plan Commission have been established to encourage property owners within the District to maintain and improve the unique qualities of Fish Creek as part of implementing the Town's Comprehensive Plan.

Construction within the district should not be discouraged. However, infill in historic neighborhoods should be carefully designed. This does not mean that all structures must be designed as replicas of historic buildings.

Buildings should be compatible with nearby buildings in term of materials, scale, proportion and visual organization, but should not necessarily be the same as their neighbors. A structure should enhance the overall character of the village rather than drawing attention to itself and detracting from the overall character.

In researching a building plan, the first frame of design reference should be the existing buildings immediately adjacent to the site being developed. Construction should relate in some ways to the design characteristics found on these adjacent buildings. Secondly, the visual compatibility of the continuing streetscape should be considered. And thirdly the structure should compliment the total existing character of the village. By using adjacent properties as design inspiration, various parts of the village can maintain their own character. With this approach the district will not become mistakenly uniform.

THE FOLLOWING SPECIFIC GUIDELINES ARE MEANT TO ASSIST IN THE DESIGNING OF NEW OR REMODELED STRUCTURES WITHIN THE TOWN OF GIBRALTAR PRESERVATION DISTRICT.

Exterior Walls

- Exterior walls should be constructed of wood, native stone, or products which simulate the appearance of wood or stone.

Roofs

- Roofs should be gable or multi-gabled or show false fronts along the roof edge, or otherwise compatible with neighbors.
- Wood, asphalt, and grey or earth tone standing seam metal, are recommended materials.
- Roof Pitch should be between 6:12 and 12:12.

Paint Colors

- Colors such as White, Grey or other commonly used colors are suggested.

Masonry

- Limestone, granite, or products that simulate limestone or granite appearance are recommended.