

Existing Garages, Carriage Houses and Outbuildings

Some historic properties contain outbuildings including servants' quarters, sheds, carriage houses, and auto-mobile garages. These were often built with construction techniques and materials to match the primary dwelling. Although some are not original, many have architectural significance. These buildings should be preserved and maintained.

NOTE: For new garages see New Construction Guidelines.

A. Garages, carriage houses or outbuildings that contribute to a property's historic character, or are original to a property shall be preserved and maintained. Original features should be repaired to match the original.

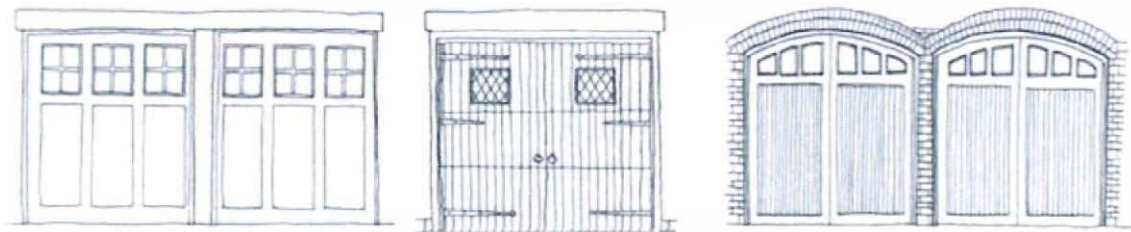
B. Garages, carriage houses or outbuildings original to a property should not be moved or relocated to another part of the lot.

C. Original doors should be maintained, but may be retrofitted with modern hardware and custom garage door openers.

D. Doors deteriorated beyond repair may be replaced with new doors. These should match original doors with features such as raised panels and glass window sections. Many styles appropriate for historic buildings are available with overhead opening, but the look of original swing doors. In general, flush metal doors are not appropriate. Translucent doors should not be used.

E. For architectural features visible from the street on garages, carriage houses, and outbuildings, refer to appropriate sections of this guide.

F. Non-original doors: If the door to be replaced is not original to the secondary structure, a door that is appropriate to the architectural period should be selected.



Examples of appropriate garage doors for historic properties

Building Additions to Existing Garages, Carriage Houses and Outbuildings

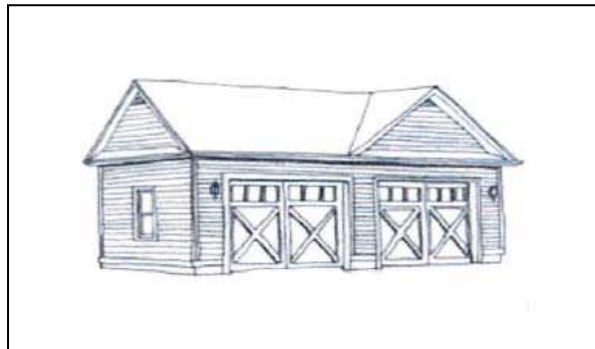
It is critical that additions to historic garages are in keeping with the original style of the existing building. If the garage is not original and is not in the style of the primary building, consider a new garage in an appropriate style.

NOTES: For changes (not additions) to existing outbuildings see Existing Garages, Carriage Houses and Outbuilding section.

For new garages see New Construction Guidelines.

A. In many cases, single car garages were built when most houses only had one automobile. Today many households have more than one automobile. If an owner wishes to build an addition in order to accommodate additional vehicles, said addition should be compatible in appearance to the original garage or carriage house.

B. Compatibility includes but is not limited to roof lines, roof pitch, overhangs, dormers, siding material, garage doors and service doors. For any new door included in addition, refer to appropriate sections of this guide.



Example of an appropriate garage addition for historic properties.

New Garages and Outbuildings

A. Secondary buildings shall be smaller in scale than the primary dwelling.

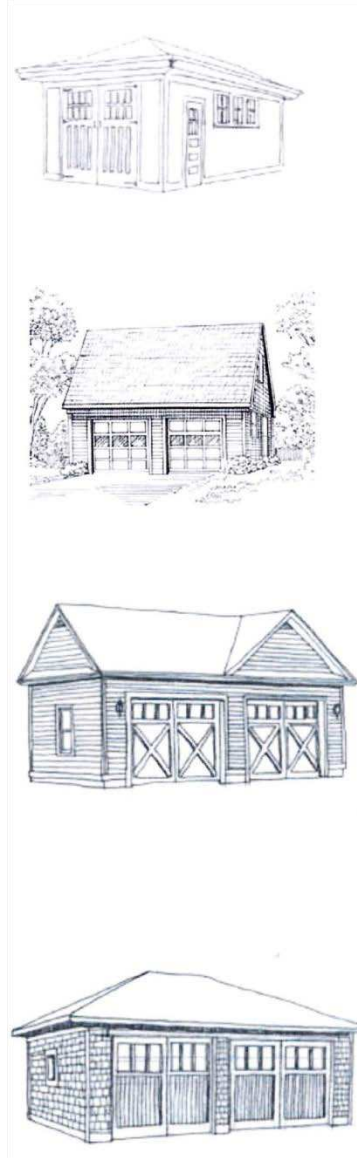
B. Secondary buildings should be built at traditional locations for outbuildings in the legally designated districts. These include at rear lot lines, adjacent to alleys and at the rear side of a dwelling.

C. New secondary buildings shall be compatible in design, shape, and materials, with the associated primary building.

D. Exterior materials of secondary buildings should match or be compatible with those of the primary building. If not visible from the street, secondary buildings may have exterior substitute siding materials such as cement board, aluminum or vinyl.

E. For doors on new garages, refer to appropriate sections of this guide.

Secondary buildings include garages, sheds, and other outbuildings. New construction of secondary buildings such as garages and sheds is acceptable as long as they are appropriate in design and sited in traditional locations. Construction materials should be similar to those of the primary dwelling.



Examples of appropriate new garages.