

Some historic properties contain outbuildings including servant's quarters, sheds, carriage houses, and automobile 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.

B.2.6 Existing Garages, Carriage Houses and Outbuildings

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 **on building that contribute to the property's historic character** should be maintained, but may be retrofitted with modern hardware and custom garage door openers.

D. Doors **on buildings that do not contribute to the property's historic character or doors that are** 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. **If the garage is located in the rear yard, being set behind the rear corner of the house, staff may approve substitute material as the garage door is not readily visible from the street.** 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. **If the garage is located in the rear yard, being set behind the rear corner of the house, staff may approve substitute material as the garage door is not readily visible from the street.**

