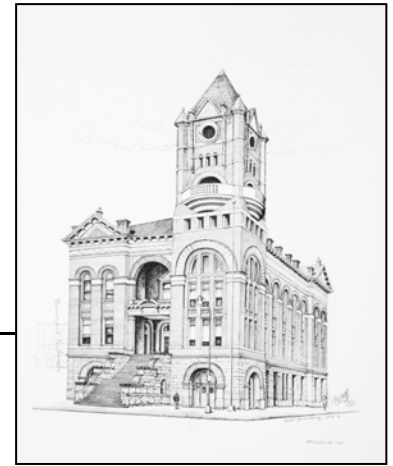


Garages & Outbuildings

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Standard

Newly constructed garages and outbuildings in historic areas should be designed to be compatible with the design of adjacent historic structures in scale, style, height, architectural details and materials, per SRC 230.025(i). They should be located and oriented in a manner that is typical to the neighborhood.

Placement

New garages or outbuildings should never dominate or overwhelm the houses which are adjacent to them. A good start in determining the best location for your garage or outbuilding is to look around your neighborhood at existing historic garages or outbuildings. Typically, you will see that these buildings are set to the rear or the side of the house.

Outbuildings should be as inconspicuous from the street as possible. Ideally, they will be behind the house or screened with landscaping.

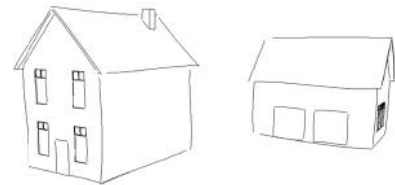
Design

New garages and outbuildings should be compatible with both the neighborhood and house in size, scale, massing and proportions. Again, this means they should not detract or call attention from the main house.

Generally, garages and outbuildings in historic areas should be one story in height, and have a roof form that compliments the main house in shape and pitch. Metal prefabricated storage sheds are not permitted. Wooden gazebo kits are generally allowed, but the design must be approved and placement should be inconspicuous. The wood must be painted.

Garage doors should be one car wide, not two. If a two car garage is proposed, there should be separate doors for each bay.

Metal doors are generally not approved on historic garages. Overhead wood doors that reflect the character of historic swinging doors may be acceptable.



CORRECT DESIGN AND
PLACEMENT OF GARAGE



INCORRECT DESIGN AND
PLACEMENT OF GARAGE

Garages and outbuildings were historically service buildings and had simpler detailing than the houses with which they were associated. New garages and outbuildings should be detailed similarly to new additions. This means they should be compatible with – but easily differentiated from – the historic house in material, color, and detailing so the new garage or outbuilding does not appear to be historic.

History of Garages & Outbuildings

Historically, as today, garages and outbuildings were service buildings which provided storage and utility space. Garages came into vogue when the automobile replaced horses as a primary form of transportation. Early garages were small, to house the less imposing vehicles of early automotive history. They were detached from, and usually set behind or to the side of the main house, and were only one bay wide. As cars became more common, garages began to be designed to match the houses they went with, or were even built as an integral part of the house.

Other types of outbuildings served different purposes, but sheds were most commonly used for storage of garden or farming implements and other outdoor items. Specific outbuildings like pump houses, springhouses or outhouses served early plumbing needs.

Additional Reading

The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Washington, D.C.: Preservation Assistance Division. National Park Service, U.S. Department of the Interior, rev. 1983.



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