

Garages and Other Accessory Structures

Existing Garages and Accessory Structures

Historic garages should be retained. Character defining features of the resource such as primary materials, roof materials, roof form, windows and doors and door openings, and any architectural detail should be retained.

1. Retain and preserve garages and accessory buildings that are historic and that contribute to the overall historic character of the resource.
2. Retain and preserve the character-defining materials, features and architectural details of historic garages and accessory structures, including roofs, exterior materials, windows, and doors.



107 West 11th Street

The garage at this residence is a good example, as it took design cues from the primary resource, retained historic patterning, while providing modern functional convenience.

New Garages and Accessory Structures

Garages and accessory structures should be consistent in design with the guidelines provided in the “New Construction” section of this document. That is, new accessory buildings should take design cues from the primary resource, they must be subordinate to and compatible with the primary resource in style, size, material, massing, roof profile, and detailing. They should follow the character and pattern of historic accessory structures even while recognizing 21st century requirements for contemporary uses.

1. If a historic garage or accessory structure is beyond repair and being proposed for demolition and replacement with a new structure, then the replacement shall be of

compatible size, scale, materials, style and massing to the original garage and historic main house.

2. Permanent accessory structures and garages shall be compatible in terms of size, scale, massing, design, and materials to the main resource on the lot and of other accessory structures or garages on the block.
3. Exterior siding material on garages and accessory structures should match the material of the main resource of the property or compliment the material.

Garage Doors

The design and installation of new garage doors, either as replacements or on new garages, are a common improvement that require a Certificate of Appropriateness.

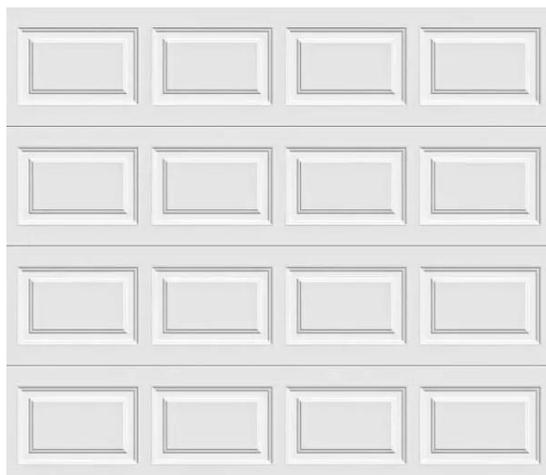
1. The appearance and materials of the vehicle door should replicate the original door. Window locations, design, reveal and finish of replacement doors shall match the original doors.
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- 190 W. 10th Street – Recessed Panel
2. New garage doors shall be similar to those traditionally used for the style of architecture of the garage structure. A flat or recessed panel design and windows similar to the design of a garage door used during the period of significance of the historic district is appropriate. Raised panel garage doors are not appropriate.
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- 80 W. 13th Street – Flat Panel
3. Wood is the most appropriate material, and two smaller doors are more appropriate than one larger door.
 4. Structures shall be located at the rear of the property behind the main residential structure. Placement of the garage shall be reviewed by the HDC.

Alternative Garage Door Materials

Historic district guidelines recommend the preservation of original garages and their materials and elements such as garage doors. Garage doors are often replaced due to deterioration, failure of the operating hardware, or the need to accommodate larger

vehicles than the garages were originally designed for. For garages which have missing or non-repairable original garage doors, the Commission may consider wood or alternative replacement doors.

Alternative material garage doors may be considered as long as the designs are closely compatible with the original garage doors. Several manufacturers of garage doors now produce overhead track doors which resemble traditional designs. Garages which are directly on a side street or otherwise readily visible from the street are reviewed more stringently and in these cases there may be the requirement that the property owner install a compatible wood door.



Raised Panel
Not Appropriate in the Districts

Carports, Porte Cochere

New carports and structures shall only be permitted where such structures are characteristic of the historic style of the principal building on the lot and where they are subordinate to the primary structure.

Non-Permanent Accessory Structure

A pre-manufactured shed, defined as a shed to be assembled for an outdoor accessory structure, are permitted with staff approval for units up to 49sq.ft. with the following conditions:

- A permanent foundation (such as concrete) shall not be used.
- The unit shall be located at the rear of the property out of the line of sight from the street right of way.