



# HISTORIC DISTRICT DEVELOPMENT STANDARDS

## HISTORIC BUILDING BRIEF No. 5

# Garages/Outbuildings

### General Guidelines

- Retain and preserve historic garages and outbuildings whenever possible.
- New buildings should not visually detract from the main house.
- New buildings should be placed behind the front line of main house.
- Single-width garage doors maintain the character of historic neighborhoods. Multiple garage doors detract from historic character.



### History

- Garages originally were separate buildings placed behind the house, often accessed from alleys.
- Began to be incorporated into houses in 1920s. Usually placed on side of house, in hilly locations they were often tucked underneath.
- Doors were usually swinging doors, one car width wide.



Early 20<sup>th</sup> century single garage tucked underneath

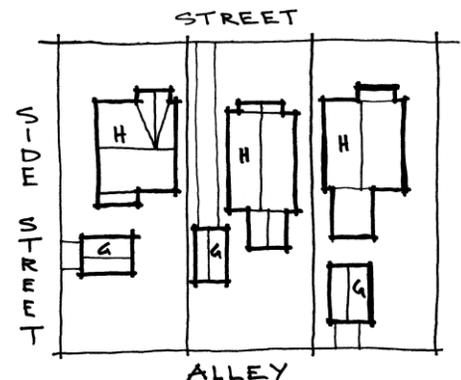


Late 20<sup>th</sup> century double garage pulled toward street

- Garages in Ranch Style houses were under the same roof as main house and often placed in front.
- By 1970s, garages were one of most prominent features of a house. Typically placed closer to street, and with wider doors than earlier examples.
- Other types of historic outbuildings include sheds for storing garden/farm equipment, wood sheds, pump houses, spring houses and outhouses.

### Placement and Size of New Garages/Outbuildings

- Locate as inconspicuously as possible on side or rear of main house. Preferably placed behind rear line of main house.
- Must meet current City codes on setback and lot coverage ratios.



# Garages/Outbuildings

- Utilize smaller footprints than main house and limit to one-story in height.
- Follow historic setback patterns of other garages and outbuildings on street or in district.
- Locate sheds and gazebos in rear yards.
- Screen from public view with landscaping.



## Should outbuildings match style of main house?

- Design of new buildings should be secondary to and simpler than that of main house.
- Materials should reflect the use and function of building, not that of main house.
- Compatibility with historic district and streetscape, not just main house, is important.
- Use roof form that compliments main house in shape and pitch.
- Metal, plastic, vinyl or canvas prefabricated outbuildings or carports are inappropriate.

## Garage Doors

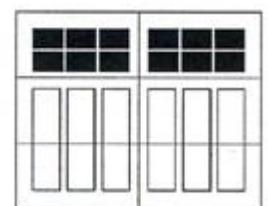
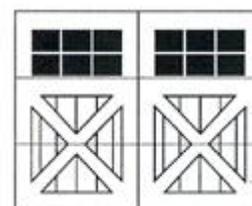
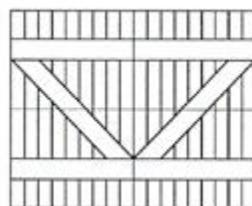
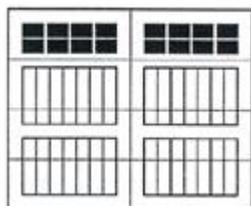
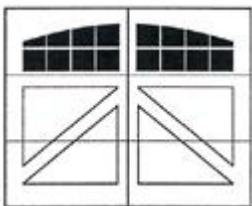
- Paint to complement garage.
- Use single width doors. If two-car garage is desired, use separate single-width doors for each bay.
- Metal doors are not appropriate, but if used they should be painted.
- Overhead wood doors that reflect the character of historic swinging doors are good options.
- If doors are highly visible from a public street, wood paneled doors are preferred.



## Additional Reading

- National Park Service Preservation Brief No. 14: New Exterior Additions to Historic Buildings: Preservation Concerns, [www.nps.gov/hps/tps/briefs/brief14.htm](http://www.nps.gov/hps/tps/briefs/brief14.htm)
- National Park Service “The Secretary of the Interior’s Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Buildings”, [http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab\\_approach.htm](http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_approach.htm)

*Some examples of period garage door styles*



Fifth in a series of educational briefs to encourage successful rehabilitation of Ashland’s historic buildings. For additional briefs contact: