

## SITE & SETTING

# OUTBUILDINGS

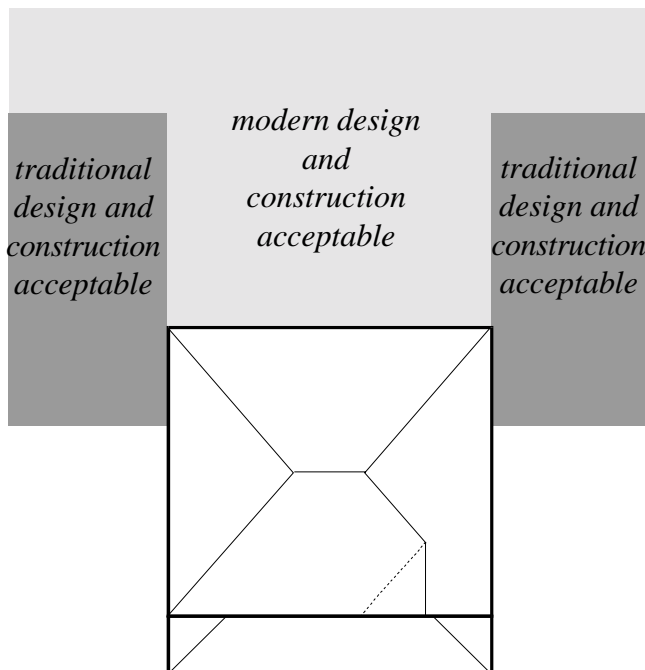
Outbuildings refers to historic and modern structures secondary to the main structure on the property.

## GOAL:

**The primary goal is to preserve historic outbuildings and to pattern new outbuildings after historic examples.**

Actions to achieve the goal:

- Historic outbuildings should be preserved and maintained.
- Rehabilitation of historic outbuildings should be consistent with the rehabilitation guidelines for houses with regard to foundations, materials, details, windows, doors, and roofs.
- New outbuildings should:
  - a) use traditional placement, generally well behind the facade line of the house,
  - b) should not be attached to the house,
  - c) should not be out of scale with the house, and
  - d) should use materials and design compatible with the house when within the public view.



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### **Glossary terms:**

*Facade line: p. 20*

*Public view: p. 21*

*Routine maintenance: p. 21*

***Examples: Changes requiring a COA***

- \* Demolition of an outbuilding.
- \* Construction of garage or carport.
- \* Construction of a storage shed.
- \* Construction of any other type of outbuilding.
- \* Adding to an outbuilding.
- \* Relocation of an outbuilding.

***Examples: Changes not requiring a COA***

- \* Painting an outbuilding.
- \* Reroofing an outbuilding.
- \* Routine maintenance to an outbuilding.

***Common Mistakes***

- ▶ *Placing outbuildings at the front of the property. [A]*
- ▶ *Attaching carports to the house.*
- ▶ *Constructing outbuildings of an incompatible design when within the public view. [B]*
- ▶ *Using modern materials when the outbuilding is within the public view.*
- ▶ *Constructing outbuildings of an inappropriate scale.*

