

Chapter 9. Accessory Structures

Context & Character

Accessory structures include original or early garages, carriage houses or sheds. Traditionally these structures were important elements of a residential site. Because secondary structures make important contributions to a site and the district, helping to interpret how an entire site was used historically, their retention and preservation are strongly encouraged.

When treating a historic accessory building, respect its character-defining features such as the primary materials, roof materials, roof form, historic windows, historic doors and architectural details.

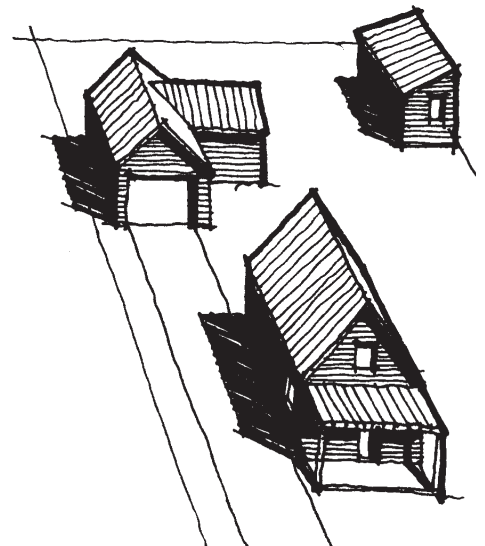
Design Objective

Significant historic accessory structures should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or identifying an adaptive use so that the accessory structure provides new functions. Newly constructed secondary structures should remain subordinate to the primary building, and compatible in mass and scale.



Carriage house with hay loft door

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Historically, accessory structures were sited at the rear of a lot; this pattern should be maintained wherever feasible.



Continuing scale and/or use of early rear garage structures with shared access driveway.



Street facing accessory structure reflecting the house design, and using a pair of side-hinged doors.



Early garage sliding door arrangement with later alterations.

History of Accessory Structures

Studies of accessory structures document a progression from the barn or carriage house to the garage. When the automobile arrived, it was often stored in the barn or carriage house. Later, however, as the automobile became prevalent, the garage took on a building form of its own. According to “Garages in Salt Lake City’s Avenues District,” many characteristics of the carriage house were adapted to accommodate the car.

For instance, due to fear of its potential flammability, the garage was detached from the house and located a distance from it, usually along an alley, if one existed. Also, various fire resistant materials were used in garage walls, including: vitrified brick, cast concrete, pressed metals or hollow tile. Roof materials included slate, metal, terra-cotta, wood, asphalt and asbestos.

Originally garage doors were similar to those seen customarily on barns and carriage houses: double doors that were side-hinged or that slid horizontally. The use of double doors eventually gave way to a vertically rolling overhead garage door, which was the prototype for the electric garage door. The location of the garage itself moved as owners became less worried about the threat of flammability. During the 1920s, homeowners began to build garages to the side of their house, and by the 1960s the garage was often part of the house.

Preserving or Rehabilitating Historic Accessory Structures

Primary Materials

Many of the materials that have been used historically in accessory structures are those employed in the construction of primary buildings. The characteristics, use, repair and replacement of these materials are addressed in the preceding chapters. In preserving or rehabilitating accessory structures, it is important to preserve the original materials to retain the character of the historic structure and its relationship to the house.

Roof Forms and Materials

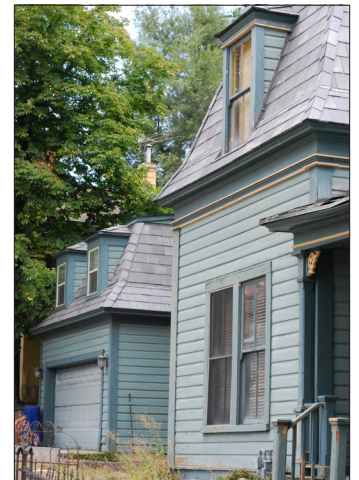
Most historic accessory structures had gabled or shed roofs, with flat roofs becoming more common from the 1930s. Roofing materials included slate, metal, terra-cotta, wood, asphalt and asbestos. Property owners are encouraged to use period-appropriate roof forms and materials if undertaking more extensive projects, such as converting an accessory structure to a new use. However, because accessory structures are often subordinate to the main house, greater flexibility in their treatment may be appropriate.

9.1 Preserve a historic accessory building when feasible.

- When treating a historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
- Avoid moving a historic secondary structure from its original location if possible.



This garage reflects the design of the house in form, details and materials.



Garage & accessory space designed to complement the historic house.



A traditional design as garage and accessory space.



Rear garage designed to complement the house.



Recent rear garage designed to complement the scale and character of the house and setting.



Early multi-car garage with simple form and materials.

9.2 New accessory buildings should be constructed to be compatible with the primary structure.

- In general, garages should be unobtrusive and not compete visually with the house.
- While the roofline does not have to match the house, it should not vary significantly.
- Appropriate materials may include horizontal siding, wood shingles, brick, and in some cases stucco.
- In the case of a two-car garage consider using two single doors since they help to retain a sense of human scale and present a less blank look to the street.

9.3 Attaching garages and carports to the primary structure should be avoided.

- Typically before c. 1940 a garage was a separate structure, at the rear of the lot, and this pattern should be maintained where possible.
- The City considers attached accessory structures on a case-by-case basis.
- An attached garage may be treated as an addition. Regulations and guidelines (Chapter 8) for additions may apply.

Additional Information

Miller, Lisa. *Garages in Salt Lake City's Avenues Historic District*. Published by the Utah Heritage Foundation

Halda, Bonnie J., AIA, *Preservation Tech Notes. Doors #1: Historic Garage and Carriage Doors: Rehabilitation Solutions*. Washington, DC: Technical Preservation Services Division, National Park Service, US Department of the Interior. 1989

www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Doors01.pdf



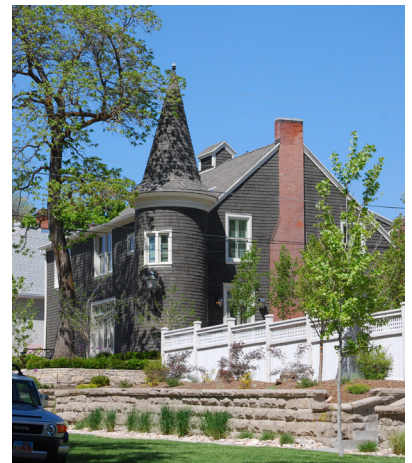
Early street facing 'sunken' garage using river rock facing.



Recent street facing garage addition designed to respect scale & character.



Many early garages with alley access are still found throughout the Avenues neighborhood.



An original carriage house now converted to an individual dwelling.



Context sensitive design of accessory space & garage.

