

OUTBUILDINGS: GARAGE, CARRIAGE HOUSE, STORAGE SHED

Brunswick has a wide range of outbuildings, including garages, barns, carriage houses and small storage buildings. These outbuildings may be attached to the main house or freestanding. In either case, these buildings are often visible from the street and echo the details of the main building on the property.



Typical characteristics of a detached early 20th century garage:

Square footprint or plan

Hipped roof

Double-hung windows

Side door

Doors, roof elements, windows, and exterior wall surface are some of the character-defining elements on outbuildings. In Brunswick, many of the doors are paneled with a single or double row of glass panes. In some cases these doors operate by swinging open or sliding on a track. Different materials (shingles as opposed to clapboards) and simpler window configurations were often used on the side (or less visible) barn elevations.

In some instances, outbuildings in the neighborhood have taken on a new use as living quarters. In these cases, the character-defining features should be maintained. Alterations to an outbuilding should be reviewed using the same standards one would apply to a primary structure.

GUIDELINES:

1. Existing outbuildings should be maintained and preserved wherever possible.
2. Every effort should be made to repair the existing outbuilding and any character-defining architectural features of the building. Repairs should be made with as little intervention as possible by patching, piecing-in, splicing, consolidating or otherwise reinforcing the deteriorating material using the same material as the existing structure.

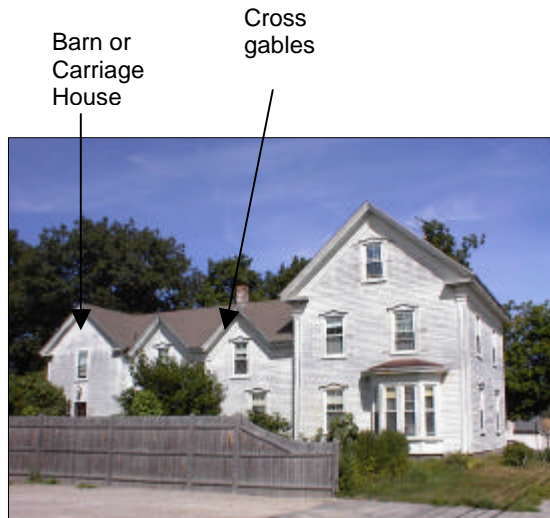
Right. On the right side, this garage retains its original hinged, wood doors with their vertical recessed panels and small panes of glass. On the left is a modern replacement door.



Although the modern door does incorporate panes of glass, it is not a compatible solution. The glass panes are much larger in scale than those on the original doors and the modern door's design emphasis is horizontal, as opposed to the vertical emphasis on the original doors.

3. The outbuildings and any other related features should be photographically documented prior to any repair or rehabilitation work.
4. If it is necessary to replace any element of an outbuilding, the replacement should be made from the same material as the original and should match the original in size, scale, shape, and detail. In the event that it is not possible to match the material, a compatible substitute material is acceptable.
5. Double and triple width garage doors should be avoided. New garage doors should utilize the existing opening(s) and should not have a smooth surface.

6. Every reasonable effort should be made to maintain how outbuilding doors operate, such as hinged, swinging doors or sliding doors.
7. If constructing a new outbuilding, the structure should be compatible with the existing primary structure in materials, building and roof form, and detailing. The design for a new outbuilding should be compatible with the primary structure, but it should be clear that it is not from the same time period as the primary structure.
8. Any new or temporary outbuilding should be located behind the primary structure and should be compatible with the location of adjacent outbuildings.



Above: The district contains several excellent examples of connected buildings, such as this property at the corner of Jordan Avenue and Stetson Street. The cross gables on the ell echo the rhythm of the gable roof on the house and carriage barn.

Right and Below: The attached carriage barn (right) and the detached carriage barn (below) both illustrate some of the typical carriage barn characteristics, including:

- an offset door in the gable end,
- the use of double-hung windows that match those in the main house, and
- architectural detailing that is similar to that used on the main house.

