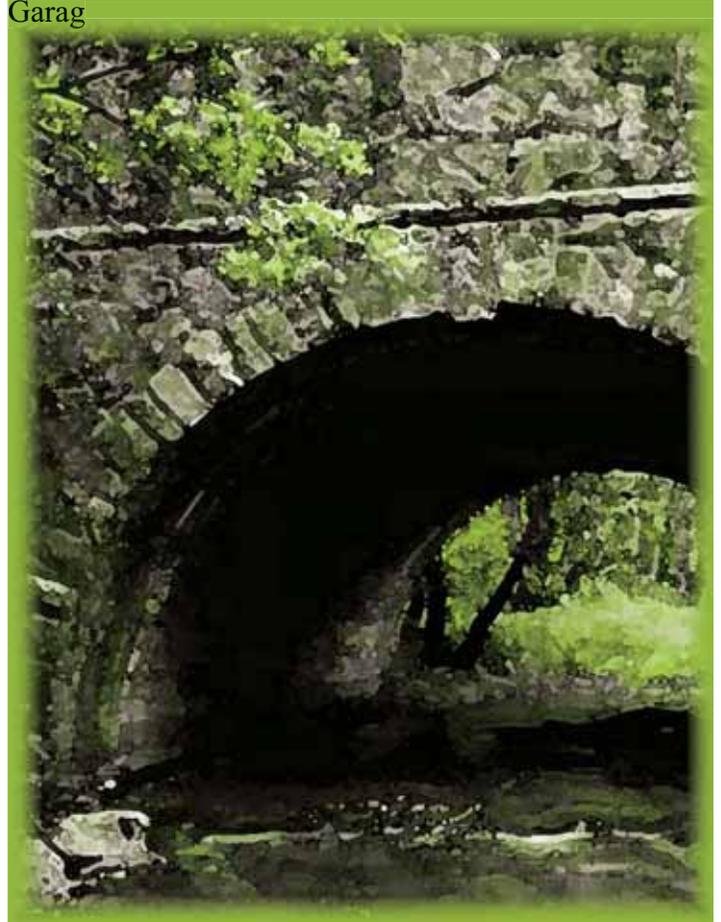


## CHAPTER 9

# Guidelines for Secondary Structures

Garag



- *Sheds*
- *Garages*
- *Carports and Shade Structures*



## Chapter 9: Secondary Structures

Secondary structures include garages, studios, carriage houses and sheds. Traditionally, each of these elements was important to the day-to-day functioning of residences as well as lodging accommodations for spa and spring visitors. These important structures help interpret how an entire site was historically used.

An important feature of secondary structures is the configuration of multiple buildings and the relationship of these structures to the primary residence. The spaces between each structure as well as the public and private spaces resulting from these relationships contribute to the overall character of the street and the neighborhood, as well as the secondary pedestrian walks that link the commercial core to adjacent residential neighborhoods.

### Secondary Structures

**9.1 When a secondary structure is historically significant, it should be preserved. This includes maintaining the structure in its present condition, rehabilitating it or adapting it to a new use so that the building continues to serve a function.**

- Maintain the visual unity of building clusters on individual sites. Use materials, colors, and roof shapes that match and/or complement those of the main house.
- If an existing secondary structure is beyond repair, then replacing it is encouraged.
- An exact reconstruction of the secondary structure is not necessary. The replacement should be compatible with the overall character of the primary structure while accommodating new uses.

**9.2 Do not locate sheds and storage structures in front yards where they are visible from the street or public right-of-way.**

### Garages

When the automobile was introduced to Manitou Springs, homeowners began constructing garages, which were typically located at the street edge of the property and with the front wall set flush with a retaining wall or fence (depending on the relationship of the slope to the hill). Stone that matched the retaining wall was often used. An alternate garage style was to add the garage at the back of the lot as



*This carriage house has been adapted to serve as a home office.  
Denver, CO*



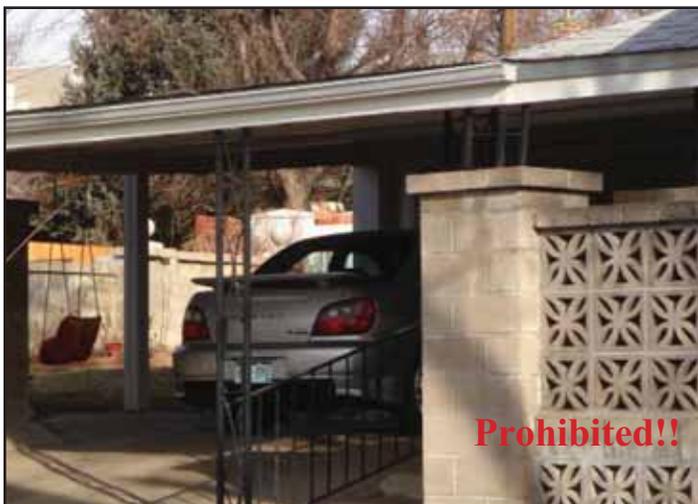
*If an historic secondary structure exists, then its preservation is encouraged. This original garage was rehabilitated to match alterations of the primary structure.  
Modoc Place, Manitou Springs, CO*



The secondary structure should be designed to reduce the overall scale and include detailing that complements the primary structure. Falls Church, VA



This carport faces the street and is located in the front setback and masks the front façade of the house; this approach and use of corrugated plastic is not permitted, Denver, CO



This carport has been retrofitted to an existing structure and conceals the primary building. It impacts the character façade of the street and would not be permitted. Denver, CO

a secondary structure. In both cases, garages were traditionally single car structures.

**9.3 Double-car garages that are more appropriate to modern lifestyles should be set back out of view to the degree possible, should reflect the building style of the primary structure, and if the garage door is visible from the public right-of-way should be or appear to be two single doors.**

- For garages abutting a street right-of-way, maintain the continuity of existing retaining walls by using materials that are similar in color and textures.
- The preferred location for a garage is to the rear of a parcel so that the garage and garage doors are not visible from the street or public right-of-way.
- Garage doors that are visible from the street should be similar in height and width to historic garage doors. Double garage doors are inappropriate.
- If a two-car garage is desired, the front façade of the garage (if visible from any public right-of-way) should be designed to reduce the overall scale of the structure by subdividing the front façade into two separate doors or using other architectural detailing to fragment the façade.

### Car Ports, Shade Structures

Many unique and historic features of the historic districts pre-date the automobile and as a result, many contributing historic residences do not have on-site covered parking. Similarly, shade structures were typically seasonal items, such as tents and/or awnings that were temporary or retractable. Secondary attached structures such as car ports and shade structures are not in keeping with traditional forms seen on contributing historic structures. However, because these structures help to integrate new uses with historic structures and because they are typically construed to be subordinate to the primary structure, greater flexibility in the treatment of detached structures may be considered.

**9.4 Construct carports and shade structures to be subordinate to the primary structure.**

- Avoid attaching a garage or carport to the front and/or side façade of a historic primary structure.
- If the carport is to be located to the side of a structure, set the carport back from the primary façade to maintain the architectural character of the building as seen from the street.
- Carport roof pitches should be similar to shed roofs of the existing structure and/or other historic structure in the neighborhood.
- Temporary tent-like carports or metal pole carports are not permitted.
- Posts, beams and architectural trim should be similar in scale to the original structure.
- Shade structures should be designed to complement the existing massing and scale of a structure.
- Shade structures should be designed to be visually compatible and subservient to the primary structure.
- Shade structures should be muted in color. Large, white tents and/or awnings are reflective and should be avoided to minimize the impact on neighboring properties and view corridors.



*Shade structures should be visually compatible and subservient to the primary structure. This stained wood trellis is designed to complement the wooden shingle siding of the primary structure .  
Boulder, CO*



*This trellis complements the architectural detailing of the original structure. Grand Avenue, Manitou Springs, CO*

