**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 the

main house.

● Single-width garage doors maintain the character of historic neighborhoods. Multiple garage doors detract from historic

character

● Carports are not appropriate in Historic Districts as

they were not traditionally the type structures constructed during the period of significance of the district.

● Pergolas are historical garden structures. They are sometimes appropriate for outdoor covered areas.

**History**

● Garages originally were separate buildings placed behind the house, often accessed from alleys.

● Began to be incorporated into houses in 1920s. Usually place on side of house. In hilly locations

 they were often tucked underneath.



● Garages in Ranch Style houses were under the same roof as main house and often placed in front.

● By 1970, garages were one of the most prominent features of a house. Typically placed closer to

the 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.

● 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 the 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, plywood or canvas prefabricated outbuildings or

carports are inappropriate and not acceptable.

Wooden, brick or stone outbuildings or sheds are appropriate. They should be inconspicuous.

**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.



Use single-width doors for each bay. Solid, double-width garage doors are inappropriate. However, they can be designed to appear single-bay.



Wooden pergola-style coverings are often a permitted compromise.

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**Additional Reading**



Metal carports or bus ports are not appropriate for Senatobia's Historic Districts and are not acceptable.

1. National Park Service Preservation Brief No 14: *New Exterior Additions to Historic Buildings: Preservation Concerns*; www.nps.gov/hps/tps/briefs/brief14.htm

2. 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