14. GARAGES, SHEDS AND OUTBUILDINGS

Outbuildings that enhance a property's historic and architectural character and appearance should be preserved and maintained whenever possible. These buildings should be repaired with materials and details to match the originals.

A. should be maintained if classified as a contributing structure.

B. should be repaired with materials to match the original in design, dimension, profile and texture. Any overhead garage door that mimics the original wood door in design, dimension, profile and texture will be considered. The use of glass-and-wood doors is more appropriate than doors without glass.

C. Overhead garage doors for noncontributing garages of no particular architectural style:

1. No restrictions on materials or texture provided the overhead door has an applied panel or applied trim. Wood, wood overlay or full composite overlay overhead garage doors are preferred.

2. If the primary structure is of a specific architectural style, the overhead garage door should seek to complement the architecture and appearance of the primary structure.

3. If the primary structure is of no particular architectural style, the overhead garage door should seek to generally enhance the architecture and appearance of the garage and primary structure.

D. Overhead garage doors for noncontributing garages of a specific architectural style and/or those that are designed to match or complement the primary structure:

1. No restrictions on materials or texture provided the overhead door has an applied panel or applied trim. Wood, wood overlay or full composite overlay overhead garage doors are preferred.

2. The overhead garage door design should be of an appropriate style for the design of the garage (example: farmhouse or craftsman style architectural details on the garage).

E. All overhead garage doors with windows shall have true or simulated divided lites or no divisions.

F. New garages, sheds and outbuildings are subject to Section 20. New Construction and Zoning Ordinance Section 9.8-H.

15. GUTTERS

Deteriorated gutters and downspouts can cause extensive damage to building materials and detailing. Existing gutters should be regularly cleaned and maintained. If new gutters are required, half-round designs are the most historically accurate.

A. of boxed or built-in type should be repaired rather than replaced if possible.

B. of hang-on type should be half-round rather than "K" or ogee.