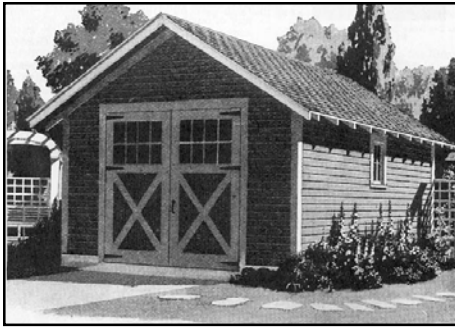


## 8.10 Constructing Detached Secondary Structures

(New Garages, Accessory Structures, & Detached Units)



### PURPOSE AND INTENT

Angelino Heights features many high style “carriage houses”, most of which date from the late nineteenth and very early 20<sup>th</sup> centuries. These buildings make an important contribution to the character of the district. The majority of the houses do feature accessory structures, most of which are relatively simple structures architecturally, with little decorative detail. Quite often these structures reflected a simplified version of the architectural style of the house itself, and were finished in similar materials. In the period from the 1920’s to the 1970’s, many new detached structures were built behind the main houses in styles that are incompatible with the historic architecture of the district.



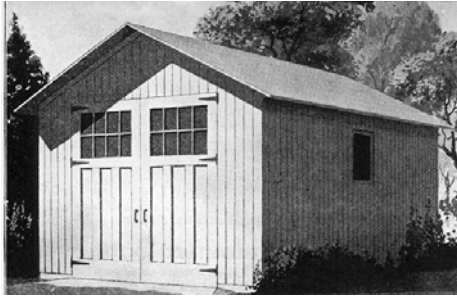
For the rehabilitation of existing historic garages and accessory structures, follow the same guidelines throughout this section as you would for the rehabilitation of a residential structure. The guidelines in this section are specifically targeted towards the addition or reconstruction of accessory structures on historic properties.

### GUIDELINES

1. New secondary structures should be similar in character to those that historically existed in the area.
2. Basic rectangular roof forms, such as hipped or gabled roofs, are appropriate for most secondary structures.
3. New secondary structures should be designed not to compete visually with the historic residence.
4. Detached garages are preferred. Attached garages should be located to the rear of the house.
5. New secondary structures should be located behind the line of the rear wall of the house whenever possible.
6. New secondary structures, shall be smaller in massing and height and footprint than the main structure.
7. Carports are inappropriate and should not be permitted.



*New secondary structures should be similar in character to those that historically existed in the area.*



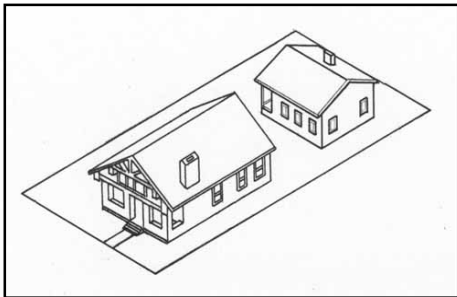
## ADMINISTRATIVE PROCEDURES

### EXEMPTIONS

NONE

### DELEGATED AUTHORITY TO THE PLANNING STAFF

NONE



*Accessory dwelling units are often found to the rear of primary structures.*

## GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

If a historic garage or accessory structure exists, it should be treated in the same way as any other historic structure for the purposes of rehabilitation. If, however, a historic accessory structure is missing and must be replaced, or a new structure is desired, the first consideration is where the new structure will be placed.

Typically, secondary structures were historically placed to the rear of the house, with access from the street or an alleyway. New secondary structures should follow this pattern.

The style of new accessory structures should be designed as a simplified version of the architectural style of the main house, in the same or compatible materials, but with more restrained level of detail.

***Please refer to the Appendix for additional assistance and resources.***



*Basic rectangular roof forms, such as hipped or gabled roofs, are appropriate for most secondary structures.*