

4.10 Accessory Building Design Guidelines



4.10.1 INTRODUCTION

Accessory buildings in Grapevine include a wide variety of building types, reflecting the towns' unique history and heritage as a rural, farming community. Types of accessory buildings include carriage houses, garages, barns, sheds and several unique building types – the station masters' house at the railroad Depot as an example.

Traditionally these accessory structures were important elements of a residential or commercial site. Because these smaller structures tell us how an entire lot was historically organized and used, their preservation is strongly recommended.

Existing accessory buildings should be retained in their historic condition, and protected against deterioration and neglect. Repairs to these should be made with historic materials such as stone, brick, wood and other materials as deemed appropriate.

4.10.2 LOCATION

New accessory buildings should follow the historic setback patterns of other accessory buildings in the streetscape or district.

For garages, typical locations on the site are at the rear of the site, with a driveway leading to the garage. When located at a corner lot, garages typically faced the site street and were quite close to this street.

For other types of accessory structures such as sheds and barns, these were located for utility on the site, and in no particular location on a site.

4.10.3 DESIGN AND MATERIALS

New accessory buildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to adjacent or nearby buildings and streetscapes.

Historically, materials used at exterior facades of accessory buildings were often different than those of the main building. The primary materials used at historic garages structures were wood siding – both horizontal and board and batten – with metal or wood shingle roofs. These structures had gabled hip roofs.

The exterior materials of new accessory buildings should reflect the use and function of the accessory building, and not that of the primary building. For example, a new garage behind a residence should complement the house, and may use similar or the same materials (at least partially). However, a new barn structure should reflect its’ use as a barn and not attempt to reflect the materials or function of the house.



MATERIALS USED AT THIS ACCESSORY BUILDING ARE THE SAME AS THE DEPOT

Materials used in the construction of new accessory buildings should be typical of common building materials in the district, or typical of structures of this type, age and location: wood siding (either novelty, tongue and groove, shiplap or equivalent), stone (particularly rough-faced limestone indigenous to the Central Texas Hill Country) or brick. Board and batten may be appropriate for use on accessory buildings. Exterior insulation finish systems, curtainwall, concrete block, wood shingles, fake brick or stone or gravel aggregate materials should not be used.

Ramps or other accessibility-related installations should be located on the rear or side elevation of an accessory building and in an unobtrusive location. If locating a ramp on the primary façade of an accessory building is required, it should be installed in a way that does not damage the historic fabric and is as unobtrusive as possible.

4.10.4 BUILDING FORM

Each type of accessory building will have its’ own form. However, they should ‘read’ as secondary structures and not overwhelm or compete with the main structure in size or form

A garage should typically have a low-pitched gable or hip roof, simple rectangular form, and little or no ornamentation at the doors or windows. When one-story in height, the garage heights should be as low so they are similar to heights of historic garages in the area.



TYPICAL GARAGE

Two-story garages (with space at the second floor) should reflect similar two-story building forms that were historically in Grapevine (garages with apartments above).



2-STORY GARAGE



NEW 1-1/2 STORY GARAGE

However, a barn should reflect its' use as a barn and have varied roof forms and exterior materials which represent this unique building form.



UNIQUE FORM OF A BARN

4.10.5 OPENINGS

Spacing and size of window and door openings in a new accessory structure should be similar to their historic counterparts within the streetscape or district, as should the proportion of window to wall space, without duplicating them.

At garages, use two single garage doors rather than one larger, double doors. This maintains the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the house.



GARAGE WITH TWO SINGLE GARAGE DOORS