

OUTBUILDINGS

- Accessory buildings can have a dramatic effect on the appearance of a historic property and a district. Few of the original outbuildings still exist in Enid's districts and they are precious.
- Maintain historic outbuilding structures, their materials, architectural details, etc., as you would the primary building.
- Non-contributing, pre-existing garages should also be maintained, as "the greenest building is the one already built."

CHECKLIST FOR OUTBUILDING PLACEMENT

- New attached garages and modern carports are placed in the rear yard.
- Large outdoor storage items are placed in the side or rear yard and screened from view if possible.

TIP

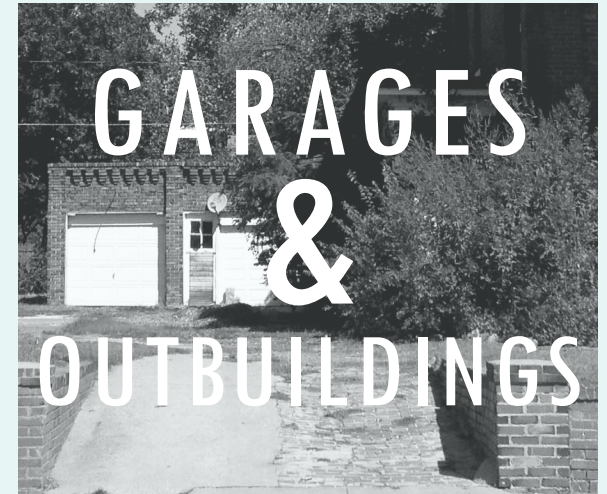
Outdoor storage for boats, RVs, or other large items is in the side or rear yard. For more permanent storage, consider screening the view with plantings or fencing.



DRIVEWAYS

Placement:

- If other houses on the block have alley access to outbuildings, then new construction should avoid a driveway in the front of the house.
- If other houses nearby have front-access drives, then the new construction should be consistent with the width (one car or two) and placement of other driveways on the block.
- Only use a circular drive if others exist already on the same block.



ENID, OKLAHOMA

Historic Preservation

QUESTIONS? PLEASE CONTACT US!

ENID
COMMUNITY DEVELOPMENT

P.O. Box 1768
Enid, Oklahoma 73702
580-616-7217

QUICK REFERENCE MANUAL

NO. 3

GARAGES & OUTBUILDINGS
on Your Historic Property

NEW CONSTRUCTION

GARAGES & OUTBUILDINGS

New accessory buildings can serve several practical purposes:

- adding interior space to a property without altering the original building footprint
- adding a residential unit or office
- expanding garage or storage space.

As with new construction, new outbuildings should look to the buildings on the block for precedent, in particular the other buildings on the lot.

DESIGN & CHARACTER

Massing and Form:

- New outbuildings should be designed to be smaller, shorter, and less complex than the main house.

Building Size:

- The sum total footprint for all outbuildings on a lot should be in size no more than 40% of the footprint of the original building.

Character:

- Design a new outbuilding to be similar in style and character to the original, but clearly less complex as befits a secondary structure.

Windows and Doors:

- Use windows and doors of similar proportion and style to the main house, and arranged similarly.

Garage Doors:

- As much as possible, use garage doors of similar material, size, and proportion to the ones traditionally used in the neighborhood.



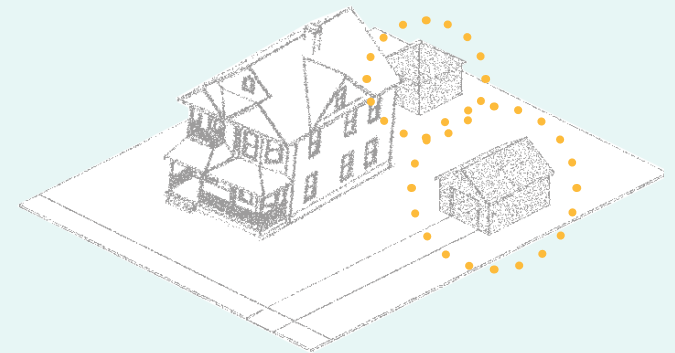
SETBACK & ORIENTATION

Orientation:

- Match the orientation of a new outbuilding to the rest of the block.
- If the block has an alley, orient a new garage to the alley.

Setbacks:

- Use the setback pattern of the rest of the block as an indication of where to begin. Typically outbuildings are set behind or to the side of the main house, in the back of the lot.
- You may need to check with City staff to make sure that the historic setback pattern matches current zoning requirements.



RECOMMENDED LOCATIONS

STORAGE & OUTBUILDINGS

TIP

Match orientation, materials, and siting of new outbuildings and driveways to the rest of the block.