

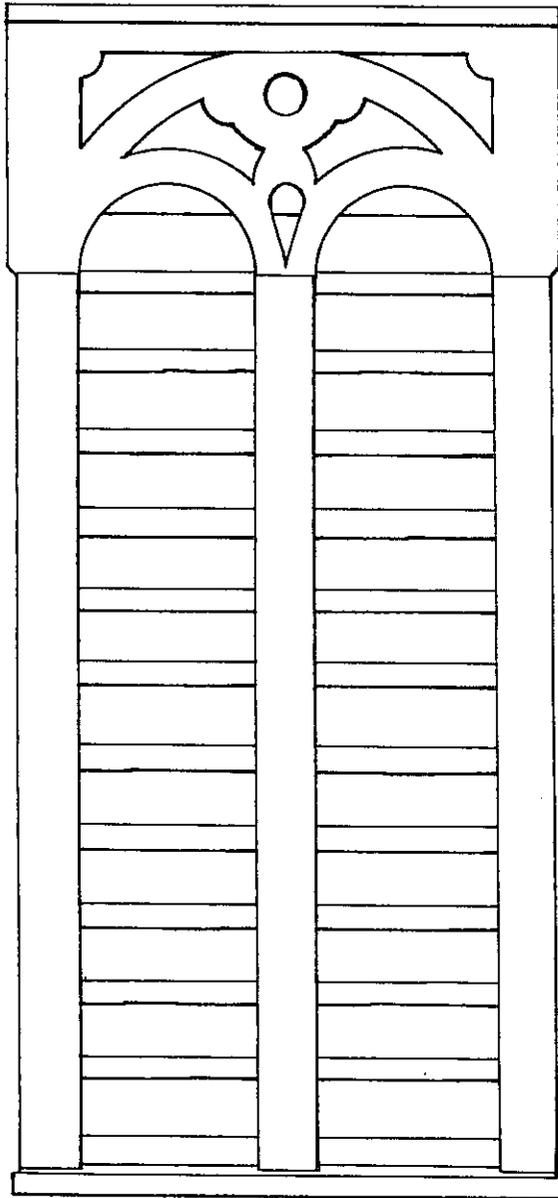
The rear of the north side of the 200 block of Chambersburg Street in 1910.  
Photo courtesy of the Borough of Gettysburg.

# OUTBUILDINGS, SITE & LANDSCAPING

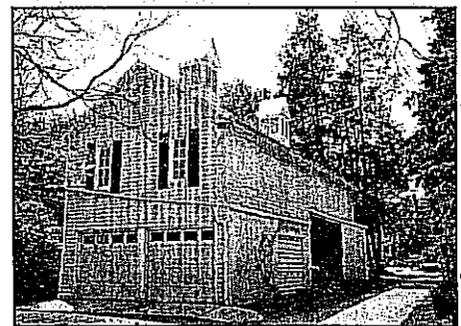
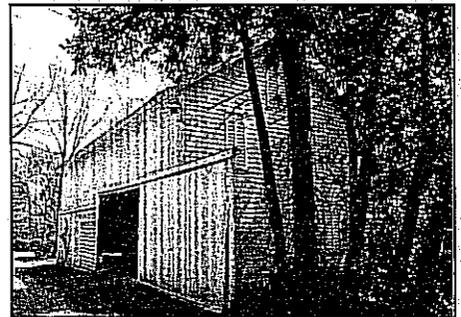
# OUTBUILDINGS, SITE, AND LANDSCAPING

Although most of a property owner's attention is typically focused on the residence or other main building on a site, secondary structures and site amenities often stand as part of a coordinated design that includes the entire building lot. The elements that surround a building are often essential to the character of the site and the neighborhood.

Secondary structures, or outbuildings, of a property may include barns, carriage houses, garages, summer kitchens, and sheds. Site amenities typically found on a historic property include fences and gates, driveways, walkways, landscaping, and retaining walls. Sometimes these elements are combined specifically to achieve a certain orientation or to maintain an important view. Retaining and maintaining these elements enhance a property's historic character.



A louver on the outbuilding pictured at the right.

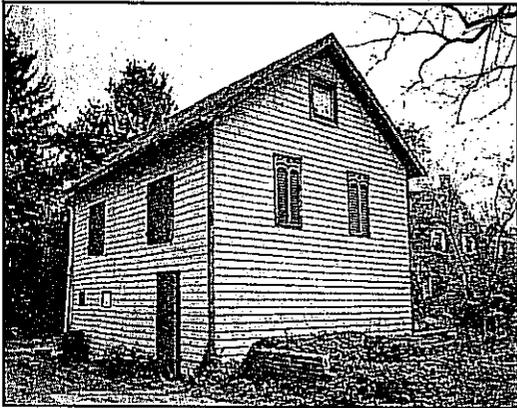


Two views of an outbuilding on Bikle Alley.

# OUTBUILDINGS

## Outbuildings are Significant if:

- The outbuilding dates to the original construction of the property.
- The outbuilding was constructed after the main building on the site, but was erected to house a function important to the use of the overall property, or if it illustrates an event or personage important to the overall property.
- The outbuilding is a good example of a style of architecture or method of construction, or if it incorporates distinctive characteristics of form, style, or detailing.
- The outbuilding possesses a strong relationship in form, style, detailing, use, or association with other structures or uses of the site.



An outbuilding on Bikle Alley.

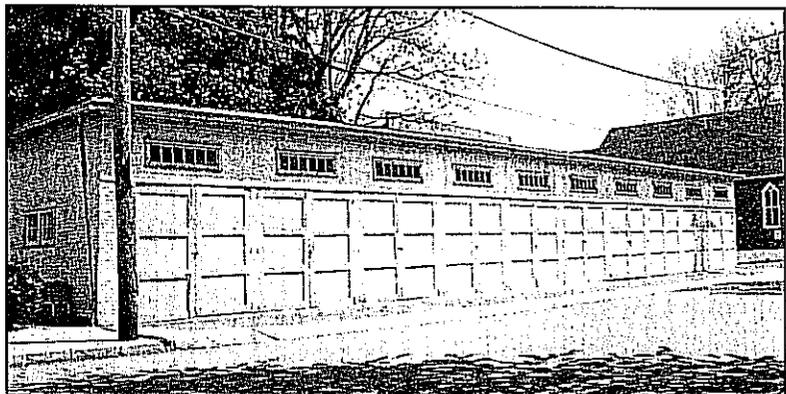
# OUTBUILDINGS

Outbuildings that remain in Gettysburg contribute to our understanding of the borough's history and character. Many outbuildings reflect the style of the main building on the property. Well into the first half of the twentieth century, many garages were built with detailing to match the residence. Siding, brackets, ornament, rooftop structures, or even the overall shape of the structure, were duplicated to strengthen the relationship between the main building and the secondary building.

Outbuildings that date to the construction of the original property reflect an important part of the overall design concept for that property and should be retained. As some properties evolved over time, outbuildings were constructed to accommodate new uses. This practice illustrates the evolution of the property and such structures may also be significant.

## GUIDELINES FOR MAINTAINING OUTBUILDINGS

- Significant outbuildings should be treated as carefully as the main buildings they were meant to serve.
- All maintenance and repair issues that pertain to the main building on the site also apply to outbuildings.
- Significant details of outbuildings, such as multipane windows, louvers, rooftop elements (cupolas, weather vanes, cresting, etc.), doors (including pedestrian doors, overhead doors, sliding doors, etc.), wood siding, slate roofs, masonry walls and foundations, should not be overlooked.



A garage near the corner of Stratton and Middle Streets.

# REMOVING OUTBUILDINGS

Because outbuildings are often important components of the overall property, removing them from the site should be avoided. Property owners should consider the relationship between the outbuilding and other buildings and site elements, the view that will result from the removal of the building, and the overall condition of the outbuilding. If the outbuilding is a significant part of the property (see the previous page), demolition should only be considered if at least half of the structure is beyond repair. Prior to any demolition, contact the Historic Preservation Officer at 334-1160 and see the section on Demolition in this manual.

## OPTIONS

**1 FIRST CHOICE:** If the outbuilding is significant to the historic character of the property, it should be reinforced, repaired, and retained. Stabilization of the structure for potential use by later owners should be considered.

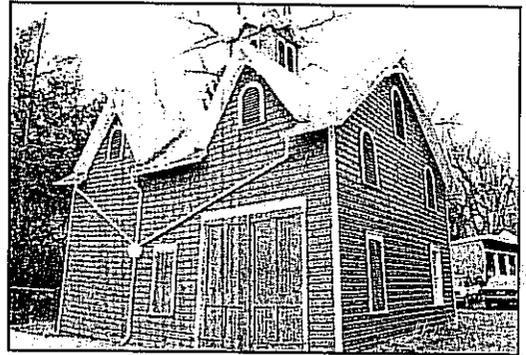
**2 SECOND CHOICE:** If more than one-half of the structure is too deteriorated to repair, including exterior siding, roofing material, structure, windows, and doors, and if the structure poses a threat to safety, these guidelines should be followed:

- The structure should be documented in photographs and drawings before demolition. The construction methods, materials, and details of the building, as well as the relationship between the outbuilding and other elements of the site, should all be included in the documentation.
- Steps should be taken to ensure that the demolition process will not damage other historic structures or features that remain on the site.
- Consideration should be given to re-using the disassembled materials for other appropriate construction projects (possibly for repairing parts of other buildings on site, if constructed of the same material), or to the disposal of the materials at an architectural salvage yard.

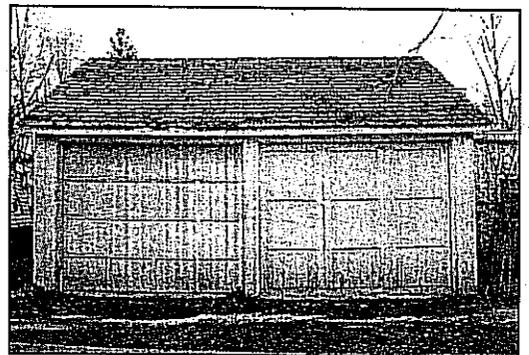
## GUIDELINES FOR NEW OUTBUILDINGS

- Because outbuildings were constructed to accommodate new uses as the main building and site evolved over time, new outbuildings for historic properties will be considered by the Gettysburg HARB.
- Historically, outbuildings were located at the rear of the main property, away from the main entrance and the important elevations of the main building. This practice should be continued for new outbuildings.
- Historically, outbuildings were designed to coordinate with the main building and other buildings on the site. This practice should continue for new outbuildings. New outbuildings should be simple in design and should coordinate with the main structures through the use of compatible building form, roof form, historic materials, and detailing.
- The construction of new outbuildings should be undertaken so that no damage is caused to other site elements.

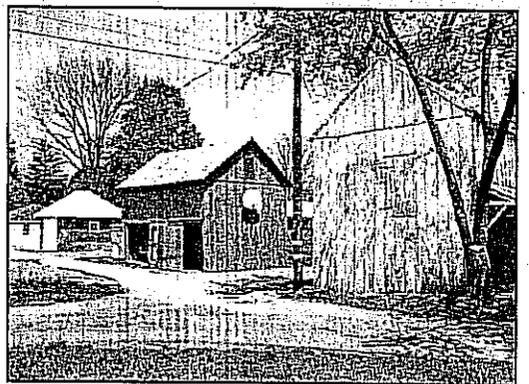
# OUTBUILDINGS



A barn at the rear of 204 Carlisle Street.



A garage in Bikle Alley.



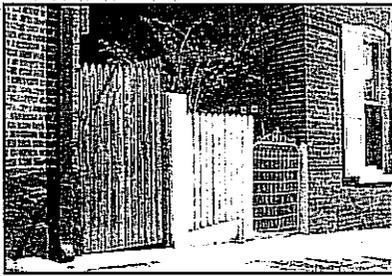
Garages and barns on Linbro Alley.

# SITE

## Guidelines for New Fences

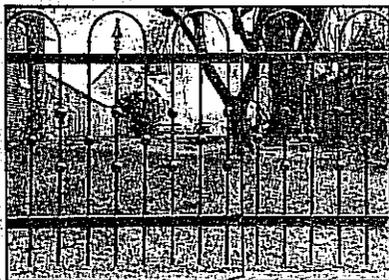
- Simple designs are encouraged for new fences on historic properties.
- Generally, most historic fences were low and transparent. These characteristics should be duplicated in new fences visible from public streets and alleys.
- All fences should be of an appropriate scale in relation to the house.
- Simple wooden fences with vertical picket designs are preferred for properties whose main structure dates after 1850. Horizontal boards and split rails are generally not appropriate for the fronts of historic properties.

A variety of fences near 256 Baltimore Street.



- Iron fences may be used for properties whose main structure dates after 1850.
- Elaborate fences should not be installed without clear photographic evidence that they existed previously.

A wrought iron fence on East Middle Street.



- Chain link is not appropriate for historic properties. It should not be used along streets, sidewalks, or property lines visible to the public. It may be acceptable at the rear of a property or at the sides of a property that are not visible from the public way. In these cases, the use of ivy, vines or other plant materials to cover or screen the chain link is encouraged.

## FENCES

Fences were first built for security. A securely built fence protected people and their possessions from predators — both animal and human. When security issues grew less demanding, fences were erected to mark property lines. They have been used traditionally as a barrier between the yard and the sidewalk, between the yard and the street, or between adjacent yards.

Early fences in Gettysburg were usually rough vertical boards, or post and rail, particularly along side and rear yards, or where a large part of the property bordered a road. By the mid-nineteenth century, some properties used a more finished wooden fence that incorporated pickets. Such fences gradually became more regular in construction and eventually incorporated pickets and gates of sawn designs. These fences continued to be used for years.



An iron fence at Evergreen Cemetery.

Cast iron fences became popular in the late nineteenth century. The nature of the material allowed extravagant, ornate designs. Wire fences (with wooden posts) were also used from the mid-nineteenth century. Wire allowed a certain level of ornamental design at a much more affordable cost, and was appropriate for more modest properties.

Wood, wire, and cast iron fences are still available today; their use is encouraged for historic properties. More recent fence materials, including chain link and vinyl, are not appropriate for historic properties because they have no historic character.

## GUIDELINES FOR FENCES AND HISTORIC PROPERTIES

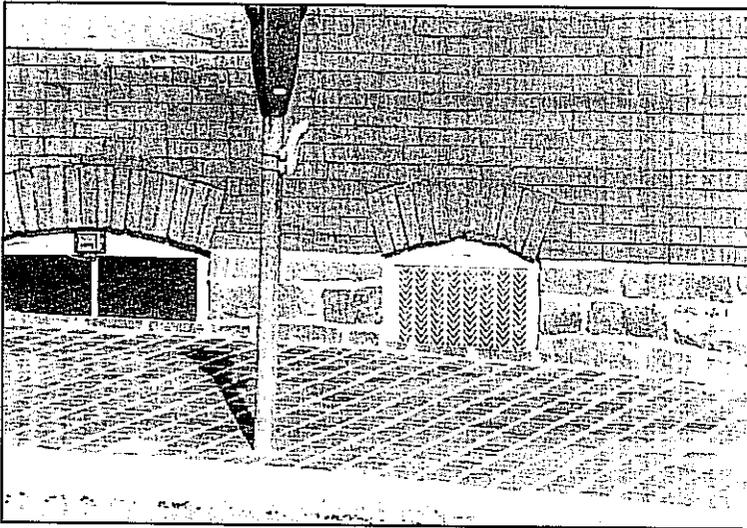
- If historic fences remain on the property, they should be maintained and retained so that they may continue to enhance the historic character of the overall property.
- If portions of historic fencing are missing or beyond repair, new pieces that match the historic material should be installed.
- If an entire historic fence is beyond repair and must be replaced, the new fence should match the historic fence in material and detailing, although a new simplified design based on the historic design is acceptable.
- If a new fence is to be installed where one currently does not exist, the design of the new fence should be based on photographic documentation of a previously existing fence.
- If a new fence is to be installed where none currently exists and no historic documentation exists, the new fence design should be simple and should follow the guidelines in the sidebar at the left.
- Fences and grocers' alley gates should be retained and maintained.



Clipped hedges and a row of trees act as a fence on N. Washington Street.

# DRIVEWAYS, WALKWAYS, PAVING

Some historic properties include driveways, walkways, paths, and parking areas that were part of the overall design concept for the property. Most residential properties include a simple walkway to the front entrance and a driveway from the street to the side of the house or to a garage at the rear. In some cases, alleys give access to rear yards and parking areas, and driveways are not visible from the front yard. In urban areas where houses are closely built, small side alleys between houses, known as grocers' alleys in Gettysburg, provide a service entrance to the rear of the property. Because these pathways are typically less heavily used than most other routes, there is a greater chance that original paving materials, such as brick, may still remain.

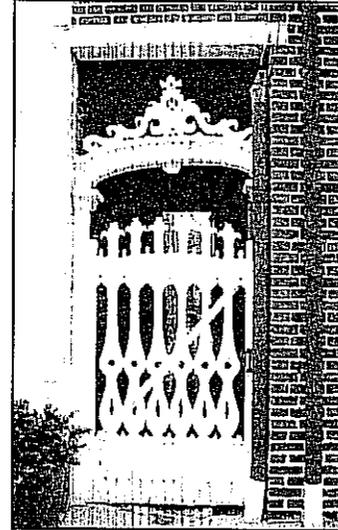


Brick paving near 304 Baltimore Street.

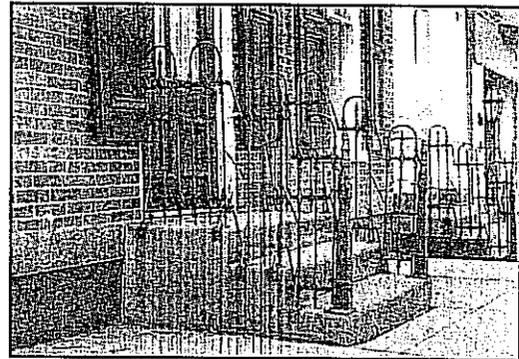
## GUIDELINES FOR EXISTING DRIVEWAYS, WALKWAYS, AND PAVING

- Existing driveways, walkways, paving, and related features that date to the original construction of the property or to later significant alterations should be retained and maintained.
- Existing driveway configurations should be maintained unless historic documentation indicates that a different configuration is more appropriate.
- If historic paving materials remain, they should continue to be retained and maintained. Consideration should be given to restoring the entire pathway to its original condition.
- Grocers' alleys should be maintained with their historic character. They should not be filled or blocked in any manner.

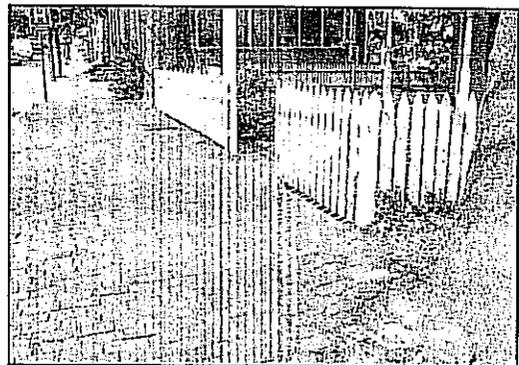
## SITE



Grocers' alley gate at 217-19 Baltimore Street.



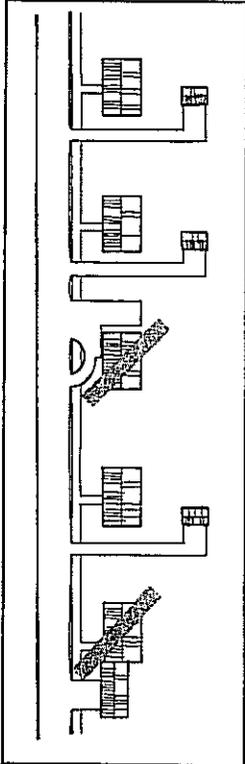
Historic granite steps and wrought iron railings at 20 Chambersburg Street.



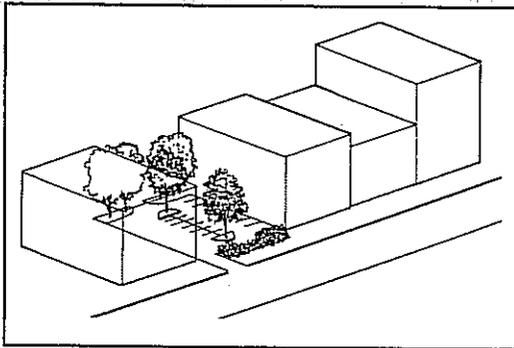
Brick paving at 404 Baltimore Street.

# SITE

## Parking Area Placement



The placement of new parking areas should be compatible with the predominant placement on the block.



Parking lots should maintain the setback and use plantings to soften their appearance and increase compatibility.

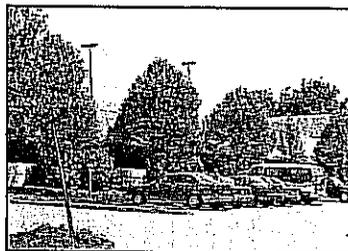
## PARKING AREAS

### PLACEMENT GUIDELINES FOR NEW PARKING AREAS

The guidelines below can help make new parking areas more compatible with Gettysburg's historic district. All new parking areas must also conform to the requirements of Gettysburg's Zoning Ordinance. For more information on the Zoning Ordinance, contact the Borough's Zoning Officer at 334-1160.

If an additional parking area is required to accommodate a new use of a historic building, the HARB will consider the addition of a parking area according to the following guidelines:

- Parking lots should maintain the predominant setback on the street.
- Parking areas should not be constructed between the street and primary facades of buildings.
- Parking areas should be located on a portion of the site that is not readily visible from the public way or from important spaces within the building.
- The placement of parking areas should maintain important views to or from the site or the building.
- Parking areas should be located so that no significant site or landscaping features are destroyed, damaged, or otherwise negatively affected, and so that the historic relationships among elements on the site are not destroyed.
- Plantings, including trees and hedges, can be used to make parking areas more compatible with historic surroundings. Consider plantings along the edges of parking areas to shield the parking area from view and to maintain setback lines. Also consider plantings on islands within larger parking areas.



The row of trees along the side of this parking garage helps soften the structure's appearance and helps hide it from view.



An open parking lot at the corner of Liberty and East Middle Streets.

### GUIDELINES FOR EXISTING PARKING AREAS

- Existing parking areas should not be enlarged.
- If existing parking areas are placed in prominent locations on historic properties, they should be shielded from view with appropriate plantings.

# SITING, ORIENTATION AND VIEWS

Buildings, old and new, are typically located on a site with a specific orientation. Most buildings in Gettysburg are oriented so that the front entrance faces the main street. Other buildings are situated so that a specific view may be seen from a particular window, so that prevailing winds are blocked by trees, or so that the sun will warm a particular room. When orientation and siting were part of the original design concept for a building, these elements should be maintained. As alterations, additions, and construction projects are considered, the guidelines below should be followed.



No driveways are visible on this part of West Lincoln Avenue. Automobile access is provided at the rear of the property from Bikle Alley.



The driveway and rear entrance to a house from Bikle Alley.

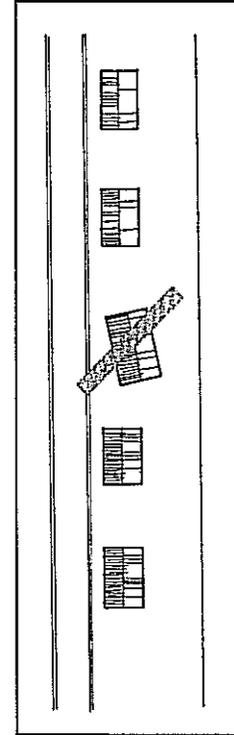
## Guidelines for Siting, Orientation and Views

- Preserve the main entrance to a building if a new entrance must be added for a new use. Avoid removing doors and stairs, and avoid filling in the opening with new materials.
- New buildings should reflect the orientation of buildings in the neighborhood. For example, if all buildings on the street have main entrances on the front wall and automobile access from the alley, avoid constructing a new building with a driveway from the street leading to a side entrance.
- Alterations and additions should maintain the siting of the historic structure. For example, avoid constructing an addition that gives a building the appearance of being set at an angle to the street if all other buildings are set parallel to the street.
- When making alterations or building additions, maintain important views to and from the site.
- Alterations and additions should maintain an accurate sense of historical development for each individual property. Avoid adding elements that suggest that the property is older than it is. Avoid adding elements that are out of scale or otherwise inappropriate to the setting.

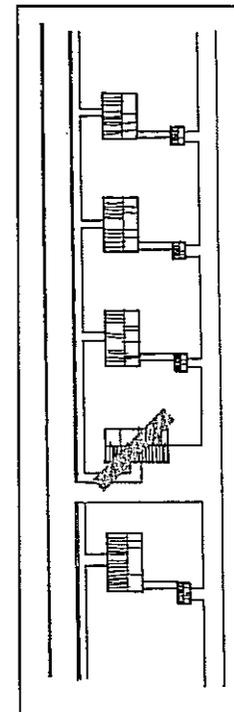
**NOTE:** FOR MORE INFORMATION on new buildings and additions, see the next chapter.

# SITE

## Siting and Orientation



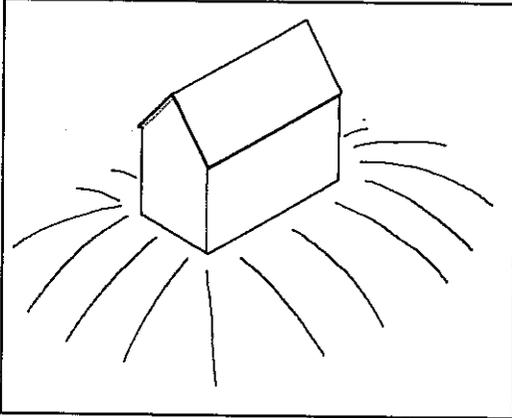
New buildings should reflect the predominant orientation of buildings in the neighborhood. Unusual orientations create a dramatic break in the historic streetscape.



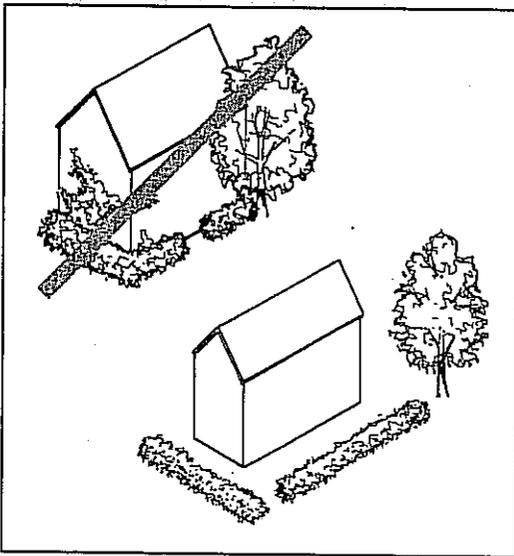
The proper placement of entrances and driveways can increase the compatibility between new buildings and existing buildings. Placing entrances and driveways in locations not represented on the street breaks the continuity of the streetscape.

# LANDSCAPING

## The Landscape Around Your Building



Make sure the ground slopes down and away from your foundation to ensure that water flows away from your building, not into it.



Avoid placing landscape elements too close to the foundation. They can encourage water retention, water damage, and plant growth on the building.

# LANDSCAPING

Landscaping features, including trees, shrubs, gardens, plantings, fields, and terracing, can contribute significantly to the overall appearance of a property. Some properties were landscaped at the time the buildings on the site were constructed. If historic landscaping materials are present, they should be retained. (See below.) If other prominent landscape elements are present, they should also be retained. These may include large trees, extensive plantings, and any other highly visible elements that have become recognized features in the streetscape or landscape. Gettysburg's HARB does not regulate landscaping, but the Borough's Zoning Ordinance does regulate retaining walls. For more information call the Borough's Zoning Officer at 334-1160.

## TO DETERMINE IF HISTORIC LANDSCAPING MATERIALS ARE PRESENT

- Look for unusual changes in texture or color of plant materials.
- Look for trees in rows or clumps.
- Look for exotic plants in unexpected locations, which may identify the location of an earlier planting bed.
- Check historic photographs.

## GUIDELINES FOR EXISTING LANDSCAPE ELEMENTS

- If historic landscape materials are present, retain and maintain them. Replace them in kind when necessary.
- Maintain existing trees whenever possible. Plant new trees to replace lost trees.
- Avoid removing landscape features without replacing them.
- Avoid relocating historic landscape features.

## GUIDELINES FOR NEW LANDSCAPE ELEMENTS

- Avoid radically changing the grade level of a site, especially when site drainage will be adversely affected.
- Place landscaping elements a sufficient distance from the foundation to avoid potential water damage.
- Water should be made to flow down and away from the building foundation.
- New landscape elements should not hide the walls of historic buildings or important architectural details.
- New retaining walls should be built with traditional masonry materials. Railroad ties and pressure-treated lumber are not appropriate if visible from a public street or alley.
- Plantings should be maintained regularly. Uncontrolled growth can damage historic materials.