

Garage Construction

Garages and other accessory structures contribute to the historic fabric of a neighborhood, particularly when they have retained their character. Some of the earliest accessory structures found in Roanoke are carriage houses built for upper and middle income families in Downtown neighborhoods. These structures were often two stories and contained an upstairs living area. Typically, garages began to be built in the 1920s with growing automobile ownership. These buildings were wood frame construction, with a shed or front-*gable* roof, a dirt floor, and a single entrance *bay*. The exterior wall cladding and trim on the garage often mimicked that of the main house. In recent decades, garages have been designed as primary components to homes and are often the prominent feature on many homes in Suburban neighborhoods. Historic carriage houses and garages are becoming increasingly rare due to demolition and neglect. They should be maintained and preserved as part of the historic fabric of the neighborhood. More information on the design and placement of garages can be found within each neighborhood classification of the Neighborhood Patterns section, as well as within each pattern in the Architectural Patterns section.

When adding a garage or accessory structure to an existing home or as part of new construction, it is important to remember that its design and placement will have a significant impact on the property's overall appearance. A few simple steps will ensure the compatibility of new garages and accessory structures.

Scale and Detailing

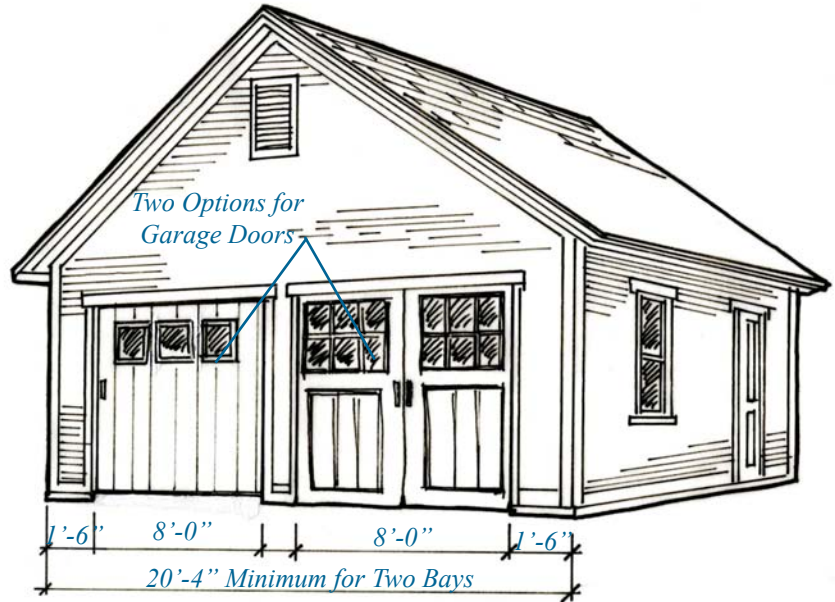


One Bay Double Leaf Door Garage

- The scale of the garage or accessory structure should be secondary to the main house.
- Roofing forms for new garages and accessory structures should have a similar configuration to the main residence but with an equal or lower *pitch*.
- Double-leaf or sliding doors that incorporate *glazing* and plank construction (at least in appearance) should be used for garages.
- Multi-*bay* garages should contain a separate opening for each vehicle.
- The windows and doors of an accessory building should match those of the main residence in terms of type, scale, proportion, detailing, and rhythm.
- Choose materials and colors that are compatible with the main structure, and appropriate to the residential character of the neighborhood.



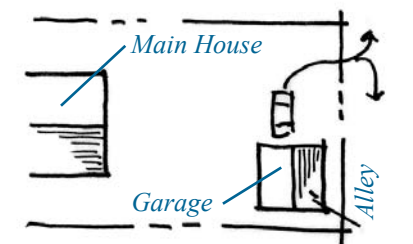
Two Bay Sliding Door Garage



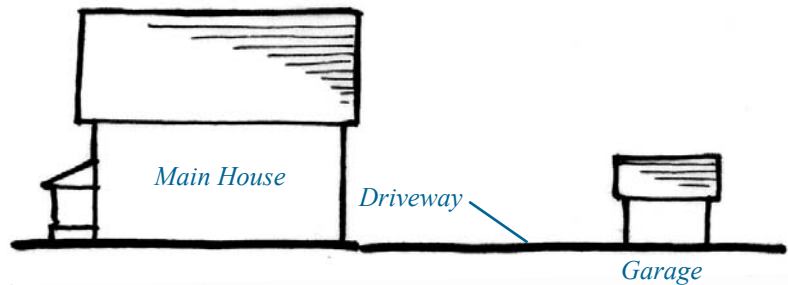
Location



- Garages and accessory structures should be located to the rear of the property. If visible from the street, their location should not detract from the street view of the house.
- Garages should be placed to allow access from an alley or side yard driveway.
- Garage additions to the principal dwelling should be set back from the face of the existing structure's front façade by at least two feet.
- Garage additions to the principal dwelling on corner lots should be oriented to the street of lesser importance or to an alley, if present.



Garage Location with Alley Access



Garage Location with Street Access

