

Garage Options

FIRSTDRAFT

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Q. How can I achieve a neotraditional look without utilizing alleys?

A: We see more and more builders and developers who want to keep a neotraditional look – narrow streets, classic designs with hints from the past, varying setbacks – but for whatever reason can't incorporate alleys into their plans. We deal with that by exploring different ways to place the garage. If it must go in front, and in some communities that's the only option, then we make sure to set it way back from the front facade and balance it with a highly detailed porch. Often, a better option is to move the garage all the way to the rear of the property, which, if done sensitively, can still leave backyard access from the main part of the house. The resulting, rather long driveway can be detailed so that it adds, rather than detracts, from the overall design of the house.

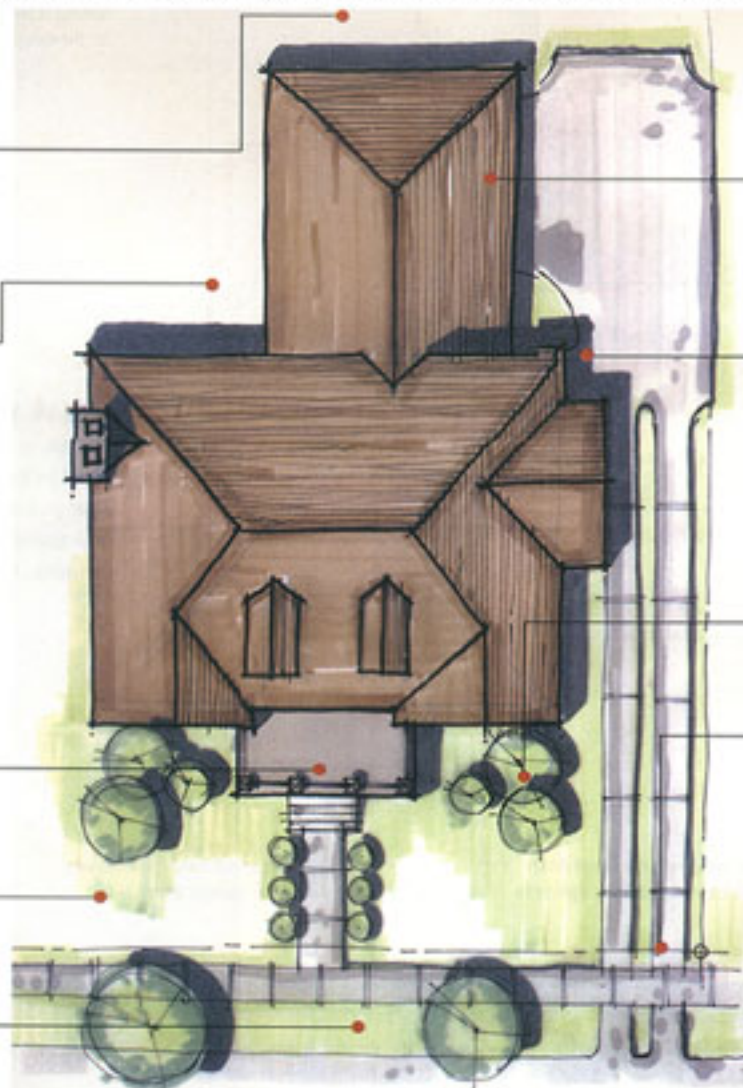
The rear yard isn't large, but it still offers room for kids to run and play.

Owners can place a deck on this side of the house as a way to encourage activity in the biggest part of the yard.

A larger front porch encourages more pedestrian/community interaction.

Putting the house forward allows more interaction with street activity.

Let's face it. Not having a garage in front means much stronger curb appeal.



The big payoff for putting the garage in back is that the entry – often a solid, uninteresting feature – can't be seen from the street.

Windows in a kitchen bumpout offer at least limited views to the play area in back.

Many more front elevation options are available when the garage is taken care of out back.

One way to minimize the look of solid pavement is to give the driveway a ribbon-style treatment.

TRADE-OFFS: Putting the garage out back makes for a long driveway and less play space, but it allows for a lively streetscape out front.