

CURRENT GARAGE CONDITION

Submitting individual photos of disrepair including a significant sag in the roof, cracks in the cement approach to the garage and the slab garage floor. There are numerous areas of rot, particularly along the gable of the roof, at the lower corners of the structure and along the bottom of the walls. These rotted away areas allow water and critters entry into the garage. In the fall, a temporary DIY repair was made to the worst area of the roof to limit water incursion over the winter. The overhead door operates, but displays an obvious bow and dents from previous damage.

The condition of the garage is not the main factor necessitating a replacement. We need a garage that allows us to park securely - which can only happen with a two car garage. The layout of our property only offers a short unsecured driveway in which to park and it has proven to be unsafe. Between our driveway and our neighbor's a few feet to the east, there were four acts of theft or vandalism in our first year living here. The number of incidents would surely be higher if our neighbor's weren't lucky enough to already have a two car garage. We have tried to be thoughtful in design and orientation of this new garage so it doesn't look out of scale in regard to other garages near us and works with the architecture of our home even better than the current garage. A reverse gable roof and clean horizontal lines are meant to echo the historic design elements we love in our house.

PROPOSED GARAGE FINISHES

A revised document detailing the exterior materials of the new garage is being submitted. Selections for doors and lighting are now included and siding selection has been updated. A cementitious siding which displays a smooth finish, in keeping with the appearance of lapped wood siding, has been selected. Siding exists on the home only in the porch surround and a tiny patch along the southwest corner of the building near the roof line. That siding is wood. Wood siding for the proposed garage would be cost prohibitive, though, so cement siding is the equivalent option. The new structure will likely not have gutters and downspouts - if it does they will be aluminum to match those on the home.

TREE REMOVAL

A site plan of the property that includes approximate location of each tree is being submitted, as well as individual images of the existing trees. The plan is to remove just two trees. They are trees that already have existing issues. The pine tree was planted too close to the large Elm. Diseased branches have been removed and the top is completely intertwined in the canopy of the Elm tree. Keeping the mature Elm is a priority, but the pine tree does not get enough sunlight under its leaves due to poor placement. The other tree to be removed is a Hawthorne tree, which sits along the property line under utility cables. Half of the top section of the tree had already been removed prior to our occupation of the home - presumably by a neighbor or DTE.

PRIVACY FENCE

Chain link fence and gate to be replaced with wood privacy fence. Fence perimeter to be extended to include the side door of the home within the fenced yard. This is to allow secure travel from the new garage to the house without using the public sidewalk. New fence will also provide more privacy and security from those on the public right of way. In the fall, there was an incident with a drunken neighbor mistakenly entering the yard in the early morning hours and attempting to enter the home through the sun room entrance - which leads to a bedroom. We would like to decrease likelihood of such events in the future. New fence will be stained wood in a horizontal slat design to compliment the mid century style of the home. Numerous newer fences in this style exist in the neighborhood.

UPDATED FRONT LANDSCAPING

Large bushes to be removed and replaced with plantings of a more compatible scale to the home. New arborvitae and other smaller evergreens as foundation plants with flowering shrubs like hydrangeas and perennials like lavender and hostas. A small Japanese Maple to be planted near the corner of the home - they are common ornamental trees in the neighborhood.