

HDC Application – Old West Side

524 3rd – Norton /Koman Garage

5. Description of Proposed Changes

5.1 We propose to demolish and remove an existing two-car garage that is dilapidated beyond repair and replace it with a barn-like, 1.5 story, two-car garage.

5.2 The existing garage is a single-story, two-car garage. It is a wooden structure with twin steel doors that swing up and out. It does not have side door. Based on the construction style and fixtures, we estimate that it was originally constructed in the 1950s or sometime later.

5.3 We are removing the existing garage because it is dilapidated beyond repair, primarily because the roof was not maintained and is now collapsing. Because of weathering from the collapsed roof, the siding throughout much of the structure has started to deteriorate as well.

We are proposing to replace the garage with a larger structure because our house is relatively small and it has a Michigan basement (usually damp) that is not suitable for storage or use as a work room. Rather than proposing an addition to the house, we are proposing to add a small workroom on the first floor of the garage behind the garage proper and to add an additional 1/2 story above the garage to provide storage. We have designed the garage to be barn-like in appearance, as well as to mimic the existing kitchen extension on the back of the house.

5.4 Attachments

The design drawings below provide architectural designs for the proposed garage, along with notes on design features, materials, etc.

We intend to use a garage door type that looks like the following (without the decorative trim above, again to be more barn-like). These are steel overhead doors designed to look like carriage doors.

