

Build a **FUTURE** in *Wyandotte*

SPECIFICATION FOR ACQUISITION OF
VACANT PARCELS
FOR THE CONSTRUCTION OF A
NEW OWNER-OCCUPIED SINGLE-FAMILY HOME
ON PROPERTY OWNED BY
THE CITY OF WYANDOTTE

Department of Engineering and Building
City of Wyandotte, Michigan

Gregory J. Mayhew
City Engineer

Dated: September 9, 2019

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ATTACHMENTS:

McKinley Neighbors United Portfolio.....Exhibit A

INSTRUCTIONS AND CONDITIONS

Delivery

Proposals shall be delivered to the City Engineer at Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan 48192 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Expeditious Agreement

The maker of the best proposal(s), as recommend by the City Engineer and City Assessor, or a designee by the City Council, shall expeditiously enter into a purchase agreement, subject to the terms set forth in these Specification, for submission to the City Council.

As Is Condition

These properties are being sold, in an "As Is" condition without express or implied warranty. The City of Wyandotte assumes no responsibility for the environmental conditions of the property.

Prospective purchaser(s) understands that, whether buildings were removed or not, the City of Wyandotte accepts no responsibility for underground conditions in cases where there were previous structures, with or without a basement.

Title Insurance

The City of Wyandotte will furnish a warranty deed. Title insurance must be obtained at the **purchaser's expense**.

Taxes and Prorated Items

All taxes and assessments which have become a lien upon the land as of the date of the Purchase Agreement shall be paid by the City as Seller. Current taxes, if any, INCLUDING CURRENT TAXES ON STRUCTURES ALREADY DEMOLISHED, shall be prorated and adjusted as of the date of closing in accordance with the "Due Date" basis of the City of Wyandotte.

Closing Fee

Purchaser is responsible for the payment of the TWO HUNDRED (\$200.00) DOLLARS closing fee. The closing fee will be paid at time of closing.

Subdivision Precluded

The properties are being offered as one (1) single parcel each and shall not be subdivided.

Dirt Removal

Said Agreement will provide that dirt shall be removed from the site at Purchaser's expense.

Reservation

The City reserves the right to reject any or all proposals and the right to waive any formal defects in proposals when deemed in the best interest of the City.

Posting of Lots for Sale

When lots are ready to be sold, the List of Available Lots for Development (Exhibit A) will be updated and posted on the City's website, at www.wyandotte.net, placed on the MLS and a sign erected on the lot. The City will advertise a minimum of two (2) weeks before reviewing any proposal(s) on new lots listed on this list.

If more than one (1) proposal is submitted on the same day then all proposals received that day will be reviewed. The City will determine which submitted proposal, if any, will be accepted.

Evaluation

In order to best serve the City's interest, proposals will be evaluated for highest and best use of the property, quality of development as measured by meeting or exceeding the suggested minimum features, and the demonstrated experience, qualifications, quality of workmanship, and readiness of the prospective purchaser. Past performance on other projects, including any adverse effects on neighboring properties, will be considered.

REQUIREMENTS

Proposal

Proposal makers must submit a site plan showing all yard setbacks; structure elevations; floor plan; if there is an attached garage, the dimension of how far the living quarters are located from the garage will be required; characteristics of proposed home: (identify number of stories, number of bedrooms, number of bathrooms, square footage, fire place, etc.). **Construction plans are not required with proposal.**

Disclosure and Anti-Collusion

Proposal makers must complete the sworn affidavit included in this RFP, listing all persons, firms or corporations having any interest in the agreement that would result from acceptance of the proposal, and stating whether any member of the City Council or Officer, or Employee of the City is directly interested in said proposal.

Deposits

- Compliance Deposit:

A compliance deposit of one thousand (\$1,000.00) dollars in the form of a cashier's check or bank money order payable to the City of Wyandotte will be required for **Owner Occupied Buyers** bidding on these lots. The compliance deposit must be paid by proposal maker to City of Wyandotte upon acceptance of a purchase agreement. The purpose of the compliance deposit is to secure purchaser's obligations. In the event of default of any of the terms of the purchase agreement or closing documents, including, but not limited to, failure to timely obtaining the building permit or failure to undertake and/or completing construction in a timely manner, the compliance deposit will be forfeited to the City of Wyandotte. If Proposal Maker completes all requirements within the required timeframe, the compliance deposit will be returned to Proposal Maker upon issuance of the Certificate of Occupancy. If the compliance deposit is forfeited, it will not be applied towards the purchase price.

- Bid Deposit:

A bid deposit of one thousand (\$1,000.00) dollars in the form of a cashier's check, bank money order payable to the City of Wyandotte will be required for **Builder(s) and or Developer(s)** bidding on these lots. The bid deposit must be paid by proposal maker to City of Wyandotte upon acceptance of a purchase agreement. The bid deposit shall be applied to the purchase price at the time of closing. In order to protect the integrity of this solicitation and review process, deposits may be forfeited at the City's sole discretion in cases where acceptable proposals are withdrawn by the Builder or Developer prior to execution of a purchase agreement.

DEVELOPMENT INCENTIVES

Neighborhood Enterprise Zones (NEZ) Act, Public Act 147 of 1992

In 1992, the City of Wyandotte established Neighborhood Enterprise Zones (NEZ) No. 1, No. 2, and No.3. The purpose of the NEZ is to provide a tax incentive to encourage the development and rehabilitation of residential housing. Generally, the program works by reducing the taxes a property owner pays on a residential unit up to a twelve (12) year period.

NOTE: Lots located in NEZ No. 1 and NEZ No. 2 Areas will only be offered to owner-occupied buyers.

NOTE: Lots located in NEZ No. 3 Area will only be offered to owner-occupied buyers for the first eighteen (18) months of being placed on the List of Available Lots. If no proposals are accepted after eighteen (18) months the lots will be available to Builders and/or Developers.

The NEZ tax is determined by multiplying one-half the average statewide mills levied in the immediately preceding calendar year by the taxable value of the new construction, not including land, until the final three (3) years of the exemption certificate. The state-wide average rate for homestead and non-homestead property is set by the Michigan Department of Treasury on an annual basis.

On a homestead property, the millage paid by a property owner on a building's taxable value will be approximately 17.480 (2019 tax rate) mills in years 1-9 of a NEZ exemption (assuming a 12-year exemption), a 68% decrease from the 54.33246 (2019 tax rate) mills typically paid by a homestead owner.

For the final three (3) years taxes on the building improvements will increase approximately 85%, 90% and 95% of the full millage rate, respectively. After the exemption expires, taxes will be paid at the full millage rate.

Example of the NEZ tax saving is as follows:

Home valued at \$200,000 **without** the NEZ tax abatement:

Taxable value for land and house is \$100,000 x 54.3246 mills = \$5,432.46

Home value at \$200,000 **with** the NEZ tax abatement:

Taxable value for land \$18,000 x 54.3246 mills = \$977.84

Taxable value for home \$100,000 x 17.480 mills = \$1,748.00

This is a yearly savings of \$2,706.62

NOTE: The City of Wyandotte is not the authorizing office for NEZ's. Applicants should contact the State of Michigan State Tax commission at www.michigan.gov/propertytaxexemptions or call 517-373-2408.

BUILDING REQUIREMENTS

Harmony with Adjoining Residential Properties

Proposed home should respect the existing character of the immediate neighborhood. McKinley Neighbors United Picture Portfolio applies on lots located in the Neighborhood Enterprise Zone (NEZ) Areas No. 1 and No. 2, between Eureka and Grove and Biddle and the Railroad Tracks. This portfolio is for reference only. The City does not have any of these plans available.

Building Features

Proposals must be attached to Signature Sheet and describe the proposed new single-family dwelling by specifying the following features:

- A. Number of stories
- B. Estimated amount of square footage
- C. Provisions for a garage
 - 1. Attached garaged placed in the front of living quarters are required to be located no more than three (3) feet in front of living quarters.
 - 2. Attached garage cannot exceed 60% of the frontage of the dwelling.
- D. Number of bathrooms
- E. Provisions for underground utilities. Contact Wyandotte Municipal Service – Electric at 734-324-7253; Wyandotte Municipal Service – Water at 734-324-7142 and Ameritech at 800-288-2020 for information
- F. Other desirable architectural features such as covered porches, extended soffits, picture windows, bay windows, doorwalls, fireplaces, vaulted ceiling
- G. Provisions for brick exterior or other exterior materials
- H. Trim on dwelling (vinyl, aluminum or painted wood)
- I. Decks, porches and patios

Required Minimum Features – One (1) Story Dwellings

- A. Consist of a minimum of 1,200 square feet of living area. This does not include basement or garage square footage.
- B. Full brick exterior. (vinyl or aluminum would be considered as an alternative, depending on the neighborhood, with required brick from the foundation to the first-floor joints.)
- C. Full basement
- D. All utilities underground (electric, cable and telephone)
- E. Off street parking
- F. All basements shall have a backflow prevention system, which shall include back water valves and sump pump.

- G. All basements shall comply with the 2015 Michigan Residential Code, Section R310 – Emergency Escape and Rescue Openings. Also, a cover over the opening will be required in accordance with Section R310-4 – Bars grills, covers and screens of the.
- H. Corner Lots: A wrap around porch is required along the front and street side of home.
- I. Attached garage must be located no more than three (3) feet in front of the living quarters of dwelling.

Suggested Minimum Feature

- A. Garage

Required Minimum Features – Two (2) Story Dwellings

- A. Consist of a minimum of 1,500 square feet of living area. This does not include basement or garage square footage.
- B. Full brick exterior on the entire first floor. (vinyl or aluminum would be considered as an alternative, depending on the neighborhood, with required brick from the foundation to the first-floor joints.)
- C. Full basement
- D. All utilities underground (electric, cable and telephone)
- E. Off street parking
- F. All basements shall have a backflow prevention system, which shall include back water valves and sump pump.
- G. All basements shall comply with the 2015 Michigan Residential Code, Section R310 – Emergency Escape and Rescue Openings. Also, a cover over the opening will be required in accordance with Section R310-4 – Bars grills, covers and screens of the.
- H. Corner Lots: A wrap around porch is required along the front and street side of home.
- I. Attached garage must be located no more than three (3) feet in front of the living quarters of dwelling.

Suggested Minimum Feature

- A. Garage

Standards

Purchaser understands that development of the property is subject to all the current codes and ordinances of the City of Wyandotte applicable for construction and use, such as the following:

Maximum Height:	Two (2) stories or thirty (30) feet
Maximum Lot Coverage:	All structures can only cover thirty-five (35%) percent of property.
Yard Requirements:	Front: Minimum of twenty (20) feet Side: Minimum of four (4) feet, except corner lots require minimum of five (5) feet on the side abutting street. Total Side: Twelve (12) feet Rear: Minimum of twenty-five (25) feet.

NOTE: Submittals which exceed these minimum requirements should be clearly stated on the proposal. More specific information of the proposed project will aid the Land Sales Committee in making its recommendation for acceptance to the Mayor and City Council.

Protection of Adjoining Properties

Purchaser understands that they will be responsible to protect adjoining public and private property from damage during construction. Protection shall be made to control water runoff and erosion during construction activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Purchaser further understands they will be required to provide turf establishment before Final Certificate of Occupancy will be issued. (NOTE: Sod, seed and mulch blankets or hydro-seed will be acceptable means of turf establishment.)

BUILDER(S)/DEVELOPER(S) INSTRUCTIONS AND CONDITIONS

Terms of sale

The lots are being sold for ten thousand (\$10,000) dollars cash per lot.

Deposit

A bid deposit of one thousand (\$1,000.00) dollars in the form of a cashier's check, bank money order payable to the City of Wyandotte will be required for **Builder(s) and or Developer(s)** bidding on these lots. The bid deposit must be paid by proposal maker to City of Wyandotte upon acceptance of a purchase agreement. The bid deposit shall be applied to the purchase price at the time of closing. In order to protect the integrity of this solicitation and review process, deposits may be forfeited at the City's sole discretion in cases where acceptable proposals are withdrawn prior to execution of a purchase agreement.

Purchasing Multiple Properties

The City will accept up to three (3) proposals at one time from a builder/developer. The following deed restriction will be incorporated into the Warranty Deed issued by the City of Wyandotte:

"If for any reason the property and any structure being purchased or constructed on the property by Grantee is not occupied as an owner occupied single family residence for the first five (5) years from the date of this deed by the Grantee or any subsequent Purchaser/Assignee, then in that case all of the land herein described and any structure thereon, shall result in a reversion of title to the City of Wyandotte and this right of reversion shall reinstate fee simple absolute title to the City of Wyandotte. Grantee shall execute a Warranty Deed to the City of Wyandotte."

If proposing to acquire multiple properties within one (1) calendar year the following information will need to be submitted along with proposal(s):

- Previous experience: List of previously completed projects similar in scope of work. If possible, include images and general facts and figures regarding the previously completed development projects.
- Financial Resources: Submit the names, addresses, telephone numbers, email addresses and relevant positions of several project and banking references.
- Participants: Identify each of the participants involved in the project, identify their roles and provide an overview of their previous experience.
- Financing: provide a detailed overview of how the proposal will be implemented (detailed time frame). Describe source of funding.

BUILDER(S)/DEVELOPER(S) INSTRUCTIONS AND CONDITIONS

Prior to Closing

Purchaser will have 120 days to obtain a building permit from the date of executed purchase agreement. Building permit will only be issued to a licensed builder.

The City Engineer may grant one (1) thirty (30) day extension to secure the Building Permit provided a satisfactory reason is provided for the need for an extension.

Timely Development

Purchaser is required to undertake development of the accepted proposal no later than 180 days after the closing. "Undertake Development" shall mean completion of the basement foundation, walls and backfilling verified by inspection by the Engineering and Building Department. Purchaser is required to complete the development within 365 days after closing. "Complete the Development" shall mean issuance of a final certificate of occupancy by the City.

Time is of the essence in commencing and completing this development so that it will generate real property tax revenue for the City. The sum of five -thousand (\$5,000.00) dollars in certified funds shall be deposited by the Purchaser with the City Treasurer at closing to be held as a Letter of Credit (in lieu of a performance bond) to ensure commencement of the development within 180 days of the closing and completion of the development within 365 days of the closing. This Letter of Credit will require the City Treasurer to pay into the City's General Fund the sum of five-thousand (\$5,000.00) dollars in the event the City Engineer notifies the City Treasurer that the "Undertake Development" or the "Complete the Development" requirement has not been timely satisfied.

The Letter of Credit will require the City Treasurer to refund the Letter of Credit to the Purchaser upon issuance of a Certificate of Occupancy within 365 days of the closing and provided the "undertake development" requirement was timely satisfied.

In the event the Purchaser has not obtained a mortgage on the property and has not undertaken development within 180 days of the closing, the City may, at its option, repurchase the property for Eighty (80%) percent of the purchase price (in lieu of applying the Letter of Credit). This right of repurchase will be evidenced by a recordable document to be executed at closing. In the event the City repurchases the property, the Letter of Credit will be refunded to Purchaser.

OWNER – OCCUPANT INSTRUCTIONS AND CONDITIONS

Terms of Sale

The lots are being sold for ten thousand (\$10,000) dollars per lot.

If you are an **Owner Occupant** who is planning on living in the constructed home when completed, the City offers a deferred no interest note and mortgage in lieu of a cash payment. This note and mortgage will include closing costs (i.e. title commitment, recording fee, mapping fees). This note and mortgage will be discharged if the purchaser(s) occupy the property as their primary residence for ten (10) years commencing from the date of closing. NOTE: The City will subordinate this mortgage.

Compliance Deposit

A compliance deposit of one thousand (\$1,000.00) dollars in the form of a cashier's check, bank money order payable to the City of Wyandotte will be required for **Owner Occupied Buyers** bidding on these lots. The compliance deposit must be paid by proposal maker to City of Wyandotte upon acceptance of a purchase agreement. The purpose of the compliance deposit is to secure purchaser's obligations. In the event of default of any of the terms of the purchase agreement or closing documents, including but not limited to, failure to timely obtaining the building permit or failure to undertake and/or completing construction in a timely manner, the compliance deposit will be forfeited to the City of Wyandotte. If Proposal Maker completes all requirements within the required timeframe, the compliance deposit will be returned to Proposal Maker upon issuance of the Certificate of Occupancy. If the compliance deposit is forfeited, it will not be applied towards the purchase price.

Prior to Closing

Purchaser will have 120 days to obtain a building permit from the date of executed purchase agreement.

Building permit will only be issued to a licensed builder. Exception: A homeowner who meets the following requirements:

A bona fide owner of a single family residence which is or will be on completion, for a minimum of two (2) years his or her place of residence, and no part of which is used for rental or commercial purposes, nor is contemplated for such purpose, may do his or her own work, providing he or she applies for and secures a permit, pays the fee, does the work himself or herself in accordance with the provisions hereof, applies for inspections and receives approval for the work by the code official. However, the city mortgage will only be discharged if the homeowner occupies the property as their primary residence for 10 years. Failure to comply with these requirements will subject the owner's permit to cancellation.

Owners building their own home will be required to sign an affidavit that they understand and agree to these conditions. Any violation of the two (2) year occupancy requirement will result in prosecution by the City.

OWNER – OCCUPANT INSTRUCTIONS AND CONDITIONS

The City Engineer may grant one (1) thirty (30) day extension to secure the Building Permit provided a satisfactory reason is provided for the need for an extension.

Timely development

Purchaser agrees to undertake development for the construction of a Single Family dwelling no later than 180 days from the date of the closing and complete construction within 365 days.

Undertake Development is defined as: The completion of a basement foundation, walls and backfilling verified by inspection by the Engineering and Building Department pursuant to a building permit issued by the City for construction of the home with all of the requirements described in the purchase agreement.

In consideration of the City conveying this property to Purchaser(s) pursuant to the terms of non interest note and mortgage, Purchaser(s) agree that if Purchaser(s) fail to undertake development or complete construction within the required time limits, Purchaser(s) will forfeit the Compliance Deposit to the City of Wyandotte. In the event City commences legal proceeding to enforce this requirement, Purchaser(s) shall be responsible to pay all of City's costs including its reasonable attorney fees.

SIGNATURE SHEET

Date: _____

TO: The City Engineer
Wyandotte, Michigan

Location of Parcel: _____

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- COMPREHENSION: Understanding Specifications including expeditious agreement, Council approval, permit prior to closing, and commitment to undertake development within six (6) months.
- PROPOSED BUILDING FEATURES: **PROPOSAL MUST BE ATTACHED.**
- DEPOSIT: One Thousand (\$1,000) Dollars – Check # _____
- EXECUTED ANTI-COLLUSION AFFIDAVIT to be attached.
CHECK ONE:
 - Proposal Maker will build home to reside in.**
 - Proposal Maker will build home for sale for owner occupant.**
 - Builder/Developer Qualifications Attached**

SIGNATURE: _____

NAME: _____

Please Print

ADDRESS: _____

Please Print

Please Print

Phone: _____

E-mail Address: _____

ANTI-COLLUSION AFFIDAVIT

NOTE: The affidavit set forth before MUST be executed on behalf of the proposal markers and furnished with every proposal.

STATE OF MICHIGAN
COUNTY OF WAYNE

_____, being first duly sworn, deposes and says
he/she is the _____ of _____
(Title) (Name of Company)
the proposal maker which has submitted, on the _____ day of _____, 20____
to the City of Wyandotte, Michigan, a proposal for the property at _____
all as fully set forth in said proposals. The aforementioned proposal maker constitutes
the only person, firm or corporation having any interest in said proposal or in any
contract, benefit or profit which may, might or could accrue to, or grow out of the
acceptance in whole or in part of the said proposal, except as follows:

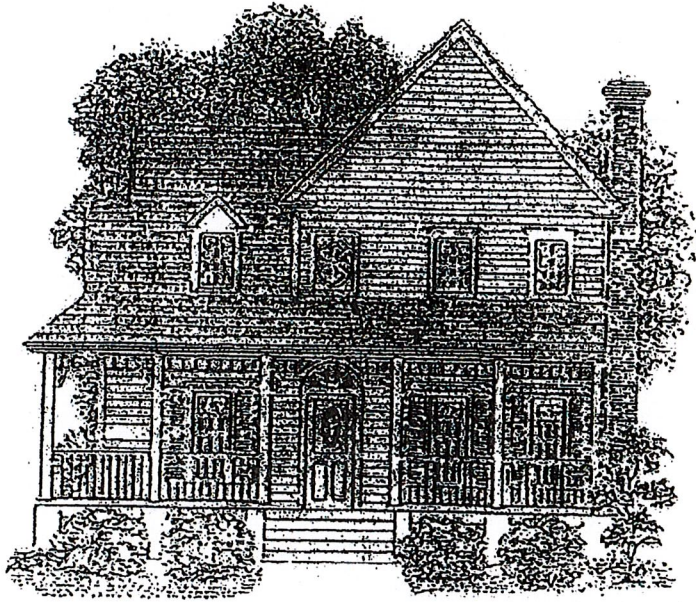
Affiant further states that said proposal is in all respects fair and is submitted without
collusion or fraud; and that no member of the City Council, or officer or employee of said
City is directly or indirectly interested in said proposal.

Affiant Signature

SWORN to and subscribed before me, a Notary Public, in for the above name State and
County this _____ day of _____, 20_____.

Notary Public: _____
My Commission Expires: _____

Mc KINLEY NEIGHBORS UNITED



**PICTURE PORTFOLIO
SUGGESTIONS FOR ARCHITECTURAL DEVELOPMENT**

WYANDOTTE'S SOUTH END: A HARMONIOUS BLEND OF OLD AND NEW

3/01/92 (Revised: September 28, 1992)
Second Revision: July 1, 1994)

Mc KINLEY NEIGHBORS UNITED

Welcome to Wyandotte and the McKinley Neighborhood:

This portfolio is designed to be a guide, a representation of what might be accomplished to emphasize the best architectural aspects of the south end of Wyandotte. Wyandotte is a unique city. There is a historic flavor, a harmonious blend of old and new. Many beautiful renovations of existing homes have taken place; some new homes have been designed with an intent to create architectural harmony with these historic homes. As vacant lots become available, Wyandotte faces the task of shaping the environment through new infill construction. The central idea behind good infill construction is a simple one. To a large degree, an infill facade should be designed by those around it. If the design of the new facade grows out of its neighbors, it is sure to be compatible. The appearance of a new home therefore, should be sensitive to the character of its neighbors.

Residents of the McKinley Neighborhood in Wyandotte's south end are working with the City to preserve the Victorian flavor of this quaint old neighborhood. Infill construction featuring Classic Victorian styling is now being highlighted throughout the neighborhood. The Victorian era of architecture (1837-1901) offers homeowners many unique opportunities for elegance in styling when building new single story or two story homes.

Enclosed here are design criteria and architectural renderings that best express what the City of Wyandotte is looking for to achieve this end. In addition to attention to these suggested criteria, please include an inexpensive rendering of your building plans show in elevations. Proposals which demonstrate unique detail and are in keeping with the contextual harmony of the MCKINLEY NEIGHBORS will clearly be given selection priority by the City of Wyandotte. Information pertaining to the quality of interior materials that will be used is also recommended. Varied styles are preferred if seeking more than one property.

Design Criteria

- (1) The proposed height should be within ten percent (10%) of the average height of the existing adjacent structures.
- (2) The relationship of the height to the width of the front facade should also be consistent with the pattern established by existing adjacent structures (see examples below).

Figures A & B below are compatible. Their heights are within the 10% variation. Their height to width relationship is consistent

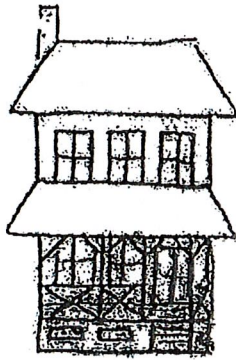


FIG A



FIG B



FIG C

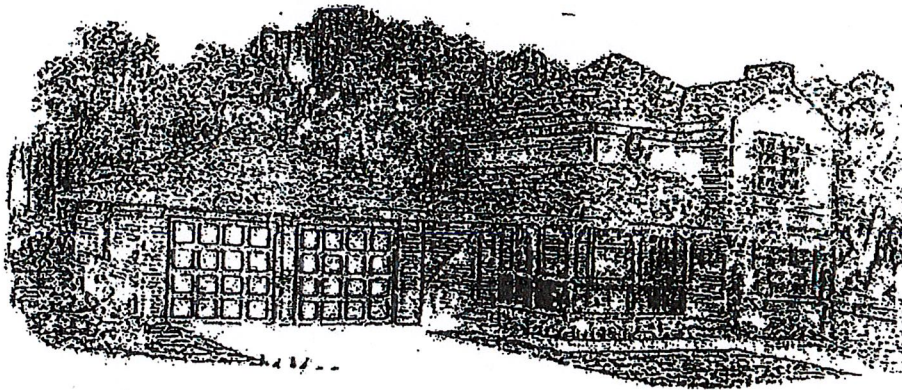
Figure C is not consistent with figures A & B. Figure C's height exceeds the 100% average height variation of A & B. Also, figure C's height to width relationship is disproportionate to A & B. Figure C is too low and too wide to be compatible with its neighboring structures A & B.

(3) The proposed setback should not be more than five percent (5%) in front of or behind the existing setback of adjacent structures.

(3A) Garages should not extend significantly beyond the house but should be subtly integrated with the home itself (see example below). Front loading garages are generally not desirable in the south 'end, as they do not 'fit with the existing, overall street design. Alley and side entrance garages are more congruent with the existing neighborhood.

Garages placed in front of the living quarters, becoming the predominant feature in the front yard, are undesirable.

Proposals which follow these guidelines will be given priority.



(4) The rhythm of structural mass to voids (openings) across the front facade should be consistent with the pattern established by existing adjacent structures.

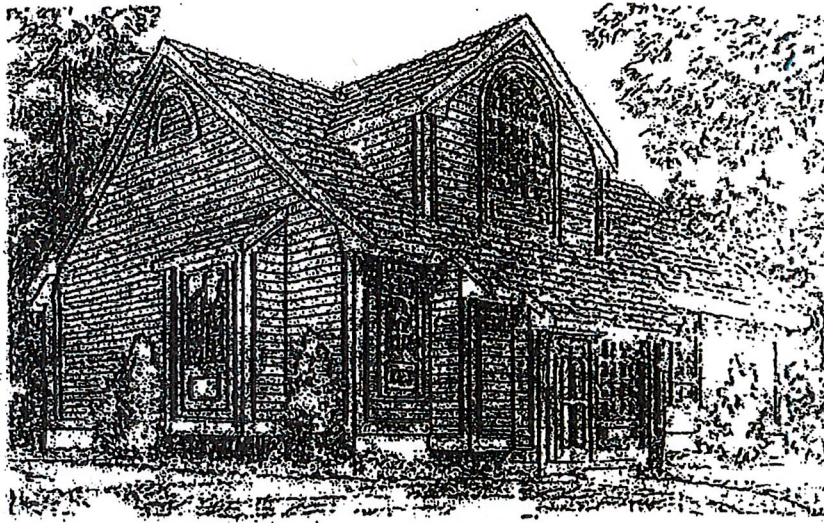
(5) The relationship of the height to the width of windows, doors, and other openings should be consistent with the patterns established by existing adjacent structures. Balance and harmony are clearly affected by window placement (see examples that follow).

(6) The rhythm of structural mass to open space between structures should be consistent with the pattern established by existing adjacent structures.

(7) The rhythm created by the placement of sidewalks, entrances, steps, porches, and canopies should be consistent with the pattern established by existing adjacent structures.

(8) The proposed architectural details, including, but not limited to cornices, lintels, arches, balustrades, chimneys, porches, bays, railings, cupolas, gable ends, brackets, and iron work should be appropriate for the style of the structure on which they are to be used and in pleasing proportions to the whole,

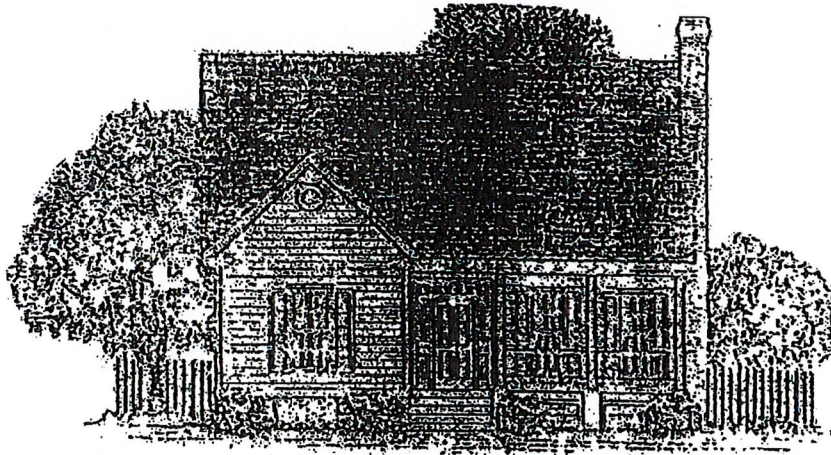
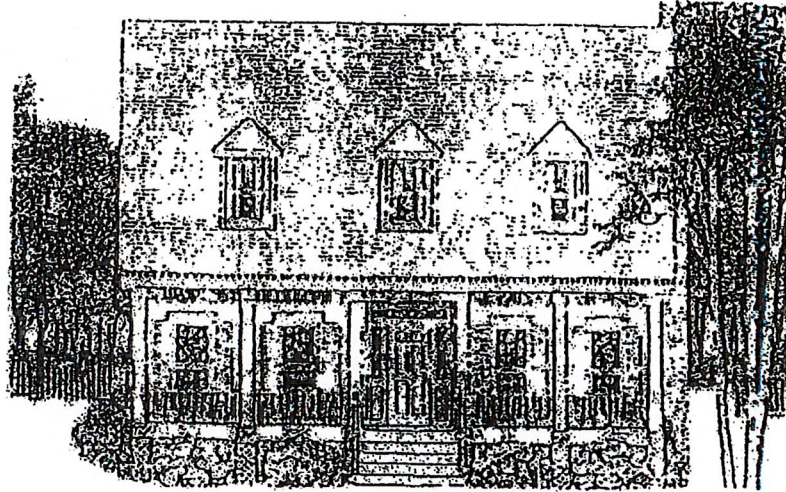
(The following are examples of desirable porch and trim details which add to the unique character of many existing South End homes.)



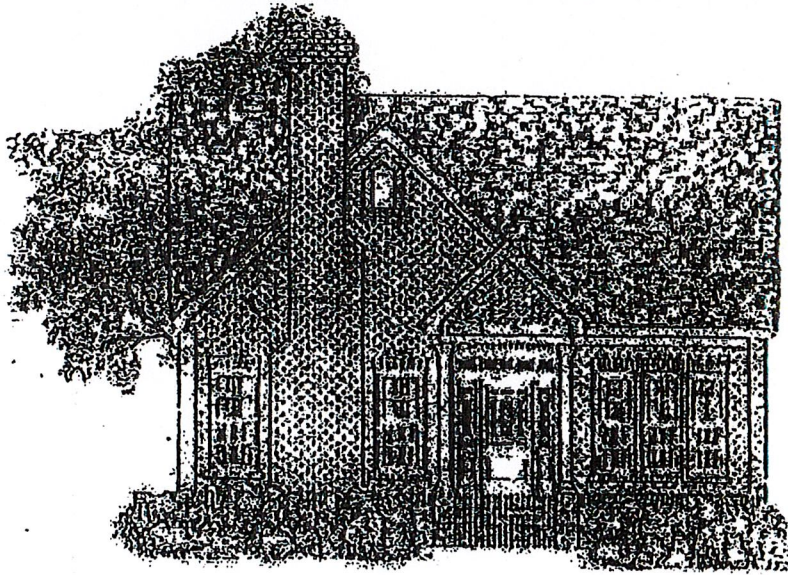
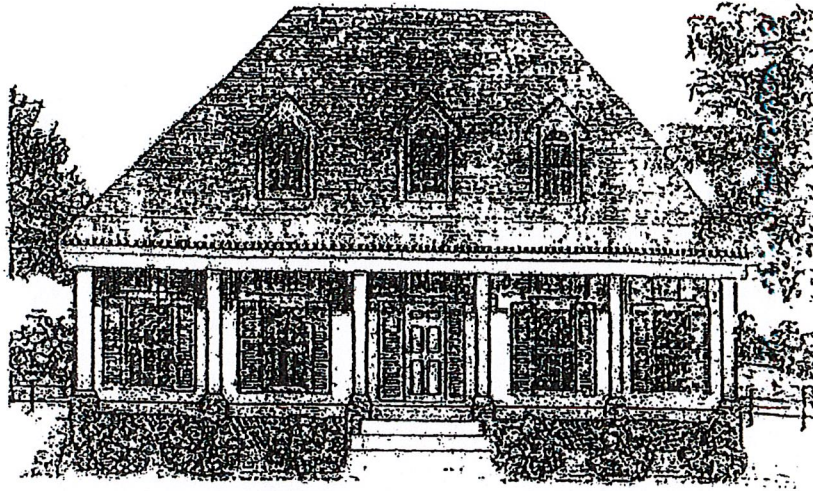
This more modern, energy saving home, is an example of the kind of simple, yet unique detail sought in the McKinley Neighborhood. Window trim, and gabled window dormer add style and appeal.

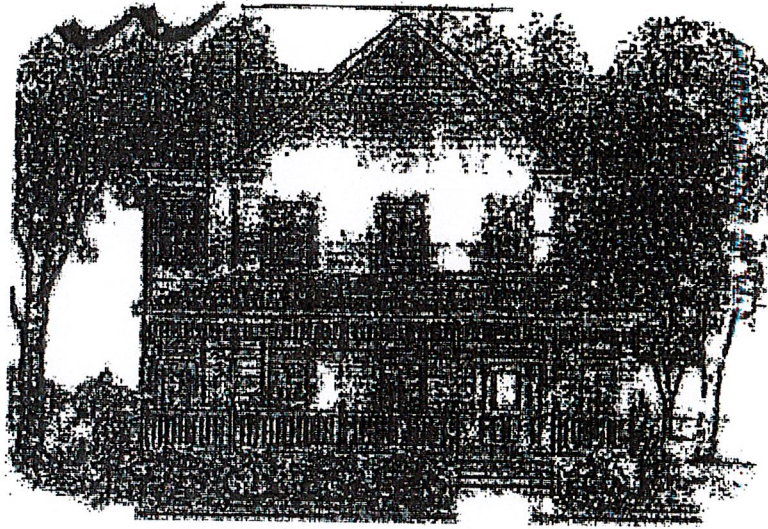
- (9) Construction materials should be the same type as those that have already been heavily used in existing adjacent structures and their size shall be in pleasing proportion to the whole.
- (10) Textures of the building materials should relate to and complement the predominant textures of the materials used in existing adjacent structures.
- (11) Colors, whether of natural materials such as brick, or stone, or applied colors such as paint and pre-colored siding, should relate to and complement the colors used on existing structures.
- (12) ...Roof shape and skyline should relate to the predominant styles of existing adjacent structures.
- (13) Landscape designs and choices of plant material should be appropriate to the character of the neighborhood.
- (14) Ground covers (ie., brick, paving, block, concrete, slate, etc.) should be of the same types as those already heavily used around existing adjacent structures.
- (15) Special attention should be paid to ensure proper drainage on the property, with the brick shelf being consistent (not above or below) adjoining homes.
- (16) Special attention should also be paid to 'clean up of the construction sites. Builders who dump materials, creating -an eyesore or health hazard for the neighbors will cease to be considered for further business with the city.

Although each of these homes is quite different architecturally, note the **window balance** achieved in each. Windows are placed in balance to create a smooth passage for the viewing eye:

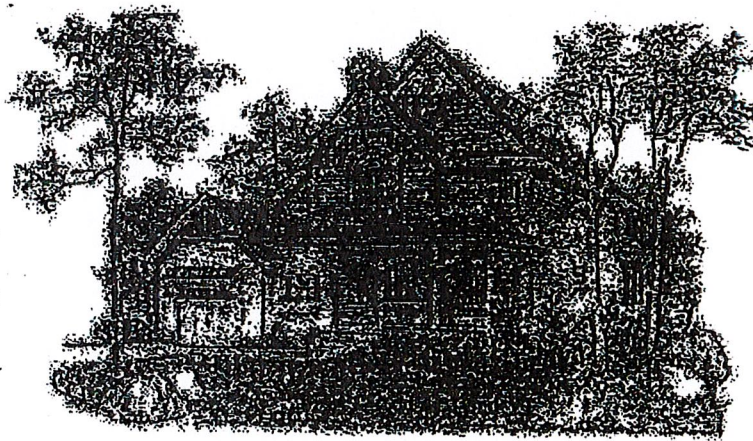


Window Balance

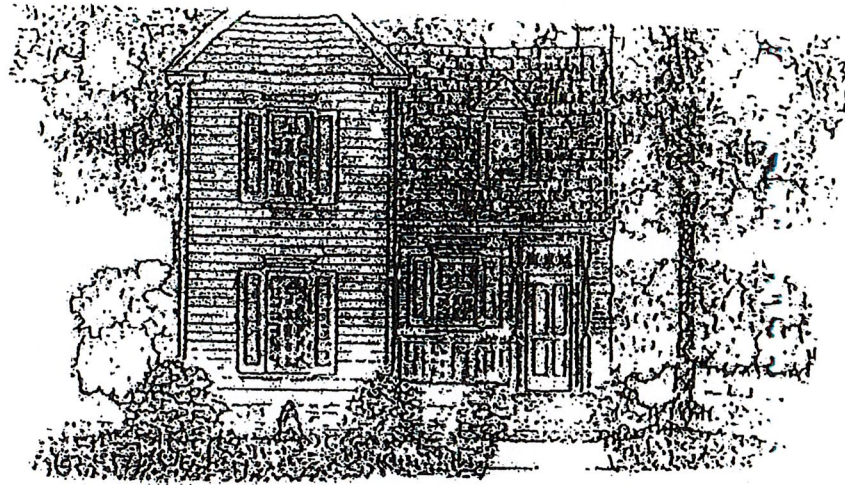




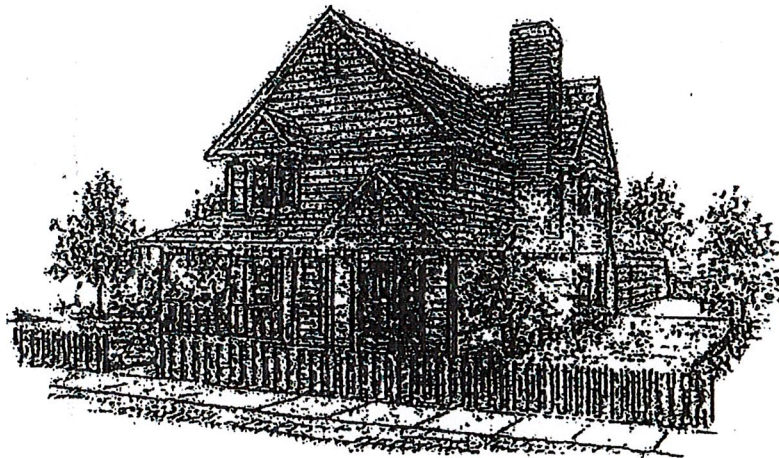
Appealing trim and the wrap-around porch lends both warmth and livability to this house.



Victorian homes are well known for their orientation on narrow building sites. This house is only 38 feet wide. Window design, porch, trim, again add style and livability. The front loading garage is blended subtly into the front facade and does not protrude ignorantly beyond the front of the living area.



This small home displays window shutters and wood trim to create an effect seen throughout the McKinley Neighborhood.



Victorian styling and beauty are captured in this classic design. Fish-scale shingles, bay windows, and lots of gingerbread give this home appeal and interest. This home is designed with attention to several unique South End features including a narrow lot and back alley access. The location of the attached garage is ideal for corner lots.