

Project: 1627 Leverette

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Detroit, Michigan 48219

Subject: Historic - Building Review & Approval

Project: 1627 Leverette
Detroit, Michigan

Regarding: 1627 Leverette Proposed Work Item Description
City of Detroit – Planning & Development
Historic Building Division

Honorary Board Members:

We are seeking approval for the ongoing renovations at 1627 Leverette.
We are also seeking approval for some work items installed on the exterior of the building (which was done without Historical Division's Approval).

Non-Conforming Items To Be Corrected:

NC-Item #1 – Second Floor Bay Windows Replaced (without approval)
Corrections to be made - Remove installed windows & replace with units matching configuration of the original window units.

NC-Item #2 – First Floor Window – Removed 5-½" Middle Sash Rail Trim
Correction to be made – Re-install horizontal 5-½" Middle Trim Accent in location where existing member was removed.

Seeking Approval of the following items:

1. Removed & Re-built front porches. Original porches were failing, had brick that did not match existing, concrete porch deck had failed & the elevation between the porch & existing floor level in most cases exceeded a 9" step. The Porches' steps all exceed maximum riser height allowed. Riser height varied step to step.

Work Performed – Re-built wing walls with brick matching existing building. Replace & added steel support for front porch concrete deck. Removed damaged steps & failing wing walls; corrected stair riser heights.

2. Painted Exterior Wood Trim – Dark Bronze. (Seeking Approval)

Color of windows before renovations was a grayest tan with a mid-green accent (see pictures). Seeking approval of current dark bronze color.

3. Replaced Existing Wood Windows

The existing wood windows had significant water & insect damage. Many sashes were rotted & had failed due to age, water, wear & binding along the jambs. Due to the leaking roof & parapet, as well as the open voids around the windows' perimeter – both the masonry wall & headers required repairs (both interior / exterior) at most of the openings. Interior openings wood framing & nailers required replacement & re-squaring.

New windows were installed (without approval). Apart from the 2nd Floor Bay Windows and the 1st Floor Living Room Windows; the other windows installed matches the windows removed in dimensions & operation.

New windows are Vinyl Clad Wood Windows by Marvin – Signature Series – Insulated Low “E” Glass, with historic profiled perimeter trim. Dark Bronze Window product data is attached.

Seeking Approval for New Windows

4. Repair & Replace Rear Porch Decks.

(Seeking Approval for increase in rear porch deck width)

Repair & replacement of rear porches was previously approved. Increase dimension of rear porch deck from 5' to 8'-6". No material Change is proposed. Special Note – Color Section for Wood Stain is indicated on drawings.

5. Add Wood Privacy Screen at Rear Year (Seeking Approval)

Wood privacy screening was installed at Units #1 & #2. Seeking the Boards' approval to add screen at all units (see drawings for location).

6. Basement Stair Shed (Seeking Approval)

The basement stair enclosures had failing roofs, rotted framing, rotted sheathing, rotten and missing nailer plates at the foundation. Enclosures were improperly built. The exterior stairs down to the basement where too steep (had riser heights exceeding 10") and treads that were less than 6" wide. Headroom @ the top & bottom of the stair enclosure was near 6'.

Work Performed: Removed & Rebuilt Basement Stair Enclosure. Raised roof to provide proper clearance @ top & bottom of stair open. Removed & replaced existing concrete stair to provide greater tread width & lower riser heights. Reconstructed walls & roof. Installed treated wood plate and new wall & roof framing. Installed new sheathing, vapor barrier, exterior siding, felts & roofing shingles.

7. Rear Door Canopy – Replace with Flat Framed Canopy: (Seeking Approval)

The Rear Entry Roof Canopies were in a deteriorated condition with failing anchorage at & along the rear wall.

Removed existing gable framed canopy over doors. Proposed to install a new flat entry canopy with a membrane roofing cap. The new canopy will be installed in the void area above the door transom panel. (See pictures @ Units #1 & #2)

8. Replace Rear Door & Transoms (Seeking Approval)

The existing rear doors & frames were all severely damage (to some extent). The frames &/or doors were split & damaged (resulting from theft &/or vandalism. Over the years the doors have been replaced, patched & repaired. The patching & prior repairs are both un-sightly and poorly done. It was also our opinion that the rear doors will not contribute any value to the Historic character of the building (other than being old & un-sightly). See rear elevation pictures in report.

We are requesting approval to install a new wood clad glass entry door & new wood clad insulated glass transoms (at all 7 units). The new glass door & glass transoms have been installed on Units #1 & #2.

It should be noted that the original gable entry canopies were placed just over the top of the rear doors (see pictures). The original transoms nearly covered by the gable canopy. In most of the apartment units the interior transom panel was plywood (not glass).

New Work Proposed: We have reduced the overall height of the transom panel. However, we have increased the glazing opening dimension. The new doors & transoms will provide a uniform look and appealing character for the new wood deck & rear yard enclosure.

9. Change Yard Separation Fencing Material: (Seeking Approval)

The originally approved rear yard fencing was 4' high chain link fencing. We are proposing to install a new 6' High - Treated Wood (Stained) Privacy Fence along each unit's separation line. (See site drawing for location).

10. New Car Ports: (Seeking Approval)

We are proposing to install new open wall car ports at the previously approved rear parking slab. The car ports will be open on all sides, with a steel frame & pre-finished metal roof. The proposed color of the metal roof is red (close to the same hue of the building's rear wall.

Thanks for your input and consideration. Any question please feel free to contact me.

Sincerely:

KM Consulting