

Request to Repair and Replace Siding, Add Windows and Add a Rear Mudroom at the Residence of Elizabeth Alvarez and Joseph Klecha

Located in the Corktown Historic District at:

1535 Leverette St.
Detroit, MI 48216

Project Contact Information

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Proposed Scope of Work

- Repair wood siding and trim where extant and repairable (mainly front facades).
- Replace vinyl siding and trim at side and rear facades with quality wood materials similar to those at the front façade.
 - Cedar horizontal bevel siding
 - Beadboard cladding at crawlspace
- Repair front porches and stoops.
 - Repair wood decking.
 - Replace plywood stoop cladding with vertical beadboard cladding.
- Construct new rear mudroom addition to improve functionality of kitchen
 - New rear porch and 2nd floor walkout on mudroom roof.
- Install two new windows at 2nd floor master bedroom and first floor toilet room. Replace existing kitchen doorwall with a new window.

Narrative

The historic Victorian home at 1535 Leverette St. was constructed in 1896. The front porch roof and front bay window exhibit Italianate style brackets detailing is absent from window trim. Although the front of the house is clad with wood siding, it appears that at least some siding replacement and simplification of trim has occurred during previous alterations. The house appears to have undergone multiple alterations both inside and out. The sides and rear of house have all been re-clad with vinyl siding and doors and windows vary in age and material composition. There is a relatively new composite deck at the rear entrance of the house and a second-floor cantilevered walkout is of similar recent construction.

Problems and Solutions

- Siding and wood decking require repair or replacement and repainting
 - Solution: The owners would like to repair any extant wood siding on the front facades of the house and replace vinyl siding on the sides and rear with new wood siding and trim to match existing front façade materials. If wood siding is discovered under the vinyl siding, the existing material will be repaired in-place where possible. The vertical bead board siding that encloses the crawlspace at the front of the house exhibits considerable decay. Elsewhere, the crawlspace siding has been covered with vinyl and is likely also highly decayed. The beadboard crawlspace cladding will be repaired where possible and replaced with similar material where necessary. The decking of the two north-facing porches is composed of tongue and groove flooring that requires repair and protective coating. Porch stoop sides either clad with decaying beadboard or low-quality/unattractive plywood. The porch stoops will be repaired and re-clad with beadboard to match original materials.
- Lack of adequate windows for natural light and cross-ventilation in master bedroom and 1st floor toilet room.
 - Solution: Add new operable windows in the exterior walls of the first floor toilet room and the second floor master bedroom.
- Rear entrance opens directly into kitchen. This results in wasted energy for heating and cooling and reduced interior comfort since there is no airlock between the inside and outside of the home. Although the rear entrance is the one most used by the family, there is no coat or shoe storage near the back door and there is no place to wash hands when entering the kitchen from gardening or other outdoor activities.
 - Solution: Remove existing rear deck and cantilevered second floor walkout and add a new mudroom entry/porch with rooftop walkout at this location.

Summary

The owners propose to improve their home's exterior by repairing extant wood siding and trim and replacing low-quality non-natural cladding with materials that are more appropriate for the quality and style of the house. The owners desire to improve natural ventilation by adding new venting windows in a first floor toilet room and a second floor master bedroom. These windows would be added near the rear of the house where they would not impact the home's street presence. A minimally-sized rear addition would not impact public street views but would greatly enhance the comfort and utility of the home for its occupants. In reconfiguring the rear of the house for this new addition, an existing doorwall would be replaced by a new window. The proposed renovations and addition would improve livability, preserve the home and assure that it will continue to house families in Corktown for generations to come.