

Back Porch Enclosure

1053 Burns

Indian Village

Overview

The house was repainted in 2021 and the front, south, and north sides are shown in Photos 1,2 and 3, respectively. There are two first floor entrances to the back of the house; one enters the sunroom and is original to the house with Limestone steps and landing (Photo 4) and the second enters the kitchen. The second entrance is via a small porch that is open on west side, has a 2 foot brick wall with limestone cap on the south side, and existing wood siding on the east and north sides (Photo 5). The stairs used to access the porch and kitchen door are concrete that is covered with brick pavers with limestone caps on the wing walls, consistent with other stairs in the front and back of the house. There are no closets on the first floor of the house and the plan is to covert this small open porch to an enclosed mudroom. This porch is not visible from adjacent houses to the north and south and the carriage house and alley wall limit visibility from Iroquois Street at ground level.

Proposed Work

The porch enclosure will be completed by building a wall immediately on top of limestone cap on the southern side as shown in Photo 6. This wall will contain a single window at the same elevation as the adjacent pantry window but will be wider to match the sunroom windows immediately to the south and include a 4 over 2 muntion pattern. Figure 1 shows the existing and proposed wall with window and Photo 7 shows the existing sunroom construction and windows. The siding will match the existing siding. The existing view of the west side with the entry to the porch and the existing door is shown on Figure 2 and Photo 5. The proposed door and siding and widened staircase are shown on Figure 3. The door will match the existing sunroom entry door (Photo 4).

The existing stair wing walls will be dismantled and the bricks reused along with new matching bricks to create a new wider staircase to match the sunroom stairs. Limestone steps will be used, and new limestone caps will be placed on the longer wingwalls. A birds-eye view of the existing and new stair is shown in Figure 4 and 5. Photo 8 shows both the back porch and sunroom stairs and the current difference in length because the sunroom has a landing as the top step.

Materials

Siding - The wood siding to enclose the porch will be new 4 1/2 inch overlapping siding to match the existing material in thickness and dimension. The materials will be from Detroit Forest Products and a copy of the specification is attached. The new interior walls will be finished with either tongue and groove wood or drywall.

Window -The window is 47 inches by 23 inches to match the dimensions of the sunroom upper sash and simulated divided light with a 4 over 2 muntin pattern to match the sunroom windows. The window will be fixed, ie not opening and a Pella architect series. A copy of the specification is attached.

Door -The door will be constructed of wood with double pane glass with a dimension of 36 inches by 80 inches. A specification is attached.

Stairs – The stair steps and wing wall caps will be constructed of new limestone. The wing walls will be build using a combination of reclaimed bricks from the existing and new Brewerston bricks selected to match. Brewerston bricks were used in 2005 to construct the carriage house and provide a great match to the house. Photo 9 is a sample of the bricks taken adjacent to carriage house showing the match and the specifications on the brick. The width of the wing walls will not change but they will be lengthened and increased in height to match the sunroom stairs more closely. The existing and new dimensions are shown on attached Figures.

Photos 11 and 12 show the back of the house from the rear of the lot to provide additional context for the locations. Photos 13 and 14 are looking toward the porch from the adjacent southern and northern neighbor's driveways and show that the proposed changes are not visible. The proposed changes are also not visible from Iroquois begin blocked by a house and walls on Iroquois and the carriage house.

Schedule

The work is planned to begin as soon as HDC approval is received.

Photographs



Photo 1
Front of house from Burns, note limestone steps and Limestone caps on stair walls, and brick porch railings



Photo 2
Side of house from South, sunroom is visible at back



Photo 3
Side of house from north near
Burns; breakfast room that
forms the north wall of the
back porch is visible at back



Photo 4
Original Stair case to sunroom
door, Stairs are limestone and
brick wing walls include
limestone caps



Photo 5

Back porch proposed to be enclosed and stairs to access. The staircase is not consistent with other stairs on the house and constructed of pavers covering concrete stairs. Bottom step is not consistent because of changes to backyard to improve drainage in 2017 that resulted in sidewalks begin 3 inches higher

Original Icebox entrance is visible and was restored in 2021 along with siding.



Photo 6
Back porch from south showing where wall will be built on top of Limestone cap. Proposed window will be at same elevation as the existing window in pantry. Remaining wall will be clad in matching wood siding.



Photo 7
Sunroom window, new window will match the upper sash muntin pattern and be similar in size



Photo 8
View of two back stairs looking south showing that the sunroom stairs is two feet longer and extends to the sidewalk

Also shows proximity of the sunroom .



Photo 9
Manufacturer board for brick, same brick used to build garage



Photo 10
Brick sample against existing pier on garage



Photo 11
View of the full back of the house from yard looking east. Carriage house is visible at left. Porch to be enclosed is near center of the photo



Photo 12
View of backyard looking northeast from rear of neighboring yard to the south.



Photo 13
View for neighboring house to the south showing the sunroom, porch is not visible except when in the rear of the backyard



Photo 14
View looking south from
neighbor to the north's
driveway. Breakfast nook
is visible but porch to
enclose is not visible