

1424 Iroquois St Porch Cap Replacement

Submitted September 9, 2022

Proposal

- Expected Timing: October 2022
- Demo and remove damaged porch cap inclusive of the decorative tile (not original) and concrete cap (original) and pour a new 4" thick concrete porch cap in accordance with the original design
- Multiple masonry experts have confirmed that the concrete cap is structurally compromised and cannot be repaired
- We have reviewed the architectural drawings (photo attached herein) and visited/spoken with Albert Kahn Associates to confirm that a concrete cap is the original design
- Madison Maintenance LLC will perform the work. This contractor has extensive experience working in Indian Village and other Detroit historic districts

Detailed Scope of Work

- Demo and remove the existing damaged porch cap
- Prep area
- Measure and install form boards
- Install re-rod along wall of home
- Pour new 4" thick concrete porch cap, 6 bag mix – 4,000 PSI
- Conduct any necessary grinding and tuck pointing on front porch walls using type S mortar mix
- Remove all job-related debris
- Remove form boards and acid wash once cured
- Perform final clean up

Existing Condition (1 of 4)

View of the porch from Iroquois St



Existing Condition (2 of 4)

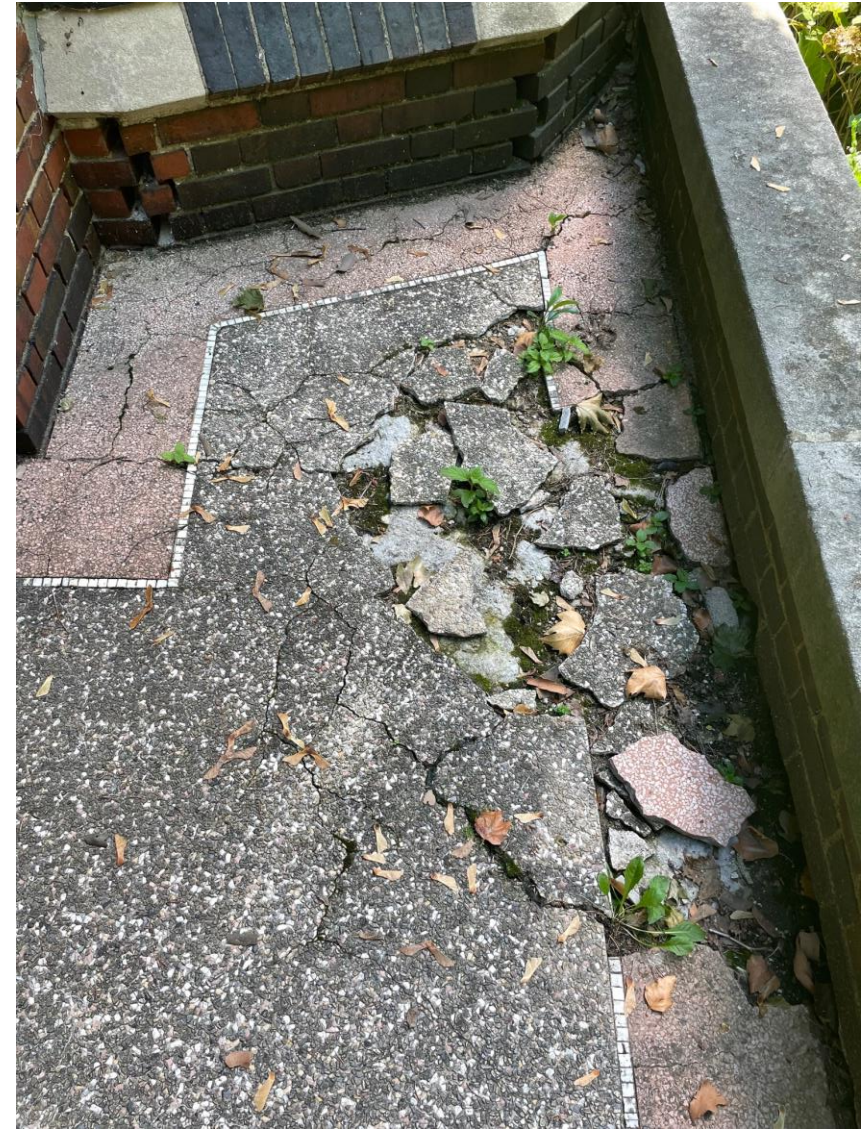
Severe damage to the decorative tile and the original concrete cap. Tripping and safety hazard for children and guests coming up porch steps



Existing Condition (3 of 4)

Concrete cap is fully compromised – holes all the way through the concrete cap and there is caving in around the holes

Hole through the concrete porch cap

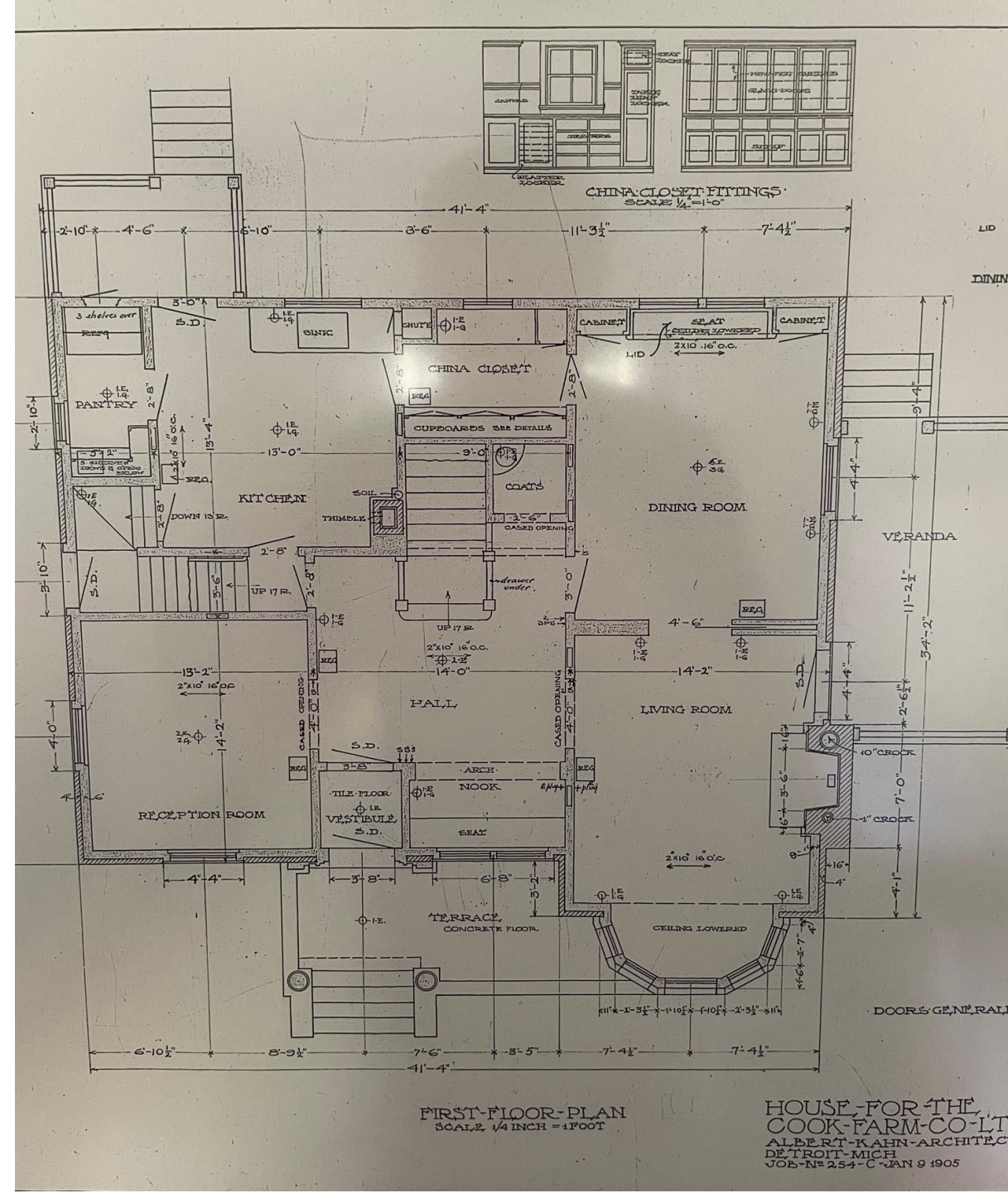
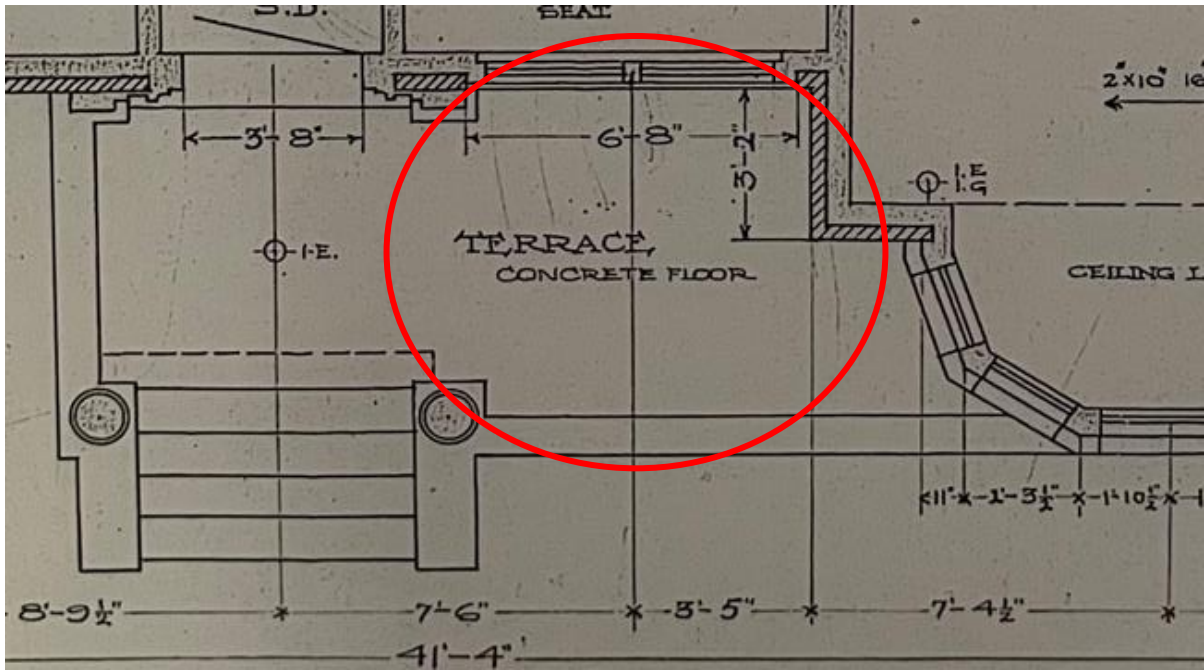


Existing Condition (4 of 4)

Example holes through concrete cap



Concrete floor. The damaged decorative tile is not original to the home per Albert Kahn Associates



Madison Maintenance LLC

- Highly recommended in the community given their extensive experience working in Indian Village
- Historic home experience – tremendous experience working on historic homes in Indian Village and other Detroit historic districts
- Website: <http://www.madisonmaintenance.com/>

Homeowners

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