

3964 W Lafayette - Scope of Work

This home is currently split into multiple apartments in a very inorganic way. It was initially constructed for a single family, and we intend to reconfigure it for that purpose. The window, stucco, soffit, gutter, and roof details have been approved by the commission prior to this submission, however I will briefly outline them here as part of the narrative scope of work. The roof shingles will be replaced with a higher quality asphalt shingle. The gutters will be half-round style with circular downspouts, a detail that is dictated by the rafter tail design. The soffit and rafter tails will be restored and painted. The stucco will be repaired and skimmed across the entirety of the facade.

Much of the home's glazing consists of 6-lite casement windows, original to the construction of the home in 1915, all of which will be restored and not replaced. Each window will have its individual panes replaced with insulated glass units, and the exterior face will be painted black. Unfortunately, vinyl windows sit in place of original casement windows in much of the second floor. We plan to replace the vinyl windows with wooden windows that match closely with the originals in material and design. Original 6-lite windows of various sizes can be found on both floors. We will model the design of the windows set to replace the vinyl in the image of the original windows.

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The 250sqft "addition" on the western side of the home has fallen into a state of disrepair and presents a dangerous work environment in its condition. I put addition in quotations because, based on my investigation into the building form and layout, the space was originally intended to be an outdoor patio. It was likely enclosed in the 30s or 40s to provide another entrance to the building during its redesign as a shared apartment. The walls of the addition are made of large clay block 12" deep. The immense weight of this method of construction, coupled with the snow load imposed on the roof, has caused the SW corner of the old patio foundation to fail. The lack of overhangs on this particular part of the house left it susceptible to water damage. Being that it is a room with many windows, this rain protection is even more important. The foundation wall is cracked and bowing outward significantly. The block wall above has skewed forward, causing the destruction of all the wooden windows that line the room. The roof used to be attached to the side of the house approximately 18" higher than where it currently rests. The roof is simply leaning on the block wall of the home and not attached with any fasteners. It is simply a mess, and block construction is naturally difficult to repair without fully rebuilding, especially when it includes foundation damage.

Our plan is to demolish this addition and rebuild one of the same footprint as the last. I'd like to fully demolish it so that I can have the opportunity to properly rebuild the foundation. We will be framing the room with wood studs instead of block, which will greatly reduce the final load on the walls. This helps ensure longevity of the new construction, and allows us to insulate the walls to a greater extent. The sun-room-like character of the addition will be captured in the new design by including multiple six large 6-lite windows to mimic the style of the historic windows present on the home, as discussed above. The windows will be picture windows, and trimmed in a very minimalistic fashion from the exterior. The roof line of the addition will extend to create an 18" overhang, giving ample weather protection to the exterior walls. There will be a circular dormer added to the center of the addition's roof to mimic those found on the main house roof. The roof of the addition will be the same product installed on the main roof of the home, which is the Timberline UHDZ Pewter Grey shingle. The siding will be a cement board siding that will be lapped to create a tight reveal found on historic homes throughout Hubbard farms and the Michigan as a whole. I am choosing to install this siding product instead of stucco for two reasons. First, building science proves that stucco over wood framing is not a resilient installation. Installed over a block wall face it works perfectly, due to the solid nature of the substrate. However, wood tends to move through temperature changes and causes

adhered masonry, like tile and stucco, to fail prematurely. There are issues with proper water drainage details and air gaps behind stucco when dealing with wood framing. Secondly, there is a monotony to the home that I seek to break up. I believe when the space was an outdoor patio, the aesthetic of the patio created that break in repetition that I seek. I believe that a lap siding, installed to historically accurate dimensions, on this small part of the house will create a visually necessary break from the stucco that encompasses the entirety of the facade.

The window units themselves will look like this:



The window trim will be very minimal in order to blend with the siding. This will create a more seamless transition between the kerfed windows set in stucco, and the new windows installed alongside lap siding of the new addition. This “look” is captured well here:



The addition in question is located in the south western corner of the home, measuring 23' x 11'. The floor plan is depicted here:

