



### Proposed Repair and Remodel of 1518 West Blvd.

Our home is situated on the corner of West Blvd. and Franklin St. We love the home and the location, however, there are some issues with the property that need addressed along with a need for a family of five to have more usable space. The current living space is a 20.5 x 32.5, two bedroom, one bath home with an 18 x 8 enclosed porch. The basement is completely unfinished and, at the moment, unusable for anything other than storage.

As the attached photos show, the south basement wall is crumbling and falling inward. In several places, the concrete is so deteriorated, that plant life is growing into the interior of the basement. We are proposing to remove and reconstruct the south, east, and west walls with concrete block and pour a new floor. We want to dig down to make create a ceiling at 8 ft rather than the 6 ft (or in some places-lower) that they are now. We also want to add two egressed windows to create 2 bedrooms (to code), a storage closet, and a laundry room in the basement.

Currently, there is an enclosed porch on the east end of the home which is not an original part of the floor plan. This too is deteriorating and unsafe. The stairs to the basement are in the center of the addition, there is only a few feet (roughly 2 1/2) between the opening and the far eastern wall, and there is no wall or railing around the stairs to prevent someone, especially children, from falling down them. The roof is sagging in the middle of the porch and the ceiling has been ruined by water leaking in. Although it was probably considered acceptable in the past to mount the fuse box above the stairwell on what used to be the exterior wall, the pictures show where water has leaked in down the wall by the fuse box over the years. The porch/addition, is currently 8 x 18 feet. We wish to remove it open it up underneath to continue a larger basement and rebuild an 18 x 24 foot addition which would include a dining room, bedroom/ closet, coat closet and a new, safer location for the stairwell. We would move the door from the south side to the east

side of the new addition and make it French doors. In the new basement under the addition, we want to make a room dedicated to the water heater, furnace, and a new breaker box. We would, also, add a second bathroom and a family room.

Because of the location of the security light/electrical pole in the alley, the placement of a two car garage is challenging. We want to build a 24' x 28 two car garage. Our home is grandfathered in with a the house being 14 ft 9 in from the property line. Normally the city would want us to start the build of the garage 20 ft from the property line. The security light/electric pole is about 30 ft 6 in. from the southern lot and positioned at the beginning of the alley on the east side. We would also need to build the garage 5 feet back (west) from the pole. To build the garage more inline with the house would make it more pleasing to the eye. To do this we will have to apply for a variance to build at 12 feet from the lot line. If we were to be denied the variance, we will have to come up with a different placement for the garage. Hopefully this will not happen as we don't want to lose the storage of the existing shed.

We do not wish to alter any of the existing exterior of the home with the exception of where the addition would adjoin to it. On the interior we only want to move one of the walls to make one of the bedrooms and bathroom more spacious and remove one wall to open the kitchen and make it more functional. We want to salvage as much of the door trim that is left in the house to reuse. The piano window on the south west end of the house we want to have refurbished due to much of the wood between the panes being deteriorated. The electrical does need to be updated from knob and tube connected to a fuse box to wiring connected to a breaker panel. As far as siding and windows, we plan to keep with the look we have now. Cedar siding, paned windows, and the colors will match what we currently have.

In conclusion, we hope you find the plans within the scope of both the city's and the Historical Preservation's guidelines as we hope to begin the projects as soon as possible. Our goal is to provide our family with the space we need and work with all parties to improve the property. The addition is pretty modest- only adding 3 feet to the north existing wall and just a little over doubling the east wall.



# 1518 West Blvd

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Proposed repair and remodel project

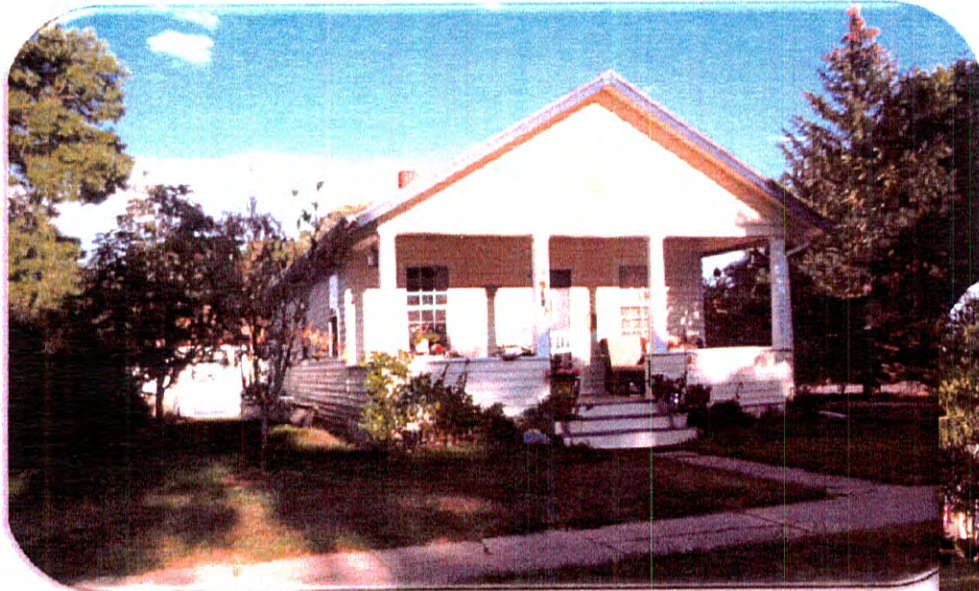


Positioned on the corner of Franklin and  
West Blvd.

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## South Basement Wall breaking away and cracking





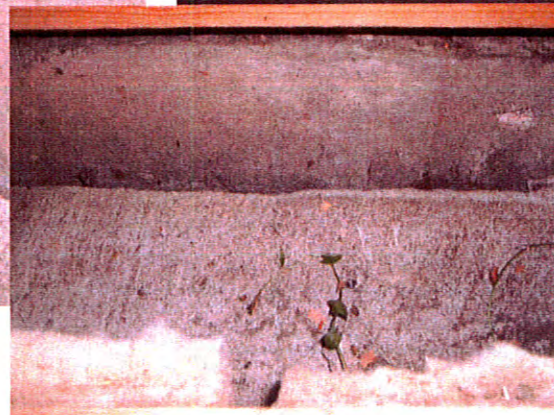


Interior Walls



Bind weed growing through  
the wall on the interior of  
the basement





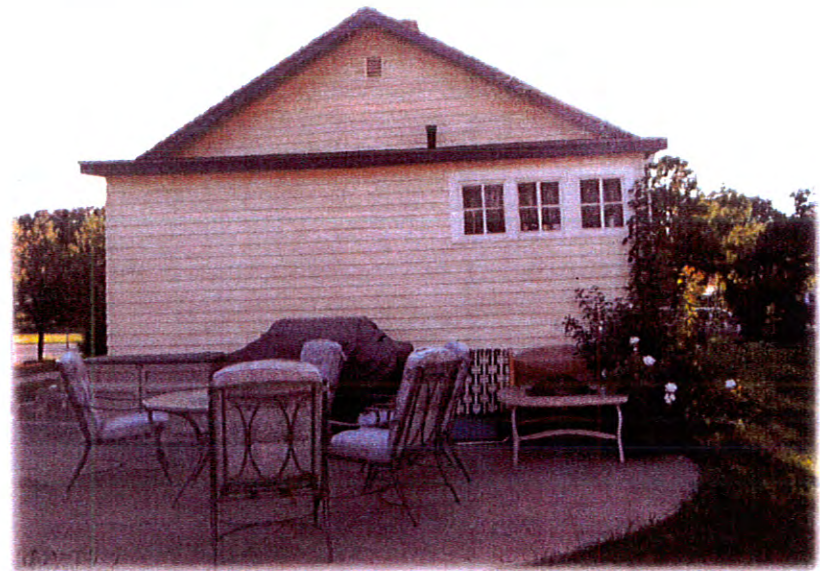
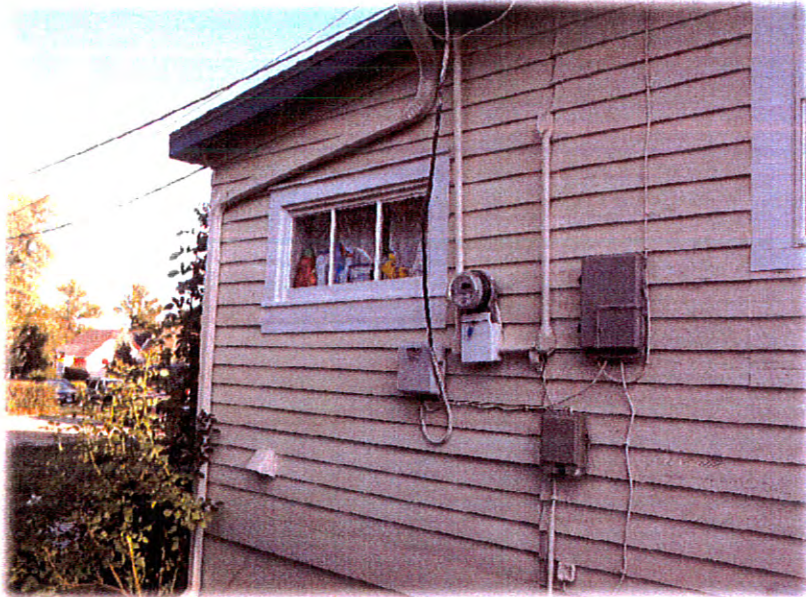




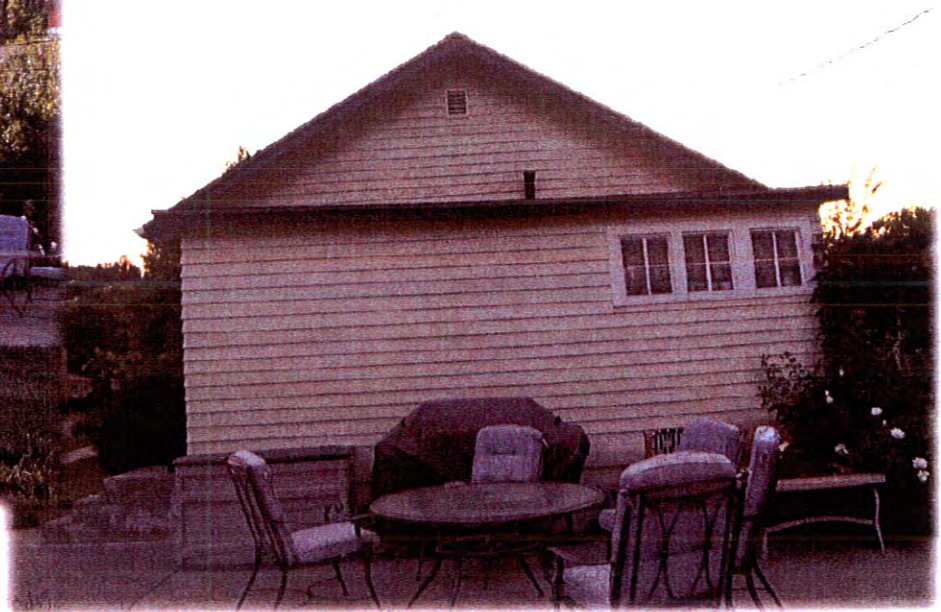
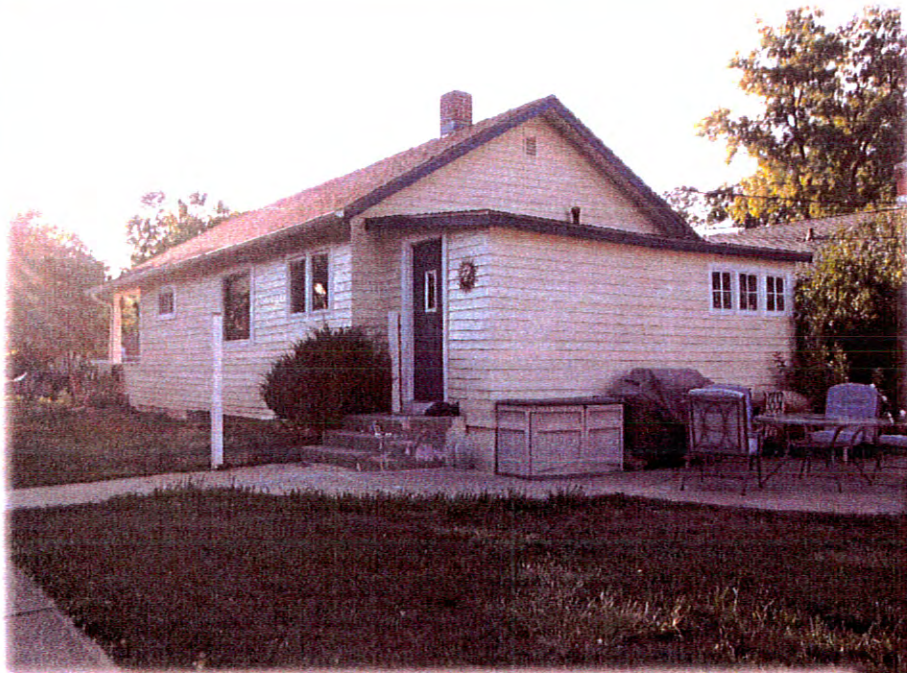


Back porch (East end)  
Roof is swaying

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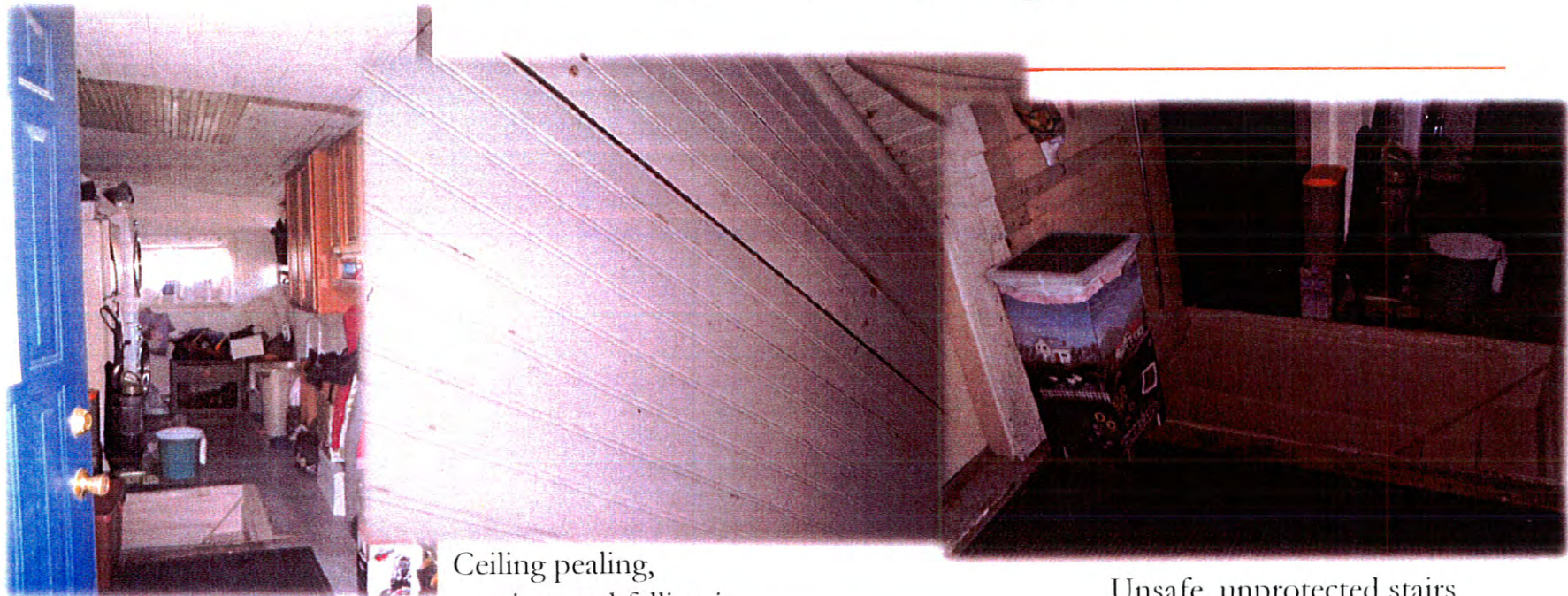




Sagging roof on the rear porch



## Interior of the rear porch



Ceiling peeling,  
sagging, and falling in

Unsafe, unprotected stairs





Fuse box installed on the original siding left there when the porch was built

Water leakage where the porch attaches to the house.

Fuse box positioned directly above the stairwell



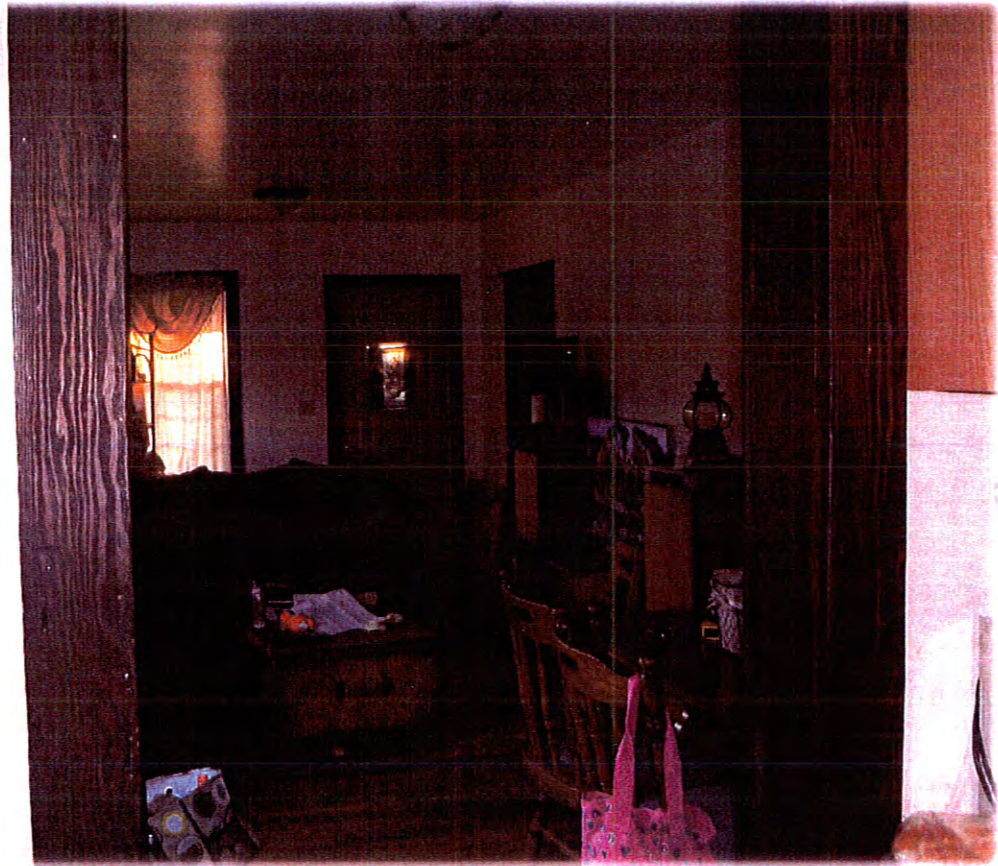
















These windows are on the porch where we want to put the addition. These windows will be used on the southwest and west end of the garage.



The following are windows that are in the house already but are to show the style we will maintain in the addition



Piano window on the south side of the house.

Picture window and casement windows on the south side of the house





Windows on the front (west) side of the house



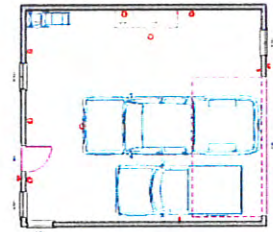
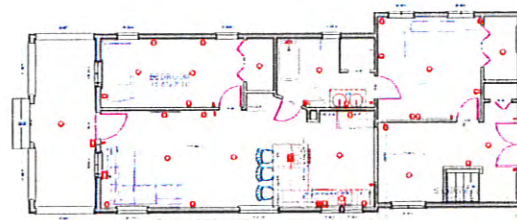


Windows on the north  
side of the house.

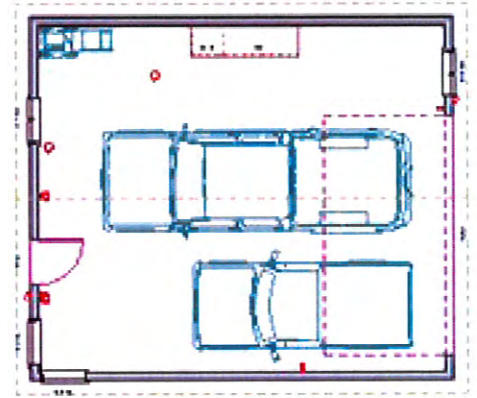
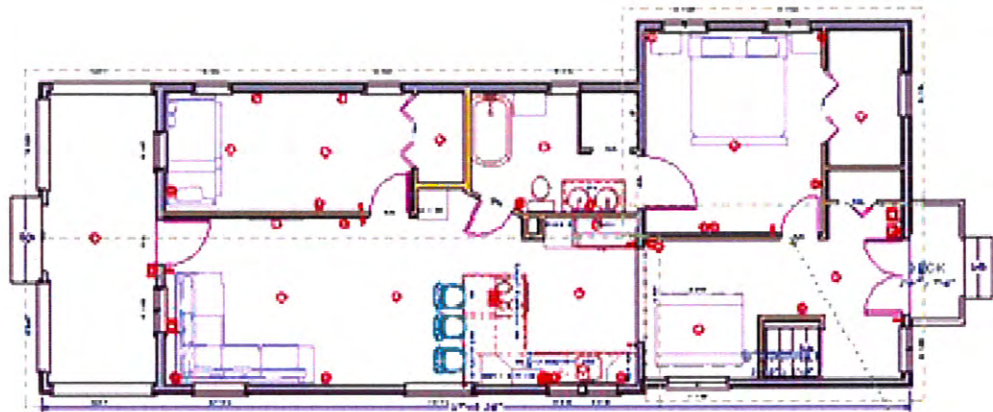


# Proposed new plans

- Repair Foundation/Basement
  - Add 2 egressed windows for 2 bedrooms
  - Laundry Room
- Add a 2 car garage
- Add a 18 x 24 addition in place of the porch

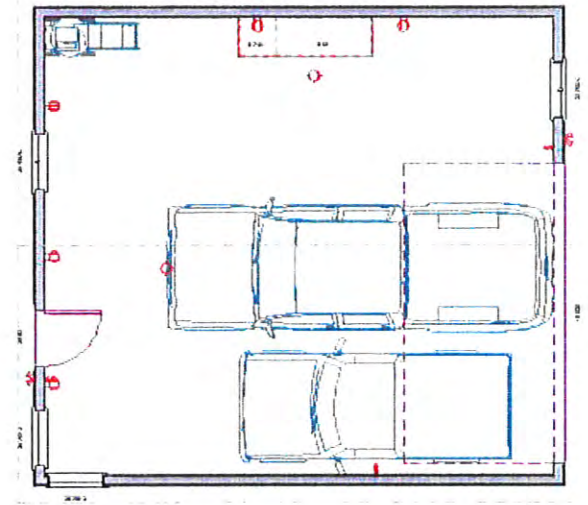
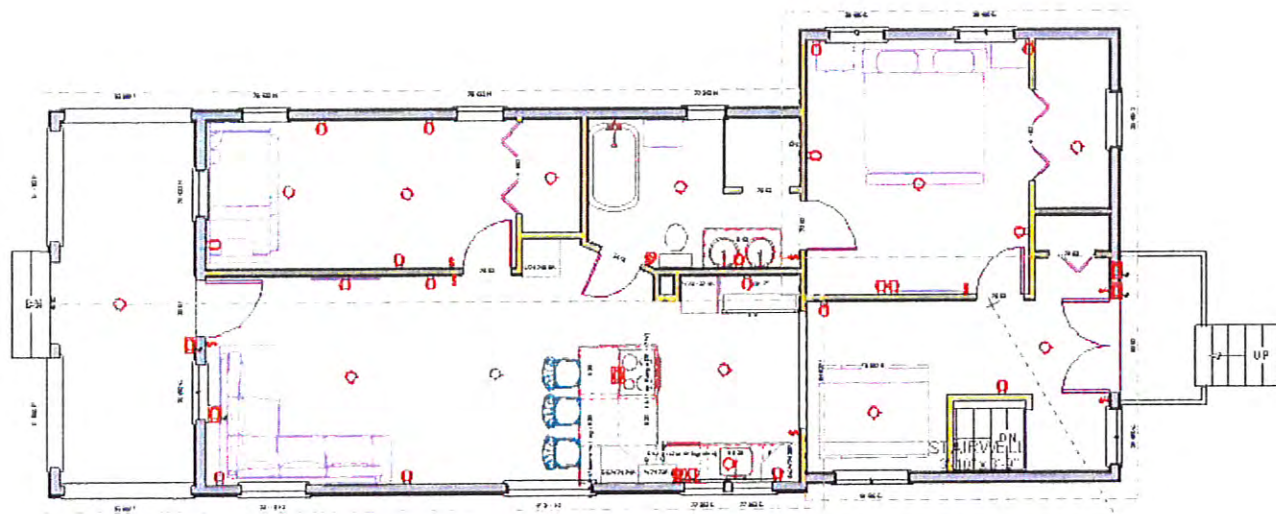




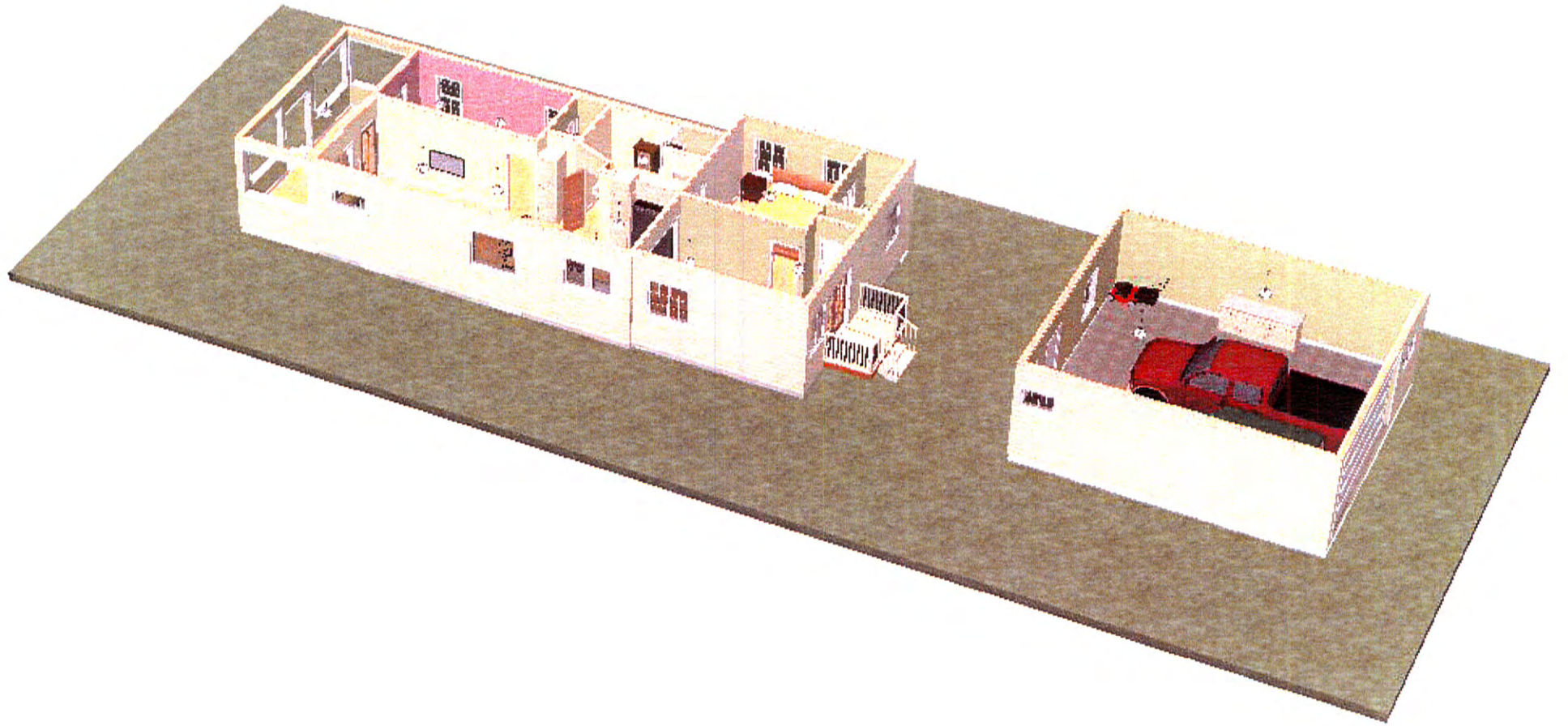


sidewalk

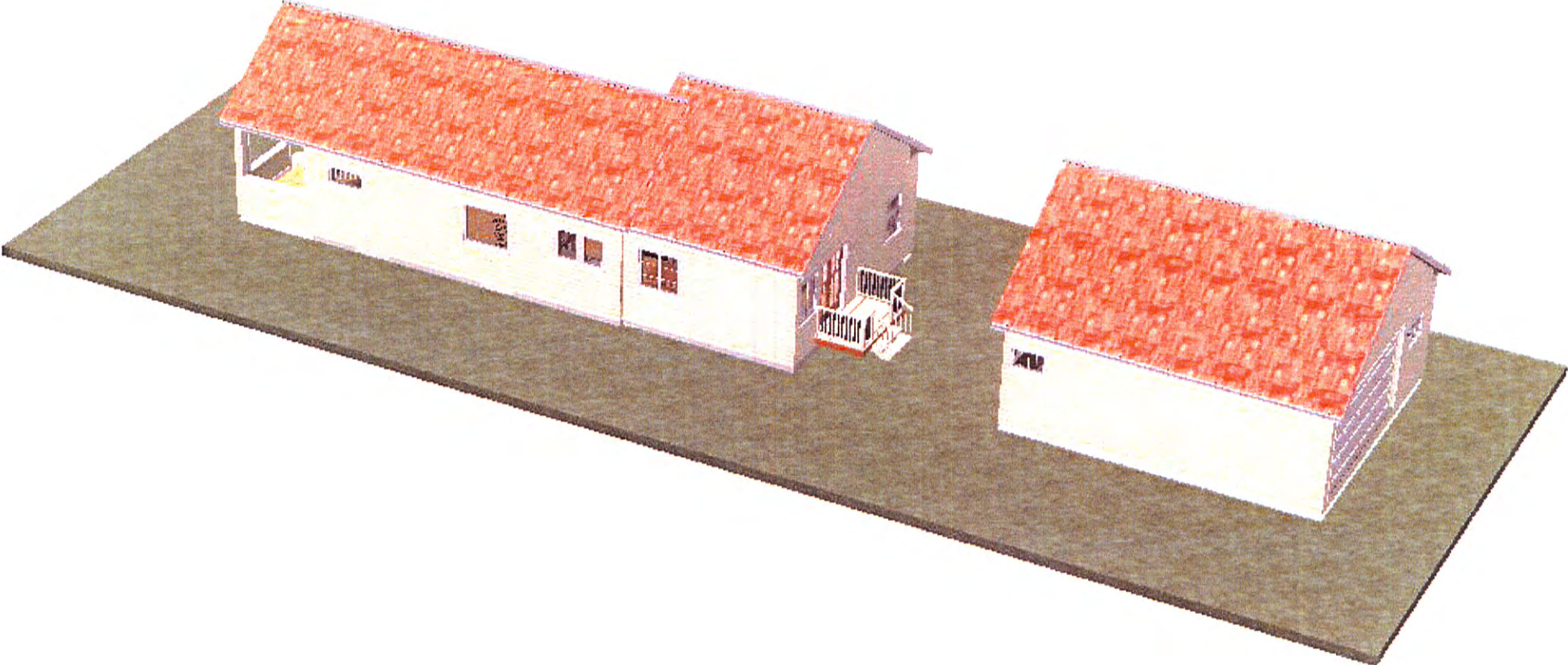




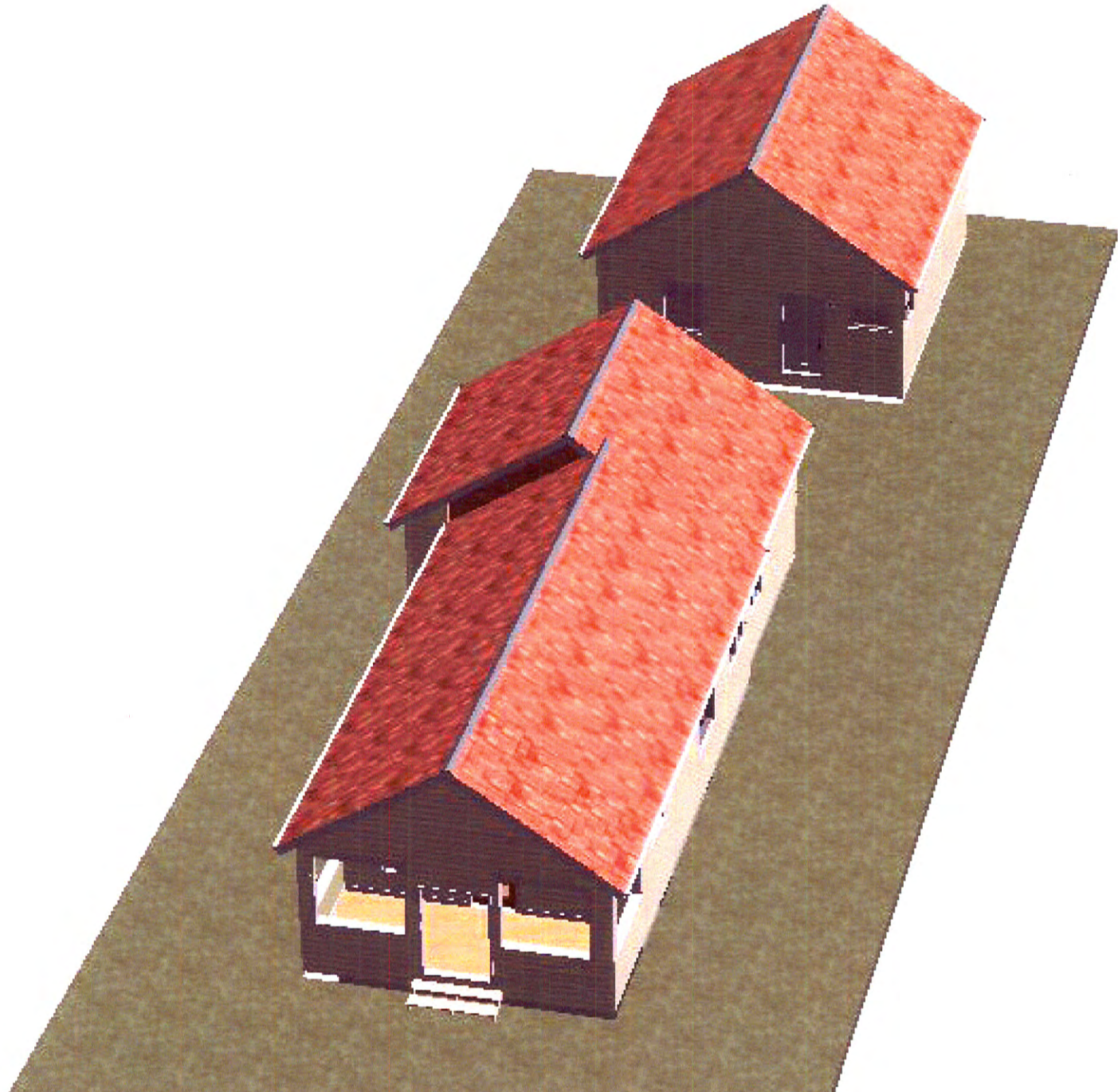




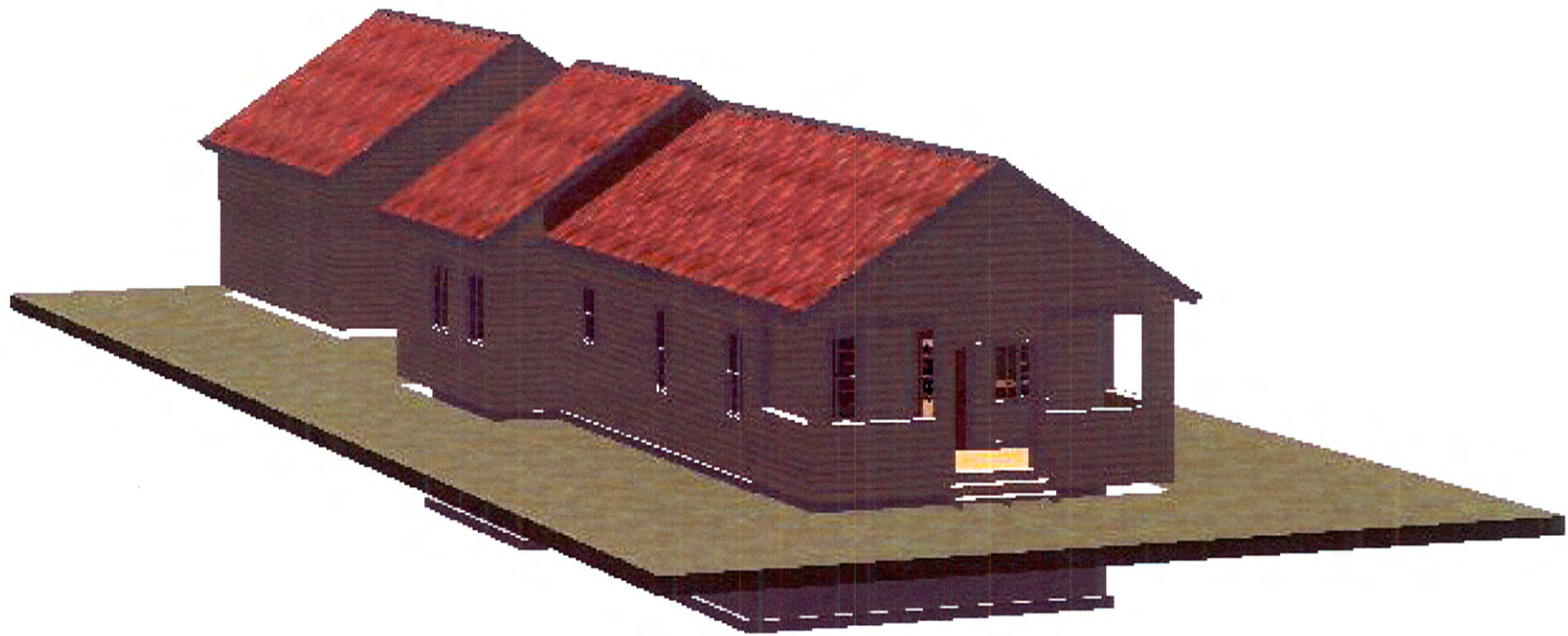




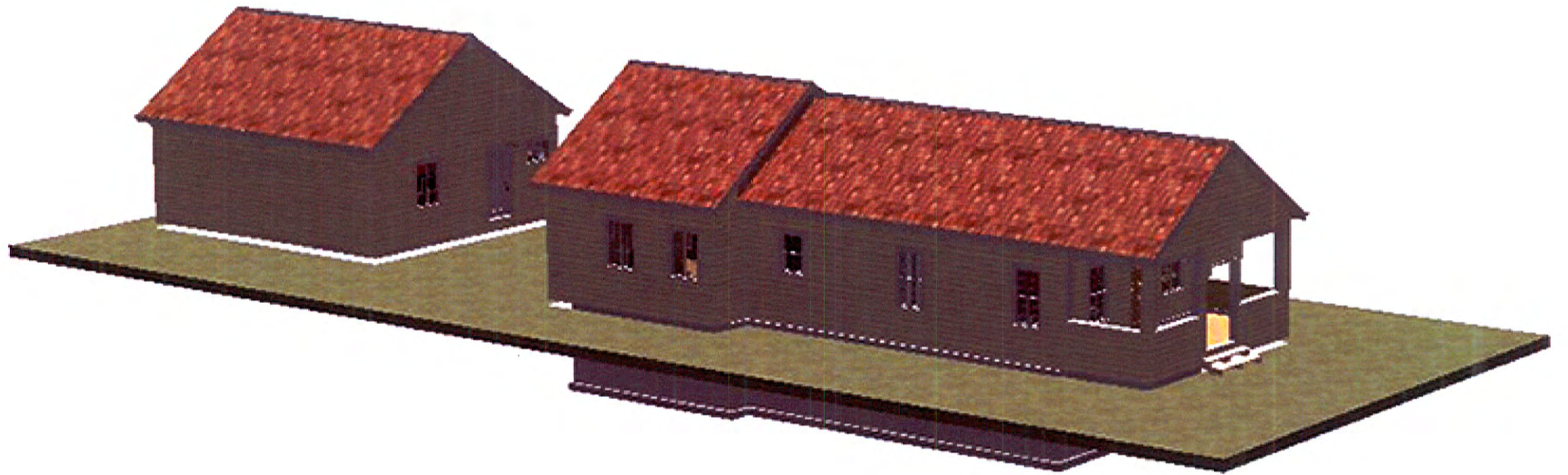




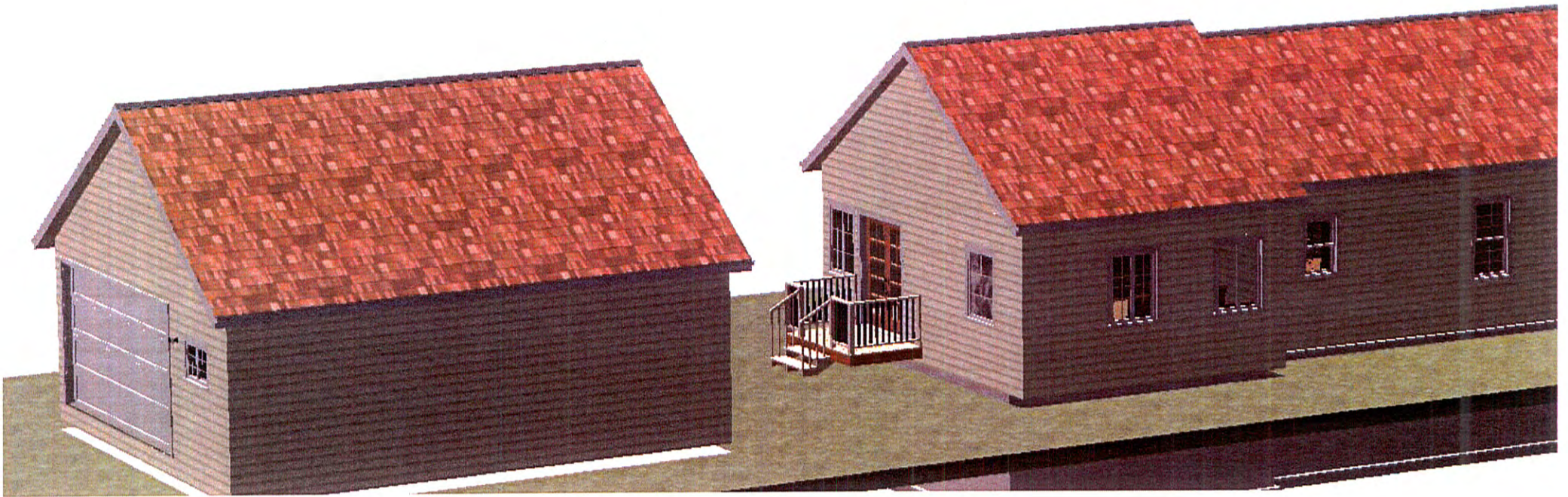




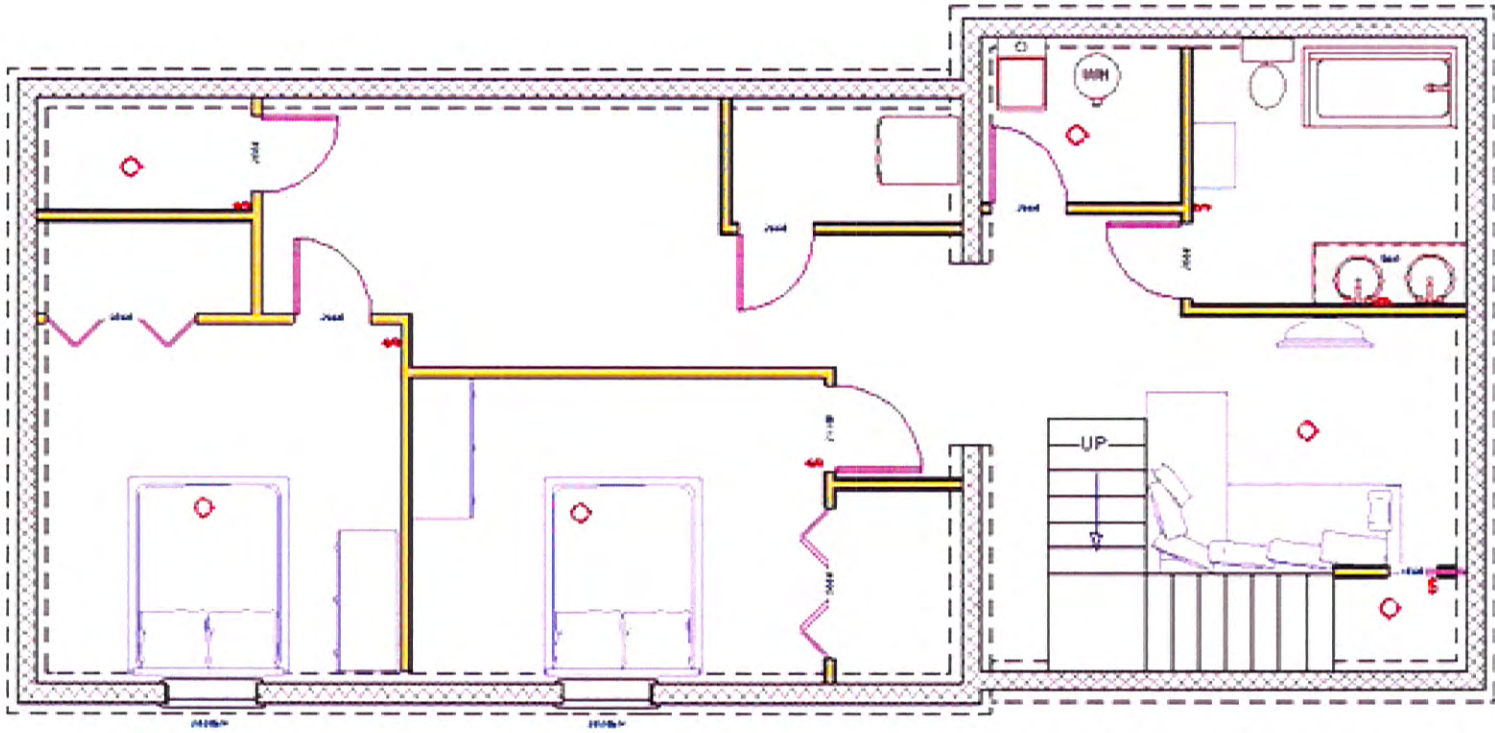












Basement







## 1518 West Blvd. Lot Coverage

Lot	50	x	130	6500	SQ FT
House (excluding basement)	20.5	x	32.5	666.25	
Porch	20.5	x	7.75	158.875	
Proposed Addition	24	x	18	432	
Garage	24	x	28	672	
				<hr/>	
				1929.125	

Percentage of Lot Coverage: 0.30 = 30%