



c/o: **Grace Yan**  
**YAN & ARP AN ILLINOIS**  
1909 Courtland Ave  
Park Ridge, IL 60068  
773 704 8979 c  
[cuiyan7676@hotmail.com](mailto:cuiyan7676@hotmail.com)

5 22 2024

Re: **GOTTSCHALK HOUSE [B1-1 DOWNTOWN CORE]**  
**18101 MARTIN AVE HOMewood, IL 60430 [29-31-311-003-0000]**  
**HISTORIC RESIDENTIAL BUILDING PORCH ASSESSMENT REPORT**

Ioannis Davis Architecture PC (ID Architecture) has prepared this report as an analysis of a deteriorating wood porch system at an existing multi-family apartment building in Homewood, Illinois to satisfy Homewood Building Inspector's violations.

---

**DATES OF OBSERVATIONS**

May 17, 2024

**DESIGN CRITERIA**

Homewood Municipal Code  
ICC International Residential Code, 2018 edition (w/ Amendments)  
Chapter 10 Means of Egress – 1011 Stairs  
1607.9.1 Structural Design - Handrails and Guards

**REPORT PREPARED BY**

Ioannis Davis Architecture, PC  
102 Howard  
Hillside, IL 60162  
708 203 5751 c  
708 449 1517 x  
[idarch@att.net](mailto:idarch@att.net)  
[www.idarchpc.com](http://www.idarchpc.com)



Ioannis Davis RA NOMA AIA  
Licensed Architect  
ILLINOIS No 001-1018890  
Expires 11 30 2024



**I DESCRIPTION OF PROPERTY AND SURVEY** 18101 Martin Avenue in Homewood, Illinois is an existing two-(3) story Multi-Family Residential occupancy building, originally built in 1891 as a Single-Family Residence. The construction type of the apartment building is of ordinary (IIIB) masonry and wood frame construction with masonry exterior walls and frame roof. The exterior, 1-story front wood porch is the focus of this Report. Previous repairs to the open porch include handrail and baluster replacement, roofing, and stair replacement. A balcony located at the roof of the porch is inaccessible from the interior and not occupiable. Overall, the existing wood frame porch system has original members that are over 100yrs old pieced together over time with repairs over several eras. At some point the porch should be rebuilt with new framing to restore the porch. Observations were made hands-on at the property in daylight. The Owner desires to repair the porch in lieu of replacement.

**II DESCRIPTION and LOCATION of OBSERVED CONDITIONS**

**Unsafe and Imminently Hazardous**

During the course of the inspection, ID Architecture did not observe imminently hazardous repairs beyond the unsafe conditions listed in this report.

**Unsafe with Repair Conditions**

**1. PORCH FRONT STAIR:** Wood stair flight from grade is rotating into porch, creating a downforce that is pulling the porch away from the building. Additionally, the porch deck beams are loosely set on the existing stone piers with blocking. While the existing stone piers appear to be sound and plumb, the beams can slip on the blocking. The entire porch should be jacked up level and then new blocking placed on top of the existing stone piers.

**A. Temporary Measures:** N/A

**B. Repairs:** The stair flight from grade should be replaced - remove existing wood stair treads & risers.

1. Set existing stone step on new concrete pedestals to eliminate heaving.
2. Build new stair flight with historically accurate newel posts & handrailing. Note that historic railing would be lower than current code.
3. Install retrofit guard railing per Illinois Accessibility Code (IAC) & ICC.

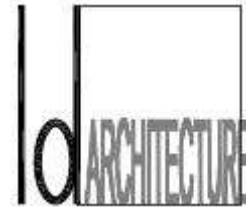
**Safe with Repair Conditions**

**1. WOOD BEAM TO STONE PIERS:** The wood beams that are pocketed into the masonry walls of the building at one end bear on stone piers at the other. The bearing at the stone piers is set on blocks and not anchored. Some beams need replacement due to cracks (stress) and rot.

**A. Temporary Measures:** N/A

**B. Replace Cracked and Rotting Beams:** Replace beams with same size wood beams (treated)

1. Brace all construction and level entire porch
2. Replace beams noted on drawings
3. Install wd anchor plate & blocking on top of stone piers to nail new beams to.



**Additional References:** Historic photographs obtained from Homewood Historical Society

### **III LIMITATIONS OF THE REPORT**

Because of the physical properties of the many materials commonly used for constructing exterior walls, and the limitations on detecting concealed internal wall distress, this examination performed by ID Architecture may not find all unsafe and imminently hazardous conditions in the wall that are not visible from the exterior. Therefore the performance of the structural masonry and submittal of the report are not a representation that all unsafe and imminently hazardous conditions in the wall have been identified.



PHOTOGRAPHS



STREET VIEW OF FRONT PORCH



STREET VIEW OF SIDE OF PORCH





VIEW OF SIDE OF PORCH & SLIPPAGE



TYPICAL POCKETED BEAM & NOTCHED DECK JOISTS



BEAM ON STONE PEDESTAL & BLOCKING



BEAM ON STONE PEDESTAL & BLOCKING





STAIR FLIGHT W/ POSTS ON GRADE



TYPICAL CONSTRUCTION





TYPICAL CONSTRUCTION



EXAMPLES OF ROTTING WOOD ELEMENTS



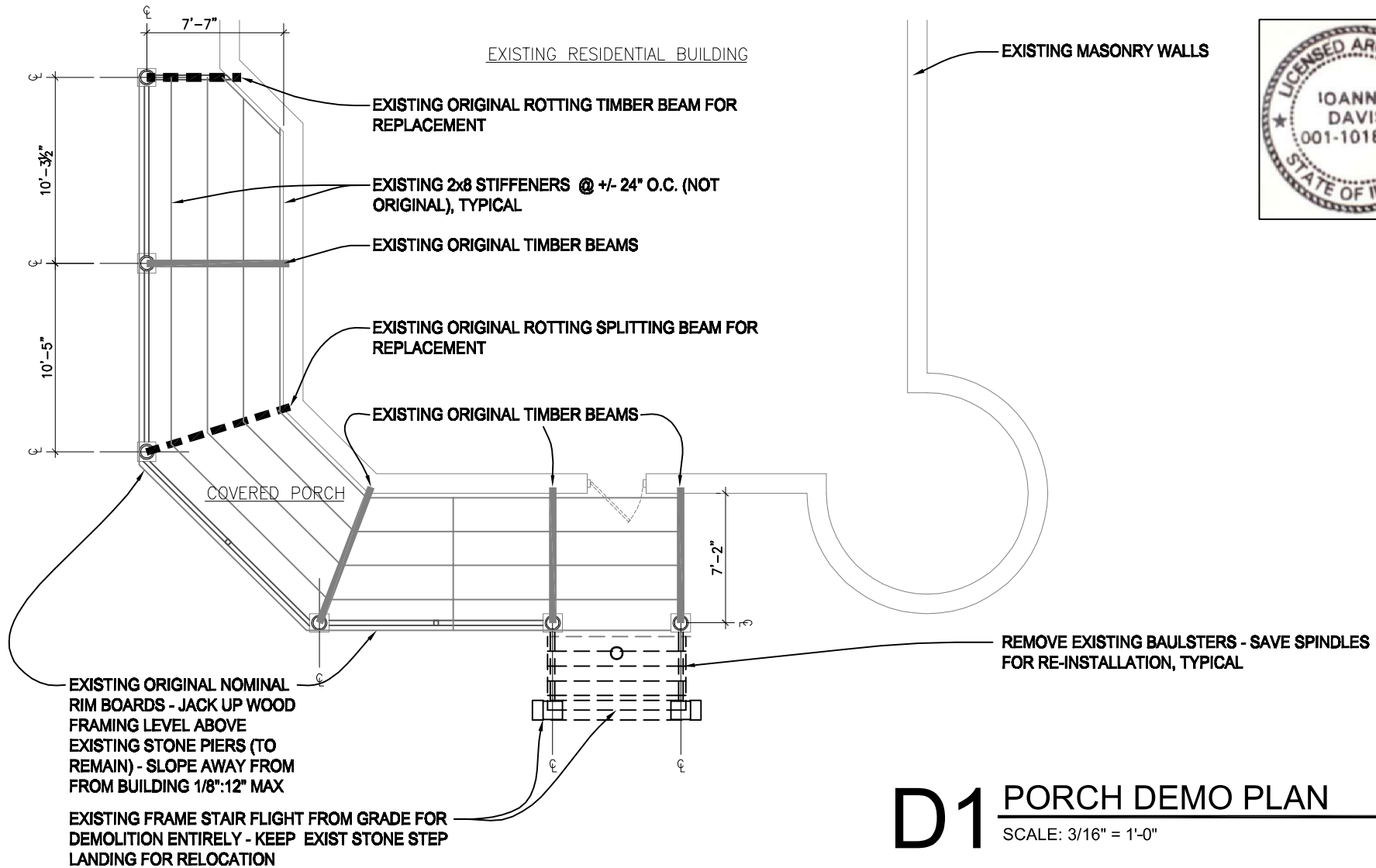


SPLITTING BEAM

PLOT SCALE 1=1

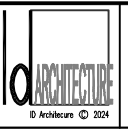
XX XX\_2008

D:\



# D1 PORCH DEMO PLAN

SCALE: 3/16" = 1'-0"



idarch@att.net  
708 203 5751 P  
708 449 1517 X

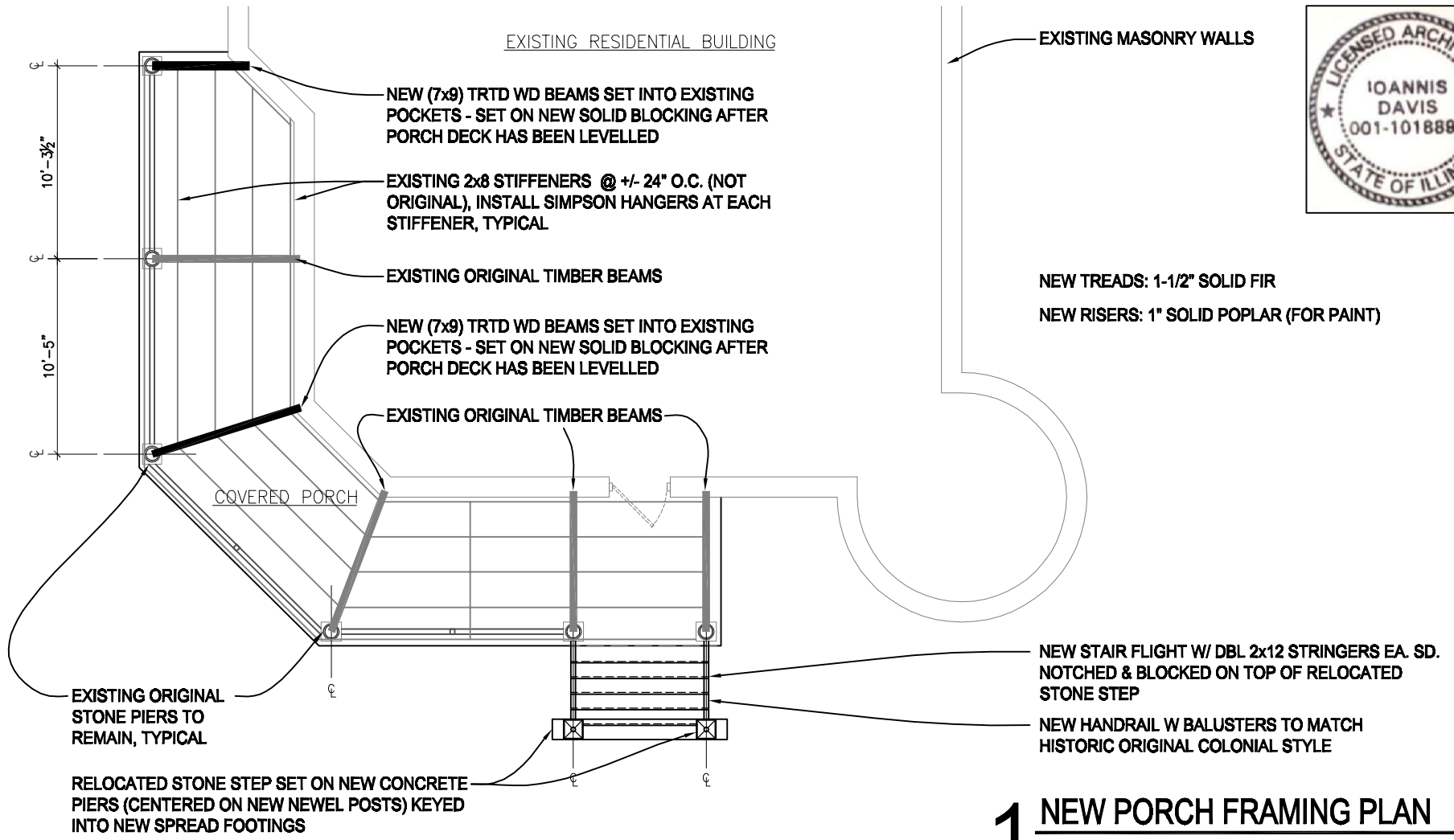
NEW PLANS FOR GRACE CUI YAN:  
**GOTTSCHALK HOUSE PORCH REPAIRS**  
18101 MARTIN AVE    HOMEWOOD, ILLINOIS

DATE  
**5 22 2024**  
ISSUED FOR  
OWNER USE

# D1

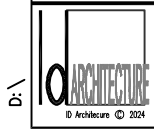


PLOT SCALE 1=1  
XX XX\_2008



# 1 NEW PORCH FRAMING PLAN

SCALE: 3/16" = 1'-0"



idarch@att.net  
708 203 5751 P  
708 449 1517 X

NEW PLANS FOR GRACE CUI YAN:  
**GOTTSCHALK HOUSE PORCH REPAIRS**  
18101 MARTIN AVE    HOMEWOOD, ILLINOIS

DATE  
**5 22 2024**  
ISSUED FOR  
OWNER USE

**A1**



EXISTING FRAME STAIR FLIGHT FROM GRADE FOR DEMOLITION ENTIRELY - KEEP EXIST STONE STEP LANDING FOR RELOCATION

JACK UP WOOD FRAMING LEVEL ABOVE EXISTING STONE PIERS (TO REMAIN) - SLOPE AWAY FROM FROM BUILDING 1/8":12" MAX

## D1 TYPICAL PORCH DEMO SECTION

SCALE: 3/8" = 1'-0"

EXISTING ROOFING

REPLACE ALL ROTTED WOOD TRIM & BEADBOARD PANELLING

NEW CLASSIC 3" TURNED SPINDLES (2 PER TREAD)

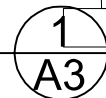
NEW BEVELLED CLASSIC NEWEL CAP W/ COVE & DENTIL TRIM TOPPED W/ 3" DIA BALL

42" H METAL GUARDRAILING EA SIDE OF STAIR

TYPICAL BEAM IN MASONRY POCKET SET ON STONE POSTS

NEW SOLID BLOCKING INSTALLED AFTER DECK IS LEVELLED, OVER 6x8 WD BASE PLATE ANCHORED TO EXIST STONE COLS W/ (4) HILTI CHEM ANCHORS

NEW 2x8 RIM BD & TRIM AT STAIR STRINGER TO COLUMN CONNECTION, TYP



## 1 TYPICAL PORCH REPAIR SECTION

SCALE: 3/8" = 1'-0"

PLOT SCALE 1=1

XX XX\_2008

D:\



idarch@att.net  
708 203 5751 P  
708 449 1517 X

# NEW PLANS FOR GRACE CUI YAN: GOTTSCHALK HOUSE PORCH REPAIRS

18101 MARTIN AVE    HOMEWOOD, ILLINOIS

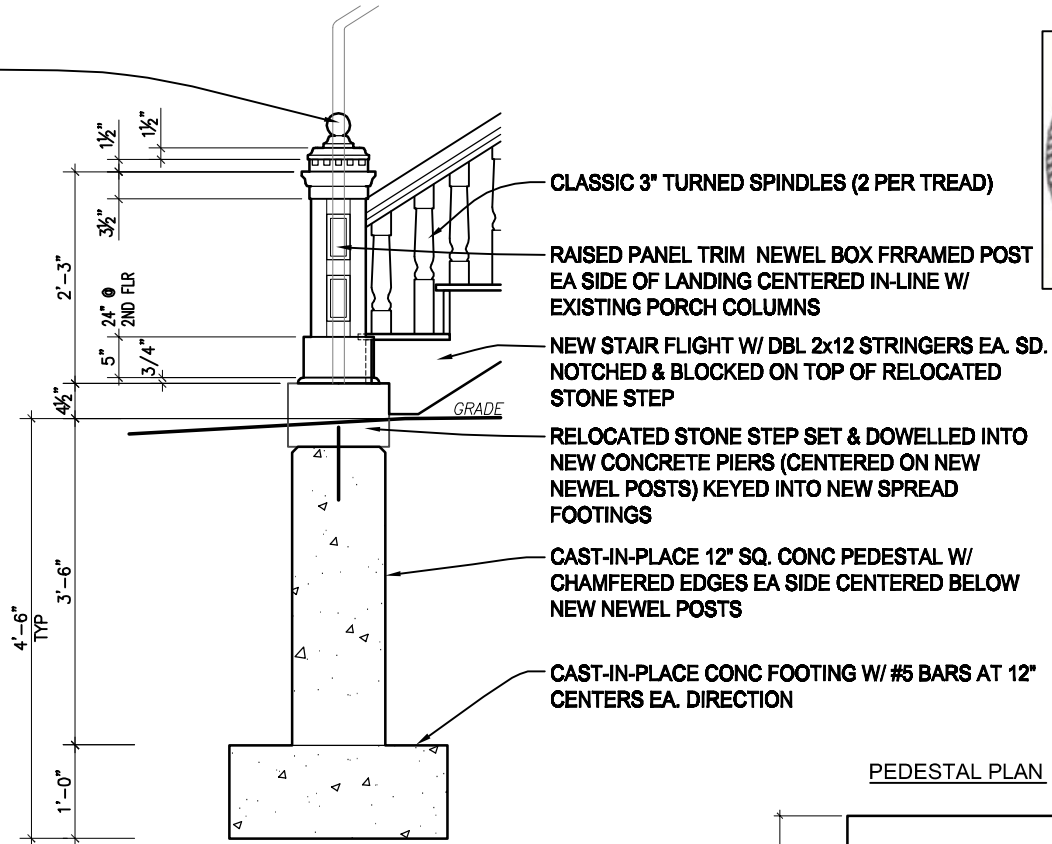
DATE  
**5 22 2024**  
ISSUED FOR  
OWNER USE

**A2**

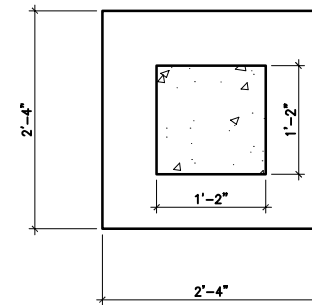


NEW BEVELLED CLASSIC NEWEL CAP  
W/ COVE & DENTIL TRIM TOPPED W/ 3"  
DIA BALL

NOTE:  
AT BALCONY ABOVE FRONT PORCH  
BUILD NEWEL W/ TALLER BASE FOR  
42" HIGH GUARDRAILING



PEDESTAL PLAN



# 1 TYPICAL NEW PORCH NEWEL POST DTL

SCALE: 3/4" = 1'-0"

PLOT SCALE 1=1

XX XX\_2008



idarch@att.net  
708 203 5751 P  
708 449 1517 X

NEW PLANS FOR GRACE CUI YAN:  
**GOTTSCHALK HOUSE PORCH REPAIRS**  
18101 MARTIN AVE    HOMEWOOD, ILLINOIS

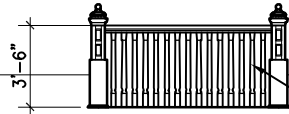
DATE  
**5 22 2024**  
ISSUED FOR  
OWNER USE

**A3**



PLOT SCALE 1=1  
XX XX\_2008

REPLACE ALL ROTTED WOOD TRIM & BEADBOARD PANELLING, TYPICAL



NEW 42" HIGH GUARDRAIL W BALUSTERS TO MATCH HISTORIC ORIGINAL COLONIAL STYLE & NEW NEWEL POSTS - REFER TO DETAIL

NEW STAIR FLIGHT W/ DBL 2x12 STRINGERS EA. SD. NOTCHED & BLOCKED ON TOP OF RELOCATED STONE STEP

EXISTING ORIGINAL STONE PIERS TO REMAIN, TYPICAL

NEW RAISED PANEL BOX NEWEL POSTS W/ DENTILTRIM & BALL CAP, TYP - REFER TO DETAIL

RELOCATED STONE STEP SET ON NEW CONCRETE PIERS (CENTERED ON NEW NEWEL POSTS) KEYED INTO NEW SPREAD FOOTINGS

**1 (FRONT) NEW TYP PORCH ELEVATION**  
SCALE: 3/16" = 1'-0"



idarch@att.net  
708 203 5751 P  
708 449 1517 X

NEW PLANS FOR GRACE CUI YAN:  
**GOTTSCHALK HOUSE PORCH REPAIRS**  
18101 MARTIN AVE    HOMEWOOD, ILLINOIS

DATE  
**5 22 2024**  
ISSUED FOR  
OWNER USE

**A4**