

Letter of Intent

Dear Neighbors,

My name is Tyler Leeper and I moved onto West Shore in 2012 and opened up Brittingham Boats in 2013. I bought 822 West Shore Drive, as is, in 2014 knowing it needed a lot of work. The previous owner had dementia, smoked over two packs a day inside, and had let all maintenance and upkeep go.

Over the last 4 years I have worked hard to seal the walls and make the place an enjoyable home knowing that more major remodels were needed. When Kate joined my life and moved in last year we thought hard about where we wanted to live, and what we wanted in a home.

What we decided was we love this neighborhood. We love our neighbors, our street, the bay and do not want to live anywhere else. This also meant it was time to decide what to do about our home.

We had three contractors come and look at our house and what we determined was – the roof was on borrowed time, was leaking and would have to be a full tear off and the eaves would have to be extended. The electricity would have to be rewired (still some knob and tube), plumbing would have to be re-done, there is no insulation in the walls and we would need to cut holes and blow in insulation between the joists. All of the windows would need to be replaced, the foundation is cracked, and all the floors slant even after two different attempts to jack up and relevel. We would need new siding and some of the exterior framing would have to be dug out and replaced as it has rotted out. We know there is still major nicotine in the walls and we have found mold when pulling away trim which is a major concern as we are expecting a baby in October and are worried about the unseen risks.

Ultimately what we found was the pieces do not equal the sum, and that it was the same price and less time to start new.

We are excited to be moving forward with our architect James McFadden and our builders Acker Builders. We have designed a house that we believe fits the feel of the neighborhood. We have decided to move the house back 5 feet from its current position so that the house and the porch are significantly set back from the side walk and the house stays in line with its neighboring home. The current house is an “L” and this one will be a rectangle and because of this we are able stay very close to the current footprint. The house is based off the traditional American four square with a covered porch facing the lake. It is three bedrooms, and just under 1,800 sq ft.

We are planning to break ground in October and be back into the house in March. We chose Ackers because of their great reputation and the reputation of their sub-contractors. Work will be done Monday through Friday during the hours of 7:30 am – 5:00 pm with some days starting at 7:00 am.

We are looking to save as much as we can of the old house. We love the crystal door knobs, the beautiful stair treads, and banister. We are planning to re-use the vanity, our furnace and air conditioner. We are using a toilet, the kitchen cabinets, the doors and some of the trim on a remodel project for my uncle's house. We also will be having Restore come in and take anything they think others can use. There is some nice trim and wood work.

Ultimately, we want to live here, raise our child here and have a home that meets our needs and is a safe pleasant place to live.

Thank you for helping us move forward on our forever home.

Sincerely

Tyler and Kate Leeper

822 West Shore Drive

Pictures from 2014:



Our House

Significant Old Water Damage and Dry Rot

