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Architects

Memo

Date: 11-22-22

To: Historic District Committee

From: Matthew Hoener

CC: John Brown

TDG Project Name: 873 Virginia Park

TDG Project #:

TDG Architects did a site evaluation of the residence located at 873 Virginia Park Detroit MI 48202 on Thursday, November 10, 2022. The residence is a single-family house with a wood framed structure and brick façade. The residence is 2 Stories with a partial finished attic and full basement. There is a detached garage located at the rear of the lot.

Exterior investigation shows the existing brick in fair condition but the remainder of the of the house is in poor condition. All the windows need to be replaced; and the roof has deteriorated to the point of needing complete replacement. Most of the existing soffits have rotted away or are damaged to the point of needing replacement. The Detract Garage is in the existing or worse condition.

The interior of the house shows years of a damage due to a leaking roof. The wood floors have bulked up 3-4 inches, the paster on the walls and ceiling has fallen and separated from the structure. The wood subfloor boards have cupped and no longer viable.

The main bearing wall has settled significantly causing the entire structure to slope towards the center of the house.

Required Corrections:

- Remove roofing and substrate
- Remove existing paster
- Jack up existing structure and Resecure
- Install new soffits
- Install all new finishes
- Remove interior finishes
- Remove existing sub-floor as required
- Repair existing stairs
- Install new sub-floor

With the current condition of the existing roof, the interior finishes, structural issues, required replacement of all plumbing, electrical, heating and cooling and the other unknowns such as mold our recommendation would be to demolish the house and start with new construction.

Thank You

A handwritten signature in blue ink, appearing to read 'Matthew Hoener', followed by a long horizontal line extending to the right.

Matthew Hoener
Project Manager
TDG Architects