



May 22, 2023

1108 Van Dyke St.
Detroit, MI 48214

RE: 1108 Van Dyke St. Residential Exterior Renovation, Historic District Commission Submission

Project Narrative

The Project consists of the exterior and interior renovation of the existing single-family home at 1108 Van Dyke. Interior renovation is limited to repairing the existing structure as required, renovating existing and adding new bathrooms, and replacing interior finishes.

The exterior renovation is extensive given the deteriorated condition of the existing stucco system from water damage. The project proposes to remove the existing stucco and lath, re-sheath the building in densglass sheathing and install a new stucco system. The system will consist of paper-backed metal lath attached to the densglass sheathing, and a three-coat (scratch, brown, finish) stucco system. The proposed product is Amerimix AMX 700 SBF smooth stucco. The new stucco finish will be painted white to match the existing color of the building. In addition to the stucco finish, the exterior wood elements of the building will be repaired and replaced as required. This includes fascia and trim at eaves, wood elements of the existing porch on the north side of the building, and reconstruction of the severely damaged bay window on the north side of the building. The contractor is to complete an assessment of the wood elements and determine what can be salvaged and repaired, and what must be replaced. When an element requires replacement, like materials and profiles are to be used. The intent of the project is to repair and retain all existing windows. Window repair and reconstruction work will be completed by McKissack Building Co. of Detroit.

An existing 3-car garage at the rear of the site will be repaired and re-sided. The intent is to maintain the current detailing and character of the garage.

The project also includes extensive sitework. A large dead tree will be removed from the front yard. New ornamental plantings will be added per the schematic landscape plan. A new paver walkway as well as front and back patios will be installed.