



January 16, 2024

708 Pallister St.,
Detroit, MI 48202

RE: 708 Pallister Exterior Renovations, District Historic Commission Submission

Project Narrative

708 Pallister is a single family home in the New Center Area historic district. It is located in the middle of the pedestrian-only block of Pallister St., between 3rd Ave. and Bethune Ct. The structure is two stories, with a traditional hip roof and covered porch entry, and a single street-facing dormer. It features painted horizontal wood siding on the first floor exterior, with painted wood shake above, on traditional wood framing. The street-facing south elevation also features a bay window on the first floor, adjacent to the existing covered porch. The structure is approximately 1557 GSF, plus an attic and basement. The property also has a detached, single-story 2 car garage that is approximately 500 GSF. The project consists of exterior repair and refurbishment of existing wood building elements, window repair and replacement, and the construction of a new wood deck in the backyard. Where it is necessary to replace damaged existing elements, in-kind materials will be used. All wood elements will be painted in accordance with the appropriate Detroit Historic Commission Color System.

The existing masonry front porch is to remain, and be repaired as required. The masonry stair to the east of the porch will be removed, and replaced with a masonry stair on the south side of the porch, in line with the existing walkway. New wrapped wood posts will be installed on the porch, as well as a wood handrail; these will be painted with appropriate colors in coordination with the house. The existing below-grade basement entry door in the rear will be infilled for the construction of the new rear deck. Bricks which match the existing structure will be used. Two windows on the north elevation are to be removed and replaced with a sliding glass door. Two existing window openings (one on the north facade and one on the east) are to be modified to accommodate interior configuration changes that will be completed under a separate building permit. The windows will be replaced with aluminum-clad wood single-hung windows. An existing window and door on the north facade will also be infilled to accommodate these changes, using in-kind materials. Three new dormers will be constructed; one on the north, east, and west facades. The roofing and siding of the dormers will be the same material and color as the existing dormer.

4545 architecture

The garage siding will be repaired with in-kind materials as required, and it will be painted the same colors as the house. Wood roof joists and sheathing in the garage will be replaced as required, as well as the ice and water barrier. Roof shingles that match the existing will be used.