

DHDC 23-8385

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

6/5/2023

CERTIFICATE OF APPROPRIATENESS (ADMINISTRATIVE APPROVAL)

Bora Gulari, Mallory O'Niel
9230 Dwight
Detroit, MI 48214

**RE: Application Number 23-8385; 9230 Dwight; Berry Subdivision Historic District
Project Scope: Rebuild Roof**

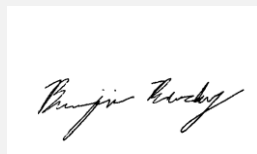
Dear Applicant,

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission (“DHDC”) delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on 6/5/2023, as it meets the Secretary of the Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Rebuild roof with existing tiles, install copper flashing and dormer cladding, and repair rafters, per the submitted application materials and correspondence.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Benjamin Buckley
Detroit Historic District Commission

Gulari Roof Repair Project- 9230 Dwight St:

Description of existing conditions:

An overall inspection of the roof was also completed at the time repairs were made. Our observations are as follows:

- The service life of the underlayment is spent as seen in the photo below, and has essentially turned to dust.
- This type of tile roof is dependent on a proper durable underlayment.
- The copper clad dormers are now paper thin and will be prone to pin holes and splits.
- The flat single ply roof is pulling away from perimeter walls and in need of replacement.
- Note the replacement of rotted wood during repairs

Description of project:

The roof is in need of a remove and replace of existing tile with new ice and water shield underlayment installation. During this process is the time to replace rotten timbers and valley rafters. This can be accomplished by opening the top side roof deck.

Detailed scope of work:

- Removal and storage of tile
- Remove and dispose of underlayment
- Provide deck inspections
- Damaged decking to be replaced
- Replace two valley rafters and corresponding decking
- Provide new ice and water shield underlayment and felt layer
- Install 2" rigid insulation and plywood
- Install existing tile



Phone: (313) 571-CASS
(313) 571-2277
Fax: (313) 571-1954
5641 Conner
Detroit, MI 48213

To: Bora Gulari

From: Glenn Parvin

Cell: 313-215-6269

Re: 9230 Dwight St. Roof Repair and Condition

Date: 3/1/2023

Mr. Gulari,

The following is a report of the repair work that was done at the subject location and our observations of the roof and its condition.

On February 20th, CASS Sheet Metal performed work to identify and repair a leak in the slate roof at 9230 Dwight St. Detroit, MI. After investigation, a leak was found on the north west side of the house (front), in the area noted on the picture below.



The following is an itemized list of the work done to repair this leak.

1. Remove 3' x 4' area of tile for a staging and work area to prevent damage.
2. Remove a 10' – 12' area of tile at valley to identify leak.
3. Replace damaged wood decking.
4. Prime new decking.
5. Install ice and water shield over exposed area.
6. Reinstall tile.
7. Reinstall hips.
8. Cement hips back in.

Photos of the repair process can be found at the end of this document.

An overall inspection of the roof was also completed at the time repairs were made. Our observations are as follows:

- The service life of the underlayment is spent as seen in the photo below, and has essentially turned to dust.
- This type of tile roof is dependent on a proper durable underlayment.

- The copper clad dormers are now paper thin and will be prone to pin holes and splits.
- The flat single ply roof is pulling away from perimeter walls and in need of replacement.
- Note the replacement of rotted wood during repairs.

The roof is in need of a remove and replace of existing tile with new ice and water shield underlayment installation. During this process is the time to replace rotten timbers and valley rafters. This can be accomplished by opening the top side roof deck.

A rough order of magnitude proposal is as follows:

Includes:

- Removal and storage of tile.
- Remove and dispose of underlayment.
- Provide deck inspections.
- Make repairs as necessary on unit cost basis.
- Replace two valley rafters and corresponding decking.
- Provide new ice and water shield underlayment and felt layer.
- Damaged decking to be replaced at T&M or a unit cost of \$15/SF. Cost not included in base bid or section breakout.
- ROM add for new gutters is \$17,000.00. To be verified later. Not included in base bid or section breakout.

For the sum of..... **\$256,000.00**

CASS is happy to discuss sections of work as budget allows in lieu of completing the entire project at one time, or alternative roof options such as metal or shingle.

Rough order of magnitude price per section:

North (Front) Including Rafters:	\$77,000.00
South (Back):	\$69,000.00
East (Side) Including Dormer:	\$61,500.00
West (Side) Including Dormer:	\$61,500.00
Flat Roof:	\$6,500.00

Note: Due to added equipment, setup, and mobilization costs, choosing to complete this work in sections over time will end up being roughly \$19,500.00 more than completing the entire job at one time, and runs the risk of increasing in cost due to escalation.

CASS reserves the right to re-evaluate costs at the start of each section.

We intend to use existing tile from garage as infill tile as needed to replace damaged and broken tile during the re-roofing process. Cost includes scaffolding towers and pick at each elevation. Precaution taken to protect ground and landscaping. Landscaping restoration limited to \$4,000.00.

Payment terms: 25% deposit upon signing of contract. 25% upon start of material and mobilizations. 25% due upon 50% completion. Balance due upon completion of section/project (dependent upon path chosen).

Please call to discuss the different options available for this project.

Sincerely,
 Glenn Parvin
 313-215-6269







Benjamin Buckley

From: Mallory O'Niel <malloryoniel@gmail.com>
Sent: Friday, June 2, 2023 2:49 PM
To: Historic District Commission (Staff)
Cc: Bora Guy who Loves You
Subject: Re: [EXTERNAL] Dwight Street roof repair project - Gulari family

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for reviewing our application.

The garage is severely damaged from a tree falling on it in the past. It will need to be repaired but we do not currently have a set plan for this as of yet. The tiles are still manufactured so if needed we can purchase new tiles.

The flashings and the dormer cladding are both being replaced with copper, yes.

Please let me know if there are any further questions.

Mallory O'Niel

On May 30, 2023, at 3:47 PM, Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

Good afternoon,

HDC staff had a chance to review the application materials for the project at 9230 Dwight Street, and have just a few questions regarding the scope of work.

1. We noticed there is a plan to utilize tiles from the garage should they be needed as replacement units for the roof of the house. Is there a plan as to what will replace the garage tiles?
2. It appears the existing valleys consist of copper flashing. Will these flashings be replaced with copper?
3. Similarly, will the dormer cladding be replaced with copper?

Thank you in advance. I do want to point out, if it is proposed to replace the garage tile with a new material, such as asphalt shingles, the project may be outside of our authority to approve internally, and would have to go before the Historic District Commission at a monthly meeting. The next available meeting would be the July 12th meeting.

Regards,

Benjamin Buckley

Planner II | Historic Preservation Team

Planning & Development Department | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226

Phone: 313.224.4803

Email: benjamin.buckley@detroitmi.gov

Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

From: Mallory O'Niel <malloryoniel@gmail.com>

Sent: Friday, May 26, 2023 9:59 PM

To: Historic District Commission (Staff) <hdc@detroitmi.gov>

Cc: Bora Guy who Loves You <bgulari@yahoo.com>

Subject: [EXTERNAL] Dwight Street roof repair project - Gulari family

We recently purchased the 9230 Dwight Street property. An inspection of the roof was performed and found significant issues. We intend to just repair the existing structure and not change the architecture or materials. We were notified by the Historic District Commission of the need to submit information for review about this project. The application information is attached. Please let us know if there is any further information you require.

Sincerely,

Bora Gulari and Mallory O'Niel