



HISTORIC DISTRICT COMMISSION

NOTICE OF DENIAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Notification Date: 04/17/25

Application Number: HDC2024-00626

APPLICANT & PROPERTY INFORMATION

NAME: Victor Smolyanov		COMPANY NAME: Smolyanov Home Improvement	
ADDRESS: 5002 Dewitt Rd.	CITY: Canton	STATE: MI	ZIP: 48188
PROJECT ADDRESS: 1101 Chicago Boulevard			
HISTORIC DISTRICT: Boston-Edison			
SCOPE: The replacement of a tile roof with asphalt shingle roof			

At the Regular Meeting that was held on 04/09/25, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 04/15/25, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

REASON FOR DENIAL:

- ☐ Clay tile roofs' dimensionality, patterning, profile, and saturation of color make them distinctive character-defining features of a building. Material and visual qualities of a tile roof are intrinsically tied to each other. Specialized tile roof components, such as ridge end caps, further accentuate the unique roof material and design.
- ☐ Photos show some missing and loose tiles, particularly at junctions, but there is no indication that the damaged areas are numerous or beyond repair. Further, the planar surfaces of the roof appear to be intact.
- ☐ Without a comprehensive quote from a roofing company that specializes in tile roofs, the economic or technical feasibility of repair is unknown.
- ☐ Should any expanses of tile require replacement, the applicant has not explored the possibility of replacement with matching clay tiles (rather than non-matching asphalt shingles).
- ☐ The proposed asphalt shingles do not closely match the appearance of the historic clay tiles.

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 2, 5, 6

Corresponding Standard numbered below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: 8

Corresponding design element numbered below:

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

If you have any questions regarding the above, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250415AD

APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909
Phone: 517-335-0665 E-mail: stuckeyj@michigan.gov



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2024-00626

PROPERTY INFORMATION

ADDRESS(ES): 1101 Chicago Boulevard

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|--|---|--------------------------------|
| <input type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Roof/Gutters/
Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Tear off and re-roof House minus metals and flats with rails

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Contractor

NAME: Victor Smolyanov

COMPANY NAME: Smolyanov Home Improvement

ADDRESS: 5002 Dewitt Rd.

CITY: Canton

STATE: MI

ZIP: 48188

PHONE: +1 (734) 800-0937

EMAIL: permitsdept@victors.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Signed by:

Victor Smolyanov

C566182D1021423...

SIGNATURE

10/22/2024

DATE



NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	RES2024-04708
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GENERAL

1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i>	
Existing roof on house in bad condition, house has active leaks, shingles are cracked, brittle, losing granules.	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i>	
Tear off and re-roof House minus metals and flats with rails	
4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i>	
Removing existing shingles, replacing roof as necessary, installing vented edge for intake ventilation, and box vents for exhaust.	
5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i>	

ADDITIONAL DETAILS



































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HIGH PERFORMANCE ARCHITECTURAL SHINGLE

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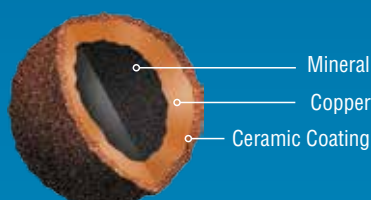
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Featuring



Pinnacle® Pristine Shingles are manufactured using the latest in algae resistance technology, so you will never need to worry about streaking again – ever. Pinnacle® Pristine featuring Scotchgard™ Protector Shingles are the best assurance of built-in, long-term algae and stain resistance. The shingle color you choose is the color you'll keep.

The Science of Algae Prevention



Copper stops algae. Copper-fortified granules are uniformly distributed across the surface of Pinnacle® Pristine featuring Scotchgard™ Protector Shingles. Independent third-party laboratory tests ensure optimal and consistent copper content, resulting in an algae resistant shingle qualified to earn the Scotchgard™ name. These shingles contain a preservative to inhibit discoloration by algae – which only applies to the shingle.



Typical Algae Stained Roof

When black algae streaks take over, not only does it look terrible and make your house appear old and dirty, but also reduces the curb appeal and value of your home.

Look around at the roofs in your neighborhood. See anything like this? Since algae spores are carried by the wind, even if you don't have this problem now, you soon could.

Algae Streaking is a problem almost everywhere in the U.S. – Except on an Atlas Roof featuring Scotchgard™ Protector.

Lifetime* Algae Resistance Limited Warranty

In order to qualify for the Lifetime Algae Resistance Limited Warranty, installation must include Pro-Cut® Hip & Ridge featuring Scotchgard™ Protector with Atlas Pristine shingles featuring Scotchgard™ Protector.



WHAT MAKES PINNACLE® PRISTINE SUCH A GREAT CHOICE?

Lifetime* Algae Resistance Limited Warranty

Simply put, once you choose Pinnacle® Pristine featuring Scotchgard™ Protector, you will never need to worry about algae growth ever again.



Lifetime** Limited Warranty

Lasting protection against shingle manufacturing defects.



130 mph Limited Wind Warranty With HP Technology

Provides superior resistance against wind and wind-driven rain for every application.



Up To 15-Year Peace of Mind**

Premium Protection Period is the initial non-prorated labor and material coverage for your new roof. With an Atlas Signature Select® System, you get unprecedented coverage for your new roof.



Built With HP Technology

High Performance for unmatched quality and efficiency.



**DEMAND THE BEST – PINNACLE® PRISTINE
FEATURING SCOTCHGARD™ PROTECTOR.**



www.AtlasRoofing.com

FINAL COLOR SELECTIONS SHOULD BE MADE USING FULL SIZE SHINGLE.

Colors and shadow lines on the sample board and in the photos should only be used as a guideline and not for your final color selection. Please consult your Atlas distributor for specific color and product availability.

* In order to qualify for the Lifetime Algae Resistance Limited Warranty, installation must include Pro-Cut® Hip & Ridge featuring Scotchgard™ Protector with Atlas Pristine shingles featuring Scotchgard™ Protector.

** Refer to the Atlas Signature Select® Limited Warranty for all system and coverage requirements.

Pristine Black

Pristine Desert

Pristine Dove

Pristine Green

Pristine Hearthstone

Pristine Heather

Pristine Hickory

Pristine Oyster

Pristine Pewter

Pristine Sienna

Pristine Tan

Pristine Weathered

Pristine Weathered Shadow

Pristine Pearl

EVERY ROOF IS A SYSTEM. YOUR ROOF SHOULD BE AN ATLAS SYSTEM.

MAXIMIZE your protection by installing products that are specifically manufactured to work together in an Atlas Signature Select® Roofing System.



When you install a roofing system where all components are manufactured by Atlas, you not only get upgraded to an unprecedented 15-Year Premium Protection Limited Warranty,** but you also get peace of mind. That means one manufacturer standing behind a system that provides lasting protection for one of the biggest investments you can make in your home.

Atlas Signature Select® Premium Protection Period Benefits:

- Non-Prorated Labor and Material Coverage
- Full System Coverage - All Atlas Components
- Optional High Wind Coverage
- Fully Transferable

Ask your contractor for the best roofing system in the industry.

Ask for Atlas Signature Select®!

** Refer to the Atlas Signature Select® Limited Warranty for all system and coverage requirements.



Roofing Components:

- 1 Atlas Pinnacle® Pristine Featuring Scotchgard™ Protector Shingle
- 2 Atlas Pro-Cut® Hip & Ridge Featuring Scotchgard™ Protector
- 3 Atlas Shingle Underlayment
- 4 Atlas Pro-Cut® Starter Strip

PINNACLE® PRISTINE

HIGH PERFORMANCE ARCHITECTURAL SHINGLE

Specifications

Length: 39 3/8" / 1000.1 mm
Width: 14" / 355.6 mm
Exposure: 6" / 152.4 mm
Shingles Per Bundle: 20

UL

790, Class A Fire Resistance
2390, Class H Wind Resistance

ASTM

D7158, Class H Wind Resistance,
Passed at 150 mph
D6381, Uplift Resistance
D3018, Type 1
D3161, Class F, Tested at 110 mph
D3462, As Manufactured
E108, Class A Fire Resistance

Codes and Compliances

CAN/CSA-A123.5-M90
Florida Building Code Approved –
FL 9792
Miami-Dade County–
Product Control Approved



Take a picture of this code with your smartphone to find out more information about Pinnacle® Pristine.

FOR MORE INFORMATION PLEASE VISIT:

www.AtlasRoofing.com

Check out the



online at:

www.AtlasRoofing.com/Visualizer



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