

HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

Notification Date: 03/24/25

Application Number: HDC2025-00063

APPLICANT & PROPERTY INFORMATION

NAME: Rachel d Saltmarshall		COMPANY NAME: T AND M ROOFING LLC	
ADDRESS: 14564 SCHAEFER	CITY: DETROIT	STATE: MI	ZIP: 48227
PROJECT ADDRESS: 114 ERKSINE			
HISTORIC DISTRICT: Brush Park			
SCOPE: Removal of six historic dormers			

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 04/15/2025 , 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:

- The dormers proposed for removal are historic and distinctive materials and features that contribute to the character of the property.
- The submitted documentation did not indicate that the dormers are deteriorated beyond repair.
- If replacement of the character-defining dormers is necessary, the application does not include information that indicates that it is unreasonable or infeasible to replace the dormers in-kind.

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: 10, 11

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: 250411LS

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

HDC2025-00063

PROPERTY INFORMATION

ADDRESS(ES): 114 ERKSKINE

HISTORIC DISTRICT: Brush Park

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:

REMOVAL OF EXISTING DAMAGED ROOFING SHINGLES AND REPLACEMENT OF DAMAGED WOOD WITH NEW WOOD AND OLD SHINGLES WITH NEW , INCLUSIVE OF UNDERLAYMENT, FLASHING , BOOTINGS ETC.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Contractor

NAME: Rachel d Saltmarsh

COMPANY NAME: T AND M ROOFING LLC

ADDRESS: 14564 SCHAEFER

CITY: DETROIT

STATE: MI

ZIP: 48227

PHONE: +1 (313) 445-9969

EMAIL: RACHEL@ALDEWINROSECONSTRUCTION.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:

Rachel d Saltmarsh

5A7263807AFB436...

SIGNATURE

02/15/2025

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)	BLD2024-02302
---	---------------

GENERAL

<p>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></p> <p>OVERALL CONDITION OF THE ROOF IN QUESTION IS POOR, CURRENTLY THERE EXISTS NUMEROUS ENTRY POINTS THAT CAN BE VISUALIZED WITHIN THE MAIN BALLROOM AREA OF THE STRUCTURE. ORNATE PLASTER WORK WAS RESTORED BACK IN 2020/21 AND IS NOW DAMAGED AND REQUIRES A SECOND RESTORATION. THE FLOORS IN THE AREAS OF THE LEAKS ARE ALSO SOFT AND WEAKENED. THERE IS LEAKING AROUND THE DOMED WINDOW PROTRUSIONS THAT HAVE BEEN REPAIRED OVER THE YEARS HOWEVER THEY CONTINUE TO LEAK DUE TO THE METAL RUSTING AND NUMEROUS HOLES APPEARING. THESE AREAS HAVE CAUSED AND CONTINUE TO CAUSE EXTENSIVE DAMAGE.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>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></p> <p>THE WORK REQUIRED AT 114 ERSKINE IS REQUIRED FOR TWO REASONS .#1 THERE ARE OVER 3 LAYERS OF ROOFING MATERIAL EXISTING AT THE SHINGLED PORTION . #2. THE DAMAGE OCCURRING TO THE INTERIOR OF THE BUILDING CANNOT CONTINUE TO HAPPEN . THE FLAT PORTION WAS TORN OFF AND REPLACED SOME TIME AGO AND TO OUR KNOWLEDGE ONLY ONE LAYER EXISTS, HOWEVER THIS IS NOT THE CASE WITH THE SHINGLED PORTION . THERE IS WOOD DAMAGE THAT CANNOT BE REPAIRED FROM THE UNDERSIDE AND OR JUST A SIMPLE PATCH AND REPAIR. THE SHINGLED PORTIONS MUST BE REMOVED AND REPLACED.</p>	
<p>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></p> <ul style="list-style-type: none">• CONTRACTOR TO REMOVE TO BARE WOOD THE SHINGLED PORTIONS OF THE ROOF• ALL ROTTED WOOD TO BE REPLACED• NEW ICE AND WATER SHIELD TO BE INSTALLED ALONG WITH NEW UNDERLAYMENT PER CODE• ALL PROTUSIONS TO BE REBOOTED• ALL AREAS REQUIRING FLASHING AND DRIP EDGE TO RECEIVE NEW MATERIAL AND INSTALLED ACCORDING TO CODE• VENTILATION REQUIREMENTS TO BE ADDRESSED AND INSTALLED PER CODE	
<p>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></p>	

ADDITIONAL DETAILS

Black Walnut

Asph/Flt

Docusign Envelope ID: 781BC8DF-B2



Thunderstorm Grey
America's Natural Colors



114

Aged Wood
Classic Colors



Limited
Availability

Contact your roofing
professional or
local distributor to
check for availability.

Visualize this shingle
on your home at
www.tamko.com

TAMKO
BUILDING PRODUCTS LLC

XTTM

TITAN

HERITAGE
PRO
LINE

PREMIUM ARCHITECTURAL SHINGLES

WHERE INNOVATION MEETS EXTREME TECHNOLOGYTM

































THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 11/01/2024

PROPERTY INFORMATION

ADDRESS: 114 Erskine

AKA: KING DAVID

HISTORIC DISTRICT: BRUSH PARK

SCOPE OF WORK:
(Check ALL that apply)

☐ Windows/
Doors☒ Roof/Gutters/
Chimney☐ Porch/
Deck☐ Landscape/Fence/
Tree/Park☐ General
Rehab☐ New
Construction☐ Demolition☐ Addition☐ Other: _____

APPLICANT IDENTIFICATION

☐ Property Owner/
Homeowner☒ Contractor☐ Tenant or
Business Occupant☐ Architect/Engineer/
Consultant

NAME: RACHEL SALTMARSHALL

COMPANY NAME: T AND M ROOFING

ADDRESS: 114 Erskine

CITY: DETROIT

STATE: MI

ZIP: 48227

PHONE: 3134459969

MOBILE: 3136004538

EMAIL: Rachel@aldewinroseconstru

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB☐ Completed Building Permit Application (highlighted portions only)☒ ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)☒ Photographs of ALL sides of existing building or site☒ Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)☒ Description of existing conditions (including materials and design)☒ Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)☒ Detailed scope of work (formatted as bulleted list)☒ Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

10



City of Detroit
Buildings, Safety Engineering and Environmental Department
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Detroit, Michigan 48226

Applicant:

T&M Roofing llc

Receipt No.: 1822960

Receipt Date: 11/06/2024

*****NOTICE-THIS IS NOT A PERMIT OR LICENSE*******RECEIPT****RECORD & PAYER INFORMATION**

Record ID : BLD2024-02302 Record Type : Building Permit Application
Payer : aldewin rose contractors
Property Address : 114 ERSKINE, DETROIT, MI 48201
Description of Work : REMOVE EXISTING SHINGLES AT NORTH ,SOUTH , EAST AND WEST SIDE OF THE ROOF .
INSTALL NEW WOOD WHERE NEEDED . INSTALL NEW UNDERLAYMENT, ICE AND WATER
SHIELD ,FLASHING AND BOOTING. INSTALL NEW SHINGLES

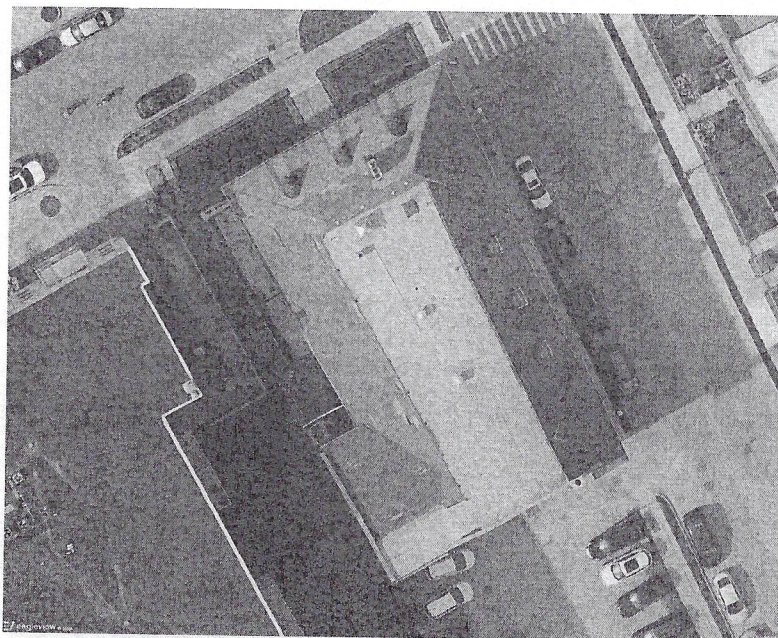
PAYMENT DETAIL

Date	Payment Method	Reference	Comments	Amount
11/06/2024	Credit Card			\$1,914.12

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
Building Permit Fee Balance	6174586	1244	\$1,244.18	\$1,244.18
Building Permit Deposit	6174586	670	\$669.94	\$669.94
			\$1,914.12	\$1,914.12

*****NOTICE-THIS IS NOT A PERMIT OR LICENSE*****



114 Erskine St, Detroit, MI 48201

Prepared for you by:

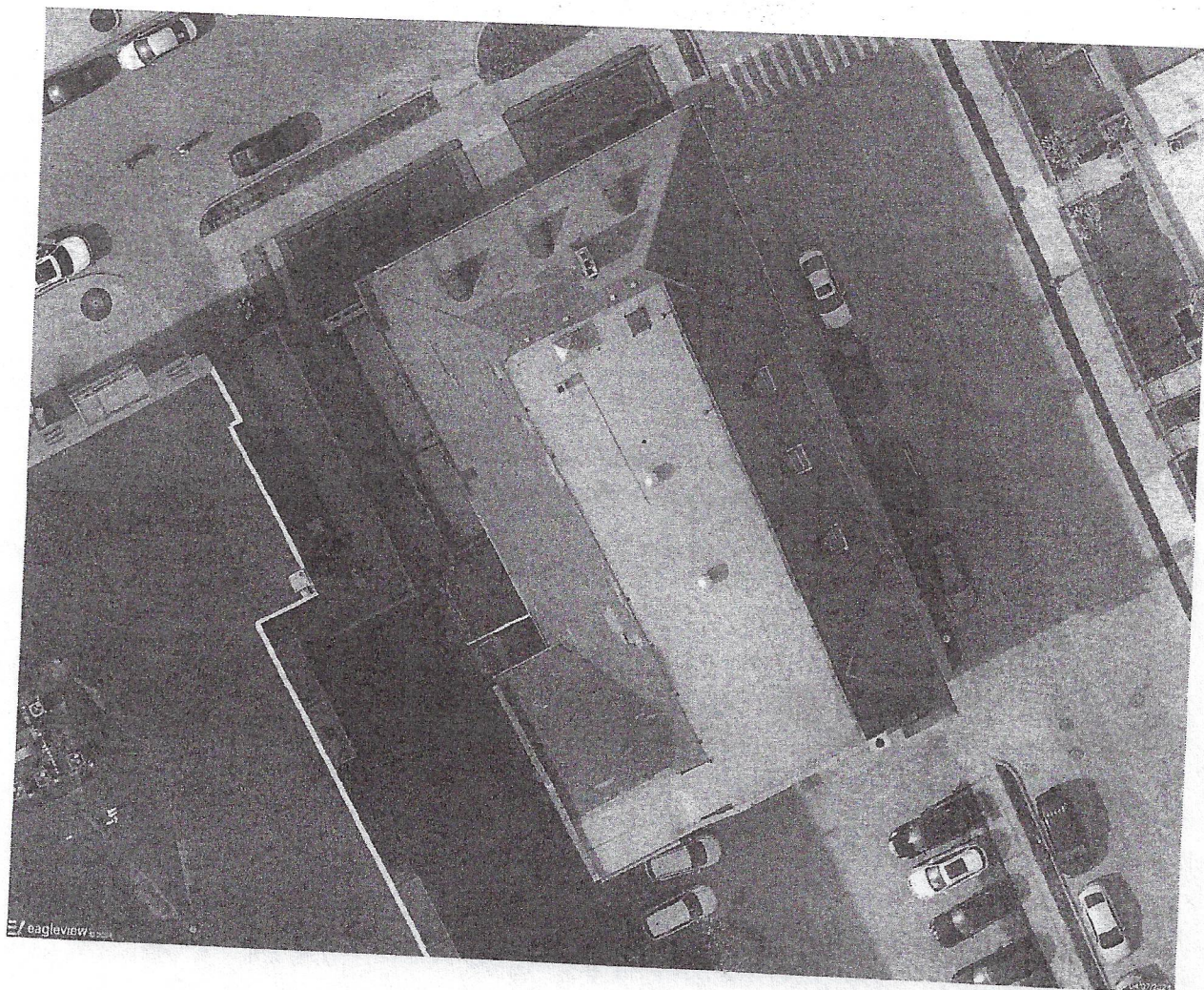
, AK

tel.
email:

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View





Premium Report

9/20/2024

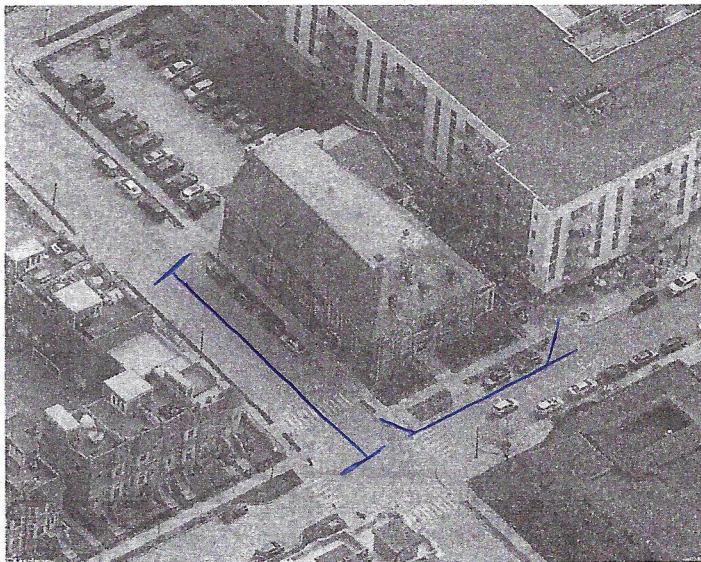
Claim: TMROOF - 114 ERSKINE

114 Erskine St, Detroit, MI 48201

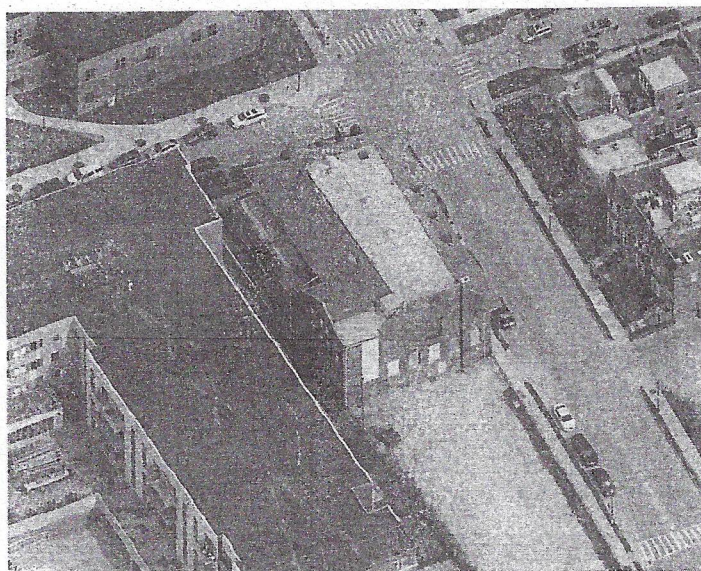
Report: 61561480

IMAGES

North Side

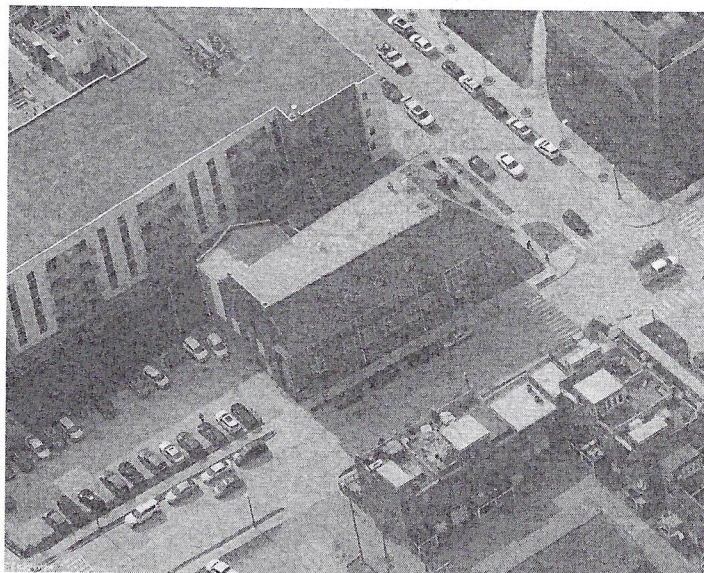


South Side

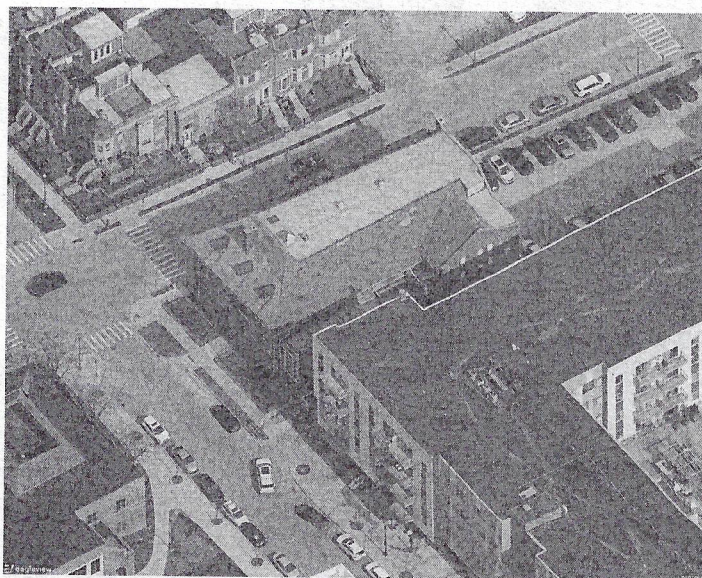


IMAGES

East Side



West Side



114 Erskine St, Detroit, MI 48201

LENGTH DIAGRAM

Total Line Lengths:

Ridges = 56 ft

Hips = 270 ft

Valleys = 400 ft

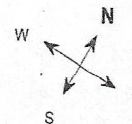
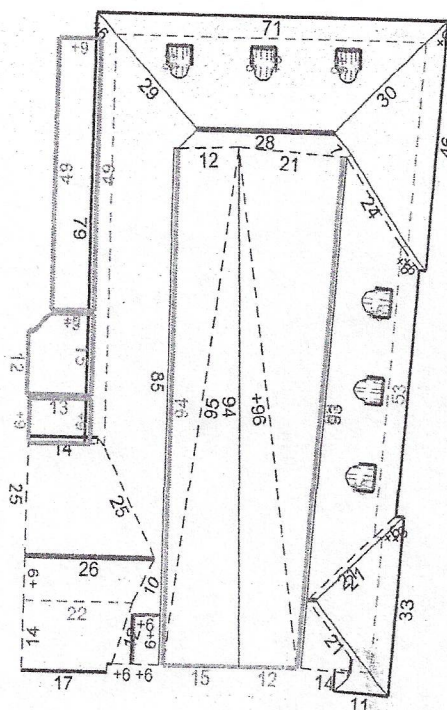
Rakes = 49 ft

Eaves = 385 ft

Flashing = 226 ft

Step flashing = 150 ft

Parapets = 427 ft



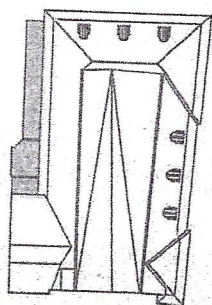
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).



Premium Report
9/20/2024

114 Erskine St, Detroit, MI 48201

Report: 61561480



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Claim Information

Claim Number: TMROOF - 114 ERSKINE
PO Number: 114 ERSKINE

PREPARED FOR

Contact: Wimsatt Building Materials
Wayne Branch
Company: Wimsatt Building Materials -
Wayne
Address: 36340 Van Born Rd.
Wayne, MI 48184
Phone: 555-555-5555

TABLE OF CONTENTS

Images	1
Length Diagram	4
Pitch Diagram	5
Area Diagram	6
Notes Diagram	7
Penetrations Diagram	8
Report Summary	9

MEASUREMENTS

Total Roof Area = 10,775 sq ft
Total Roof Facets = 71
Predominant Pitch = 12/12
Number of Stories > 1
Total Ridges/Hips = 326 ft
Total Valleys = 400 ft
Total Rakes = 49 ft
Total Eaves = 385 ft
Total Penetrations = 29
Total Penetrations Perimeter = 158 ft
Total Penetrations Area = 71 sq ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 03/24/2025

Application Number: HDC2025-00063

APPLICANT & PROPERTY INFORMATION

NAME: Rachel d Saltmarshall

COMPANY NAME: T AND M ROOFING LLC

ADDRESS: 14564 SCHAEFER

CITY: DETROIT

STATE: MI

ZIP: 48227

PROJECT ADDRESS: 114 ERKSKINE

HISTORIC DISTRICT: Brush Park

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not completed. Please provide the following in writing:

- Color of flashing
- Specify if scope of project will address the metal dormers. If yes, explanation of what work will be done and with what material(s)
- Confirmation that the project scope does not include the eaves (including the soffits or fascia)
- Confirmation that the project scope does not include the gutters and downspouts

Thank you!

PSR: 250324LS

APPLICANT RESPONSE

Response Date: 03/24/2025

- 1.The flashing color is black aluminum
2. The Dormers are in utter disrepair and the owners desires them to be removed as they are causing much of the damage to the interior , they have been repaired numerous times over the years and provide no lighting to the interior of the structure. The owners feel that the new buildings surrounding them are in no way historical looking and that the longer this takes the more damage is caused. Over 40k in interior wet plaster was restored and now it is being ruined .
- 3.The current scope of work does not include the eaves or the soffits
4. The current scope of work does not include the gutters or the downspouts



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00063

Effective Date: 04/15/2025

Project Address: 114 ERKSKINE

Issued to: Rachel d Saltmarshall
14564 SCHAEFER
DETROIT, MI 48227

Historic District: Brush Park

Description of Work:

Replace asphalt roof for asphalt roof

With the Conditions that:

N/A

COA

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 description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250411LS

Post this COA 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.