



HISTORIC DISTRICT COMMISSION

NOTICE OF DENIAL

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

Notification Date: 6/17/2025

Application Number: HDC2025-00238

APPLICANT & PROPERTY INFORMATION

NAME: steve debruyn		COMPANY NAME: steves improvement services	
ADDRESS: 8310 dixie	CITY: ira	STATE: MI	ZIP: 48023
PROJECT ADDRESS: 141 west boston blvd			
HISTORIC DISTRICT: Boston-Edison			
SCOPE: Remove tile roof and replace with asphalt roof			

At the Regular Meeting that was held on 06/11/25, 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 6/17/2025, 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 application does not include an assessment/statement of condition of the roof from a qualified clay tile roof repair contractor which notes that the roof merits wholesale removal and replacement with all new clay tiles/is deteriorated beyond repair
- The proposed new roofing materials present an inadequate match for the house's historic, character-defining clay tile roofing for the following reasons:
 - o The proposed asphalt shingles are designed to resemble slate, not clay tile. Also, they do not adequately match the existing clay tiles in profile, dimension, texture, and color variation
 - o The "polymer" shake proposed for the dormer side and front walls are designed resemble wood shake, not clay tile. Also, they do not adequately match the existing clay tiles in profile, dimension, texture, and color variation.

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, AND 9

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: N/A

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:



Garrick Landsberg
Director of Staff, Historic District Commission

PSR:Jennifer

250617JR

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

[EXTERNAL] Sandhya Berk's Letter

From Derek Berk <derekberk@gmail.com>

Date Wed 6/11/2025 12:39 PM

To Jennifer Ross <rossj@detroitmi.gov>

Dear Members of the Detroit Historic District Commission,

Thank you for the opportunity to speak with you today. We're here to respectfully request approval to replace the failing roof on our family home at 141 W. Boston Blvd. using a historically compatible but more affordable material. This request is based on the deteriorated condition of the roof, the cost-prohibitive nature of original tile replacement, and the urgent safety, emotional, and financial impact the current situation is having on our family.

This home has been in our family for **nearly 50 years**. My parents, both dedicated Detroit Public School teachers, raised six children in this house and sent all six of us through college. It's where they lived out their lives and passed peacefully. It is more than just a structure—it is our family's legacy. We made a promise to my wife's mother before she passed that I would care for and protect this home. That's what we're here to do.

1. From Patchwork to Crisis

We started, like many homeowners, with patchwork repairs. But since we've become owners in the last 6 months we've had major water leaks and in this short time we're paid for repairs 3 times which haven't held up. All the roofing contractor have told us the same thing: *"This patching isn't possible anymore. You need a complete replacement."* Then they would walk away. The tiles are so brittle that even just walking on the roof causes breakage. No one is willing to touch it. We are out of options.

Most recently days before the city shut down the patchwork, we were responding to a **severe leak** that was rapidly damaging the interior of our home with water raining into the second floor bedroom. We want to be clear: **we did not intend to circumvent the Historic District Commission**. Our only goal was to protect our home quickly from further water intrusion and worsening structural damage. It no longer made sense to attempt another patch when the ENTIRE ROOF SYSTEM IS FAILING. We are now coming to the Commission in good faith to request approval of a practical and visually compatible solution.

2. Danger, Damage, and Daily Fear

Every time the wind blows, we lose tiles. They fall and shatter—damaging our patio masonry, denting cars, snapping patio umbrellas, crushing flowers, and endangering

anyone walking near the house. We're deeply concerned for the safety of our child. We also worry about the very real legal liability if someone is injured by falling tile. Inside the home, every rainstorm brings water into multiple areas, leading to ceiling stains, rot, and the threat of mold. The roof is no longer just a maintenance issue—it is a safety emergency.

3. Unlivable Conditions and Stalled Restoration

We cannot begin any other repairs—interior or exterior—until our roof is replaced. We're living out of boxes, unable to paint or sand the floors, and can't restore basic comfort in the home. We're stuck in limbo. This process is emotionally exhausting. I'm under so much stress that my wife's hair is literally falling out. This is keeping us up at night. We bought out my siblings so we could make this our permanent home, but right now, it doesn't feel like one. It's hell for our family. We just want the chance to make this house livable, safe, and worthy of the love that's gone into it for generations.

4. COVID Setbacks and Missed Opportunities

Just for context. During the pandemic, when my mother was in her 80s and still living in the home, regular maintenance became impossible. Contractors were unavailable, and small roof issues became larger ones. The situation spiraled, and now we're trying to address years of compounded damage.

5. Our Mother's Burden and Documentation of Repairs

My mother was a **widowed since 2001** and lived in the home on her own for many years. She tried to replace the roof, but the Historic Commission at the time was **adamant that only repairs and patching be done**, rather than allowing a full replacement. The process became too overwhelming for her to manage alone, and the roof continued to deteriorate. We now have a **stack of receipts documenting the constant financial burden she faced**, having paid for **hundreds of patches and repairs** over the years. Despite her persistence and best intentions, the problems only grew worse, and we are now dealing with the full consequences of that long period of temporary fixes.

6. Clarification on Submitted Photos

We also want to respectfully clarify a misunderstanding in the review of our application materials. The Commission's preliminary comments referenced our submitted photos as evidence of *past repairs*. However, these photos were actually submitted to document the **current poor condition and advanced deterioration** of the original tile roof—such as cracked, missing, and crumbling tiles. They were not intended to reflect successful maintenance, but rather to show why repairs are no longer viable.

7. Thoughtful, Compatible Material Selection

Both my husband and I work in the **film and television industry in the Art Department**, with extensive experience in **design, architecture, set dressing, and color matching**. We fully understand the importance of visual consistency and historic integrity. That's why we

painstakingly researched the most historically appropriate and high-performing roofing alternative to honor the home's character.

After reviewing numerous options, we selected **CertainTeed Grand Manor in "Sherwood Forest"**—a premium asphalt shingle that offers the closest match in both tone and texture to the original tile roof. In fact, we found it to be even more visually accurate than the premium Ludowici tile samples, which were significantly lighter and wider than our existing tiles. The Grand Manor shingles offer durability, curb appeal, and safety—without the fragility or cost burden of clay or slate.

Conclusion and Request

This is not just about a roof. It's about honoring a legacy, keeping a family safe, and restoring a home that holds generations of love, sacrifice, and Detroit history. We are committed to doing this the right way—with care, with respect, and with a genuine desire to preserve the spirit and appearance of this historic property. But we cannot do that unless we're allowed to take a practical step forward.

We respectfully ask that you approve our request to replace the roof using **CertainTeed Grand Manor shingles in "Sherwood Forest"**—a historically compatible, safe, and cost-feasible solution. We are open to continued collaboration on any design or material concerns the Commission may have to ensure a result that respects and reflects the home's architectural heritage.

Your approval would allow us to stabilize the house, protect it from further harm, and fulfill the promise I made to my mother: to care for this home, protect its legacy, and pass it on—strong and standing—to the next generation.

Thank you for your time, compassion, and commitment to Detroit's historic communities.

Sincerely,

Derek and Sandhya Berk

141 W. Boston Blvd. Detroit, MI 48202

Sandhya Berk (248) 854-4475 & Derek Berk (347) 623-3020

--

SANDHYA BERK

(248) 854.4475



BUTCHER & BUTCHER

CONSTRUCTION CO., INC.

"committed to the finest workmanship in the industry"

December 2, 2024

141 W Boston Blvd.
Detroit, MI 48202
(347) 623-3220
derekberk@hotmail.com
Attn: Derek Berk

RE: Roof Replacement Budget

Scope of work:

- Tear off existing tile, metal, and epdm roof and dispose of all associated debris.
- Inspect wood deck for deteriorated plywood and replace as required at a rate of \$4.00/sqft for plywood and \$6.00/lf for solid lumber.
- Install two courses premium high temperature ice and water shield at eave edge and one course in valley locations. Install at other critical areas as needed.
- Cover balance of roof with premium synthetic roof underlayment.
- Install 16oz Copper drip edge at all eave locations.
- Install 16oz Copper valley flashing with center crimp profile for water flow. To be stripped in with ice and water shield.
- Install new elevated batten system over entire roof deck.
- At all steep roof locations and dormer siding, install Ludowici 16" Interlocking Clay Tile roofing system. To be installed in strict accordance with manufacturers recommended installation specifications.
- All hip and ridge locations to be finished with accessory hip and ridge tiles.
- All hip and ridge tile to be set in flexim mortar along with fasteners.
- At upper flat roofs, install and adhere 60mil EPDM membrane.
- Install all new 16oz Copper flashings and counter flashings to complete roof system.
- At all gutter and downspout locations, tear off existing and replace with 16oz copper, 6" half round gutter and 4" round downspout.
- Crews to use standard OSHA approved methods of safety while working on the roof.
- Includes manufacturer's standard material warranty and a 5-year labor warranty from Butcher & Butcher Construction.

	House	Garage
16" Interlocking Tile:	\$ 194,800.00	\$ 23,900.00
EPDM Flat Roof:	\$ 19,900.00	\$ 18,900.00
Copper Half Round Gutter System:	\$ 29,900.00	\$ 7,700.00

Thank you for the opportunity to quote this project.
Butcher & Butcher Construction Co., Inc.

Noah Patrick

Noah Patrick/Estimator
R.Quotes/141 W Boston Blvd

8695 Commerce Court
Harbor Springs, MI 49740
(231) 347-4722

3885 Industrial Drive
Rochester Hills, MI 48309
(248) 852-2323

1441 SW 10th Avenue, #205
Pompano Beach, FL 33140
(954) 784-4842

www.bhconstruction.com

BRUTTELL
ROOFING
& Sheet Metal

COMMERCIAL / RESIDENTIAL / MAINTENANCE & REPAIR / INSPECTIONS

Re: Berk Residence
141 West Boston Blvd.
Detroit, MI 48202

To whom it may concern,

In regard to the roof servicing the above-mentioned residence. This is the original tile roof from 1912. Ludowici the tile manufacturer recommends tile roofs be replaced around the 100 year mark. This roof is no exception. There have many previous repairs performed and many more needed. There are broken tiles all over this roof. At this point this roof should be replaced instead of being repaired. Please do not hesitate to contact me with any questions.

Darren Kania

Vice President

Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237

(248) 543-3040 • fax (248) 543-5810

Roofing That Works!

CONTRACT

Page 1 of 4

PROPOSAL SUBMITTED TO

Derek Berk

PHONE

347-623-3020

DATE

July 30, 2024

STREET

141 West Boston Blvd.

JOB NAME

Roof Proposal

CITY, STATE, ZIP

Detroit, MI 48202

JOB ADDRESS

Same

Ludowici® Classic 14" Tile Roof System / Elevate® EPDM Roof System

See Attached Roof Plan

As requested, please find a proposal that outlines the installation of a new Ludowici® Spanish tile roof system for Roof A along with a new Elevate® (Firestone) EPDM roof for Roofs B, C, D, E and the other (4) areas highlighted in yellow on the attached roof plan for the above-mentioned residence. The detached garage is not part of this proposal.

Our proposal for Roof A includes the removal of the existing tile roof followed by the installation of a new Ludowici® Classic 14" tile roof system with all appropriate underlayments.

Our proposal for the EPDM roofs includes the removal of the existing roof membrane and underlayments followed by the installation of a 1/2" high density polyisocyanurate roof insulation board. Then, a new elevate® 60 mil (.060") EPDM roof membrane will be adhered into place.

Please note, the existing aluminum gutters on the perimeter of the home are not part of this proposal.

Thank you for the opportunity to be of service.

We will perform the work outlined below in accordance with the attached Specifications including the for the sum of:

Two Hundred Sixty-Three Thousand One Hundred Twenty-Seven Dollars \$263,127.00

Payment to be made as follows:

TERMS – 1/3 Initial Payment with signed contract – Progress Payments – Balance due Net 10 Days.

For all outstanding balances a 1.5% monthly finance charge will be applied.

Darren Kania

Signature _____

Darren Kania

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from attached specifications involving extra costs will be executed upon Owners' approval and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Note: This contract may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE: The above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This sheet is considered part of the attached specifications.

Signature _____ Date _____

Signature _____ Date _____



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00238

PROPERTY INFORMATION

ADDRESS(ES): 141 west boston blvd

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:

Remove clay roof tiles and replace with grand manor shingles green and all copper accessories

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Contractor

NAME: steve debruyn

COMPANY NAME: steves improvement services

ADDRESS: 8310 dixie

CITY: ira

STATE: MI

ZIP: 48023

PHONE: +1 (810) 499-8547

EMAIL: goped1970@gmail.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:

steve debruyn

steves improvement services

steve debruyn

05/01/2025

SIGNATURE

8310 dixie

DATE

ira

MI

48023

+1 (810) 499-8547

goped1970@gmail.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

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)	n/a
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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>Roof leaks in multiple area due to failing and rusting flashings and broken or missing tiles. homeowner wants to replace roof with a green grand manor shingle made by CertainTeed and all valleys, flashings, and gutters changed to copper. Existing tiles cannot be found or made.</p> <div></div>	<div></div>
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	<div></div>
<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>plan on removing existing roof sytem and replace with copper flashings and grand manor shingles</p> <div></div>	<div></div>
<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> <p>Remove existing roof system, replace bad decking, ice and water shield entire roof, install grand manor shingles, replace all flashings and valleys, clean up and remove debris</p>	
<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>	<div></div>

ADDITIONAL DETAILS

Docusign Envelope ID: ECE50643-B2E4-4FD2-B059-1B7A155C





Docusign Envelope ID: ECE50643-E













RESIDENCES ON BOSTON BOULEVARD, DETROIT, MICH.

101972



Home



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Notifications



< SEE ALL RESIDENTIAL ROOFING

Grand Manor®



 en settings may not accurately depict colors. 

 **Ask an Expert**

Showing product availability in (?)

Grand Manor®

Overview 



Home



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Notifications



From: [derek berk](#)
To: [Historic District Commission \(Staff\)](#)
Subject: [EXTERNAL] application HDC2025-00238.
Date: Friday, May 9, 2025 11:57:09 AM

Hello,

I would like to submit these attached quotes I received for tile roofs for our house at 141 W Boston Blvd. Please include them in our application. (# HDC2025-00238).

This is an emergency situation. Our roof has several active leaks. It breaks our hearts not to do tile but it is insanely expensive. We just can't afford it. Every expert who has been out to look at our roof agrees it needs replacing, not just fixing. It's been patched and repaired for the last 50 years. We can not keep fixing it with 115 year old used tile over and over again and repairing the collateral damage from the leaks every season. Broken tile falls from our roof every storm. Repairs with new tile are not possible due to the size of the tile. They lock together on 2 sides and the new tile does not fit with the old. If we don't get a new roof on our house immediately we risk imminent further damage to the structure. We have investigated metal roofs as well and we can not find one that looks good or comes in green. We are planning a full roof replacement using the highest quality architectural shingle, Certainteed, Grand Manor in Sherwood Forest Green. Please see the link below.

https://www.certainteed.com/products/residential-roofing-products/grand-manor?marketingColor=Sherwood_Forest

We will be using copper for all the valleys and flashing. We propose to use matching stained cedar shake for the siding on the dormers. I'm confident this path will bring a dignified and authentic period look to our home. This is our forever home and we want it to last forever.

We look forward to the earliest possible hearing so we may proceed.

Thank you so much

Sincerely

Derek and Sandhya Berk



Sent from my iPhone



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 05/06/25

Application Number: HDC2025-00238

APPLICANT & PROPERTY INFORMATION

NAME: steve debruyn		COMPANY NAME: steves improvement services	
ADDRESS: 8310 dixie	CITY: ira	STATE: MI	ZIP: 48023
PROJECT ADDRESS: 141 west boston blvd			
HISTORIC DISTRICT: Boston-Edison			

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:

For the Historic District Commission to review this proposal, the Commissioners will need to understand the existing conditions of the tile roof. It is recommended that you submit documents and photos to support the claim that the tile roof needed to be replaced. Photos of each side of the roof, showing broken/missing tiles, etc., will be helpful. Please offer information on all repair attempts, including if tile roof companies were called for repair/replacement estimates. Please submit the detailed scope of work and cost estimate for the proposal to remove the tiles and install the selected asphalt shingle roof.

This project will need to be reviewed by the Historic District Commission. The deadline for the June 11 meeting is Monday, 19 by 5:00 p.m. Thank you.

PSR: 250506AD

APPLICANT RESPONSE

Response Date: 05/10/2025



There are many tiles removed from back to use on front for repairs. Which was then covered with green shingles. The valleys have patch after patch. Homeowner wants to use green shingles and green siding to match original concept. pictures of products are included.





















CertainTeed Cedar Impressions Perfection Double 7 Inch Staggered Shingle Siding (1/2 Square)

★★★★★ 3 Reviews

Available in 27 Options. Pricing may vary.



[Click Here For a List of all
CertainTeed Products](#)



**Save Over 15% Off On All In Stock Options
Only!**

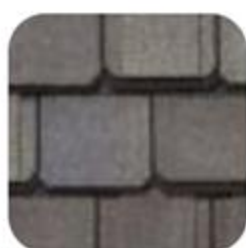


**ROOFLE**
TECHNOLOGIES

Enter a street address to start

GET STARTED**CertainTeed**
SAINT-GOBAIN

Certainteed Grand Manor Sherwood Forest



\$\$\$

SEE MY PRICE



Steve's Improvement Services

8310 dixie

Ira Township, Mi. 48023

stevesimprovementservices@outlook.com

810-499-8547

Customer: 141 West Boston Blvd

Date: Apr 30, 2025

Project: Roof Replacement

- Remove existing roof system
- Replace any bad decking
- Install Grand Manor shingle Sherwood Forest
- Copper valleys
- Copper wall flashing
- 9 feet ice and water shield
- Synthetic paper
- Half inch insulation on flat roofs
- TPO flat roof system installed
- Copper coping
- Certainteed Foundry cedar impressions siding installed
- Clean up and debris removal
- 20 year workmanship warranty

Materials and Labor:

\$62,000.00



BUTCHER & BUTCHER

CONSTRUCTION CO., INC.

"committed to the finest workmanship in the industry"

December 2, 2024

141 W Boston Blvd.
Detroit, MI 48202
(347) 623-3220
derekberk@hotmail.com
Attn: Derek Berk

RE: Roof Replacement Budget

Scope of work:

- Tear off existing tile, metal, and epdm roof and dispose of all associated debris.
- Inspect wood deck for deteriorated plywood and replace as required at a rate of \$4.00/sqft for plywood and \$6.00/lf for solid lumber.
- Install two courses premium high temperature ice and water shield at eave edge and one course in valley locations. Install at other critical areas as needed.
- Cover balance of roof with premium synthetic roof underlayment.
- Install 16oz Copper drip edge at all eave locations.
- Install 16oz Copper valley flashing with center crimp profile for water flow. To be stripped in with ice and water shield.
- Install new elevated batten system over entire roof deck.
- At all steep roof locations and dormer siding, install Ludowici 16" Interlocking Clay Tile roofing system. To be installed in strict accordance with manufacturers recommended installation specifications.
- All hip and ridge locations to be finished with accessory hip and ridge tiles.
- All hip and ridge tile to be set in flexim mortar along with fasteners.
- At upper flat roofs, install and adhere 60mil EPDM membrane.
- Install all new 16oz Copper flashings and counter flashings to complete roof system.
- At all gutter and downspout locations, tear off existing and replace with 16oz copper, 6" half round gutter and 4" round downspout.
- Crews to use standard OSHA approved methods of safety while working on the roof.
- Includes manufacturer's standard material warranty and a 5-year labor warranty from Butcher & Butcher Construction.

	House	Garage
16" Interlocking Tile:	\$ 194,800.00	\$ 23,900.00
EPDM Flat Roof:	\$ 19,900.00	\$ 18,900.00
Copper Half Round Gutter System:	\$ 29,900.00	\$ 7,700.00

Thank you for the opportunity to quote this project.
Butcher & Butcher Construction Co., Inc.

Noah Patrick

Noah Patrick/Estimator
R: Quotes/141 W Boston Blvd

8695 Commerce Court
Harbor Springs, MI 49740
(231) 347-4722

3885 Industrial Drive
Rochester Hills, MI 48309
(248) 852-2323

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Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237
(248) 543-3040 • fax (248) 543-5810

Roofing That Works!

CONTRACT

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PROPOSAL SUBMITTED TO	PHONE	DATE
Derek Berk	347-623-3020	July 30, 2024
STREET	JOB NAME	
141 West Boston Blvd.	Roof Proposal	
CITY, STATE, ZIP	JOB ADDRESS	
Detroit, MI 48202	Same	

Ludowici® Classic 14" Tile Roof System / Elevate® EPDM Roof System

See Attached Roof Plan

As requested, please find a proposal that outlines the installation of a new Ludowici® Spanish tile roof system for Roof A along with a new Elevate® (Firestone) EPDM roof for Roofs B, C, D, E and the other (4) areas highlighted in yellow on the attached roof plan for the above-mentioned residence. The detached garage is not part of this proposal.

Our proposal for Roof A includes the removal of the existing tile roof followed by the installation of a new Ludowici® Classic 14" tile roof system with all appropriate underlayment's.

Our proposal for the EPDM roofs includes the removal of the existing roof membrane and underlayment's followed by the installation of a 1/2" high density polyisocyanurate roof insulation board. Then, a new elevate® 60 mil (.060") EPDM roof membrane will be adhered into place.

Please note, the existing aluminum gutters on the perimeter of the home are not part of this proposal.

Thank you for the opportunity to be of service.

We will perform the work outlined below in accordance with the attached Specifications including the for the sum of:

Two Hundred Sixty-Three Thousand One Hundred Twenty-Seven Dollars \$263,127.00

Payment to be made as follows:

TERMS – 1/3 Initial Payment with signed contract – Progress Payments – Balance due Net 10 Days.

For all outstanding balances a 1.5% monthly finance charge will be applied.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from attached specifications involving extra costs will be executed upon Owners' approval and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Signature Darren Kania
Darren Kania

Note: This contract may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE: The above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This sheet is considered part of the attached specifications.

Signature _____ Date _____
Signature _____ Date _____