



# HISTORIC DISTRICT COMMISSION

## NOTICE OF DENIAL

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

**Notification Date:** 07/15/25

**Application Number:** HDC2025-00311

### APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Kiel Blasen		<b>COMPANY NAME:</b> Smolyanov Home Improvement	
<b>ADDRESS:</b> 5002 Dewitt Rd.	<b>CITY:</b> Canton	<b>STATE:</b> MI	<b>ZIP:</b> 48188
<b>PROJECT ADDRESS:</b> 305 Eliot Street			
<b>HISTORIC DISTRICT:</b> Brush Park			

#### SCOPE:

The installation of new composite slate tiles at the dormer walls.

At the Regular Meeting that was held on 07/09/25, 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 07/15/25, 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:

- A plasticized tile product is not consistent with the general characteristics of a wall cladding material for a late 19th century house.
  - o Manufactured products have a limited range of profiled edges, so it is possible a repeating pattern will be noticed.
  - o It is not known how the composite material will react long term to the elements, unlike natural slate, affecting, or not affecting its surface finish, in addition to the overlay of the wood. The resin material will always look "new", and a natural patina will not be developed.
- As the slate tiles were distinctive character-defining features of the historic dormers and were removed without HDC approval, the installation of new or salvaged natural slate tiles with an identical dimension, pattern, color and surface finish as the historic slate tiles is reasonably available and technically feasible.

## 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, 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:** 8, 10, 19

**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](mailto:hdc@detroitmi.gov).

For the Commission:



Garrick Landsberg  
Director of Staff, Historic District Commission

PSR:Audra

250715AD

## 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](mailto: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

HDC2025-00311

## PROPERTY INFORMATION

**ADDRESS(ES):** 305 Eliot Street

**HISTORIC DISTRICT:** Brush Park

## SCOPE OF WORK: (Check ALL that apply)

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

## BRIEF PROJECT DESCRIPTION:

Tear off, re-tile all 4 dormers on all sides of the dormers that had slate tiles using a synthetic, composite slate material in the closest color match.

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Contractor

**NAME:** Kiel Blasen

**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:

Kiel Blasen

Smolyanov Home Improvement

*Kiel Blasen*

06/03/2025

SIGNATURE

DATE

5002 Dewitt Rd.

Canton

MI

48188

+1 (734) 800-0937

permitsdept@victors.com

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



**NOTE:** Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://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)	RES2024-05544
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GENERAL

<p><b>1. DESCRIPTION OF EXISTING CONDITION</b> <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>During the roof installation, asphalt shingles were installed on all 4 dormers, including the sides where there had originally been slate. We were denied approval from the Historical Society to keep the asphalt shingles on the sides of the dormers where tiles had been present, needing to replace the material with one that gives a similar look to the original slate tiles.</p>	
<p><b>2. PHOTOGRAPHS</b> <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p><b>3. DESCRIPTION OF PROJECT</b> <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>We propose to install a composite slate tile in the color Aurora, made by the brand DaVinci, which best matches the previously existing tiles on the sides of the dormers where asphalt shingles were used to replace the old tiles.</p>	
<p><b>4. DETAILED SCOPE OF WORK</b> <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 asphalt shingles from all sides of all 4 dormers and replace with new underlayment and new composite slate tiles. Re-flash the roof to wall. The area of this job is 2 squares.</p>	
<p><b>5. BROCHURES/CUT SHEETS</b> <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**

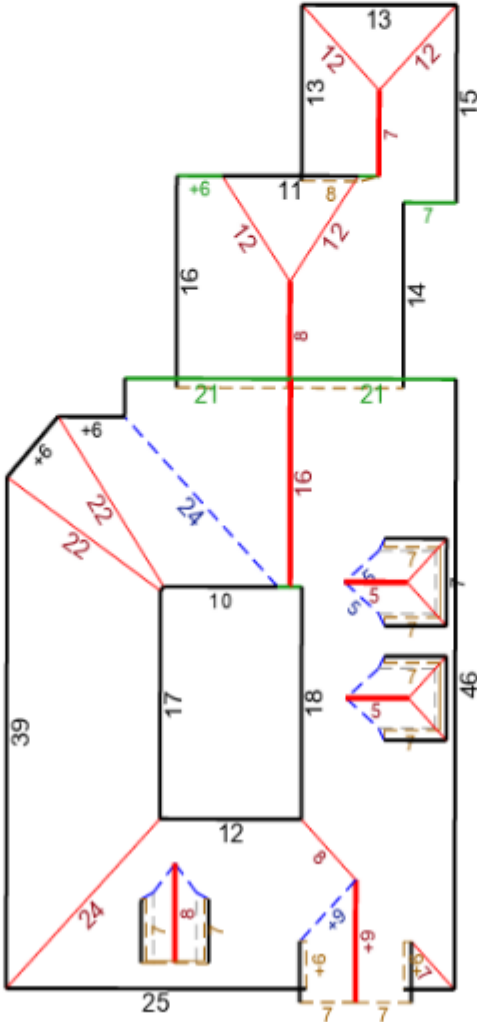

# LENGTH DIAGRAM

Total Line Lengths:

Ridges = 58 ft  
Hips = 154 ft

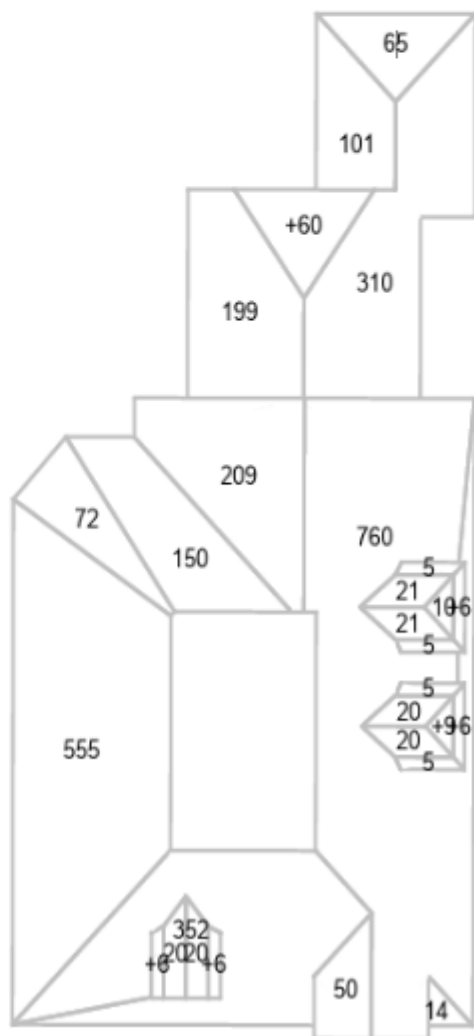
Valleys = 68 ft  
Rakes = 61 ft  
Eaves = 322 ft

Flashing = 20 ft  
Step flashing = 117 ft  
Parapets = 0 ft



# AREA DIAGRAM

Total Area = 3,083 sq ft, with 29 facets.

















































# SLATE

DaVinci Slate tiles, the superior choice in synthetic roofing, deliver the highest levels of beauty without the typical challenges of a natural slate roof.

Some homes were created with the promise of a slate roof in mind. DaVinci Slate shingles deliver on that promise with astonishing versatility. Our slate tiles are engineered to be lighter, to resist impact and to maintain their color longer. Designed to withstand harsh weather conditions, our composite shingles are a cost-effective solution to traditional roofing materials. It's hard to beat Mother Nature, but DaVinci has done it.

## IMPACT

4

Class 4 Impact Rated

## FIRE

A

Class A Fire Rating

## WIND

110

Certified to 110mph

## WARRANTY

L

Lifetime Limited Material



### DAVINCI SLATE TILES

DaVinci products are modeled from actual slate for natural, non-repeating beauty. Realistic chisel marks add a hand-crafted finishing touch.

### NATURAL SLATE TILES

Slate tiles are not immune to the ravages of time — or hail. Its tiny fissures make natural slate susceptible to damage caused by harsh weather conditions like freeze and thaw cycles.



A DaVinci Project Specialist will answer any questions you have.

CONTACT US

MULTI-WIDTH COMPOSITE SLATE

Multi-width slate tiles provide the greatest degree of authenticity and flexibility



6"



7"



9"



10"



12"

EXPLORE PRODUCT & COLOR

SINGLE-WIDTH COMPOSITE SLATE

Single-width slate tiles reduce material and speed up installation time without compromising style.



12"

EXPLORE PRODUCT & COLOR

PROVINCE SLATE

Single-width slate tiles that replicate traditional slate with stunning accuracy.



12"

EXPLORE PRODUCT & COLOR

WHAT YOU NEED TO KNOW

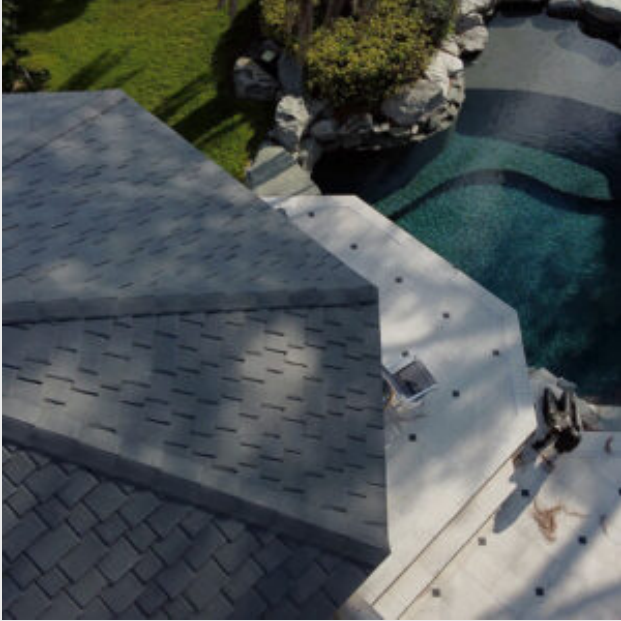


+ *Does the DaVinci composite slate roof also have a Class A Fire Rating?*

+ *Why would a homeowner choose a DaVinci slate roof?*

+ *How much do homeowners save by switching to a DaVinci composite slate roof?*

+ *How well does a DaVinci composite slate roof stand up to harsh weather?*







SEE MORE DAVINCI SLATE INSPIRATION

“

DaVinci Slate fits well with my traditionally based and French Provincial style. Homeowners really like the detailed look and appreciate the low maintenance.

– **Christopher**, *Residential Architect*



MADE IN THE  
USA

DaVinci slate tiles are proudly manufactured in Lenexa, Kansas. [Read More](#)

ADDRESS

13890 W. 101ST STREET

LENEXA, KS 66215

LET’S BEGIN

[CONTACT US](#)

CALL [800-328-4624](#)

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800-328-4624

## PROFESSIONALS

## SUPPORT

## PRIVACY NOTICE

## PROJECT REGISTRATION

DMCP APPLICATION

DMCP PORTAL LOGIN

TWITTER

YOUTUBE

LINKEDIN

PINTEREST

