

STAFF REPORT: 3/16/2022 REGULAR MEETING

PREPARED BY: J. ROSS

ADDRESS: 1068 VINEWOOD

APPLICATION NO: #22-7703

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: CHARLES VODEN

OWNER: MICHAEL WEBB

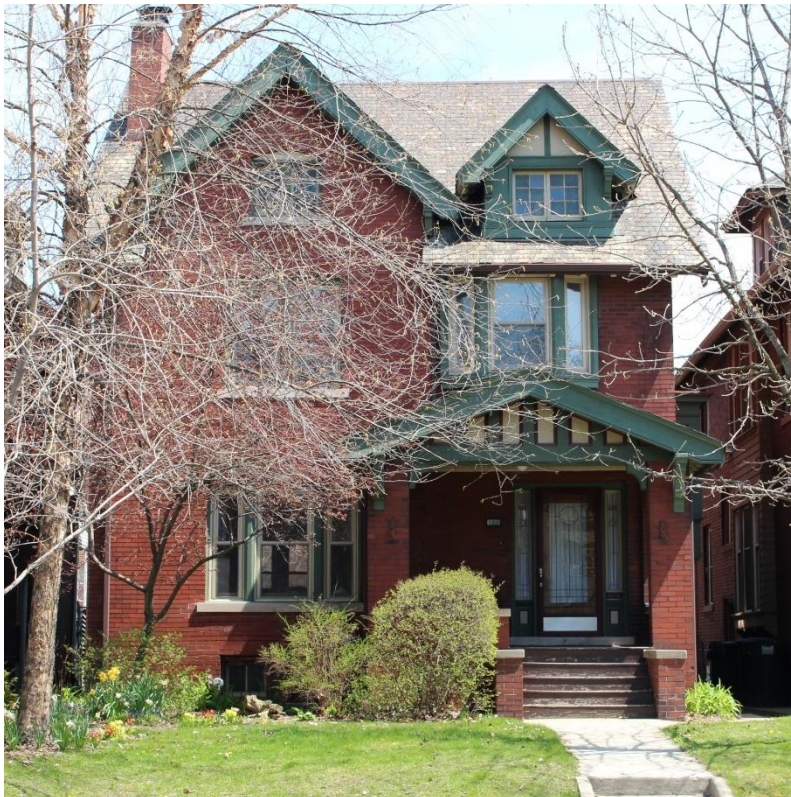
DATE OF STAFF SITE VISIT: 3/9/2022

DATE OF PROVISIONALLY COMPLETE APPLICATION: 2/14/2022

SCOPE: REPLACE SLATE ROOFING WITH NEW ASPHALT ROOFING

EXISTING CONDITIONS

Erected ca. 1910, 1068 Vinewood is 2 ½-story, single-family dwelling which is located in the Hubbard Farms Historic District. Exterior walls are brick with wood trim at the windows and wood shingles at the rear second-story sunroom. Wood siding and stucco is also found at the home's gable ends. The building's wood windows are covered with exterior storm windows. The building's main/central mass features a side-gabled roof with a projecting front gable at the primary elevation. Gabled and shed roof dormers top the roof. The original slate shingles cover the roof and the front and sidewalls of the dormer which is located at the rear roof surface.



1068 Vinewood, current appearance

PROPOSAL

Per the submitted proposal, the applicant is seeking this body's approval to replace the existing slate roof with a new asphalt shingle roof.

STAFF OBSERVATIONS AND RESEARCH

- As the home was erected ca. 1910, the current slate roof system is over 100 years old
- It is staff's opinion that the current slate roof is a distinctive character-defining feature of the home
- Per the submitted narrative scope of work, the property owner is seeking to replace the existing slate roof in total because it is in poor condition/has exceeded its serviceable life. Specifically, he has stated that slate tiles are missing, with many more in poor condition (cracked, chipped, loose, etc). He has also noted that the underlayment has failed and areas of flashing have deteriorated. As a result, the roof is leaking in numerous locations. See the submitted interior and exterior photos which depict the existing conditions at the home's roof.
- The applicant has noted that the roof has undergone several recent spot repairs. Despite these efforts, the roof continues to leak due to the overall poor condition of the slate tiles, flashing, and underlayment.
- Staff has reviewed the submitted photos. It is staff's opinion that the slate tiles appear to be in poor condition/weathered throughout. Specifically, delamination, chipping, and cracking appears pervasive throughout the slate tile roofing
- The applicant has submitted a roof replacement quote from Brutell Roofing in which the contractor states that they "... noted this roof to be in poor condition. The slate is well beyond its lifespan and repairs to it most likely will not help eliminate the multiple leak issues. We recommend a complete removal of the existing slate roof system and underlayments. Followed by a new slate or shingle roof system."
- The applicant has submitted the following two quotes for in-kind replacement:
 - Brutell Roofing: Scope includes the removal of the existing slate roof system followed by the installation of a new Vermont Slate Company unfading gray/green or unfading gray slate roof to match the existing slate as close as possible. New 16oz copper valleys, flashings, drip edge, and ridge cap will be installed...
\$264,000.00
 - Detroit Cornice and Slate: Rough budget for a tear off and new slate roof....
\$120,000.00

ISSUES

- Per Detroit City Code, *Sec. 21-2-73. - Issuance of certificate of appropriateness*, "in reviewing plans for the issuance of a certificate of appropriateness, the Historic District Commission shall follow the U.S. Secretary of the Interior's Standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 CFR Part 67." Per 36 CFR Part 67.7 (section b), "the... Standards are to be applied to specific [rehabilitation](#) projects in a reasonable manner, taking into consideration economic and technical feasibility."
- As previously stated, it is staff's opinion that the slate roof at 1068 Vinewood is a character-defining feature of the dwelling. It is also staff's opinion that the current slate roof system has reached the end of its serviceable life and therefore merits replacement.
- Per the SOI's Standard #6, "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." Staff typically recommends an in-kind replacement when a character-defining feature must be removed, in keeping with the SOI's

Standard #6. However, see the above quotes to note that a new slate roof would cost between \$120,000.00-\$264,000.00. Although it is technically feasible to execute an in-kind roof replacement at the property, it is staff's opinion that the work may not be financially feasible as the home's current estimated value is \$266,000.00 (per realtor.com [1068 Vinewood St, Detroit, MI 48216 | realtor.com®](#)).

- It is staff's opinion that the proposed new asphalt shingle roof is generally compatible with the building's historic character. Also, as the district's Elements of Design note that "...the majority of original roofing materials have been replaced by asphalt shingles," it is staff's opinion that the proposed new asphalt shingle roof is compatible with the roofing within 1068 Vinewood's surrounds.

RECOMMENDATION

Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

It is staff's recommendation that the Commission approve the issuance of a Certificate of Appropriateness for the project as proposed because it conforms to the Hubbard Farms Historic District's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation.