



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

1. DESCRIPTION OF EXISTING CONDITION 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.")	
2. PHOTOGRAPHS Help us understand your project. Please attach photographs of all areas where work is proposed.	
3. DESCRIPTION OF PROJECT 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.)	
4. DETAILED SCOPE OF WORK 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.")	
5. BROCHURES/CUT SHEETS 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.	

ADDITIONAL DETAILS

August 2, 2024

Detroit Historic District Commission
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit MI 48226

RE: 1710 Van Dyke Roof Rehabilitation

Dear Historic District Commission:

Kraemer Design Group, LLC (KDG) is writing to submit information to the Detroit Historic District Commission (HDC), on behalf of 1710 Van Dyke LLC (Owner) regarding the proposed roof rehabilitation at 1710 Van Dyke. The following is a description of the proposed scope of work.

Overview of Existing Conditions

The building located at 1710 Van Dyke is a five-unit townhome located in the West Village Local Historic District at the corner of Van Dyke and St Paul streets with primary facades facing Van Dyke, St Paul, and a public alley to the east. A secondary rear façade faces adjacent properties to the north. All facades of the building are characterized by stucco finished walls, black painted wood trim and windows, red brick chimneys and foundation walls, and a red clay tile roof. The St Paul façade is punctuated with five small entry porticoes, one for each townhome, characterized by brick columns supporting a clay tile roof. A projecting wing with open first floor porch area sits at the west end of the building facing Van Dyke. The rear façade exhibits four projecting porches with flat asphalt roofs, brick columns, and white vinyl siding. Aluminum storm windows have been installed in various locations around the building, most notably on the rear façade. See attachment for photos of existing conditions.

Generally, the clay tiles appear to be in good condition across the roof area; however, the total roof assembly is in poor condition with numerous areas of broken or missing tiles, notably at the different edge transitions of the roof, leading to several openings through the roof decking into the attic space below. Moreover, a large area of tiles at the rear of the building was replaced by a previous owner with asphalt shingles of varying character, all of which are in poor condition with a few visible openings into the attic space below. We estimate that approximately 15% of the original clay tile has been replaced with asphalt roofing. See page 2 of attachment.

Smaller roof projections at the first floor exhibit similar characteristics with remaining clay tiles mostly in good condition with isolated areas of damaged or missing tiles. While the tiles appear to be in good condition, the assemblies as a whole are in poor condition in need of repair to the roofing underlayment. Smaller window projections do not appear to have had tile historically, and now utilize asphalt sheet roofing like the rear porches. See pages 7-8 of attachment.

Proposed Scope of Work

The Owner has solicited a bid for complete removal and salvage of the existing clay tile, replacement of the decking and underlayment materials, reinstallation of clay tile at primary facades, and installation of new asphalt roofing along the rear façade. See attached bid for detail.

The intent for clay tile salvage is to carefully remove each tile for reinstallation once the underlayment reconstruction is complete. Upon removal, each tile will be inspected for condition, cataloged, and stored for later reinstallation. Tiles too damaged to be reused will be discarded. It is anticipated that salvaged tiles from the rear portion of the roof will be relocated to primary facades to infill tiles that are missing or too damaged to be reused. There appears to be sufficient numbers of field tiles to infill all currently damaged areas. After reinstallation, any remaining tiles will be saved for attic stock and future repairs. See page 13 of the attachment for proposed asphalt shingle replacement area and general quantities of field tile that can be relocated.

The goal is to maintain clay tile roofing on all areas visible from the primary facades along Van Dyke and St Paul. Areas of clay tile replacement shown in the attached photos have been strategically selected to maintain views of the existing tile roof as well as the "crenulated" profile of peaks and drip edges of the clay tile components. Areas not in view from the primary facades are proposed to utilize asphalt shingles.



Specialty tiles (ridge cap, drip edges and corner pieces) will be evaluated for size and shape once removed. It is assumed there will not be enough salvaged specialty pieces to infill all areas of the reinstalled roof. In these cases, KDG will attempt to find a suitable replacement product once we have had the opportunity to evaluate the existing tiles for size and shape. In the case that a suitable replica tile cannot be found, KDG will present alternate substitute materials to the HDC for approval prior to installation.

In addition to the roof materials, all associated fascia boards, gutters, and downspouts will be repaired or replaced in kind and painted to match the existing. The attached bid includes other repair work to the stucco veneer and windows not included in this application. That scope of work will be submitted at a later date.

Conclusion

On behalf of the Owner, KDG is requesting a Certificate of Appropriateness for this proposed work. While the complete scope of work is not fully known, the initial phase of clay tile removal needs to be done to fully understand the condition of the materials and to determine the exact amount of clay tile roofing that can remain on the building. Moreover, the Owner needs to repair all underlayment materials immediately as there are numerous areas where water is currently infiltrating the building.

It is anticipated that the final scope of clay tile roofing may vary from this proposal once field investigations are complete. Once the final scope is known, KDG shall resubmit the work to HDC staff for final review and approval.

The items listed above provide a synopsis of the proposed scope of work for the roof rehabilitation of 1710 Van Dyke. Further detail is provided in the attached photo document and bid form. Please contact me if you have further questions.

Sincerely,

Kraemer Design Group, LLC



Brian Rebain, RA NCARB
Principal



1710 Van Dyke

Historic District Commission Application for Roof Repairs
August 2, 2024



Area of tile roof previously replaced with asphalt shingles



St. Paul St

OVERVIEW OF EXISTING ROOF



NORTH
ARROW



Damaged/missing tiles



DRONE VIEW AT SW CORNER OF BUILDING



DRONE VIEW OF SOUTH SIDE OF ROOF FACING ST PAUL



DRONE VIEW AT EAST END OF ROOF FACING ALLEY

Open holes through
roofing and decking
below



**DRONE VIEW OF NORTH FACE OF ROOF SHOWING
REPLACEMENT ASPHALT SHINGLES**

Small projecting bay window roof example



VIEW OF TYPICAL PROJECTING BAY WITHOUT TILE ROOFING



Small projecting bay window roof example

Damaged/missing tiles

Damaged/missing tiles

VIEW OF SOUTH ELEVATION FACING ST PAUL





Areas of shingle roof replacement

VIEW OF NORTH ELEVATION FACING ADJACENT PROPERTIES



VIEW FROM GRADE AT CORNER OF ST PAUL AND VAN DYKE



VIEW FROM GRADE AT NW CORNER OF BUILDING FACING VAN DYKE



VIEW FROM GRADE AT SW CORNER OF BUILDING FACING ALLEY

BLUE DASHED OUTLINE:
Area of proposed tile
repair/replacement

RED OUTLINE:
Area of proposed asphalt
shingle replacement



Van Dyke

Alley

St. Paul St

OVERVIEW OF ROOF SHOWING PROPOSED SCOPE OF TILE AND ASPHALT SHINGLES



