



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

## APPLICATION ID

HDC2025-00402

## PROPERTY INFORMATION

**ADDRESS(ES):** 2975 oakman court

**HISTORIC DISTRICT:** Oakman Boulevard

## 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:

roof replacement

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Property Owner/Homeowner

**NAME:** dwayne cobb

**COMPANY NAME:** N/A

**ADDRESS:** 2975 oakman court

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48238

**PHONE:** +1 (313) 778-4278

**EMAIL:** dgcobb48@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 I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

Signed by:

dwayne cobb

N/A

*dwayne cobb*

06/15/2025

SIGNATURE

DATE

2975 oakman court

Detroit

MI 48238

+1 (313) 778-4278

dgcobb48@gmail.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)

N/A

## 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.")*

existing roof on my house is covered in cement tiles that are 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.")*

i want to replace the entire roof with new 3D asphalt shingles,because replacing with cement tiles i cant afford,and trying to find similar tiles to repair is impossible due to no one makes those type of cement tiles..

### 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.")*

rplacement of roof,all field tiles ,ridge tiles and underlayment should be removed and replaced with materials that meet both durability standards and historic character of the home

### 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**


Detroit Historic Preservation Commission

Inspection Report – Roof Condition

Property Address: 2975 Oakman Ct., Detroit, MI

Owners: Mr. & Mrs. Cobb

Date of Inspection: April 9<sup>th</sup>, 2025

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### Summary of Findings

An on-site inspection was conducted at the above address in response to reports of roof damage following a recent windstorm. The structure features a historic cement tile roof consistent with the architectural character of the area.

### Observations

Severe storm-related damage was observed across the entirety of the roof.

Numerous field tiles and ridge tiles are broken, missing, or displaced.

The roof underlayment has sustained significant compromise; it is water-soaked and no longer provides an effective moisture barrier.

Temporary tarping has been applied to mitigate further interior and structural water intrusion.

## Assessment

Given the extent of windstorm-related damage and water infiltration, repair is not a feasible or structurally sound option. The cement tile roof has suffered failure at both the surface and substrate levels.

## Additional Testing

A sample of the original cement tile has been sent to ITEL Laboratories for analysis. If the tile is currently available on the market, we will obtain and submit a quote for replacement with matching material.

## Recommendation

We recommend full replacement of the cement tile roof system. All field tiles, ridge tiles, and underlayment should be removed and replaced with materials that meet both durability standards and the historic character of the home, in accordance with the Commission's guidelines.

We strongly recommend the Brava synthetic tile system as an alternative to original cement tile. Brava tiles are engineered for superior weather resistance and durability, while offering an aesthetic design that closely replicates the original tile's color, texture, and profile. This solution would ensure both long-term protection and architectural continuity.

## Next Steps

Await ITEL results for sourcing confirmation and cost estimate.

Submit replacement material specifications (including Brava tile sample) for Commission review.

Ensure all work follows the Secretary of the Interior's Standards for Rehabilitation.

Coordinate with a qualified contractor experienced in historic roofing systems.

Respectfully submitted,

Alison Bedos

Platinum Preferred Contractor

Best Choice Roofing

[Alison.bedos@bestchoiceroofing.com](mailto:Alison.bedos@bestchoiceroofing.com)

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Photograph 9: View of historical repairs.



Photograph 10: View of historical repairs.

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Photograph 13: View of missing tiles on roof slope R.



Photograph 14: View of cracked roof tiles on roof slope N.

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Photograph 15: View of displaced roof tiles on roof slope C.



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Photograph 11: View of historical repairs.



Photograph 12: View of historical repairs.

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Photograph 16: View of sliding tile on roof slope N.

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Photograph 17: View of missing and displaced ridge tiles.



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Photograph 15: View of displaced roof tiles on roof slope C.



Photograph 16: View of sliding tile on roof slope N.

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Photograph 4: View of the east elevation.

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Photograph 5: Aerial view during the drone investigation.



Photograph 6: View of the roof surface.

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Photograph 7: View of historical repairs.



Photograph 8: View of historical repairs.

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