

**STAFF REPORT: 11-13-2019 MEETING**

**PREPARED BY: J. ROSS**

**APPLICATION NUMBER: 19-6484**

**ADDRESS: 19680 ROSLYN**

**HISTORIC DISTRICT: SHERWOOD FOREST**

**APPLICANT: TOM HOLLAND**

**DATE OF COMPLETE APPLICATION: 10/1/2019**

**DATE OF STAFF SITE VISIT: 10/29/2019**

**SCOPE: REPLACE EXISTING ASPHALT SHINGLE ROOF AT HOUSE AND GARAGE WITH NEW GREEN ASPHALT SHINGLE ROOF**

### **EXISTING CONDITIONS**

The parcel located at 19860 Roslyn includes a 2-story house that was erected ca, 1936 with a detached 2-car garage to the rear. Permastone, brick, and wood siding is located with the building's front elevation while brick clads the side and rear elevations. Windows are double-hung wood units at the front elevation and steel casement at the side and rear. The home features a central side-gabled mass with a projecting, front-gabled wing at the primary elevation. A one-story, partial-width, shed-roof porch with a shed roof is located at the front elevation and shelters the primary entrance. Deteriorated grey 3-tab asphalt shingles cover the roof surface. A small, one-story, flat-roof sunroom is attached to the rear elevation. The front elevation features a 3-window, projecting bay with a copper clad roof. The detached garage is clad with brick and stucco. Two, historic-age wood paneled doors are located at the garage's front elevation. The garage's roof is hipped and is covered with 3-tab, grey asphalt shingles. Standard, non-historic aluminum k-style white gutters and downspouts are located at both the home and the garage.



## PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval for the following work items:

### Roof

- At the home and garage, remove the existing, non-historic asphalt roof shingles and install new dimensional asphalt shingles (color Chateau Green) as per the attached scope
- Replace the existing non-historic white k-style aluminum gutters and downspouts at the home and garage with new, 5" white k-style aluminum gutters and downspouts

## STAFF OBSERVATIONS AND RESEARCH

- It is staff's opinion that Secretary of the Interior Standard #6 **does not** apply in this specific situation because the existing 3-tab asphalt shingles and gutter/downspouts proposed for replacement **are not** historic age. Rather, the new roof shingles and gutter/downspouts must be compatible with the property's and district's historic character.
- The color of the new asphalt shingles is Chateau Green <https://www.owenscorning.com/roofing/shingles/trudefinition-duration/>. The home's and garage's original roof surface/covering is unknown
- Green clay tile does appear at roofs within the City's historic districts. Historic slate can also reflect a range of green coloring. However, green asphalt shingle roofs are uncommon within the district.
- The "shape" and profile of the proposed asphalt dimensional shingles more closely replicates wood shake vs a slate or clay tile. It is staff's opinion that standard 3-tab asphalt shingles better approximate the appearance of slate

## ISSUES

- Per HDC resolution, staff has the authority to approve the replacement of asphalt shingle roofs with new asphalt shingles as long as the color of the new roof shingles are grey, black, or brown. These are standards colors which refer to historic brown wood shake or black/grey slate roofs. The current proposal has been forwarded to the Commission for review because the desired color does not conform to the staff-approvable color palette
- The district's Elements of Design state the following:

*Relationship of colors.* Natural brick colors, such as red, yellow, brown, or buff, predominate in wall surfaces. When brick is painted, it is in white or shades of cream. Natural stone colors also predominate; where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural slate colors, and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style.

- White does not appear on the home's assigned Color Chart. The new gutters and downspouts shall be white. Note that the current gutters/downspouts proposed for replacement are white.

## RECOMMENDATIONS

As noted above, green asphalt shingle roofs are not common within the district. Although slate roofs do appear in the district and can display shades of green, it is staff's opinion that the "shape and profile of the proposed asphalt shingles do not adequately replicate slate. Staff therefore recommends that the Commission deny the issuance of a Certificate of Appropriateness for the installation of a new green dimensional asphalt shingle roof at the home and garage because it does not meet the Secretary of the

Interior Standards for Rehabilitation, standards #2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided and #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.*

In re: to the proposed installation of new white gutters and downspouts, staff does note that the current aluminum gutters and downspouts are white. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the installation of new white gutters and downspouts as proposed at the home and garage because the work meets the Secretary of the Interior Standards for Rehabilitation, standard #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.*

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 9-30-19

## PROPERTY INFORMATION

ADDRESS: 19680 Roslyn AKA: \_\_\_\_\_

HISTORIC DISTRICT: Hist/4 Sherwood Forest

## APPLICANT IDENTIFICATION

Property  
Owner/  
Homeowner

Contractor

Tenant or  
Business  
Occupant

Architect/  
Engineer/  
Consultant

NAME: Tom Holland COMPANY NAME: United Building Services

ADDRESS: 2870 H. Hon CITY: Ferndale STATE: Mi ZIP: 48220

PHONE: 2485484208 MOBILE: 8104990807 EMAIL: UNITEDBLDG@att.net

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**Photographs** of ALL sides of existing building or site

**Detailed photographs** of location of proposed work  
(photographs to show existing condition(s), design, color, & material)

**Description of existing conditions**  
(including materials and design)

**Description of project** (if replacing any existing material(s), include an explanation as to why  
replacement--rather than repair--of existing and/or construction of new is required)

**Detailed scope of work** (formatted as bulleted list)

**Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### 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.

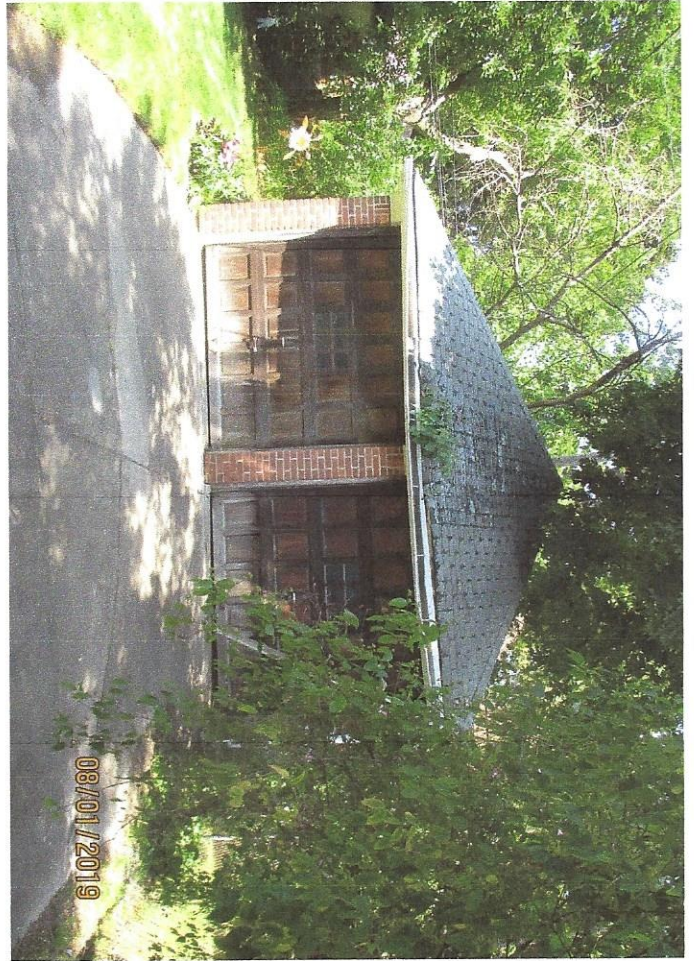
Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit  
from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



19680 Roslyn

House



19680 Roslyn Garage



**UNITED BUILDING SERVICE CO**

**2870 Hilton**

**Ferndale, MI 48220**

**Phone # 248-548-4208**

**Fax # 248-548-1028**

[unitedbldg@att.net](mailto:unitedbldg@att.net)

[www.unitedbuildingservice.com](http://www.unitedbuildingservice.com)

**HISTORICAL DISTRICT**

**DATE: 9/30/19**

**FROM: Tom Holland**

**NAME: Angela Crockett (H) 313-861-0950**

**ADDRESS: 19680 Roslyn**

**CITY: Detroit, MI 48221**

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**N of 7 E of Livernois S off Pembroke**

**SCOPE OF WORK**

**HOUSE ROOF: (does not include front or rear bay or rear flat roof)**

- Strip shingles (1 layer)
- Install felt
- Install Owens Corning dimensional shingles – *Chateau Green Duration*
- Install ice shield 6’ on starter and valleys
- Remove & replace 6 vents
- Remove & replace 5 soil stack flashings
- Install white drip edge
- Flash around 1 chimney and 4 large vents on rear
- Clean up & haul debris
- City permit & inspection

**GARAGE ROOF:**

- Strip shingles includes shake
- Double up rotten rafters tails as needed
- Install 7/16 OSB sheathing – entire roof
- Install felt
- Install drip edge
- Install Owens Corning dimensional shingles *Chateau Green Duration*
- Clean up & haul debris
- City permit & inspection

**GUTTERS ON HOUSE AND GARAGE**

- Remove existing white k style gutters and downspouts
- Replace with White 5” seamless gutters & downspouts k style & install with screw on hidden hangers
- *Does not include front or rear bays*

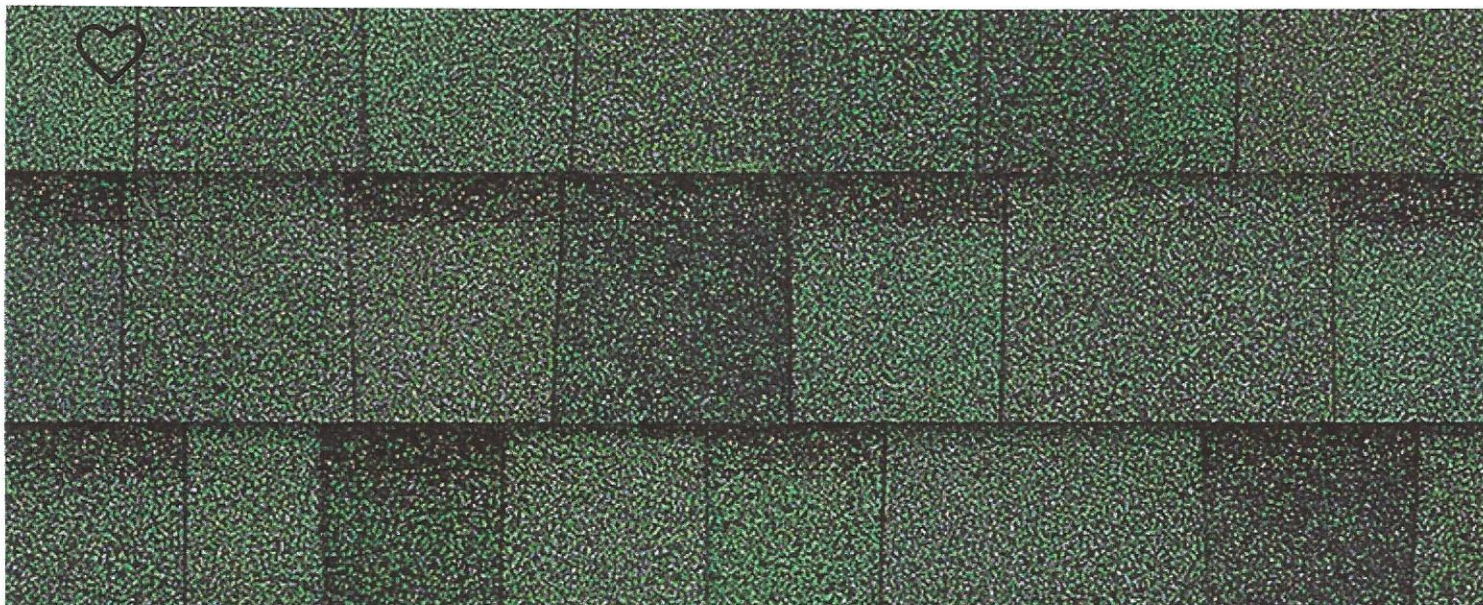
**EXISTING CONDITION:**

**Existing shingles on house and garage are gray 3 tab asphalt shingles in very deteriorated conditions & white aluminum k style gutters.**

**PROJECT:**

**No repair due to deteriorated condition, strip & replacement needed.**





Duration® Shingles  
**Chateau Green**

 Chat

# TruDefinition® DURATION®

Shingles with Patented SureNail® Technology

## Bold contrast. Deep dimension. TruDefinition®.

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, TruDefinition® Duration® Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes TruDefinition® Duration® Shingles like no other.

TruDefinition® Duration® Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty\*/\*\* (for as long as you own your home) and a 130-MPH Wind Resistance Limited Warranty\*. TruDefinition® Duration® Shingles are produced with StreakGuard™ Protection to inhibit the growth of airborne blue-green algae\* that can cause unsightly dark streaks on your roof. Owens Corning provides a 10-year Algae Resistance Limited Warranty.\* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.



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### The SureNail® Difference—

**A technological breakthrough in roofing.** The innovative features of

Owens Corning® TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

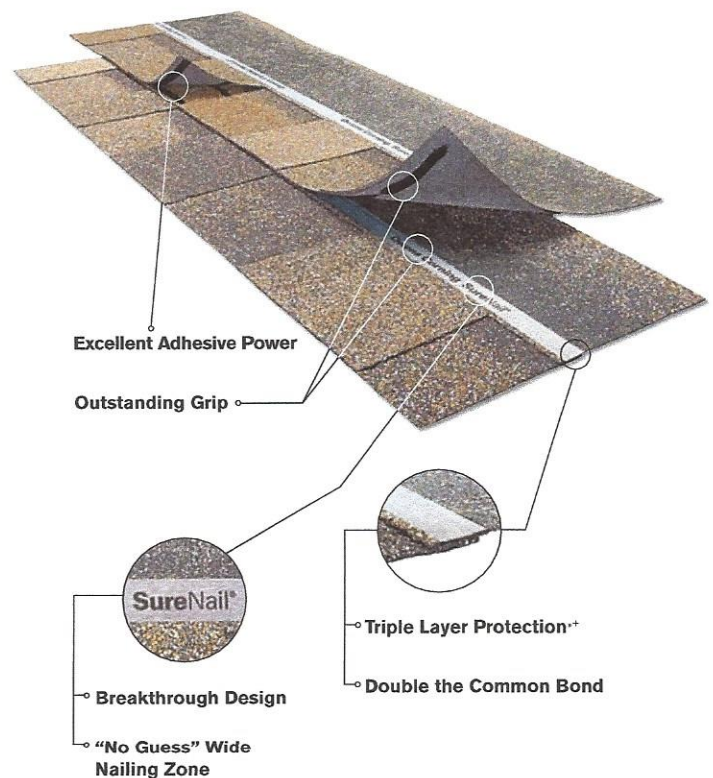
**Breakthrough Design.** Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

**Triple Layer Protection.\*** A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

**Outstanding Grip.** Our enhanced Tru-Bond®+ sealant grips tightly to the engineered fabric nailing strip on the shingle below.

**Excellent Adhesive Power.** Specially formulated, wide adhesive bands help keep shingle layers laminated together.

**Exceptional Wind Resistance.** Engineered to deliver 130-MPH\* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.



## ENERGY STAR® IS FOR ROOFS TOO



Similar to the energy-efficient appliances in your home, roofing products can help provide energy-saving qualities. Owens Corning® ENERGY STAR® qualified shingles can help reduce your heating and cooling bills when installed properly. These shingles reflect solar energy, helping to decrease the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

## Product Attributes

### Warranty Length\*

Limited Lifetime\*\* (for as long as you own your home)

### Wind Resistance Limited Warranty\*

130 MPH

### Algae Resistance Limited Warranty\*

10 Years

### TRU PROtection® Non-Prorated Limited Warranty\* Period

10 Years



## TruDefinition® Duration® Shingles Product Specifications

Nominal Size	13¼" x 39⅝"
Exposure	5⅝"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

## Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3161 (Class F Wind Resistance)

ASTM D3462

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

ICC-ES AC438#

PRI ER 1378E01

Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRC).

\* See actual warranty for complete details, limitations and requirements.

\*\* 2018 Roofing Brand Awareness Study by Owens Corning Roofing and Asphalt, LLC.

† Owens Corning Roofing strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

‡ Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing and Asphalt, LLC.

‡‡ 40-Year Limited Warranty on commercial projects.

Owens Corning Roofing Preferred Contractors are independent contractors and are not an affiliate of Owens Corning Roofing and Asphalt, LLC, or its affiliated companies.

For patent information, please visit [www.owenscorning.com/patents](http://www.owenscorning.com/patents).

SureNail® Technology is not a guarantee of performance in all weather conditions.

SureNail® Technology is available only on Owens Corning® Duration® Series Shingles.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.

# International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.