

DHDC 22-8165

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

12/20/22

CERTIFICATE OF APPROPRIATENESS

Steve Lewis
3385 Cambridge St.
Detroit, MI 48221

RE: Application Number 22-8165; 3385 Cambridge; Sherwood Forest Historic District

Dear Applicant,

At the Regular Meeting that was held on December 14, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on December 20, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *The replacement of cedar shake roofing with wood shingles or asphalt shingles per the attached materials for the house.*
- *The replacement of asphalt roofing with wood shingles or asphalt shingles per the attached materials for the garage.*

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Detroit Historic District Commission



29565 Grand River Avenue Farmington Hills, MI 48336
 WEST SIDE: (313) 278-2777 EAST SIDE: (586) 776-8912 OAKLAND: (248) 987-6300 FAX: (248) 987-6306

AGREEMENT

Steven & Lena Lewis

Owners Name

3385 Cambridge Ave.

Job Address

(214)385-9185

Phone

I, WE the undersigned of **3385 Cambridge Ave.** in the City of **Detroit 48211** County of Wayne and State of **MI** hereinafter referred to as the "Owner" hereby employ the undersigned contractor hereinafter referred to as the "Contractor" to furnish labor and (or) materials necessary to perform the work hereinafter set forth, on the premises of the "Owner" located at 3385 Cambridge Ave..

SPECIFICATIONS:

- Remove 1 layer of Cedar and install new wood decking on House, Remove 2 layers of Asphalt shingles on Garage
- Install Airvent, Edge Vent, air intake eave/starter vent on 2nd floor of house only
- Install GAF, Weather Watch, Ice Shield 6 ft on all Eave Edges
- Install open valleys with color blended, galvanized, metal valley, **Color-Black**
- Install GAF, Deck Armor, Synthetic Underlayment on roof decking
- Install 1.5 inch faced, Aluminum Drip Edge on all eave and rake edges, **Color-Black**
- Install GAF, WeatherBlocker, shingle starter course on all eave edges
- Recover with GAF, Woodland, Designer Dimensional Shingle, **Color- Castlewood Gray**
- Install Timber Tex Cap accessory on all hip and ridge lines
- Install Snow Country Advanced ridge vent on all main ridges on House and Garage
- Install new flashing around/on chimney's and protrusions, **Color-Black**
- Install new step flashing were applicable (note: not all step flashing can be replaced on all homes)
- GAF Golden Pledge Warranty Applies to this roofing system (25 year full workmanship coverage/50 year full material defect coverage)
- Replace up to 5 sheet of OSB Sheeting at no charge, additional OSB Sheeting will be replaced at \$95 per sheet on Garage
- Install new, EPDM, Rubber Flat Roofing on On top of house only, **Color-Black** (Not replacing sunroom flat roof or skylights)
- Additional roofing layers will result in additional costs including additional labor and dumpster fees
- Homeowner responsible for getting approval through Detroit Historic Commission
- McGlinch to provide material delivery, city permit and dumpster
- McGlinch to clean up and haul away all job related debris

In consideration of the said work and services to be done by the Contractor, the Owner agrees to pay the contractor THE SUM OF \$56827.00 as follows: Terms \$28413.00 as a deposit, \$28414.00 on completion of said work.

The owner hereby certifies that he has read this agreement, that the terms and conditions and the meaning thereof have been explained to him and that he fully understands them; that there is no understanding between the parties verbal or otherwise than that contained in this agreement, and that the owner shall maintain no action on any new substituted contract except the same be in writing, and that no statements, promises, commitments or representations not contained in this agreement have been made by the Contractor, or any of his agents to induce him to execute this agreement, and agrees that the said Contractor is not responsible nor bound by any representation not contained in this agreement, made by any of his agents, unless the same be reduced to writing and signed by the Contractor. It is further agreed that if the owner cancels this contract at any time before commencement of work, through no fault of the Contractor, then the liquidated damages arising from costs and expenses necessarily incident to the business of the Contractor in connection with this contract amount to the sum of 25% of total contract which said sum the Owner undertakes and agrees to pay forthwith.

CONTRACTOR shall not be liable for delays caused by strikes, weather conditions, delay in obtaining material or causes beyond his control.

NOTICE TO THE BUYER:

You may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Keep this contract to protect your legal rights.

ANY CLAIM OR CONTROVERSY ARISING OUT OF THIS CONTRACT SHALL BE SUBMITTED TO ARBITRATION AND BE SETTLED PURSUANT TO THE RULES AND REGULATIONS OF THE AMERICAN ARBITRATION ASSOCIATION; ANY ARBITRATION AWARD SHALL BE ENFORCEABLE THROUGH THE COUNTY CIRCUIT COURT. THE ARBITRATION SHALL ASSESS LEGAL FEES AND COSTS AS IS EQUITABLE.



29565 Grand River Avenue Farmington Hills, MI 48336
 WEST SIDE: (313) 278-2777 EAST SIDE: (586) 776-8912 OAKLAND: (248) 987-6300 FAX: (248) 987-6306

AGREEMENT

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS CONTRACT

IN WITNESS WHEREOF, the Owner has hereunto signed his name this 31st day of October, 2022.

McGlinch & Sons
 Accepted by

By Marvin Boless
 CONTRACTOR

NO VERBAL AGREEMENTS RECOGNIZED. MATERIAL IS PROPERTY OF THE CONTRACTOR.
If paying by Credit Card a 3.5% transaction fee will be added.

McGLINCH

HOME IMPROVEMENTS



EST. 1917
SONS CO.

City of Detroit Planning and Development Department
Attention Dan Rieden

Inspection Performed at 3385 Cambridge Ave Detroit MI, 48211

Upon inspection of this cedar shake roof system, it has been determined that the roof system is beyond repair for the following reasons.

- 1) The cedar shakes are severely rotted at the edge of the shakes on over 90% of the roof
- 2) The cedar shakes are rotted in the main body of the shake on over 50% of the roof
- 3) The Metal valleys are rusting thru
- 4) 100% of the shakes are covered in moss, accelerating the deterioration of the shakes

Any attempt to clean or service this roof will cause further damage, as the shakes are not suitable for foot traffic.

Pictures are attached to support these findings.

Sincerely,

Brendan McGlinch
President, McGlinch and Sons Co
248-987-6300 Office
248-345-4441 cell



29565 Grand River Ave. Farmington Hills, MI 48336 Phone:(248) 987-6300
Fax:(248)987-6306 Email: brendan@mcglinchsons.com Web: www.mcglinchsons.com
ROOFING • SIDING • GUTTERS • STONE • DOORS • WINDOWS • SKYLIGHTS



GAF GAF ROOFING

Installed By

EST. 1917
**McGLINCH
& SONS CO.**
HOME IMPROVEMENTS



29565 Grand River Ave, Farmington Hills, MI 48336 Phone: (248) 987-6300

Fax: (248) 987-6306 Email: marvin@mcglinchsons.com

Web: www.mcglinchsons.com

ROOFING • SIDING • GUTTERS • STONE • DOORS • WINDOWS • SKYLIGHTS



Your McGlinch and Sons Advantage:



- ✓ 100 years in Business with 4 Generations of Experience
- ✓ GAF MASTER ELITE GAF Roofing Installer
- ✓ GAF Presidents Club Award Winner
- ✓ Ranked Top 5 GAF Golden Pledge Installs in the Nation
- ✓ GAF Triple Excellence Award Winner
- ✓ Design and Custom Color Services
- ✓ 94% Recommendation Rating by all our GAF Customers
- ✓ Ranked Top 1% of all GAF Roofing Installers in the Nation



29565 Grand River Ave, Farmington Hills, MI 48336 Phone: (248) 987-6300

Fax: (248) 987-6306 Email: marvin@mcglinchsons.com

Web: www.mcglinchsons.com

ROOFING • SIDING • GUTTERS • STONE • DOORS • WINDOWS • SKYLIGHTS



November 16, 2022

Steven & Lena Lewis
3385 Cambridge Ave.
Detroit, MI 48211

Your GAF Roofing Project Includes:

- Remove 3 layers of roofing (2 layers asphalt, 1 layer Cedar) and install new wood decking on House and Garage. Note: additional layers of roofing will be charged additional Minus Sunroom flat roof
- Install GAF, Weather Watch, Ice Shield 6 ft on all Eave Edges
- Install open valleys with color blended, galvanized, metal valley
- Install GAF, Deck Armor, Synthetic Underlayment on roof decking
- Install 1.5 inch faced, Aluminum Drip Edge on all eave and rake edges
- Install cedar shingle starter course on all eave edges
- Recover with Cedar Shake 24 inch Med #1 Grade, 10 inch exposure cedar shingle House and Garage
- Install Cedar Shingle Cap on all hip and ridge lines
- Install Snow Country Advanced ridge vent on all main ridges on House and Garage
- Install new flashing around/on chimney's and protrusions
- Install new step flashing were applicable (note: not all step flashing can be replaced on all homes)
- GAF Golden Pledge Warranty Applies to this roofing system (25 year full workmanship coverage/50 year full material defect coverage)
- Replace up to 5 sheet of OSB Sheeting at no charge, additional OSB Sheeting will be replaced at \$95 per sheet Full Redeck

Project Cost: \$97,345.00

Sincerely,

Marvin Boless
McGlinch Sons, Co
Mobile:248-420-1241



October 24, 2022

Lena Lewis
3385 Cambridge Ave.
Detroit, MI 48211

Your GAF Roofing Project Includes:

- Remove 3 layers of roofing (2 layers asphalt, 1 layer Cedar) and install new wood decking on House. Note: additional layers of roofing will be charged additional
- Install Airvent, Edge Vent, air intake eave/starter vent on 2nd floor of house only
- Install GAF, Weather Watch, Ice Shield 6 ft on all Eave Edges
- Install GAF, Weather Watch, Ice Shield in all valleys
- Install GAF, Deck Armor, Synthetic Underlayment on roof decking
- Install 1.5 inch faced, Aluminum Drip Edge on all eave and rake edges
- Install GAF, Pro-Start, shingle starter course on all eave edges
- Recover with GAF, Timberline HDZ , Standard Dimensional Shingle
- Install Timber Tex Cap accessory on all hip and ridge lines
- Install Snow Country Advanced ridge vent on all main ridges on House
- Install new flashing around/on chimney's and protrusions
- Install new step flashing were applicable (note: not all step flashing can be replaced on all homes)
- GAF Golden Pledge Warranty Applies to this roofing system (25 year full workmanship coverage/50 year full material defect coverage)
- Replace up to 5 sheet of OSB Sheeting at no charge, additional OSB Sheeting will be replaced at \$95 per sheet
- Install new, EPDM, Rubber Flat Roofing on On top of house only
- Additional roofing layers will result in additional costs including additional labor and dumpster fees
- Remove 2 layers of Roofing on garage and install GAF lifetime Roofing system on Garage (\$6140)

Project Cost: \$43,071.00

Sincerely,

Marvin Boless
McGlinch Sons, Co
Mobile: 248-420-1241



29565 Grand River Ave, Farmington Hills, MI 48336 Phone: (248) 987-6300
Fax: (248) 987-6306 Email: marvin@mcglinchsons.com
Web: www.mcglinchsons.com

ROOFING • SIDING • GUTTERS • STONE • DOORS • WINDOWS • SKYLIGHTS





Charcoal Gray



Dark Brown

Charcoal Gray

1-800-451-4600

DuroGard

WYNDFIELD

WYNDFIELD ROOFING SYSTEMS

Attract-entire buyers with a sophisticated look
inspired by natural design



Colonial Slate

Colonial Gray

FLORIDA Slate

FLORIDA Slate

FLORIDA Slate

FLORIDA Slate

WYNDFIELD ROOFING SYSTEMS



Castlewood Gray

This shingle is a standout against more neutral colors; it adds a rich look to basic white exteriors and complements red brick beautifully.



Good Housekeeping
GOOD
HOUSEKEEPING
Since 1909
REPUTATION FOR EXCELLENCE

U.S. Only

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.