

STAFF REPORT: 12/14/2022 REGULAR MEETING

PREPARED BY: A. DYE, D. RIEDEN

APPLICATION NUMBER: 22-8151

ADDRESS: 3385 CAMBRIDGE

HISTORIC DISTRICT: SHERWOOD FOREST

APPLICANT: BRENDAN MCGLINCH (MCGLINCH & SONS)

PROPERTY OWNER: STEVE LEWIS

DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/21/22

DATE OF STAFF SITE VISIT: 11/23/22, 11/29/2022

SCOPE: REPLACE WOOD SHAKE ROOF WITH ASPHALT SHINGLES

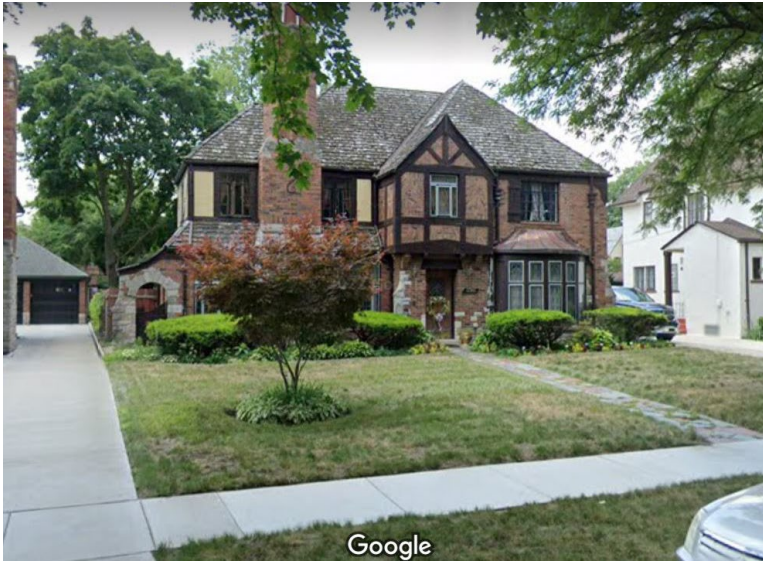
EXISTING CONDITIONS

The dwelling and garage at 3385 Cambridge were erected in 1930. The house is awash with distinctive character-defining elements. Multi-colored brick is the dominant cladding material and was laid in different patterns depending on its location. Stone was employed at the base of the bow window and chimney and was also used in an irregular way at each corner of the front elevation and as a surround to the garden gate opening, adding a verticality to the front elevation. Stucco panels offer a contrasting wall surface and color adjacent the upper chimney and fills the upper portion of the side elevation. Steel windows, many of which are leaded and stained glass at the first floor, are present in the window openings. A wood gate with a sloping top encloses the small arched opening at the far side of the front elevation.

The steeply pitched roof is comprised of two roof designs, hip and side-gable, which created the maximum allowance of visible roof surface for this structure. The shake shingle material is another distinctive character-defining element.



Site Photo 1: Staff photo, November 29, 2022



Google

Site photo 2, by Google Street, July 2018: (North) front showing original cedar shake roof.



Aerial 1 of Parcel # 02004934 by Detroit Parcel Viewer.

PROPOSAL

The proposed work consists of the replacement of cedar shake shingles with asphalt shingle roofing on the house and the replacement of two layers of asphalt shingles on the garage and replace with asphalt shingles. See also attached work order from the applicant.

House & Garage Roof Replacement Detail

- Remove all cedar shake roofing for the house.
- Remove all asphalt roofing for the garage.
- Install new wood decking for the house.
- Install ice shields on the eave edges, galvanized metal valleys (color black), Deck Armor underlayment, aluminum drip edges on all eaves and rake edges (color black), Weather-Blocker shingle starter course on all eave edges
- Install dimensional asphalt shingles for the house, Woodland Designer Dimensional Shingle (color Castlewood Gray).
- Install new, EPDM, rubber flat roofing on the house's flat roof surfaces (color black), leaving skylights in place.
- Install Timber Tex Cap accessory on all hip and ridge lines
- Install Snow Country Advanced ridge vent on all main ridges of house and garage.
- Install new flashing around/on chimneys and protrusions (color black).
- Install new step flashing where applicable.
- Replace OSB sheathing on garage.



Site Photo 2, by applicant: (northwest) Front and side of garage roof, showing current conditions.

STAFF OBSERVATIONS AND RESEARCH

- The Sherwood Forest Historic District was established in 2002.
- Staff observed that this property has come into new ownership on October 5, 2022.
- Staff observes that the highly visible, steeply sloped roof with its shake shingle material is a distinctive character-defining feature of the house.
- Staff received two inspection reports from the applicant: an initial roofing system inspection from Mr. Jason Schaufele, and a second inspection performed by the applicant, McGlinch & Sons (MGS).

- The Schaufele inspection notes that the roof is of an approximate age dating to 1980, and typically has a life cycle of 20-25 years. It states that the wood shake roof needs immediate replacement or extensive repairs, damaged/rotted shakes are noted throughout the roof, and recommends a wood shake specialist for repairs. Interior roof structure shows evidence of previous fire damage, as some charred structural members are still visible. This report also recommends adequate air ventilation in the attic to reduce moisture damage. The garage asphalt shingle roof dates to approximately 2015.



Roof Detail 1, by Schaufele inspection: Interior roof conditions.

- The MGS roof inspection was performed by the applicant and shows drone shots of the exterior roof, which is only directed to the conditions of the cedar shakes and the metal valleys on the roof's exterior but no notes on the interior roof conditions. This assessment states that the metal valleys are rusted thru, and that more than half of the shakes are rotted throughout the roof (*see report*).



Roof Detail 2, by MGS inspection: Exterior roof conditions.

- Staff also received a redacted copy of the owner's homeowner's insurance which states, "*The condition of the roof on the dwelling presents an extreme likelihood of a significant weather-related loss and makes the insured/customer ineligible.*"
- While staff agrees that these inspections and assessments demonstrate the house's roof need for immediate repair, it is staff's opinion that the house roof's repair could be performed by removing the old shake, repairing the roof where needed, and installing new shake to repair in-kind this distinctive, character-defining feature.
- Staff received three alternate estimates from the owner, which are shown in the attached files. These estimates are from the applicant, McGlinch & Sons. The current proposal is estimate #2, which is to replace the shake with an upgraded asphalt shingle. All estimates include the cost of replacing the garage's asphalt roof with asphalt or cedar shake shingles.
 1. McGlinch & Sons Estimate #1 – Replacement of shake with asphalt \$43,071
 2. McGlinch & Sons Estimate #2 – Replacement of shake with upgraded asphalt \$57,000.
 3. McGlinch & Sons Estimate #3 – Replacement of shake roof with new cedar shake roof \$97,345.

ISSUES

- Per the above estimates provided, the roof could be repaired in kind, thus preserving the distinctive, character-defining shake roof.
- Staff identifies that both the removal of shake roofing and the installation of asphalt roofing are inappropriate as they introduce a material and design that destroys the historic character of the property (Standards 2 and 3), removes distinctive features (Standard 5), does not match the old character-defining feature of the roof in design, texture, and other visual properties (Standard 6), and are incompatible with the historic integrity of the property (Standard 9).
- Staff has no issue with the replacement of the asphalt garage roof with asphalt shingles.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

Recommendation 1: Removal of shake roof and installation of asphalt roofing at house

Staff finds that the replacement of the shake roof with asphalt roofing destroys the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as they do not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Recommendation 2: Removal of asphalt roof and installation of asphalt roofing at garage

It is staff's opinion the installation of the asphalt roof for the garage is appropriate. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation.