

KEVIN D. HART, AIA



**ARCHITECTURE
PLANNING / DESIGN / ENGINEERING**

February 29, 2024

The Historic District Commission
Planning and Development Department-City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Subject: Gulari Residence-9230 Dwight Street

Dear Members of the Board,

Thank you for your review of the Historic District Commission application for the 9230 Dwight Street Residence in Detroit, Michigan. We are excited to continue our efforts to revive and preserve this historic structure and we welcome the guidance of the Historic District Commission. It is our goal to properly take on the challenging stewardship of this beautiful house.

Malory and Bora Gulari purchased the property in January of 2023. There were several issues that needed our attention immediately to stop water entrainment damage and structural failure. The roof support structure was compromised by years of neglect allowing water to penetrate the home in various locations along the perimeter of the house. Several of the roof rafters and hip ridge beams were cracked and failing, and needed to be replaced or modified to support the kiln fired glazed ceramic tile roof that we hope to preserve entirely. The detached garage/boathouse at the Detroit River's edge was also in a state of disrepair and structural failure. Matching ceramic roof tile from the collapsed Garage/Boathouse roof will be carefully reclaimed and used to replace the main roof broken tile sections. The Garage/Boathouse roof assembly will need to be restructured and re-built. Our strategy for the repair would include a flat, raised terrace, roof surface to allow an outdoor gathering space, and a clear view from the house to the Detroit River. The proposed drawings for that improvement have been included with the application for your review. The main house brick and limestone masonry is in fairly good shape with some tuck pointing and stone sill repair needed. The original wrought iron railings at the South/River rear elevation have rusted and deteriorated significantly and will likely need to be replaced. The existing windows are a mix of the original casements and a vinyl replacement, double hung, window units. The plan is to replace any failing windows with an acceptable, higher quality brand, matching the original historic window units of the house. The exterior painted cedar wood trim would be repaired and replaced along with the soffit finish and rafter end tail material.

The interior effort is focused on the main staircase, floor finishes and plaster walls/ceiling repair.

We look forward to the results of the Historic Commission's review of the project. Please feel free to give me a call at 248.496.7363 if you have any questions or concerns.

Again, thank you for your attention to this project and thank you for your good work.

Best Wishes,

A handwritten signature in green ink that reads "Kevin D. Hart".

Kevin D. Hart, AIA