

# ANN ARBOR HISTORIC DISTRICT COMMISSION

## Staff Report

**ADDRESS:** 216 N. State Street, Application Number HDC17-240

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** November 16, 2017

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, November 13, 2017

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Draprop Corp	Katie Vohwinkle/Oxford Companies
<b>Address:</b>	2801 15 <sup>th</sup> Ave Longmont, CO 80503	210 S. Fifth Avenue Ann Arbor, MI 48104
<b>Phone:</b>		(734) 548-6927

**BACKGROUND:** This large two story house is listed in the 1868 City Directory as 16 N. State, the home of Steven Webster, of Miller & Webster bank (established 1855). Its exact construction date is unknown. It features 2 ½ stories, a mansard roof clad in tin shingles with exposed eave brackets, a stone foundation and stone front porch with heavy columns. At some point several dormers were added or expanded on the roof. Though that work would not be considered appropriate today, the roof retains its uniqueness and character and the original form is readily apparent.

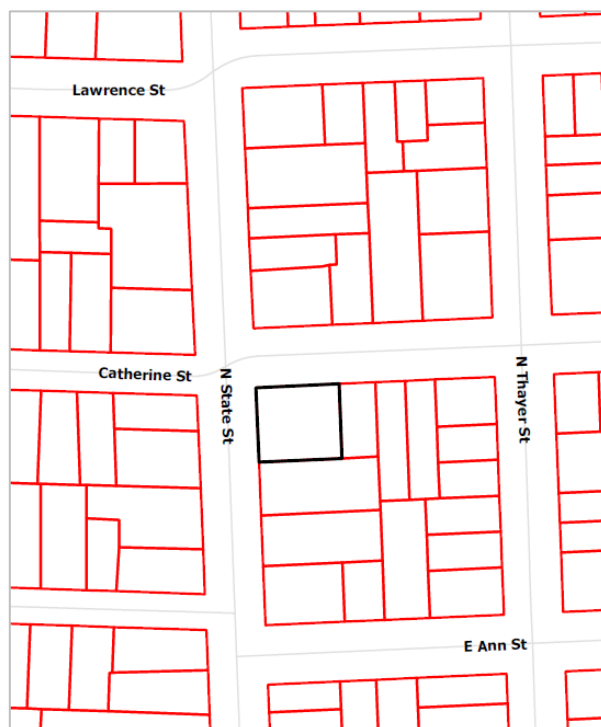
**LOCATION:** The site is on the east side of North State Street, at the southeast corner of Catherine Street.

**APPLICATION:** The applicant seeks HDC approval to remove pressed metal shingles on the mansard roof and replace them with asphalt shingles.

### APPLICABLE REGULATIONS:

#### From the Secretary of the Interior's Standards for Rehabilitation:

- (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.
- (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.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**Building Site**

*Recommended:* Repairing features of buildings and the site by reinforcing the historic materials. Repair will also generally include replacement in kind – with a compatible substitute material -- of those extensively deteriorated or missing parts of features where there are surviving prototypes such as fencing and paving.

Replacing in kind an entire feature of the building or site that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

*Not Recommended:* Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.

Removing a feature of the building or site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

**District/Neighborhood**

*Recommended:* Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.

*Not Recommended:* Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape features results.

**Roofs**

*Recommended:* Identifying, retaining, and preserving roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

Replacing in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

*Not Recommended:* Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Introducing a new roof feature that is incompatible in size, scale, material, and color.

## **STAFF FINDINGS:**

1. The house is a seven-unit income property, with three efficiency units (three occupants max) and four one-bedroom units (eight occupants max).
2. The painted metal roofing on this home's tin mansard roof consists of square tiles pressed into pairs of rectangles. Painting is appropriate to help extend the life of tin roofs, while other metal roofing materials (copper, bronze, stainless steel) were meant to be exposed.
3. The metal mansard roof is proposed to be replaced with Tamko Heritage Premium Dimensional shingles. The shape of the shingle (rectangular or scalloped or other) is not indicated. The low-slope roof areas are proposed to be roofed with Firestone EPDM, which is appropriate because they are nominally visible from the public right of way.
4. For pricing purposes, a quote of \$7,692 is provided for the Tamko dimensional shingles on the mansard portion of the roof. Berridge Victorian style 24-gauge steel shingles are quoted at \$32,926. Two other styles of galvanized steel metal shingles from Heather & Little are quoted at \$38,634 (wishbone style) and \$52,079 (ribbed shingle style).
5. A description of the current condition of the mansard roof was not provided, so the extent of the problem is not known. The alternative metal roof quote is for steel shingles. The applicant could not find a source for tin replacement shingles, and staff feels that steel would be a compatible substitute material. It is problematic that the steel cannot be painted, since the current tin roof is painted, but the steel is available in a palette of colors.

6. The mansard roof is a feature that strongly defines the character of this house, and is highly visible since the house is on a corner. The pressed tin roof shingles are a unique and significant decorative element that enhance the mansard roof. While the mansard roof form would remain with alternative cladding, its character would be significantly diminished because the substitution does not convey the visual appearance of the metal shingles. Staff acknowledges that the cost is substantially greater for materials compatible with the historic one; that is true of other elements of historic houses, for example, windows and sculpted block foundations.
7. Staff believes that replacing the tin roof with asphalt does not retain and preserve the character of the historic building and that the proposal destroys historic materials that characterize the property; the application does not meet the Secretary of the Interior's Standards number 2 and 9, nor does it meet the SOI Guidelines for Roofs, Building Site, or District/Neighborhood.

**POSSIBLE MOTIONS:** (Note that the motions are only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 216 N. State Street, a contributing property in the Old Fourth Ward Historic District, to remove tin mansard roof cladding and replace it with asphalt dimensional shingles, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9, and the guidelines for Building Site, District/Neighborhood, and Roofs.

*If the first motion fails, alternate motion for steel roof:*

I move that the Commission issue a certificate of appropriateness for the application at 216 N. State Street, a contributing property in the Old Fourth Ward Historic District, to remove tin mansard roof cladding on the condition that it be replaced with pressed steel shingles, with the design to be approved by staff. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9, and the guidelines for Building Site, District/Neighborhood, and Roofs.

### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 316 Second Street in the Main Street Historic District

\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10



**ATTACHMENTS:** application, photos, roofplan, contract.

216 N State (front/west elevation, photo courtesy Google Streetview)



216 N State (north elevation, photo courtesy Google Streetview)







# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120

Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647

Phone: 734.794.6265 ext. 42608

[jthacher@a2gov.org](mailto:jthacher@a2gov.org)

Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION		
NAME OF PROPERTY OWNER <b>Draprop Corp.</b>		HISTORIC DISTRICT <b>Kerrytown</b>
PROPERTY ADDRESS <b>216 N. State</b>		CITY <b>ANN ARBOR</b>
ZIP CODE <b>48104</b>	DAYTIME PHONE NUMBER ( )	EMAIL ADDRESS <b>KVohwinkle@cox50d.companies.com</b>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <b>2801 15th Ave</b>		CITY <b>Longmont</b> STATE, ZIP <b>CO 80503</b>
PROPERTY OWNER'S SIGNATURE DocuSigned by:		
SIGN HERE <b>X Thomas Buckett</b>	PRINT NAME <b>Thomas Buckett</b>	DATE <b>October 5, 2017</b>

APPLICANT INFORMATION				
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <b>Ox50d companies (Katie Vohwinkle)</b>				
ADDRESS OF APPLICANT <b>210 S. Fifth Ave</b>				CITY <b>Ann Arbor</b>
STATE <b>MI</b>	ZIP CODE <b>48104</b>	PHONE / CELL # <b>(734) 548 6927</b>	FAX No ( )	
EMAIL ADDRESS <b>KVohwinkle@cox50d.companies.com</b>				
APPLICANT'S SIGNATURE (if different from Property Owner)				
SIGN HERE <b>X Katie</b>	PRINT NAME <b>X Katie Vohwinkle</b>			DATE <b>10/5/17</b>

BUILDING USE - CHECK ALL THAT APPLY				
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> INSTITUTIONAL				

PROPOSED WORK
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). <b>Replace tin roof with Decorative Asphalt Shingles.</b>

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
<b>Tin roof in poor condition requiring replacement. Replacement with asphalt shingles similar to neighboring houses.</b>

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



**From:** Katie Vohwinkle  
**To:** [Thacher, Jill](#)  
**Subject:** RE: Roof 216 N. State  
**Date:** Thursday, November 09, 2017 8:45:45 PM

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The roof replacement for property 216 N. State, which Oxford Companies manage, has been a difficult project. We started seeking out bids for this project in the summer of 2016. We first contacted the historic society explaining the difficulties we were having finding a vendor for this project in September of 2016.

The first contractors that we contacted were CASS Sheetmetal and Butcher & Butcher Construction, to which both companies expressed disinterest in working on a residential metal roof in Ann Arbor. I heard back from the historical society on October 28, 2016, at which time contractor Detroit Cornice and Slate was recommended. We attempted contact with them several times over the fall and winter of 2016, but they stated time and again, they were not available or interested. In the spring of 2017 continued on this journey to find a contractor and product for this project. In July of 2017 we finally found a few contractors that would take on this project. They were not keen on replacing the roof with tin shingles so they provided other metal options.

Option #1 Decra Shake XD Metal Shingle.

Submitted for pre approval for shingle style on August 4<sup>th</sup>, 2017 as this is what was recommended by contractor. We heard back from the historic society on August 11<sup>th</sup> giving us additional options that were a closer match to the original.

Option #2 Heather and Little #7, WF Norman Style C and Berridge Victorian  
Went back to the contractors on September 6th to quote out products- Heather and Little #7 wishbone and #12 ribbed shingle as well as Berridge Victorian. Received quote back from contractors on September 29<sup>th</sup> as which time I presented to building ownership options.

The breakdown of the final bid

Flat Roof- \$29,986

Gutters- \$2,450

Shingle options:

Tamko Heritage Premium Dimensional Shingles- \$7,692

Victorian Metal- \$32,926 [http://www.berridge.com/products\\_2/berridge-metal-shingles/berridge-victorian-classic-metal-shingles/](http://www.berridge.com/products_2/berridge-metal-shingles/berridge-victorian-classic-metal-shingles/)

Wishbone-\$38,634 #7 <https://heatherandlittle.com/shingles-and-tiles/roof-tiles/>

Ribbed Shingle- \$52,079 #12 <https://heatherandlittle.com/shingles-and-tiles/roof-tiles/>

On October 6, 2017 we submitted the application for approval to the historic society. Ownership is asking for permission to have Tamko Heritage Premium Dimensional Shingles installed on the building as this process has drug out long enough in order to find a contractor willing to work on the building. The materials are all special order and will take even longer to get in and owner would like this work done before the end of 2017.

In addition to the amount of time and effort it has taken to get to this point for this roof replacement the cost to replace with the historic metal shingles is almost double would it would be to replace with asphalt shingles. The owner is not able to expend this type of investment at this time. Also, the requested asphalt shingles would be similar to neighboring buildings/houses in the area.

Owner is seeking approval to replace with asphalt shingles in order to get this project completed in 2017.

**Katie Vohwinkle**

Senior Residential Portfolio Manager  
Office: 734-548-6927

OXFORD COMPANIES  
210 S. Fifth Avenue | Ann Arbor, MI 48104  
734.995.9200 | [www.oxfordcompanies.com](http://www.oxfordcompanies.com)

[LinkedIn](#) | [Twitter](#) | [Instagram](#) | [Facebook](#)

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**From:** Thacher, Jill [<mailto:JThacher@a2gov.org>]  
**Sent:** Wednesday, November 08, 2017 2:02 PM  
**To:** Katie Vohwinkle <[kvohwinkle@oxfordcompanies.com](mailto:kvohwinkle@oxfordcompanies.com)>  
**Subject:** RE: Roof 216 N. State

See the first email below for payment instructions.

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**From:** Katie Vohwinkle [<mailto:kvohwinkle@oxfordcompanies.com>]  
**Sent:** Wednesday, November 08, 2017 2:01 PM  
**To:** Thacher, Jill <[JThacher@a2gov.org](mailto:JThacher@a2gov.org)>  
**Cc:** Gale, Mia <[RGale@a2gov.org](mailto:RGale@a2gov.org)>  
**Subject:** RE: Roof 216 N. State

How can I make payment?

I didn't realize that I needed more narrative prior to the meeting. I will work on this today

**Katie Vohwinkle**

Senior Residential Portfolio Manager  
Office: 734-548-6927

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**From:** Thacher, Jill [<mailto:JThacher@a2gov.org>]  
**Sent:** Wednesday, November 08, 2017 1:46 PM  
**To:** Katie Vohwinkle <[kvohwinkle@oxfordcompanies.com](mailto:kvohwinkle@oxfordcompanies.com)>  
**Cc:** Gale, Mia <[RGale@a2gov.org](mailto:RGale@a2gov.org)>  
**Subject:** FW: Roof 216 N. State

Hi Katie, I still need payment and shingle information for this application ASAP. And I still strongly suggest more information – I know your narrative can be more convincing, but I need it in writing so it can count as part of the application. If you don't get that to me by tomorrow when the packet goes out, I'll have to recommend that the application be postponed or denied.

Please let me know how you are going to proceed with this.

Thank you,

Jill

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**From:** Thacher, Jill

**Sent:** Wednesday, October 25, 2017 1:03 PM

**To:** 'Katie Vohwinkle' <[kvohwinkle@oxfordcompanies.com](mailto:kvohwinkle@oxfordcompanies.com)>

**Subject:** RE: Roof 216 N. State

Hi Katie,

Sorry for the slow response. Your application will be on the November 16 HDC meeting. The application fee is \$100, and you can pay it at the building permit desk or by calling Mia Gale at 734-794-6000 x42665. I would strongly suggest that you submit a letter or narrative describing the steps you've taken so far to find a source of metal roofing and a contractor. Include any other quotes that you've received, etc. It's important to document the process so far to show the HDC that you don't have any other options that more closely match the historic metal shingles. That will make your argument better than the cost difference alone.

Also, please submit manufacturer's information on the shingles that you want to use. Will they be square, or scalloped, and in what color? Are the shingles in one of the co-op photos that you submitted the same shingles that you want to use?

Any questions, let me know.

Thanks,

Jill

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**From:** Katie Vohwinkle [<mailto:kvohwinkle@oxfordcompanies.com>]

**Sent:** Monday, October 23, 2017 12:23 PM

**To:** Thacher, Jill <[JThacher@a2gov.org](mailto:JThacher@a2gov.org)>

**Subject:** RE: Roof 216 N. State

Hi Jill,

I haven't heard back from the email I sent on October 6<sup>th</sup>. Can you update me on the status?

**Katie Vohwinkle**

Senior Residential Portfolio Manager

Office: 734-548-6927

**OXFORD COMPANIES**

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734.995.9200 | [www.oxfordcompanies.com](http://www.oxfordcompanies.com)

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**From:** Katie Vohwinkle

**Sent:** Friday, October 06, 2017 1:22 PM

**To:** 'jthacher@a2gov.org' <[jthacher@a2gov.org](mailto:jthacher@a2gov.org)>

**Subject:** Roof 216 N. State

Good Afternoon Jill,

I have received bids for roof replacement for 216 N. State. From what I have received in order to replace the roof with the materials that would be approved by the historic society it is going to cost the property owner \$64,000. If they were allowed to replace with decorative asphalt shingles as the neighboring buildings are the cost would be \$37,000. This is an excessive increase due to the materials being required and the owner is seeking approval to be allowed to replace with decorative asphalt shingles similar to the neighboring buildings. I do realize that this is not an approval that is able to be granted at the staff level but would have to go in front of the historic society committee.

I have attached the application, photos of the roofs current condition, bids for both asphalt and metal shingles as well as photos of near by buildings with decorative asphalt shingles.

What else will I need to have done in order to get on the schedule for the next meeting?

Thanks so much for your help.





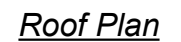






**BRUTTELL**  
**ROOFING**

## Roofing That Works!!



# Bruttell Roofing, Inc.

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(248) 543-3040 • fax (248) 543-5810

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# CONTRACT

Page 1 of 5

PROPOSAL SUBMITTED TO

**Oxford Company**

PHONE

**734-747-6000**

DATE

**August 17, 2017**

STREET

**210 S 5th Ave**

JOB NAME

**Roof Replacement**

CITY, STATE, ZIP

**Ann Arbor, MI 48104**

JOB ADDRESS

**216 N. State St.**

**Attn:**

**Ann Arbor, MI**

## **ROOF REPLACEMENT – Firestone EPDM® Roof System/TAMKO® Heritage Premium shingles See Attached Roof Plan**

As requested, please find a proposal that outlines the installation of a new Firestone EPDM® fully adhered roof system for the low sloped areas (Roofs A, B, & C) along with a new Tamko® Heritage Premium Dimensional shingle roof system for the steep sloped area (Roof D) at the above referenced building. A Roof Plan is attached that highlights these roofs.

Our proposal for the low sloped areas includes the installation of a 1.5" isocyanurate roof insulation board, then a new 60 mil (.060") EPDM rubber roof membrane as manufactured by Firestone® roof systems will be adhered in place. The steep sloped roof area (Roof D) will have new Tamko® Heritage Premium Dimensional shingles installed.

A price for installing new 5" K-style aluminum gutters and downspouts at the eave of the sloped roof (Roof D) can be found at the bottom of this proposal.

In lieu of the price and specified work for the sloped area (Roof D), A price to replace the existing metal shingles with new Berridge® Victorian style 24-gauge steel shingles can also be found at the bottom of this proposal.

We would be happy to discuss this or other options with you.

Thank you for the opportunity to be of service.

We will perform the work outlined below in accordance with the attached Specifications including the for the sum of:

**FLAT ROOFS (Roofs A, B & C) –..... \$29,986.00**

**SLOPED ROOF (Roof D) -..... \$7,692.00**

Payment to be made as follows:

**TERMS – 1/3 Initial Payment with signed contract; Balance due Net 10 Days.**

*Darren Kania*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from attached specifications involving extra costs will be executed upon Owners' approval and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents or

delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Signature** \_\_\_\_\_

**Darren Kania**

Note: This contract may be withdrawn **15** days.  
by us if not accepted within \_\_\_\_\_ days.

**ACCEPTANCE:** The above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This sheet is considered part of the attached specifications.

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

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## SPECIFICATIONS

Page 2 of 5

JOB NAME:

**Roof Replacement**

DATE

**August 17, 2017**

### **FIRESTONE EPDM® MEMBRANE Project Summary – Roofs A, B & C**

(See Roof / Site Plan)

**ROOF TYPE:** Firestone® Fully Adhered EPDM

#### **PREPARATION:**

Conduct a pre-construction meeting with all parties present to verify staging locations and work sequencing. Load materials using a truck-mounted crane. We will need access around the building. On a daily basis, notify building management what areas we will be working and the sequence of our work. Please note: Despite our considerable efforts, there will be some noise, dust and inconvenience while the work is in progress. Owner/occupants will need to protect any vulnerable equipment below.

#### **ROOF MEMBRANE REMOVAL:**

The existing roof membrane and underlayment's will be removed to a suitable surface. The resulting debris will be disposed of off-site at a legal location.

#### **INSULATION:**

Furnish and install a new 1.5" isocyanurate secured into the existing deck per manufacturer's requirements.

#### **FIRESTONE EPDM ROOF MEMBRANE:**

The new roof membrane will be a **fully adhered .060" (60 mil) EPDM Firestone® roof system**, which will be fully adhered over the new underlayment according to the manufacturer's specifications. RPFS strips will be installed at the base of all walls and the EPDM terminated there as required.

#### **BASE FLASHINGS:**

We will install EPDM base flashings. Termination bars will be fastened to the tops of the flashings at walls where required.

#### **PENETRATION FLASHINGS:**

New penetration pockets will be installed at all necessary penetrations, filled with pourable sealant for a low maintenance finish.

The existing stacks will be flashed with prefabricated boots or double wrapped with FormFlash™ per manufacturer's requirements.

**ACCEPTANCE:** Specifications and Conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Bruttell Roofing, Inc.

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## SPECIFICATIONS

Page 3 of 5

JOB NAME:

**Roof Replacement**

DATE

**August 17, 2017**

### **GUTTERS AND DOWNSPOUTS:**

Fabricate and install new 24-gauge prefinished steel gutters and downspouts with all appropriate accessories. The gutters will then be sealed to the Firestone® EPDM membrane per manufacture specifications. The color of the metal to be chosen from the standard color options.

### **SLIP FLASHINGS:**

Install new slip flashings as necessary.

### **CLEAN-UP:**

All debris from our work will be cleaned up on a daily basis and hauled to a legal landfill.

### **WARRANTY:**

Bruttell Roofing, Inc. contractors 2-year warranty is included.

## **STEEP SLOPED ROOF REPLACEMENT-TAMKO® HERITAGE PREMIUM 30 YEAR DIMENSIONAL SHINGLE**

*See Attached Roof Plan*

### **PREPARATION:**

Remove the existing metal shingles, drip edge and accessories to the wood deck or suitable surface and dispose off-site.

### **ICE & WATER SHIELD PROTECTION:**

Install two (2) full courses (6') of 40 mil (.040") ice and water shield underlayment at eave to protect against Ice damming. Ice and water shield will also be installed in all problems areas such as valleys and behind the chimney.

### **FELT UNDERLAYMENT:**

Install one layer #15 shingle underlayment over the entire wood deck where not covered by ice and water shield.

### **DRIP EDGE:**

New drip edge will be installed at the eaves as necessary.

### **SHINGLES:**

Furnish and install new TAMKO® Premium Heritage Series Dimensional style – 30-year shingles – in your choice of standard color options. The shingles shall be secured to the existing deck per the manufacturers requirements.

**ACCEPTANCE:** Specifications and Conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This page becomes part of and in conformance with the attached contract.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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## SPECIFICATIONS

Page 4 of 5

JOB NAME:

**Roof Replacement**

DATE

**August 17, 2017**

### **CLEAN-UP:**

All debris from our work will be cleaned up on a daily basis.

### **Warranty:**

Two-year Bruttell Roofing, Inc. contractors warranty on shingle work.

### **ALUMINUM GUTTERS:**

Furnish and install 5" K-style aluminum gutters and downspouts around the eave of the sloped roof area. This area is highlighted in Red on the attached roof plan.

**ADD.....\$2,450.00** to the prices noted above

### **BERRIDGE® VICTORIAN METAL SHINGLE OPTION: (Roof D Only)**

In lieu of the price and specified work noted above for the sloped area (Roof D). Install new Berridge® Victorian style 24-gauge steel metal shingle. Color to be chosen from the standard color options.

**.....\$32,926.00** In lieu of the price noted above for Roof D

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Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237

(248) 543-3040 • fax (248) 543-5810

*Roofing That Works!*

## SPECIFICATIONS

Page 5 of 5

JOB NAME:

**Roof Replacement**

DATE

**August 17, 2017**

### NOTES and UNIT PRICES

1. **All carpentry is by others except as noted.**
2. Cost to clean up small debris and dirt as well as Interior protection of the building contents are not included in the costs above.
3. **The cost of a building permit** is not included in the contract price. If a permit is requested or required, the cost will be added to the contract.
4. **Work to improve drainage** is not included in the contract price except as specified.
5. **Deteriorated deck or structure or additional wet insulation, if encountered, should be repaired, removed and/or replaced. This work if necessary will be performed at an additional cost based on Time and materials or at a negotiated unit price.**
6. **Plumbing work on drains** is not included in the contract price.
7. **Moving or disconnecting the rooftop HVAC equipment** is not included in the contract price unless specifically stated. We will make every effort to carefully work around the HVAC equipment, gas piping, controls and conduit. However, if the equipment has to be lifted up and/or moved in order to do the specified work, this work is extra. Please note that roofing is heavy work involving cumbersome machinery and bulky materials. Our work requires that we get over and under existing gas piping and electrical conduit. Consequently, piping—especially old pipe or conduit—may not hold together when we move it or go over it. You can trust that we will do our work in a responsible manner, but there may still be some damage to the piping, wiring or conduit. Repairs, if required, will be at additional cost.
8. **Hidden wiring or conduit**, such as low voltage wiring or line voltage conduit which is buried under the roofing or hidden under the deck, cannot be seen and therefore it is very difficult to avoid coming in contact with it and damaging it. If the owner is aware of such wiring or conduit, it is imperative that the owner provides a scale schematic drawing so that we can locate this wiring prior to starting work. The cost of repairs to damaged conduit, piping or wiring which was hidden, will be extra. All wiring should be in rigid conduit and mechanically protected to minimize the danger to our workers and the potential for damaging it.
9. **Consequential Damages:** Bruttell Roofing, Inc. does not warrant any water damage to the building or interior that may occur while the work specified in this contract is in progress. Considerable effort will be made to avoid conditions that might cause a roof leak, however, our work may require us to tie into or do staging on an old, deteriorated roof. A deteriorated roof is easily damaged by traffic and heavy equipment. It is very difficult to make a watertight temporary seal because this seal depends on the integrity of the old roofing in order to work. Also, at certain times of the year, weather can be extremely unpredictable and weather prediction at best is not as dependable as may be desired. Bruttell Roofing, Inc. will make a good faith attempt to provide adequate temporary seals as required and will schedule the work to be done when the weather and predicted weather is conducive to the proper execution of the work in order to minimize any risk. **Bruttell Roofing, Inc. expressly limits its liability for consequential damage to: a) repairs to the roof in order to make it watertight; b) replacement of any water-damaged new roofing; and c) mitigation of any further damage to the building or contents. A written warranty will cover the completed work.**
10. For roof work in general and especially if a tear-off of existing roofing is required, please note the following: roof work and roof tear-offs disturb the deck. At a minimum dust or dirt attached to the underside of the deck will be dislodged. In addition, where fasteners are removed and around other penetrations, dirt will be able to filter into the building. Where the building has no intermediary ceiling, dust from the roof may cause a concern for the occupants below. No clean up of the interior is included unless specified in writing.
11. Insulation availability and costs are volatile. World chemical shortages have caused materials to be in short supply and prices to change without notice. This fact may result in delays to the project and or price increases to this contract. If either or both of these conditions should occur we will notify the owner. The additional cost of the insulation will be passed on to the owner as an increase to the contract amount.
12. Winter Work: This contract does not include extra work to remove ice and snow. Consequently, work done between November 15th and April 15th can be problematic if normal climatic conditions for late Fall and Winter prevail. If it is necessary to do the specified work when snow and ice are present, we will remove the ice and snow on a labor plus materials basis. (Labor rate will be \$45.00/hr.)
13. Ventilation, Condensation, Water Vapor & Mold: Bruttell Roofing, Inc does not represent itself as an expert in mechanical ventilation or vapor transmission. Problems such as excessive heat loss or vapor transmission that may cause the formation of condensation within or on the structure or the roofing system as well as mold formation and related concerns are not addressed in this contract. The owner may wish to contact a ventilation or insulation expert to verify that adequate insulation or ventilation is in place.

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Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237  
(248) 543-3040 • fax (248) 543-5810

*Roofing That Works!*

# CONTRACT

Page 1 of 6

PROPOSAL SUBMITTED TO

**Oxford Company**

STREET

**210 S 5th Ave**

CITY, STATE, ZIP

**Ann Arbor, MI 48104**

PHONE

**734-747-6000**

DATE

**September 29, 2017**

JOB NAME

**Roof Replacement**

JOB ADDRESS

**216 N. State St.**

**Ann Arbor, MI**

## ROOF REPLACEMENT – Firestone EPDM® Roof System/TAMKO® Heritage Premium shingles *See Attached Roof Plan*

As requested, please find a proposal that outlines the installation of a new Firestone EPDM® fully adhered roof system for the low sloped areas (Roofs A, B, & C) along with a new Tamko® Heritage Premium Dimensional shingle roof system for the steep sloped area (Roof D) at the above referenced building. A Roof Plan is attached that highlights these roofs.

Our proposal for the low sloped areas includes the installation of a 1.5" isocyanurate roof insulation board, then a new 60 mil (.060") EPDM rubber roof membrane as manufactured by Firestone® roof systems will be adhered in place. The steep sloped roof area (Roof D) will have new Tamko® Heritage Premium Dimensional shingles installed.

A price for installing new 5" K-style aluminum gutters and downspouts at the eave of the sloped roof (Roof D) can be found at the bottom of this proposal.

In lieu of the price and specified work for the sloped area (Roof D), Prices to replace the existing metal shingles with new Berridge® Victorian, Heather and Little #7 Wishbone and #12 Ribbed metal shingles can also be found at the bottom of this proposal.

We would be happy to discuss this or other options with you.

Thank you for the opportunity to be of service.

We will perform the work outlined below in accordance with the attached Specifications including the for the sum of:

**FLAT ROOFS (Roofs A, B & C) –..... \$29,986.00**

**SLOPED ROOF (Roof D) -..... \$7,692.00**

Payment to be made as follows:

**TERMS – 1/3 Initial Payment with signed contract; Balance due Net 10 Days.**

*Darren Kania*

Signature \_\_\_\_\_

Darren Kania

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from attached specifications involving extra costs will be executed upon Owners' approval and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents or

delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Note: This contract may be withdrawn **15** days by us if not accepted within \_\_\_\_\_ days.

**ACCEPTANCE:** The above prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This sheet is considered part of the attached specifications.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Bruttell Roofing, Inc.

10821 CAPITAL • OAK PARK, MI 48237  
(248) 543-3040 • fax (248) 543-5810

*Roofing That Works!*

## SPECIFICATIONS

Page 2 of 6

JOB NAME:

**Roof Replacement**

DATE

**September 29, 2017**

### **FIRESTONE EPDM® MEMBRANE Project Summary – Roofs A, B & C**

(See Roof / Site Plan)

**ROOF TYPE:** Firestone® Fully Adhered EPDM

#### **PREPARATION:**

Conduct a pre-construction meeting with all parties present to verify staging locations and work sequencing. Load materials using a truck-mounted crane. We will need access around the building. On a daily basis, notify building management what areas we will be working and the sequence of our work. Please note: Despite our considerable efforts, there will be some noise, dust and inconvenience while the work is in progress. Owner/occupants will need to protect any vulnerable equipment below.

#### **ROOF MEMBRANE REMOVAL:**

The existing roof membrane and underlayment's will be removed to a suitable surface. The resulting debris will be disposed of off-site at a legal location.

#### **INSULATION:**

Furnish and install a new 1.5" isocyanurate secured into the existing deck per manufacturer's requirements.

#### **FIRESTONE EPDM ROOF MEMBRANE:**

The new roof membrane will be a **fully adhered .060" (60 mil) EPDM Firestone® roof system**, which will be fully adhered over the new underlayment according to the manufacturer's specifications. RPFS strips will be installed at the base of all walls and the EPDM terminated there as required.

#### **BASE FLASHINGS:**

We will install EPDM base flashings. Termination bars will be fastened to the tops of the flashings at walls where required.

#### **PENETRATION FLASHINGS:**

New penetration pockets will be installed at all necessary penetrations, filled with pourable sealant for a low maintenance finish.

The existing stacks will be flashed with prefabricated boots or double wrapped with FormFlash™ per manufacturer's requirements.

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Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



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*Roofing That Works!*

## SPECIFICATIONS

Page 3 of 6

JOB NAME:

**Roof Replacement**

DATE

**September 29, 2017**

### **GUTTERS AND DOWNSPOUTS:**

Fabricate and install new 24-gauge prefinished steel gutters and downspouts with all appropriate accessories. The gutters will then be sealed to the Firestone® EPDM membrane per manufacture specifications. The color of the metal to be chosen from the standard color options.

### **SLIP FLASHINGS:**

Install new slip flashings as necessary.

### **CLEAN-UP:**

All debris from our work will be cleaned up on a daily basis and hauled to a legal landfill.

### **WARRANTY:**

Bruttell Roofing, Inc. contractors 2-year warranty is included.

## **STEEP SLOPED ROOF REPLACEMENT-TAMKO® HERITAGE PREMIUM 30 YEAR DIMENSIONAL SHINGLE**

*See Attached Roof Plan*

### **PREPARATION:**

Remove the existing metal shingles, drip edge and accessories to the wood deck or suitable surface and dispose off-site.

### **ICE & WATER SHIELD PROTECTION:**

Install two (2) full courses (6') of 40 mil (.040") ice and water shield underlayment at eave to protect against Ice damming. Ice and water shield will also be installed in all problems areas such as valleys and behind the chimney.

### **FELT UNDERLAYMENT:**

Install one layer #15 shingle underlayment over the entire wood deck where not covered by ice and water shield.

### **DRIP EDGE:**

New drip edge will be installed at the eaves as necessary.

### **SHINGLES:**

Furnish and install new TAMKO® Premium Heritage Series Dimensional style – 30-year shingles – in your choice of standard color options. The shingles shall be secured to the existing deck per the manufacturers requirements.

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Signature \_\_\_\_\_ Date \_\_\_\_\_

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*Roofing That Works!*

## SPECIFICATIONS

Page 4 of 6

JOB NAME:

**Roof Replacement**

DATE

**September 29, 2017**

### CLEAN-UP:

All debris from our work will be cleaned up on a daily basis.

### Warranty:

Two-year Bruttell Roofing, Inc. contractors warranty on shingle work.

### ALUMINUM GUTTERS:

Furnish and install 5" K-style aluminum gutters and downspouts around the eave of the sloped roof area. This area is highlighted in Red on the attached roof plan.

**ADD.....\$2,450.00** to the prices noted above

### BERRIDGE® VICTORIAN METAL SHINGLE OPTION: (Roof D Only)

In lieu of the price and specified work noted above for the sloped area (Roof D). Install new Berridge® Victorian style 24-gauge steel metal shingle. Color to be chosen from the standard color options.

.....**\$32,926.00** In lieu of the price noted above for Roof D

### HEATHER & LITTLE® METAL SHINGLE OPTIONS: (Roof D Only)

In lieu of the price and specified work noted above for the sloped area (Roof D). Install new Heather & Little 26-gauge galvanized steel metal shingles.

**#7 Wishbone Style.....\$38,634.00**

**#12 Ribbed Shingle Style.....\$52,079.00**

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Page 5 of 6

JOB NAME:

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DATE

**September 29, 2017**

### NOTES and UNIT PRICES

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## SPECIFICATIONS

Page 6 of 6

JOB NAME:

**Roof Replacement**

DATE

**September 29, 2017**

12. Winter Work: This contract does not include extra work to remove ice and snow. Consequently, work done between November 15th and April 15th can be problematic if normal climatic conditions for late Fall and Winter prevail. If it is necessary to do the specified work when snow and ice are present, we will remove the ice and snow on a labor plus materials basis. (Labor rate will be \$45.00/hr.)
13. Ventilation, Condensation, Water Vapor & Mold: Bruttell Roofing, Inc does not represent itself as an expert in mechanical ventilation or vapor transmission. Problems such as excessive heat loss or vapor transmission that may cause the formation of condensation within or on the structure or the roofing system as well as mold formation and related concerns are not addressed in this contract. The owner may wish to contact a ventilation or insulation expert to verify that adequate insulation or ventilation is in place.

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Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_





