

STAFF REPORT: MARCH 16, 2022 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 22-7703

VIOLATION NUMBER: 22-558

ADDRESS: 19208 PARKSIDE

HISTORIC DISTRICT: SHERWOOD FOREST

APPLICANT: JOSHUA SANDLIN, AMERICAN METAL ROOFS

PROPERTY OWNER: JEROME SHEPARD

DATE OF PROVISIONALLY COMPLETE APPLICATION: FEBRUARY 28, 2022

DATE OF STAFF SITE VISIT: MARCH 2, 2022

SCOPE: INSTALL NEW METAL ROOFING (WORK COMPLETED WITHOUT APPROVAL)

EXISTING CONDITIONS

The building permit for the structure at 19308 Parkside was issued in November 1941. This mid-century masonry-faced structure features minimally appointed colonial revival details, such as: large brick quoins at the corners of the extending front elevation wall; a decorative belt course dividing the first and second floors, and wide, flat limestone panels flanking the front entry. The first floor's rounded bow window is balanced by the rounded roof that caps the extended wall at the second floor. A shallow-pitched cross-hipped roof creates varying levels of roof surfaces. The brick surface has been painted gray; the trim, fascia, shutters, and front door are white.

On January 18, 2022, HDC staff was alerted that a metal roof was being installed on the house.



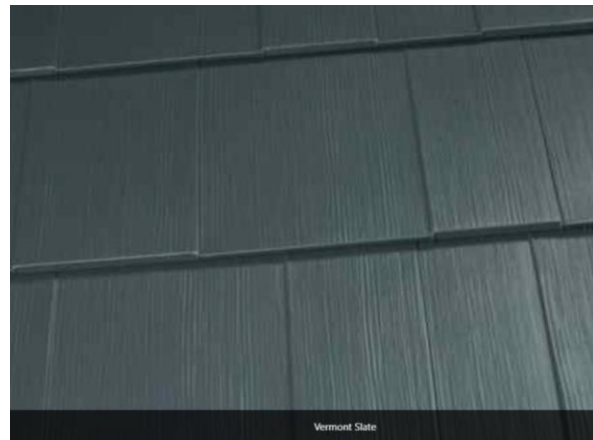
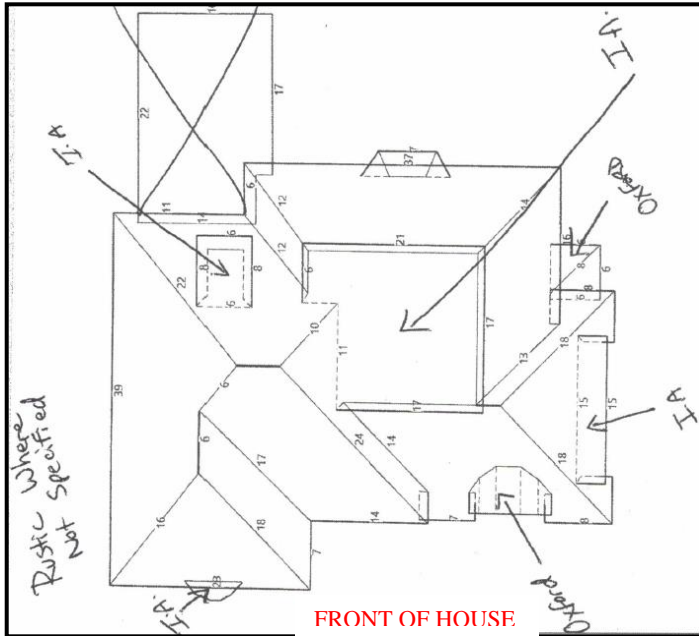
*Above: HDC staff photo,
March 2, 2022*

*Right: Designation Photo,
2002, HDAB*



PROPOSAL

Remove two layers of asphalt shingles and wood shake shingles. Install Rustic Shingle metal shingles (top photo) on majority of pitched roof surface; and the Oxford metal shingles (bottom photo) on the two small areas (color of both shingles: Vermont Slate). Install IA rolled roofing (color: white) on the flat roofs.



STAFF OBSERVATIONS AND RESEARCH

- The Sherwood Forest Historic District was established in 2002.
- At time of district designation, the roof covering was asphalt shingles.
- According to Google street view, the asphalt shingles in place as of May 2019 were flat, 3-tab dark gray asphalt shingles. As the contractor stated two layers of asphalt shingles had been placed over the wood shingles, it is likely the original wood shake roofing material had been covered for decades.
- Staff does not consider the asphalt shingles a character-defining feature of the structure.
- It is staff's opinion that the dimensional quality of the metal shingles, which was previously not present with the asphalt shingles, offers visual interest to the expansive roof, and balances this element with the architectural detail of the house facades.
- According to the contractor, it was customer preference in selecting the Oxford shingle for two specific locations. It is common to have a different roofing material on individualized roof features. It is staff's opinion, when looking at the roof plan, the roofing area at the rear of the house that specifies Oxford shingles is a separate roof from that of the main house. Due to the curved surface of the barrel roof, the slight change in roofing profile would be minimally noticeable, while the side/rear location of the smaller roof, is not visible from the front of the house/public right-of-way.
- The contractor supplied the following links to the selected roofing materials: [Roof Styles - Classic Metal Roofing Systems](#) and [IB PVC Membranes - IB Roof Systems](#).

- On January 18, 2022, a See-Click-Fix notice was sent to HDC staff with the alert that a metal roof was being installed at this property. Once it was confirmed that HDC approval had not been granted, the installation was stopped. However, on March 9, 2022, HDC staff was alerted that roof installation had resumed. Pictures of the most recent violation activity follow this report.

ISSUES

- None.

RECOMMENDATION

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

It is staff's opinion the replacement of asphalt shingles with a dimensional metal roofing product did not will alter the features and spaces that characterize the property. 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 and the Elements of Design for the district.



HDC staff photo, March 9, 2022



HDC staff photo, March 9, 2022

Detroit Historic District Commission
Planning and Development Department

RE: 19208 Parkside Street

To Whom It May Concern:

The original 1950 roof consisted of cedar wood shake shingles (inclined surfaces) and galvanized steel panels (small, inclined surfaces and all flat surfaces).

Over the years, two (2) layers of asphalt shingles were installed over the wood shake shingles (totaling 3 layers).

Over the years, modified bitumen torch-down panels were installed over the galvanized steel panels.

On 06/03/2020, the large (200 year old) tree in the front yard fell during a wind storm.

The fallen tree damaged the roof, and other parts of the house, to the extent that the insurance company authorized total replacement of the roof (pro-rated).

Two (2) residential neighbors, recently, replaced their asphalt roofs with steel roofs.

One (1) residential neighbor (whose home also was built in the early 1950's) has an original copper roof, which is still sound and functional today.

The current Municipal (Detroit) ordinance prohibits the installation of more than two (2) layers of shingles on a residential roof.

The rustic, aluminum, roof closely resembles the original cedar wood shake roof.

I am excited to have this work done to protect our historic home forever.

Sincerely,

RE: 19208 Parkside Street

Installation specifics as listed in contract

- Install IA (Imperial Armor) over Front Bay and flat of Hip Roof in back
- Install Oxford style shingle over Barrell roof in front of house and roof over side door going back to back yard.
- We are not doing any work with the roof deck on back 2nd story.
- Repair 1 foot of fascia on attic fan with hole in it
- Repair and Install fascia on Barrell roof as needed.
- Install Rustic Shingle over Back Bay.
- Install Rustic Shingle on the outside of attic fan where existing asphalt is.
- Remove 2 layers of asphalt, 1 layer of wood.

APPROVED

By Mike Griffin at 3:10 pm, Oct 15, 2021

LP1984

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Fax: (810)762-5411

Charlotte Showroom
1875 Lansing Rd.
Charlotte, MI 48813
(517) 541-0284

Service
(517)541-2047

Contractor is licensed as a Residential Builder under Michigan Law #2102158513

Website
www.americanmetalroofs.com

Project Address

Date: 10-13-21

Name of Owners, Co-Owner: Jerome Shepard
Street Address: 19208 Parkside St Detroit MI 48221
Home Telephone Number: 313 893-1240 Email Address: DR-SHEPARD@LWCOS.COM

Cell Phone (His) Cell Phone (Hers) Work Phone

Mailing Address Mailing Address Mailing Address

- 1. AMR roof systems to be installed: Color: Vermont Slate
2. Structures included in agreement:
3. Ventilation: No work included, Intake, Exhaust, MISC: Notes

Install IA over front bay and flat part of hip roof in back. Install Oxford style shingle over Barrell roof in front of house and roof over side door going to back yard. WE ARE NOT DOING ANYTHING WITH THE ROOF DECK ON BACK 2ND STORY.

ROOF PREPARATION

- Install over existing roof material
Clean Deck (free of nails and debris). Additional labor charges will apply
Remove 2 Layers of Asphalt + 1 layer of wood
Inspect for bad sheathing. Replace at a cost of \$
Premium Ice and Water Shield
Install Super Talon Seal 8' rolls over all areas not covered by Ice and Water Shield using Plastic Cap Nails.

MISC: Notes Repair and Install Fascia on Barrell roof as needed. Install Rustic Shingle over back bay. Install Rustic shingle on the outside of Attic Fan where existing Asphalt is (ON SIDES TWO SIDES)

- 4. Metal: Steel, Aluminum, Copper, Sealants: Butyl, Silicone, Talon Seal

- 5. Finish: Polypaint, Stone Coat, Kynar, Hi-R Kynar, Majestic Gold

- 6. Transitions: Custom Crafted and Interlocking

- 7. Valleys: Open, free flowing, self cleaning, triple pan, Snow Country Valley

- 8. Wall Flashings: Custom Hi-Reach, Wall Material: Brick or Wood, Custom Curfed Hi-Reach

- 9. Chimney Flashings: Build Saddle, Chimney Type

- 10. Ridge Detail: Lineal, Decorative Cap

- 11. Hip Detail: Lineal, Decorative Cap

- 12. Gable Edge Detail: Lineal, Decorative Cap

- 13. Eave Edge Detail: Standard, Snow Country/Flying Gable, Snow Country, Vented

- 14. Traffic Backer: Locations

- 15. Ice Guards: Locations, Over Entry doorways, Ice Guards No.

- 16. All pipes to be custom flashed with rubber sealed pipe flashing covered in aluminum for UV protection.

- 17. Price includes daily jobsite cleanup, dump fees and sales tax. Homeowner agrees to reimburse AMR for the cost of the permit if needed.

- 18. American Metal Roofs will not be responsible for leaks due to ice buildup. Initial

- 19. Workmanship warranty - AMR warrants the workmanship to the original owner for Lifetime / Non Pro RATED

- 20. Commercial buildings 20 years. All products will be installed to manufacturers specifications and in accordance to local building codes.

- 21. Manufacturers warranty Lifetime / Non Pro RATED

- 22. Installation Approximately 10 to 12 weeks from corporate approval; weather permitting; install early if possible Yes / No

- 23. Prices determined off of prints or drawings will be recalculated by actual field measurements and the price will be adjusted accordingly.

- 24. Customer to paint or stain as needed.

- Customer acknowledges that Standing Seam roofs will exhibit oil canning and is not a defect or reason for rejection.

I have received a copy of the lead hazard information pamphlet informing me of the potential risk of lead hazard exposure from renovation activity to be performed in my dwelling unit before the work began.

Terms - All balances over 30 days will be charged 1% interest per month. Cash Finance with approx. 4410 payment per month.

"You the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. Additionally, the seller is prohibited from having an independent courier service or other third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction."

No oral representation shall become part of this agreement. This agreement including the general terms and conditions on the reverse side is accepted by:

Buyer's Signature Date 10/13/2021

Buyer's Signature Date

Buyer acknowledges delivery of 2 completed copies of this contract, which include Notice of Rights to Cancel.

Buyer's Signature Date 10/13/2021

Buyer's Signature Date

Buyer's Signature Date 10/13/2021

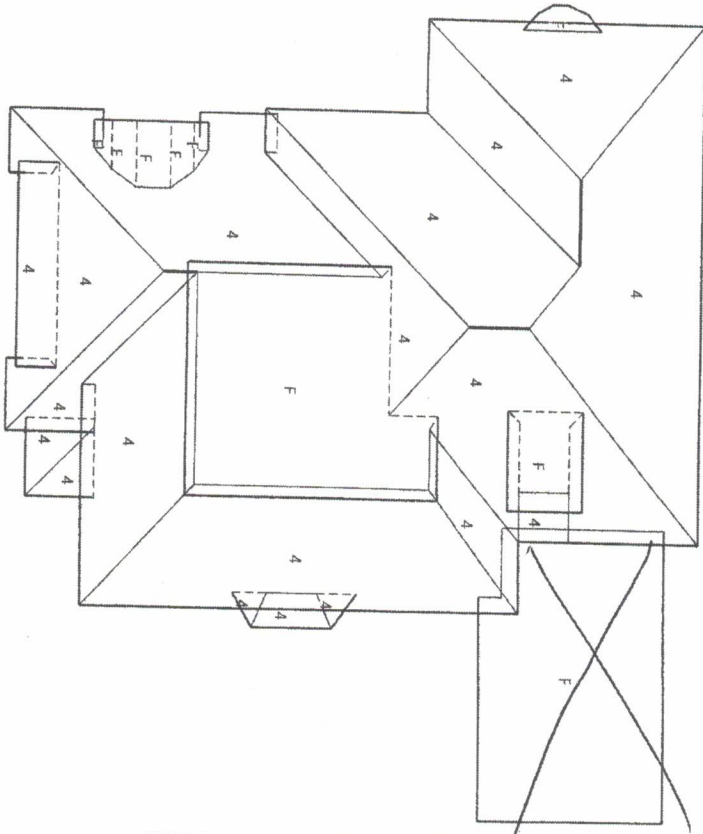
Total Sale Price \$90,000
Payment on Date of Sale \$50,000
Payment on Start of Installation
Payment Upon Completion of Work \$40,000
Down Payment Paid By Check Final Payment Paid By Finance
CC #
Exp. Date Security Code
Customer Signature X

APPROVED
By Mike Griffin at 3:10 pm, Oct 15, 2021

American Metal Roofs

Report: 42842853

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Pitch Diagram

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 4/12.

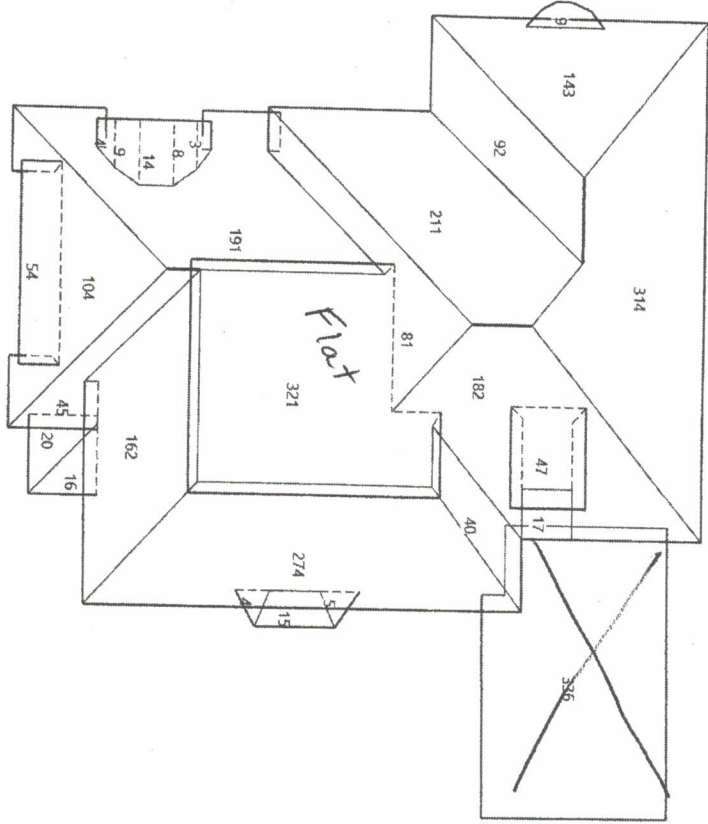
Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

Pitch Diagram Disclaimer: With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. Refer to pitch table for more information.

EXTENDED COVERAGE 2D

Disclaimer: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including, but not limited to: tree coverage, poor images, low photo resolution or other blockages, this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the measurements.

APPROVED
By Mike Griffin at 3:10 pm, Oct 15, 2021



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Area Diagram

Total Area = 2,721 sq ft, with 28 facets.

~~336~~

2385

Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square feet after being totaled).

EXTENDED COVERAGE 2D

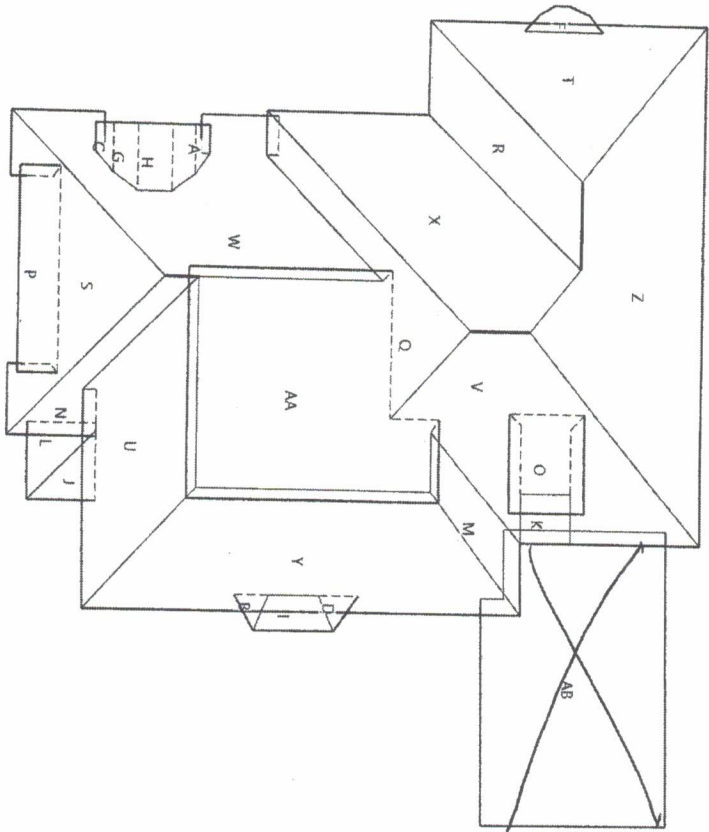
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Notes Diagram

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License

P294738

AMERICAN METAL ROOFS INC
6140 TAYLOR DR
FLINT, MI 48507

Qualifying Officer:
Franklin Dale Farmer
Qualifying Officer #
2101155714

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2102158513

Expiration Date:
05/31/2023

This document is duly issued
under the laws of the State of
Michigan

RUSTIC TURNS 50

We are proud to celebrate the 50th anniversary of Rustic Shingle! Other products have come and gone, but Rustic Shingle has been protecting homes across the world with its original look and design for 50 years.

A flagship of Classic's aluminum roofing systems, Rustic Shingle will continue to outperform and outlast its competitors for another 50 years thanks to today's advanced coating technology.

With a proven track record of beauty, durability, and longevity, Rustic Shingle is the only roofing choice for your home's continued security, protection, and energy efficiency. Put your mind at ease and choose the most proven residential roofing product available today.

OUR COMMITMENT TO GREEN

Classic Metal Roofing Systems is deeply committed to the stewardship of our natural resources and the environment.

- **We reuse and recycle** – Rustic Shingle is made from 95% post-consumer recycled aluminum. It is 100% recyclable.
- **We are energy-efficient** – Rustic Shingle's technologically advanced Kynar 500® or Hylar 5000® coatings – featuring Classic's Exclusive hI-R® Heat Barrier technology – help reduce energy costs by up to 25% and reduce attic heat gain by up to 34%.

- **We save for the future** – Rustic Shingle can, in most cases, be installed over existing roofing materials, saving the earth from being filled with used temporary roofing.

Ask about available cool roofing tax credits and utility incentives in your area. Call us at 800-543-8938.



Proudly Manufactured in the USA.

WHAT DOES MCA CERTIFICATION MEAN?

The Metal Construction Association (MCA) Certified Metal Roofing Program was developed as a way to recognize metal roofing manufacturers who adhere to exacting quality control procedures, as well as products which utilize metals and coatings that meet high performance standards.

Classic Metal Roofing Systems is one of five metal roofing manufacturers from around the world manufacturing "Premium" products under the MCA program.

Because of the stringent requirements of the MCA Certified Metal Roofing Program, homeowners who choose Rustic Shingle can be assured they are purchasing a product of the highest quality which utilizes only "first quality" raw materials and does not include lower quality raw materials purchased in the "secondary" or "distressed" market. Using Rustic Shingle ensures long term satisfaction.

Kynar 500® is a registered trademark of Arkema, Inc.
Hylar 5000® is a registered trademark of Solvay Solexis, Inc.

RUSTIC SHINGLE

Protecting Homes for over 50 Years



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www.classicroof.com
info@classicroof.com

*Its old world charm draws the eye and calls us back to a simpler time.
Its durability and endurance is matched by none.
Beautiful. Durable. And definitely for life.*

RUSTIC SHINGLE

OLD WORLD CHARM. ENDURING STRENGTH. ENGINEERED WITH EXCELLENCE.

How your home looks on the outside tells the world about who you are on the inside. From the trees and flowers in your landscaping to the colors and styles you choose for your walls, windows, and doors, your home is a part of your mark on the world. How you protect your home from the elements lets the world know how important beauty, durability, and the environment are to you.

There is something about Rustic Shingle by Classic Metal Roofing Systems that says strength, stability, and elegance. Designed to replicate the rich, inviting beauty of hand-split cedar shakes, Rustic Shingle has the added benefits of reducing your energy costs and needs no expensive maintenance.

Rustic Shingle by Classic Metal Roofing Systems is designed to protect your home and your possessions from the elements. Utilizing only the best non-corrosive, highly reflective, and long-lasting material in the world – aluminum – Rustic Shingle’s crevices and crests not only emulate the appearance of wood shakes, but add strength and resilience that will out-last and out-perform temporary roofing materials.

At Classic Metal Roofing Systems, we place our years of experience, innovation, and commitment behind every shingle with our Lifetime Limited Warranty. Rustic Shingle will protect your home for as long as you own it. We feel so strongly about the materials and design of Rustic Shingle that, if you move, we will continue to guarantee our product for up to 40 years to the next homeowner.



THE BLENDING OF STYLE AND SUBSTANCE.

- Lifetime Limited Warranty for as long as you own your home. Warranty is transferable to additional homeowners for 40 years
- hi-R® finish reflects radiant heat to reduce energy costs by up to 25%
- Created with rustproof, highly energy efficient aluminum
- UL 580 Uplift Rating
- Low weight for easy installation over existing roofs
- Kynar 500® or Hylar 5000® coatings resist streaking and protect against peeling, staining, fading, and chalking
- Resists water, fire, rot, and insects
- Adds value to your home
- Class IV Hail Rating

BEAUTIFUL. DURABLE. FOR LIFE.

Color. To create. To revive. To make it truly your own.



*Actual color may differ. Ask your Independent Classic Dealer for true color samples and about our multi-hued ThermoBond powder coat colors.

Rustic Shingle is designed with precise engineering to bring the proven, worry-free benefits of aluminum roofing to today's homeowner.



CLASSIC
METAL ROOFING SYSTEMS

www.classicroof.com

Architectural Specifications

1. General

A. Name and Description

Rustic Shingle

The panels are for use on residential and light commercial roofs and mansards.

Exposure Height: 12"
Exposure Width: 24"
Weight /Square: 40 lbs.

B. Manufacturer

Isaiah Industries, Inc.
8510 Industry Park Drive
P.O. Box 701
Piqua, OH 45356 U.S.A.
Tel. 800/543-8938
Fax. 937/773-9261
Email:
info@isaiahindustries.com
Web address:
www.isaiahindustries.com

C. Scope

The scope of the work includes, but is not limited to, the installation of all pre-formed panels, pre-formed accessories and field-formed accessories such as miscellaneous flashings and attaching devices as well as sealant.

2. Product

A. Material

All pre-formed panels, including pre-formed accessories and flashings and matching coilstock are made of .019" 3105 H26 aluminum alloy sheet stock with a yield strength of 25,000 psi. and a tensile strength on 30,000 psi.

B. Finish

Rustic Shingles are coated with a baked-on protective primer and a Kynar 500 or

Hylar 5000 top coat to provide a high quality finish. Kynar 500 and Hylar 5000 are trade names for polyvinylidene fluoride resin. The backs of the panels are finished with a protective clear coat.

C. Additional Materials

Other materials available from the manufacturer include: matching silicone sealant, aluminum nail clips, touch-up paint, pipe flashings, and aluminum ringshank nails.

3. Installation

A. Pitch

Rustic Shingles are designed for installations on roofs with a 3:12 or greater pitch.

B. Decking

The panels are applied over minimum 1/2" decking. The system may also be applied over existing composition roofing provided the existing roofing is smooth. Any curled or irregular roofing must be removed or replaced.

C. Underlayment

In the case of either a new roofing application or re-roofing, the entire roof must be covered with at least one layer of 30 lb. Felt underlayment or synthetic equivalent.

D. Panels

Rustic Shingles have a four-way interlock that locks each panel to the surrounding panels. The panels are secured to the roof using the integral nailing clip and an additional nail clip. The nail clip

attached to the panel's top lock, allows the panel to expand and contract as necessary.

E. Dissimilar Materials

Aluminum materials should not be installed in contact with dissimilar metals, concrete, stucco, asbestos siding, masonry or other corrosive nonmetallic materials that might be wet continually. To prevent problems with wood, use treatments such as creosote or zinc naphthanate pentachlorophenol (5% concentration).

To prevent chemical reactions from soil contaminants, do not install Rustic Shingle panels fewer than six inches above the soil line. Dissimilar materials should be painted or otherwise protected when they are in contact with aluminum or when drainage from them passes over aluminum. Do not permit water from copper flashing to drain over aluminum products.

NOTE: CSI Specifications available upon request.



19208

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Financing Available



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• Permanent
• Guaranteed

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