

STAFF REPORT: 9/14/2022 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #22-8006

VIOLATION NUMBER: #536

ADDRESS: 1725 W. BOSTON

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: OLIVIER LECANU

PROPERTY OWNER: OLIVIER LECANU

DATE OF PROVISIONALLY COMPLETE APPLICATION:8/22/2022

DATES OF STAFF SITE VISIT: 8/25/22

SCOPE: REMOVE CLAY TILE ROOF, INSTALL TEMPORARY ASPHALT SHINGLES (WORK COMPLETED WITHOUT APPROVAL) AND INSTALL METAL ROOFING

EXISTING CONDITIONS

Built in 1919, the property at 1725 W Boston is a 2 ½ story home on a .2-acre lot facing Northwest. The pyramid hipped roof formerly featured red-brown, Modern Spanish ceramic tile accented with a cedar shake-sided dormer. This tile has been removed without approval and is one of the subjects of this application. Under the bracketed roof, the house is clad in tan brick with limestone banding and detailing around the second floor. The windows are clustered in fours on each floor of the front elevation. An ornate segmental pediment frames the main entrance which features an arching transom over a wood door. The elevated porch is surrounded by a brick wall with cast stone coping. Smaller brick piers step down from the porch on either side of a central, concrete stair, leading to the front walkway that was once brick, now concrete. The former, two-track concrete drive and front walkway has been replaced with concrete, which was approved by the HDC in April 2022. At the end of the driveway, the garage, which also had matching clay tile roofing, has been removed and replaced with asphalt shingles by the owner without approval. The landscape is primarily open lawn and foundation planting beds.

This property has the following former HDC approvals and violations on Detroit Property Information System (DPI). This application is in response to the April 2022 HDC issued Denial for the work completed without approval, which was the replacement of clay tile roof with asphalt shingles of the house and garage:

- March 1996, HDC COA: Repaint wood trim
- November 2021, Violation: Removal of clay tile roof of house and garage
- March 2022, Violation: Removal of front walk and driveway
- April 2022, HDC COA: Front walk and driveway
- April 2022, HDC Denial: Replacement of clay tile roof with asphalt shingles of house and garage



Site Photo 1, by Staff August 25, 2022: (Northwest) front elevation, showing removed clay tile roof and partial asphalt roof installation.



Designation Image, 1980: (Northwest) front elevation, showing original clay tile roof.



Site photo 2, by Google Street, June 2019: (Northwest) front showing original clay tile roof, driveway and sidewalk.



Aerial 1 of Parcel # 08003067 by Detroit Parcel Viewer.



Site Photo 3, by Staff March 25, 2022: (Southeast) rear elevation and garage, showing partial installation of new asphalt roof.



Aerial 2, by Applicant, indicating locations of leaking areas of the house's roof (red).

PROPOSAL

The proposed work is in response to the Denial that was issued by the HDC in April 2022, which the applicant has currently under appeal with the State of Michigan's State Historic Preservation Office (SHPO). Currently, as a result of this application, the administrative law judge hearing the appeal has issued a stay on the hearing to await the result of this proposal to the Commission. (See attached SHPO's Notice of Telephone Hearing)

This proposal consists of two phases for one scope of work: the replacement of clay tile roofs of both the house and garage with asphalt shingle roofing as a temporary measure to replace the asphalt roof with a metal roof that has a design and form that imitates the original clay tile roof. The asphalt roof work is complete on the garage and approximately half complete on the house.

Phase 1: House and Garage Roof Replacement (Fall 2022)

- Remove all clay tile roof for the house and the garage (work completed).
- Install dimensional asphalt shingles for the house and garage (work partially completed).
- Shingles: Atlas/Storm Master Shake, Color: Copper Canyon
- Install aluminum gutters: thickness .032" for 6" size, cut on site, color bronze.

Phase 2: House and Garage Roof Replacement (in 5 years)

- Remove all asphalt roof for the house and the garage.
- Install McElroy Metal’s metal roofing product for the house and garage in 5 years.
- McElroy: MET-TILE, metal roofing, barrel-shape, 26 gauge Galvalume (stucco embossed), color: New Penny (copper)

STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was established in 1974.
- Staff observes that the clay tile roof was a distinctive character-defining feature of the house and the garage.
- In the April 2022 Staff Report, staff observed the following:
 - Staff requested a description that explains the rationale for removal of the clay tile roof. Staff received a narrative with photos and an estimate from D.W. Williams, LLC (*see attached and roof report detail*). Staff observed that this information included photos showing water damage for interior ceilings, cracks in broken tile. Staff observed that the letter from the contractor, Mr. Doug Williams of D.W. Williams, states that matching the old tiles with new tiles is a “near impossible” task, the current roof system “is in very poor condition and should be replaced”, and the cost “could approach or even exceed \$100,000”. Mr. Williams also stated that the work would not be able to be done until the end of 2022.
 - Staff observed that there were no other assessments in the application to compare with Mr. Williams’ assessment.
- The applicant confirmed that the original clay barrel roof material was disposed.
- At the April 2022 HDC meeting, the Commission issued a Denial for removal of the tile roof and replacement with asphalt. The applicant appealed to the State. Additional discussions with the City’s law department and HDC staff generated this application.
- Staff observed that the proposed metal roof has MET-Tile line that is rather triangular, than barrel shaped in its brochure that was provided by the applicant. Staff requested specification sheets on the proposed tile to confirm the shape of the proposed tile. Staff also requested a sample of the material and a list of any Detroit area locations where this material has been previously installed. To date of this report, staff has only received a communication from the applicant that the intention of the final product is for the metal tile to be barrel shaped, similar to the original tile and not triangular.

• 3)Detail Pictures of individual tiles that have been removed.



• 4) Description of Existing condition.

- The roof was compromised in every valley. The roof has been leaking since last summer. Presciently the roof is allowing the Plaster to be saturated, and Plaster is falling off the ceilings. (See Photos) mold is being created. My family has two small children 5 years Roman and 2 years old Julia. I can not allow my children to be exposed to these hazards conditions and pulled a building permit and removed the roof from the house installing Ice & water to try to protect the house from further water. Damage.

• 5) Description of project

- We attempted to save the tiles to be re-use. the tiles that were one hundred years old crumbled as we removed them only saving 15 tiles.
- The roof was leaking from the valleys not the tiles. Repairing the roof was not an option. Most of the barrier film was broken down. Roof was not savable.

Roof report detail, by applicant in Staff Report of April 2022, showing description of tile conditions.



Met-Tile roofing panels provide the appearance of ceramic tile roofing with all the advantages and performance of metal. Met-Tile is lightweight, energy efficient and aesthetically attractive. Since Met-Tile is a panelized roofing system, installation takes a fraction of the time required for ceramic tiles. Panels are installed vertically from eave to ridge and are secured to the deck with fasteners.



Applicant excerpt 1, showing detail of the proposed MET-Tile roof.

- Staff observed that the gutters and downspouts are currently aluminum and has the opinion that the proposed gutters and downspouts are appropriate.

ISSUES

- The removal of clay tile roof and replacement with asphalt shingles on the garage and a portion of the house was completed without HDC approval.
- While the original roof material has been removed without approval and the material is considered a character-defining feature, it is staff's opinion that the installation of the proposed metal barrel roofing tile is a reasonable and feasible solution in an effort to retain a highly dimensional roof and its copper color, thus not greatly altering the features and spaces that characterize the property, given that the original material is lost and a true replacement of true clay barrel tile may not be feasible.
- Staff has no issue with the proposed gutters and downspouts.

RECOMMENDATION

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

Recommendation: Remove Clay Tile Roof, Install Temporary Asphalt Shingles and Install Metal Roofing

It is staff's opinion the installation of the proposed metal barrel roofing tile is a reasonable and feasible solution in an effort to retain a highly dimensional roof, thus not greatly altering the features and spaces that characterize the property. Additionally, the installation of the proposed gutters and downspouts are sympathetic to the house 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.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

- Asphalt shingles will be installed as a temporary measure for not more than 5 years.
- Metal shingles shall be barrel-shaped and match in similar design and color as the original tiles.
- HDC staff shall review the final details of the metal roof specifications and requests the authority to review and approve the final roofing color and shape.







4/19/22

NOTICE OF DENIAL

Olivier Lecanu
1725 W. Boston
Detroit, MI 48206

RE: Application Number 22-7738; 1725 W. Boston; Boston-Edison Historic District

Dear Applicant,

At the Regular Meeting that was held on April 13, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on April 19, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The replacement of clay tile roof with asphalt roofing.

The reasons for the denial are a failure to meet the following specific Standards or Elements:

- 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 historic 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.***

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

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



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
MICHIGAN OFFICE OF ADMINISTRATIVE HEARINGS AND RULES

ORLENE HAWKS
DIRECTOR

Date Mailed: 06/23/22

IN THE MATTER OF:

Docket No.: 22-019017

**Olivier Lecanu,
Petitioner**

Case No.: N/A

v

**Agency: State Historic
Preservation Office**

**City of Detroit Historic District Commission,
Respondent**

Case Type: SHPO

Filing Type: Appeal

NOTICE OF TELEPHONE HEARING

You are hereby notified that an administrative hearing has been scheduled to be held by **telephone conference call** before an Administrative Law Judge (ALJ) in the Michigan Office of Administrative Hearings and Rules (MOAHR) on:

Date: August 1, 2022 **Time:** 9:00 AM Eastern Time

ALJ: Erick Williams

To participate in the hearing, dial in this telephone number: 1-877-820-7831. After you dial in, enter Access Code: 949900. After the prompt, press # to connect as "guest".

Issue: Whether the Respondent's denial of the Petitioner's request for a Certificate of Appropriateness to replace the clay tile roof with asphalt roofing on the property at 1725 West Boston, Detroit, MI. was proper pursuant to the local preservation ordinance and U.S. Secretary of the Interior's Standards for Rehabilitation number 2, 5 and 6.

This is an important legal document. Please have someone translate the document.
Il s'agit d'un document juridique important. S'il vous plaît quelqu'un traduire le document.
Este es un documento legal importante. Por favor, que alguien traduzca el documento.
وهذه وثيقة قانونية هامة. الرجاء الحصول علي شخص يترجم المستند
这是一份重要的法律文件。请让人翻译文档
Đây là một văn bản pháp lý quan trọng. Xin vui lòng có ai đó dịch tài liệu.

HEARING INFORMATION – PLEASE READ IMMEDIATELY

GENERAL INFORMATION: An impartial hearing will be conducted in accordance with the Michigan Office of Administrative Hearings and Rules (MOAHR) rules at Mich Admin Code, R 792.10101-R 792.11289 and the Michigan Administrative Procedures Act (APA), MCL 24.201 *et seq.* The Michigan Rules of Evidence and the Michigan Court Rules may be applicable. A party is expected to exercise proper respect and courtesy towards the other parties, witnesses, and administrative law judge (ALJ), which includes attending the hearing on time, silencing cell phones, and appropriate attire. For additional information, please refer to the MOAHR webpage on Frequently Asked Questions: [LARA - Administrative Hearings Frequently Asked Questions \(michigan.gov\)](http://lara-administrative-hearings-frequently-asked-questions.michigan.gov)

REPRESENTATION: A party may be represented by an attorney of the party's own choosing and at the party's own expense. MOAHR does not recommend or appoint attorneys. Under some circumstances, a non-attorney may also represent a party. Check applicable law to determine whether representation by a non-attorney is permitted in the case presented.

WITNESSES: A party may present witnesses to testify under oath or affirmation at a hearing, subject to cross-examination or questions by the opposing party and/or questions by the ALJ.

DOCUMENTS OR EXHIBITS: A party may present documentary evidence as exhibits, to be ruled upon by the ALJ in accordance with R 792.10126. A party must offer any proposed exhibits at hearing, along with the party's own copy and a copy for other parties. Proposed exhibits must be **filed and exchanged with other parties a minimum of 7 days before hearing**, unless the ALJ orders a different timeframe. Proposed exhibits must be paginated, marked by number or letter showing Petitioner or Respondent such as "P-1" or "R-1", bookmarked or in separate .pdf files, include a cover listing with case docket number, and submitted in electronic format to the e-mail address of: MOAHR-GA@michigan.gov. MOAHR is not responsible for photocopying a party's documents. Proposed video evidence must be in a format supported by Windows Media Player and complete a security scan before MOAHR can accept it. E-mail MOAHR-IT@michigan.gov in advance for instructions. **Overnight Carrier Address (UPS, FedEx, DHL Deliveries): MOAHR-GA, c/o Department of Licensing and Regulatory Affairs, Mail Services, 2407 N. Grand River Avenue, Lansing, Michigan 48906**

MOTIONS OR REQUESTS: A motion is a request filed by a party that certain action be taken in the case. Other than during prehearing or hearing, all motions, pleadings, or requests shall be submitted in writing to the attention of the ALJ at the address provided below with a copy to the other parties, **indicating the case docket number**. A party has no later than 3 business days prior to hearing to respond to the motion in writing, unless the ALJ sets a different due date for response.

Adjournment or Withdrawal: A motion to adjourn the hearing date or convert to prehearing conference shall be filed reasonably in advance and state good cause for the request. A motion to withdraw the request for hearing based on settlement or other reason may be filed by the party with the burden of proof prior to hearing.

Telephone/Video testimony: If an in-person hearing is scheduled, a party may request approval to present a witness by telephone or video for good cause. A party may request that a hearing be held by specific format.

Equipment or Interpreter: A party may request that audio or visual equipment be made available at time of hearing for presentation of evidence. Any request for non-English language, sign-language or other translator/interpreter service should be submitted in writing to MOAHR immediately after receipt of the Notice of Hearing

FAILURE TO APPEAR: A party's failure to timely appear or participate in a hearing may result in a default order against the party and/or dismissal of the case. Within seven (7) days after service of a default order, a party may file a written motion requesting that the order be vacated for good cause under Mich Admin Code, R 792.10134.

REASONABLE ACCOMMODATION: All **in-person** hearings are conducted in a barrier-free location in compliance with state and federal law. An individual requiring reasonable accommodation for effective participation in a hearing, including accessible documentation such as braille, large print, electronic or audio reader, should contact MOAHR by telephone at (517) 335-2484 or e-mail at MOAHR-GA@michigan.gov and complete the Disability Accommodation Request form immediately after receipt of the Notice of Hearing : https://www.michigan.gov/documents/lara/Disability_Accommodation_form_for_MOAHR_Internet_5-2.web_654057_7.pdf

PRIVACY OF INFORMATION: In order to conduct a comprehensive and fair hearing, a party's private or confidential information, such as health or financial information, may be disclosed to the ALJ and other parties and their attorneys or representatives. However, the following personal identifying information (PII) shall not be included in any public document or attachment filed with MOAHR except as provided by MCR 1.109 or specifically authorized by the assigned ALJ: (i) date of birth, (ii) social security number or national identification number, (iii) driver's license number or state-issued personal identification card number, (iv) passport number, and (v) financial account numbers. If a party considers disclosure of PII on a document necessary to adjudication of an issue presented in the case, the party may file a motion for special protection of the document(s) or other accommodation in the hearings process

ENTRY TO STATE OFFICE BUILDINGS: All attendees for in-person hearings at a state office building are required to present valid photo identification for entry into the building.

PROOF OF SERVICE

I certify that I served a copy of the foregoing document upon all parties and/or attorneys, to their last-known addresses in the manner specified below, this 23rd day of June, 2022.

K. Nelson

**K. Nelson
Michigan Office of Administrative
Hearings and Rules**

Via Electronic Mail:

City of Detroit Historic District Commission
2 Woodward
Suite 808
Detroit, MI 48226
leonardta@detroitmi.gov

Jon Stuckey
Michigan Department of Attorney General
Finance Division
525 W. Ottawa Street, PO Box 30754
Lansing, MI 48909
stuckeyj@michigan.gov

Olivier Lecanu
1725 West Boston
Detroit, MI 48206
OlivierLecanu@hotmail.com

2P- SUGGESTED SOLUTION

My supplier Wimsatt suggested to install on my roof the product from « McElroy Metal » the following product : MET-TILE, Color **New Penny**.

What we like about this product is that it's barrel shaped which looks the same as tiles with almost the same natural color.

The same company indicated that they restored the roof of the **Train station in downtown Elkins, WV** of which i attached a photo bellow. The building is in bricks and the gutters are bronze color and the soffit is in beige color like our house.



We propose this solution which will have a financial cost of approximately \$50,000. We cannot do it at the moment but we think that in 3 to 5 years, the prices of materials will have decreased and we will have been able to budget this expense.

In the meantime, we propose to install the shingle that we bought 8 months ago. This new material can be installed without removing the temporary shingle that we propose to have installed in September in order to protect and prepare the house for the winter season.

From: [olivier lecanu](#)
To: [Dan Rieden](#)
Subject: [EXTERNAL] Re : Tr : 3G estimate-1725 West Boston Boulevard
Date: Tuesday, August 30, 2022 2:32:39 PM

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Also the gutters are cut on measure.
Best.
Olivier Lecanu

Envoyé depuis mon téléphone

----- Message original -----

De : olivier lecanu <olivierlecanu@hotmail.com>
Date : mar. 30 août 2022 à 14:28
À : Dan Rieden <riedenda@detroitmi.gov>
Objet : Tr : 3G estimate-1725 West Boston Boulevard

Hello Mr. Rieden,

To answer your question, I received an email from 3G Homes exteriors.

"The gutters are aluminum and the thickness is .027 for 5" sized gutters and .032 for 6" sized gutters."

Best

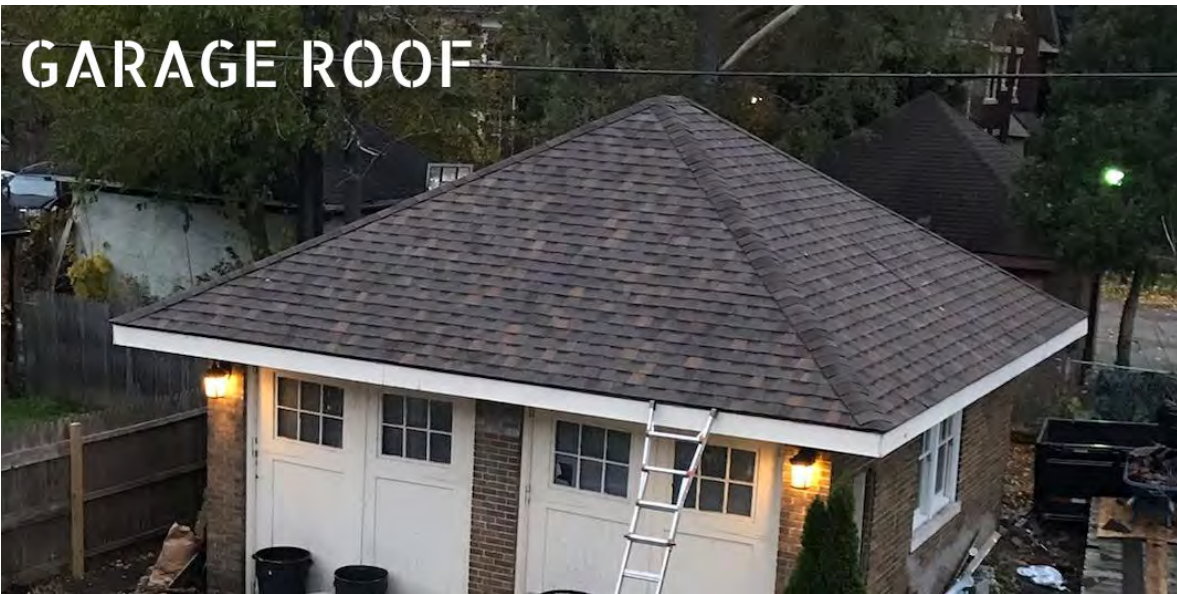
Olivier

3P- WORK AND MATERIALS PROPOSED URGENTLY
TO PROTECT THE ROOF AND THE HOUSE

House roof



GARAGE ROOF



A- Materials used for roof and gutters:

- Atlas, Storm Master Shake, Color Coper Canyon:
 - 3D dimensional look.
 - Shingles Designed To Withstand Nature's Extremes
 - When you choose Atlas shingles with Core4™ Technology, you can be sure that you are sheltering your family beneath the longest-lasting, most durable shingles in the industry.

- Let the wind blow. Your new roof can handle it and more. New Atlas HP42" shingles stay put in the roughest of conditions – winds up to 150 mph.
 - Your protection starts when the hammer hits the nail. The wider shingle format, along with the enhanced Sweet Spot nailing area, means your roofer hits the mark every time.
 - Want curb appeal? You got it. The upscale architectural profile and 6" exposure make your home the envy of the neighborhood.
 - Lifetime limited warranty.
 - Drip edge bronze color.
 - Air vent bronze color.
- Gutters:
 - 6" gutters bronze color. (Will be done immediately with the temporary shingle roof. See the quote above from 3G HOME EXTERIORS)
 - Downspot bronze color.

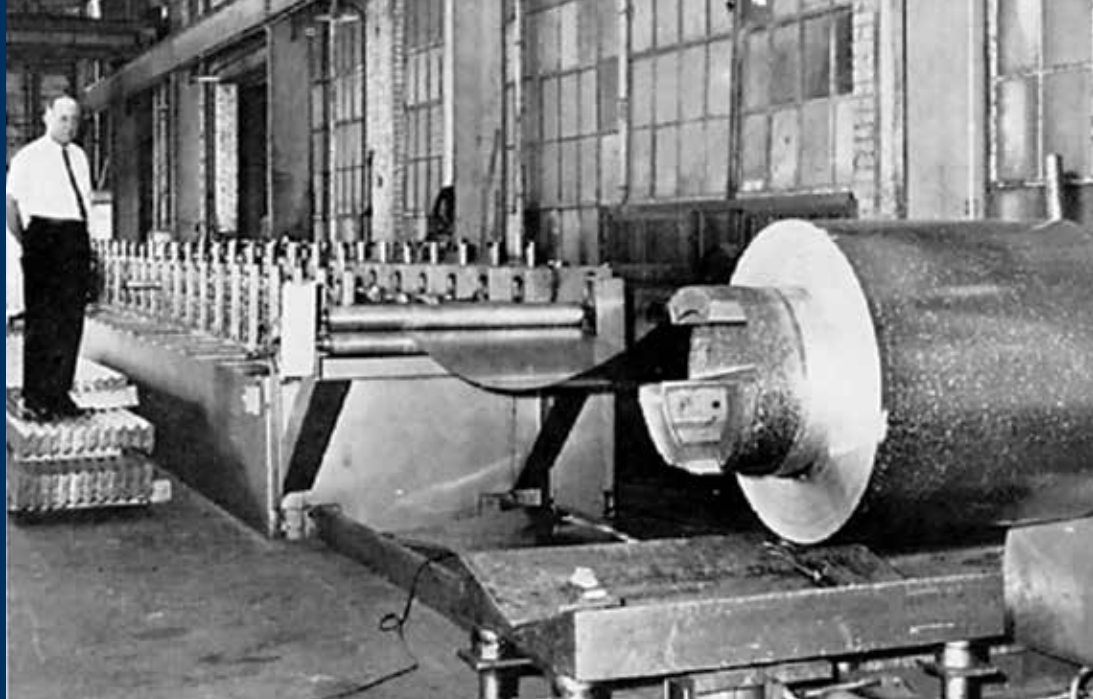
1P- CURRENT CONDITION OF THE ROOF





METAL ROOF & WALL SYSTEMS
2022 CATALOG

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Thomas E. McElroy Sr. (Mr. Mac) in 1963 posing with the company's first rollformer.



From humble beginnings in 1963, McElroy Metal has grown into a national company with 13 manufacturing and 27 Service Center locations across the United States. McElroy Metal is a third generation family-owned business with a strong culture of values that extends to customers, employees, and vendors.

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	5V Roof & Wall 23	

Contact:

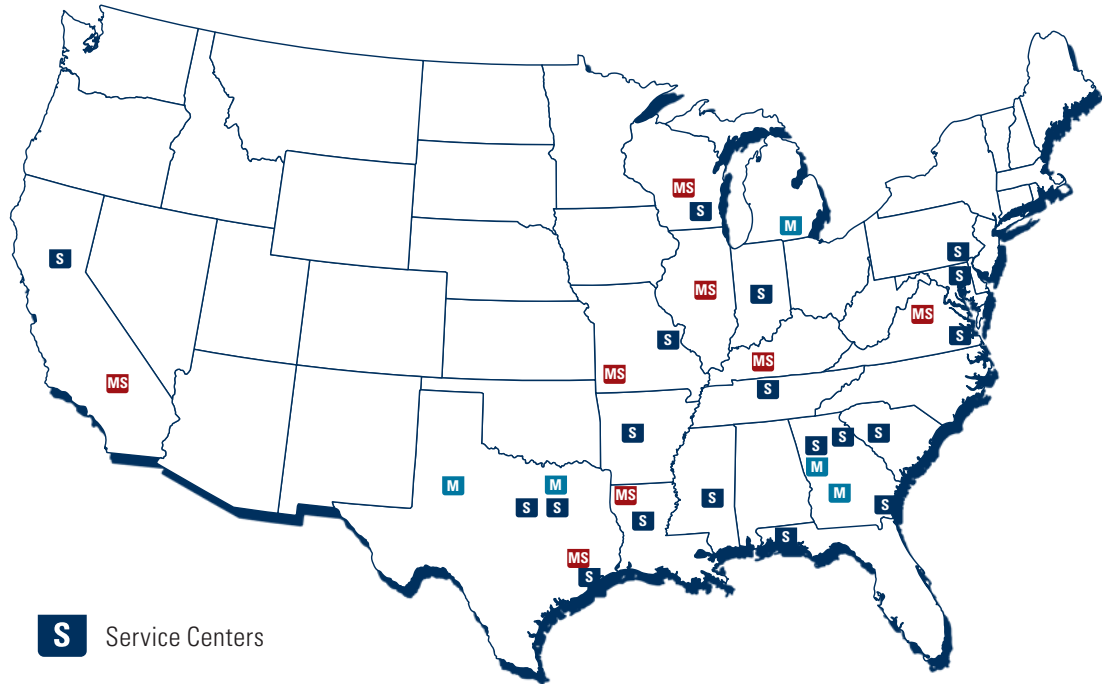
info@mcelroymetal.com
www.mcelroymetal.com

Corporate Office:

1500 Hamilton RD.
Bossier City, LA 71111

Manufacturing Facility Locations

California, **Adelanto**
Georgia, **Ashburn**
Georgia, **Peachtree City**
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Kentucky, **Lewisport**
Louisiana, **Bossier City**
Michigan, **Marshall**
Missouri, **Diamond**
Texas, **Houston**
Texas, **Merkel**
Texas, **Sunnyvale**
Virginia, **Winchester**
Wisconsin, **Mauston**



S Service Centers

M Manufacturing Facilities

MS Both Manufacturing Facilities & Service Centers

For more information:

Light Gauge/Post Frame/
Residential Customer Service:
800-950-6534
LightGaugeCS@mcelroymetal.com

Commercial/Residential
Customer Service:
800-950-6531
CommercialCS@mcelroymetal.com

Architectural Customer Service:
800-950-6533
ArchCS@mcelroymetal.com

Western Region Customer Service -
All Products and Markets (CA, AZ, UT,
NV, WA, OR, AK, ID, MT, and WY):
800-950-6536
WesternCS@mcelroymetal.com

General Information:
318-747-8000

Marketing Department:
800-562-3576

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leading organizations:

Service Center Locations

8304 Highway 70 E.
North Little Rock, AR 72117
Phone: 800-950-6539

8200 Berry Ave. Suite 100
Sacramento, CA 95826
Phone: 800-950-8448

17031 Koala Road
Adelanto, CA 92301
Phone: 800-950-6536

409 Lovejoy Road
Ft. Walton Beach, FL 32548
Phone: 800-950-6026

1365 Dean Forest Rd.
Savannah, GA 31405
Phone: 800-342-2764

2755 Highway 60
Pendergrass, GA 30567
Phone: 706-921-4932

7355 Oakley Industrial Blvd
Union City, GA 30291
Phone: 855-251-2577

9476 Meadowbrook Rd.
Clinton, IL 61727
Phone: 877-808-7994

10504 E. 59th Street
Indianapolis, IN 46236
Phone: 866-595-1343

9435 US Highway 60 West
Lewisport, KY 42351
Phone: 800-844-3724

5215 Leo Street
Alexandria, LA 71301
Phone: 888-767-0087

1500 Hamilton Rd
Bossier City, LA 71111
Phone: 888-245-3696

1007 Wilso Drive
Baltimore, MD 21223
Phone: 844-257-5310

3215 Highway 59
Diamond, MO 64840
Phone: 866-325-7200

390 N. Valley Dell Dr.
Fenton, MO 63026
Phone: 888-673-0920

613 N. Bierdeman Rd.
Pearl, MS 39209
Phone: 800-704-7159

32 Industrial Circle
Lancaster, PA 17601
Phone: 717-656-8737

1144 Silstar Road
West Columbia, SC 29170
Phone: 866-494-5316

514 Cave Road
Nashville, TN 37210
Phone: 855-884-0978

3014 Lincoln Court
Garland, TX 75041
Phone: 877-742-8675

1440 Aldine Bender Road
Houston, TX 77032
Phone: 855-885-7600

8511 Industrial Drive
Pearland, TX 77584
Phone: 866-281-3519

7450 Tower Street
Richland Hills, TX 76118
Phone: 817-595-7490

3052 Yadkin
Chesapeake, VA 23323
Phone: 888-286-6334

325 McGhee Road
Winchester, VA 22603
Phone: 844-437-2887

1020 Veterans Street
Mauston, WI 53948
Phone: 888-972-4911

5123 Terminal Drive
McFarland, WI 53558
Phone: 800-988-0921



Met-Tile



Met-Tile roofing panels provide the appearance of ceramic tile roofing with all the advantages and performance of metal. Met-Tile is lightweight, energy efficient and aesthetically attractive. Since Met-Tile is a panelized roofing system, installation takes a fraction of the time required for ceramic tiles. Panels are installed vertically from eave to ridge and are secured to the deck with fasteners.



Details

- Minimum slope: 1 1/2:12 required with sealant
- Minimum slope: 3:12 required without sealant
- Must be installed over solid deck
- Met-Tile is produced in Sunnyvale, TX

Panel Options

- Panel lengths: 2' - 20' (in 1' increments)

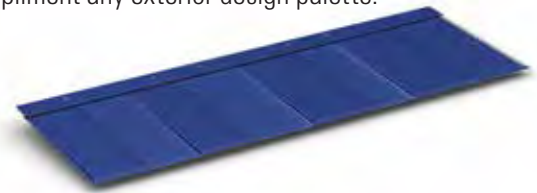
- Panel width: 38 5/16"
- Panel coverage: 36 3/16"
- Steps are 1' OC
- Coating: low gloss, Kynar 500® (PVDF)
- Substrate: - 26 gauge Galvalume® stucco embossed only

Testing Data

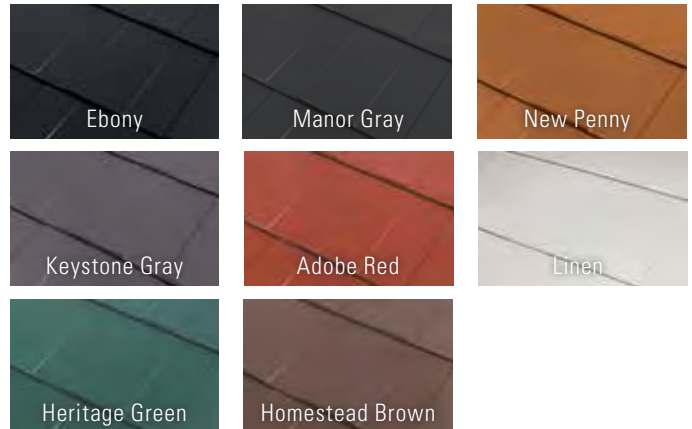
- Fire Rating: Class A
- Florida State Approval: 17905.1

Milan

Milan shingles add beauty and curb appeal to any home or business. Offering eight attractive Kynar 500® colors as well as Slate and Shake Kynar 500 Prints, McElroy Metal's Milan will compliment any exterior design palette.



Kynar 500® Colors



Kynar 500® Designer Prints



Note: Colors are representative of colors offered and are not intended for matching purposes.

Details

- Minimum Slope 3:12
- Panel exposure: 39" x 12"
- Panels per square: 30.77
- Continuous integrated nailing flange
- Four-way interlock system secured to the roof using aluminum fastening clips
- Can be installed over most existing asphalt shingles or solid deck

Testing Data

- Florida State Approval: 19173.1

Panel Options

- Weight per square: 76 lbs
- Coating: - Kynar 500® (PVDF) - Designer prints in Kynar 500® (PVDF) also available
- Substrate: - 29 gauge G90 Galvanized steel





WIMSATT - STERLING HEIGHTS
 33663 MOUND RD
 STERLING HEIGHTS, MI 48310
 FAX: (586)-978-8910
 Phone: (586)-978-8740

QUOTE
0026330785

Account: ACADRE 0001
Branch: WBMSH
Phone: (586)-615-9719
Fax:

BILL TO:
 ACACIA DREWNO LLC
 39415 MILLINGTON
 STERLING HEIGHTS MI 48313

SHIP TO:
 ACACIA DREWNO LLC
 1725 West Boston
 Detroit MI 48206

PO:	REF:	JOB:
EXP DELV DATE: 05/09/22	SALES P TRUZA	TYPE: WHSE
ACTIVATION DATE: 05/06/22	AGENTS	QUOTED FOR:
CLOSE DATE: 06/05/22	P ZEIMIS IV	QUOTED BY: PZ702496
		SHIP VIA: H
		FRT TERM:

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
55	EA	NS0002602092 26 Ga x 36" Mcelroy Met Tile Panel Special Order - No returns Met-Tile Panel 26 Ga x 36" Kynar Group 2 (Std)	268.34/EA	14,758.70
44	EA	NS0002602202 26 Ga x 10'3 Mcelroy Contoured Eave Flash Special Order No Returns - MET-TILE CONTOURED EAVE FLASH 26 GA X 10'3 PAINTED	27.52/EA	1,210.88
10	EA	NS0002602232 26 Ga x 10'3 Mcelroy Valley Cover Special Order No Returns - MET-TILE VALLEY COVER 26 GA X 10'3 PAINTED	27.52/EA	275.20
10	EA	NS0002602294 26 Ga x 10'3 Mcelroy Valley Pan Special Order No Returns - MET-TILE VALLEY PAN 26 GA X 10'3 PAINTED	59.82/EA	598.20
124	EA	NS0002602302 26 GA x EA Mcelroy Cont Ridge/Hip Flash Special Order No Returns - MET-TILE CONT RIDGE/HIP FLASH 26 GA X EA PAINTED	22.03/EA	2,731.72
20	EA	NS0002602307 26 Ga x EA Mcelroy Cont Hi-Side Tie In Special Order No Returns - MET-TILE CONT HI-SIDE TIE-IN 26 GA X EA PAINTED	23.74/EA	474.80
7	EA	NS0002602310 26 GA x 10'3 Mcelroy Rake-Tie Trim Special Order No Returns - MET-TILE RAKE-TIE TRIM 26 GA X 10'3 PAINTED	32.16/EA	225.12



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		QUOTED FOR:
		QUOTED BY: PZ702496

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
261	EA	NS0002602316 3' Mcleory Met-Tile CLOS-M-T Foam Special Order No Returns - MET-TILE CLOS-M-T FOAM 3' (blank)	0.9184/EA	239.70
27	EA	NS0002602318 6 x 50' 6.5 MIL Mcelroy Sealskin Tape Special Order No Returns - MET-TILE SEALSKIN TAPE 6 X 50' 6.5 MIL (blank)	68.22/EA	1,841.94
5	EA	NS0002602329 3/32" X 1" X 45' Mcelroy Roll Tape Special Order No Returns - ROLL TAPE 3/32" X 1" X 45' GRAY 5227-3222 (blank)	7.6530/EA	38.27
8	EA	NS0002602337 511 Butyl Mcelroy Sikalastomer 511 Butyl Sealant Special Order No Returns - SIKALASTOMER 511 BUTYL TUBE SEALANT (blank)	5.3670/EA	42.94
500	EA	NS0002602342 1/4-14 x 7/8" Mcelroy Lap Self Driller Special Order No Returns - 1/4-14 X 7/8" LAP SELF DRILLER PAINTED	0.1020/EA	51.00
100	EA	NS0002602354 Pop Rivets 43D Pop Rivet Special Order No Returns - 43D POP RIVET STST PAINTED	0.0815/EA	8.15
100	EA	NS0002602379 #10-12 x 1" Mcelroy Pancake Head Woodgrip Special Order No Returns - #10-12 X 1" PANCAKE HEAD WOODGRIP (blank)	0.0612/EA	6.12
4700	EA	NS0002602389 #9-15 x 1 1/2" McelroyType A Woodgrip Painted Special Order No Returns - 93808 #9-15 X 1 1/2" TYPE A WOODGRIP PAINTED	0.0612/EA	287.64



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EXP DELV DATE: 05/09/22	SALES P TRUZA	TYPE: WHSE	SHIP VIA: H		FRT TERM:
ACTIVATION DATE: 05/06/22	AGENTS	QUOTED FOR:			
CLOSE DATE: 06/05/22	P ZEIMIS IV	QUOTED BY: PZ702496			

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
1000	EA	NS0002602394 1/4-14 x 7/8" Mcelroy Lap Self Driller Special Order No Returns - 1/4-14 X 7/8" LAP SELF DRILLER ZAC PAINTED	0.2041/EA	204.10
500	EA	NS0002602397 #9-15 x 2 1/2" Mcelroy Type A Woodgrip Special Order No Returns - #9-15 X 2 1/2" TYPE A WOODGRIP PAINTED	0.1020/EA	51.00
SUBTOTAL				23,045.48
DELIVERY CHARGE				55.00
FREIGHT CHARGE				600.00
Sales Tax 6.0%				1,422.04

PAYMENT TERMS:
 2% 10TH, NET 11TH

Total **\$25,122.52**



3G Home Exteriors
 31097 Fraser Drive,
 Fraser, MI 48026
 Phone: 586-533-8343

Joe Ventimiglia
Ventimiglia Design and Build
 1725 West Boston Boulevard
 Detroit, MI 48206
 (586) 615-9719

Job: Joe Ventimiglia

Gutters Section

- Tear off and haul away all old gutters and debris
- Replace rotted fascia at \$15 per foot additional
- Install new 5" seamless gutters and 2"x3" downspouts
- Install Hidden Hangers with 1 1/2" hex head screws about every 24 inches.
- 5 year warranty on labor performed
- 20 year warranty on materials

~~\$2,995.00~~

Gutters Section

- Tear off and haul away all old gutters and debris
- Replace rotted fascia at \$15 per foot additional
- Install new 6" seamless gutters and 3"x4" downspouts DARK BRONZE
- Install Hidden Hangers with 1 1/2" hex head screws every 24 inches. 5
- year warranty on labor performed
- Limited lifetime warranty per manufacturers specifications on material

\$4,450.00

Stock Aluminum Colors

	30° (Low Gloss) White		Musket Brown
	80° (Hi Gloss) White		Dark Bronze
	Amp Linen		Royal Brown
	Almond		Pearl Gray
	Cream		CB Gray
	Herringbone		Terratone Bronze
	Wicker		Tuxedo Gray
	Clay		Greecian Green
	Buckskin		Scotch Red
	Beaver Brown		Black



TOTAL

\$4,450.00