

Addendum #1

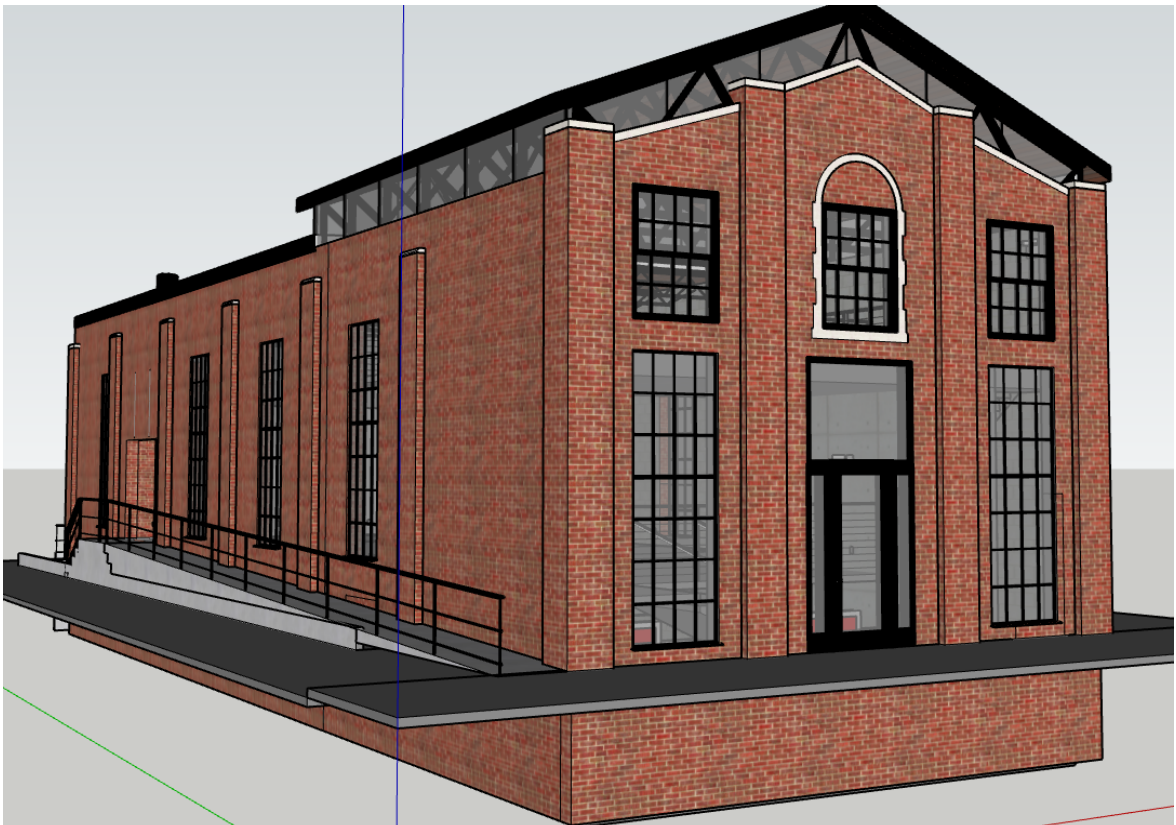
ePLANS Permit - BLD2020-01363

421 Watson St

(formerly known as the Starlight Temple of Truth)

On May 22nd, the Historic Preservation Staff requested additional information regarding the Permit Application (BLD2020-01363) and the HDC Project Review Request.

ROOF STRUCTURE



The existing roof will be removed with metal trusses, insulated structural panels, and a metal roof added to enhance the appearance and focus the visibility of the masonry roof line. The structural panels will be clear glass allowing for ambient lighting inside the building. A brochure of the metal roofing system from Firestone was included in the previous submittal. For an example of the insulated glass panels, please see Attachment 1 from Guardian Glass.

Pictures of the existing roof are unavailable as it is unsafe to access. Through years of zero maintenance, the roof has deteriorated allowing weather to also cause structural damage to the wood deck. The following picture was taken from inside the building which depicts roof damage.



Roof damage, as viewed from inside the building

WINDOWS & DOORS

Please see Attachment 2 for pictures of each window and door from both the exterior and interior. All the windows have been boarded over as the glass panes have broken and removed. Unfortunately, the years of deterioration have made all parts of the windows and doors unsalvageable. Ron Hendricks, a carpenter with over 30 years of residential and commercial experience, was consulted and expressed the following opinion

“We don’t see any way possible to restore the existing windows. Quality’s suggestion would be to use Quaker H600 as a historic replication with the proper site lines and SDL (Simulated Divided Lights) bars “.

The entirety of Mr. Hendrick’s letter can be found as Attachment 3.

The interior pictures do reveal the muntin and mullion pattern which will be closely replicated by Quaker Windows & Doors (see below). Quaker is a nationally known company that has provided the windows for several historic projects in the Detroit and Highland Park area, including:

The Vinton Building 600 Woodward

The Free Press Building 321 W. Lafayette

The Book Building & Book Tower 1265 Washington Blvd.

609 E. Kirby St. Detroit (Old School Turned Into Apartments)

Checker Cab Building 2128 Trumbull Ave

Chroma Building 2937 E. Grand Blvd. & 1

Globe Tobacco Building 407 E. Fort St.

Wurlitzer Building 1509 Broadway St

Sanders & Grinell Buildings 1515 & 1520 Woodward

Palmer Park Apartments in Highland Park (W. of Woodward & N. of McNichols)

1. Coronado: 275 Merton Highland Park 48203
2. The Lodge: 325 Covington Highland Park 48203
3. LaFer: 925 Whitmore Highland Park 48203
4. Sarasota: 325 Merton Highland Park 48203
5. Eldorado: 17673 Manderson Highland Park 48203



Existing window



Quaker Window

Quaker Windows & Doors has also provided a material quote for the windows (Attachment 4). The total value of the materials is \$20,126. An installer has not yet been chosen but the labor charges will likely be equal to or greater than the cost of the windows. Therefore, a total installed cost of the windows will be in excess of \$40,000.

ATTACHMENT 1 – Guardian Glass. This is the type of glass that will be utilized in the metal truss and metal roof expansion.

ATTACHMENT 2 – Windows and Doors, views from interior and exterior.

ATTACHMENT 3 – Ron Hendricks, carpenter with 30 years of experience, opinion of existing window condition.

ATTACHMENT 4 – Quaker Windows & Doors quote for windows (material only).

ATTACHMENT 1

Guardian Glass



**GUARDIAN®
CLIMAGUARD®**
Residential Glass Solutions

Introducing ClimaGuard 80/71 Low-E Glass for Northern Climates

Meeting ENERGY STAR® and ER Scores with Low-E glass.

In chilly climates like the northern U.S. and Canada where winter temperatures regularly plummet below the freezing point, low-E glass in your windows is the first line of defense. New Guardian ClimaGuard 80/71 low-E coated glass is designed to maximize solar heat gain and retain indoor heat—and this helps windows, doors and skylights meet new ENERGY STAR® standards and ER scores in northern homes.

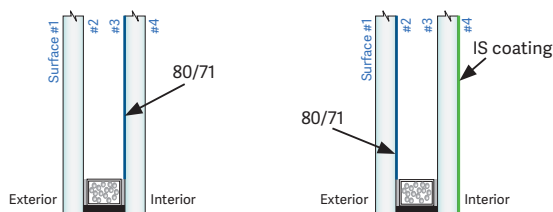
When it's sunny and cold outside, keep it sunny and warm inside.

With a U-factor of 0.26 in an argon-filled double-glazed unit, ClimaGuard 80/71 minimizes heat loss through windows and helps maintain warmer room-side glass temperatures. Coupled with a solar heat gain coefficient of 0.71, the light and heat combine to brighten and warm a home naturally, resulting in greater comfort and lower energy bills.

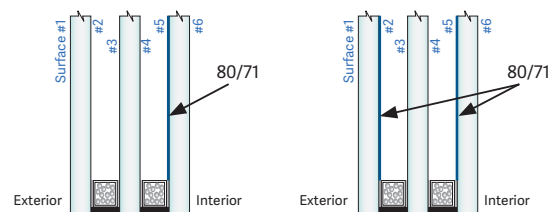
Performance data and typical low-E coating applications:

Double Glazed	Visible Light				SHGC	U-Factor		
	Trans	Reflect Out	Reflect In	UV Trans		1/2" Gap Argon	5/16" Gap Argon	5/16" Gap Krypton
80/71 #3 surface	80%	14%	14%	43 %	0.71	0.27	n/a	n/a
80/71 #2 + IS 4# surface	78%	15%	14%	41%	0.64	0.22	n/a	n/a
Triple Glazed								
80/71 #5 surface	73%	20%	19%	38%	0.64	n/a	0.23	0.17
80/71 #2 & #5 surface	71%	18%	18%	32%	0.58	n/a	0.18	0.12

Configuration: 3.0mm clear glass, 90% Argon/10% Air filled and 90% Krypton/10% air filled.
Performance data calculated for center-of-glass only (no spacer or framing) using LBNL Window 7.6, IGDB 71.



Double-Glazed



Triple-Glazed



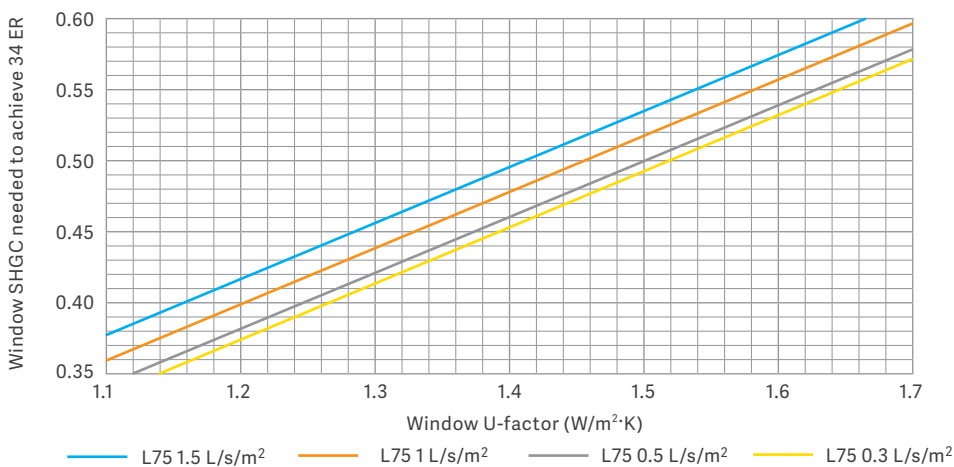


ENERGY STAR® Canada — Version 5.0

Natural Resources Canada (NRCAN) has finalized ENERGY STAR® Version 5.0, effective January 1, 2020. Guardian Glass has developed ClimaGuard 80/71 low-E glass to help meet the new standard for windows, doors and skylights sold in Canada.

Version 5.0 requires a maximum U-factor of 1.22 ($W/m^2 \cdot K$) or 0.21 ($Btu/h \cdot ft^2 \cdot F$). As an alternative to the maximum U-factor, window manufacturers can calculate the Energy Rating (ER) score to achieve certification. The charts below illustrate the calculation to meet the minimum ER score of 34 needed for ENERGY STAR® window and door certification.

ER Window Guide — Metric

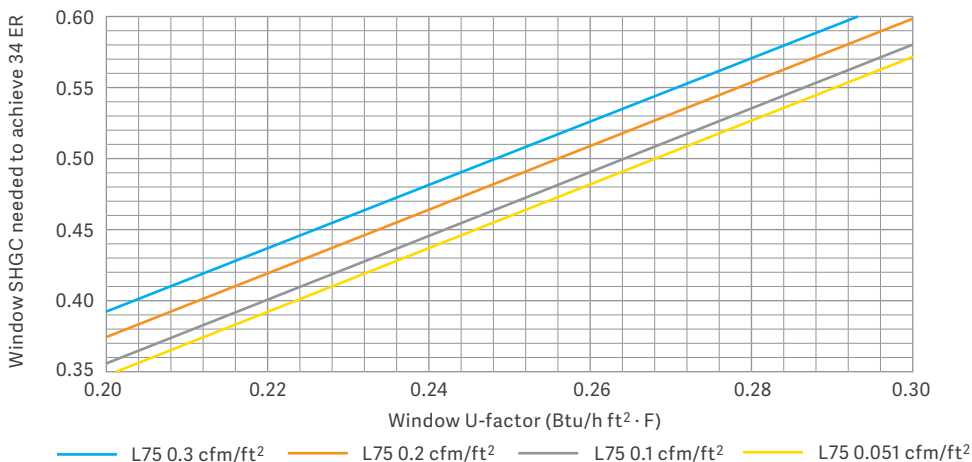


Example: Metric

A window with a ~ 1.4 U-factor and ~ 1.5 L/s/m² air leakage would need an SHGC of ~ 0.49 or higher to achieve the minimum ER score of 34.

A window with a ~ 0.55 SHGC and air leakage of ~ 0.5 L/s/m² would need a U-factor below ~ 1.64 to achieve a minimum ER score of 34.

ER Window Guide — U.S. Standard



Example: U.S. Standard

A window with a ~ 0.26 U-factor and ~ 0.1 cfm/ft² air leakage would need an SHGC of ~ 0.49 or higher to achieve the minimum ER score of 34.

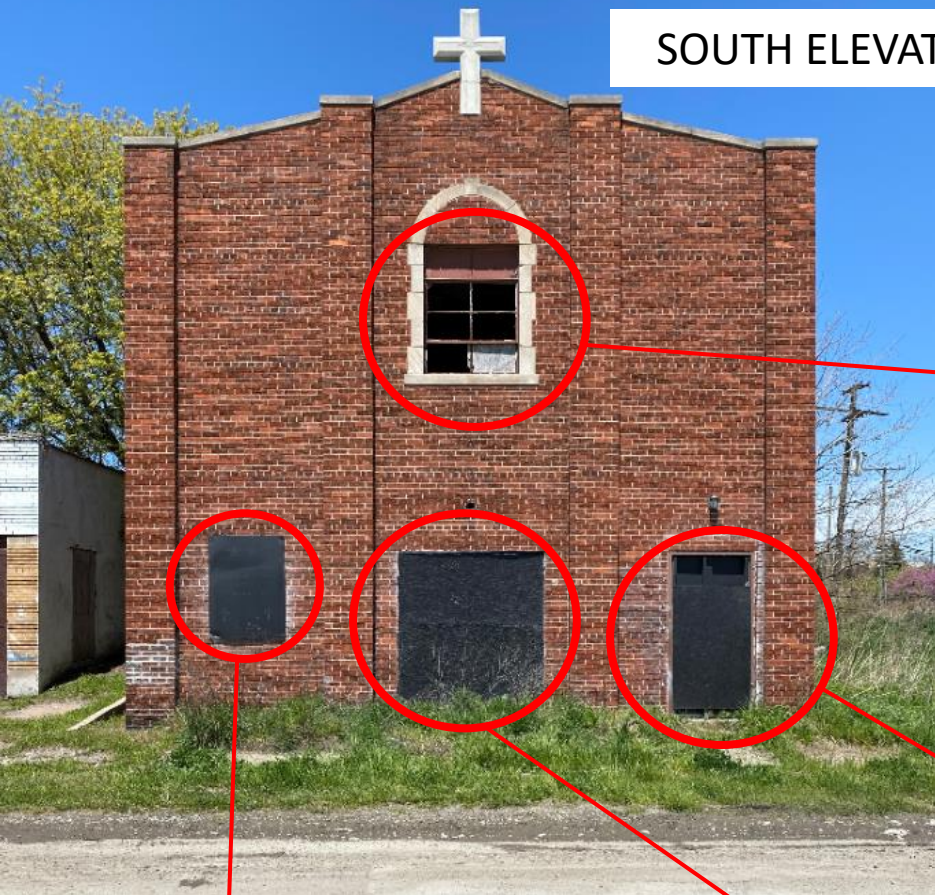
A window with a ~ 0.47 SHGC and air leakage of ~ 0.1 cfm/ft² would need a U-factor below ~ 0.246 to achieve a minimum ER score of 34.

All values are at the WINDOW level. This guide is intended to provide a quick reference for window performance in achieving a minimum ER of 34. These guides provide a rough estimate of total window performance relative to resulting ER score based on the Energy Star® ER calculation methodology. Provided for informational use only.

ATTACHMENT 2

Windows and Doors, views from interior and exterior

SOUTH ELEVATION



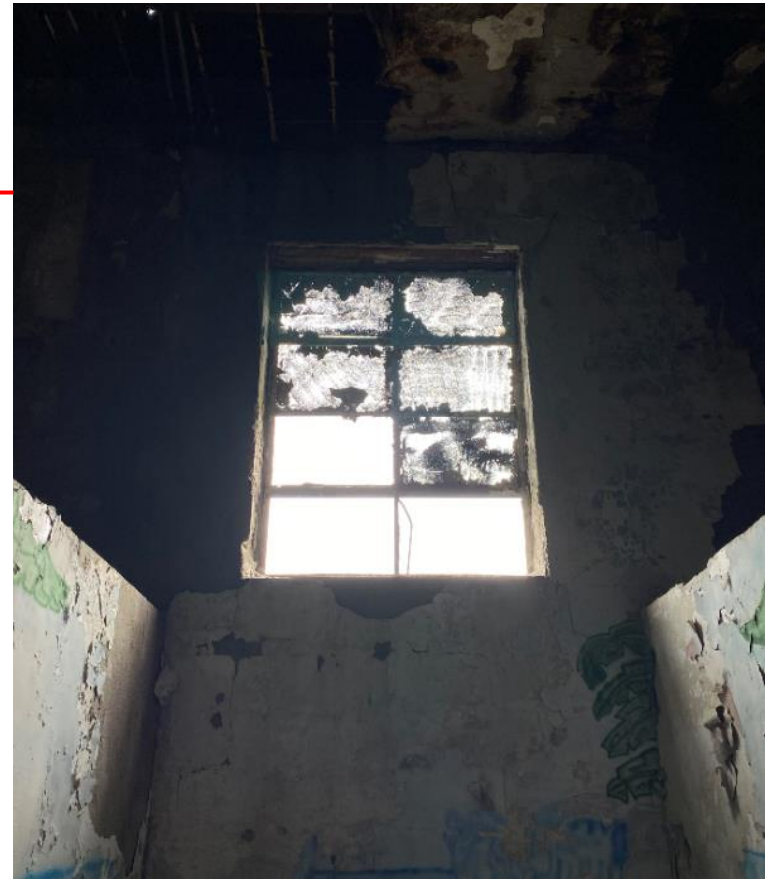
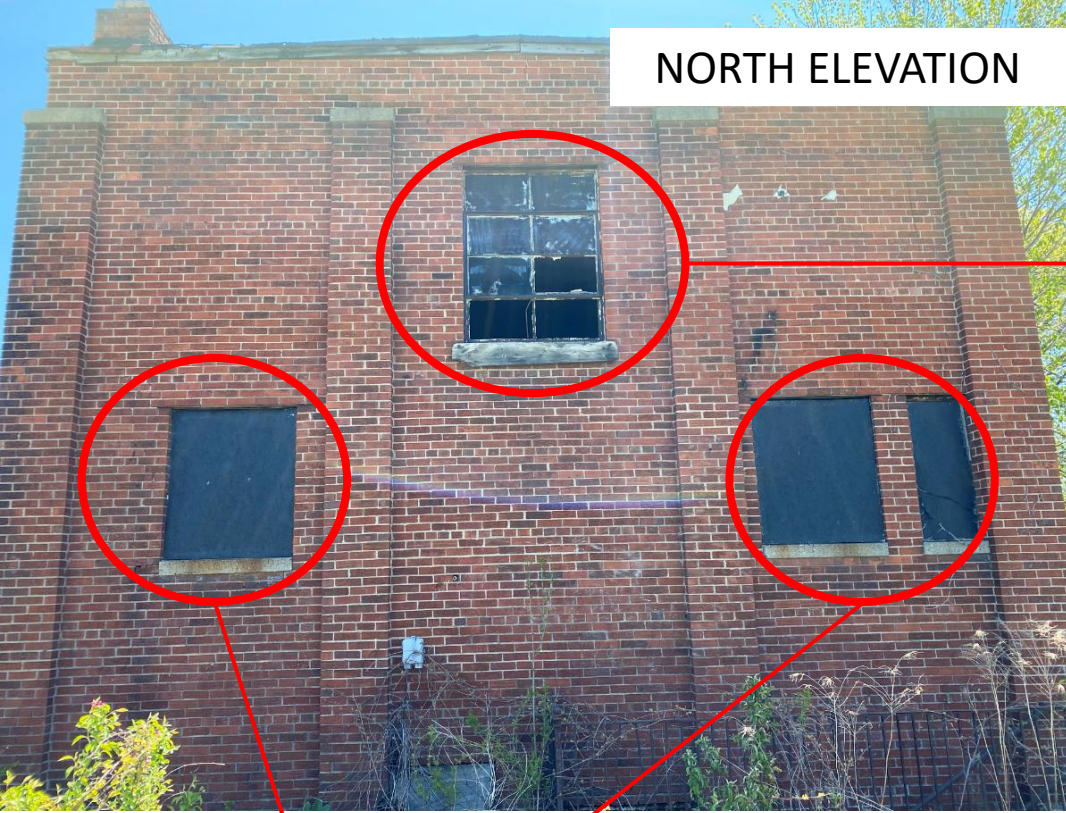
This is a sign mounted to the brick (not a window).



EAST ELEVATION



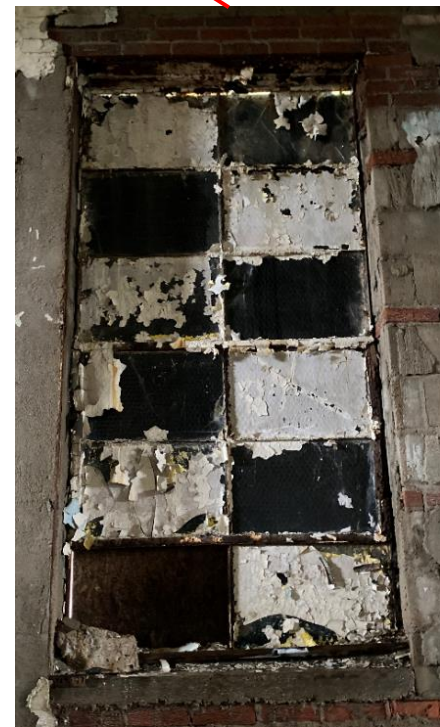
NORTH ELEVATION



Windows do not exist.

WEST ELEVATION

Obstructed by adjacent building



ATTACHMENT 3

Ron Hendricks – Window Inspection



May 26, 2020

Mr. Scott McQuiston
St. Clair Construction Company
Suite 106
5960 Tahoe Dr SE
Grand Rapids, MI 49546

RE: 421 Watson
Detroit, MI

Scott,

After making the site visit on April 21, 2020 at the church on 421 Watson. We don't see any way possible to restore the existing windows due to the frames deteriorating beyond the point of restoration and would be impossible to repair. Quality's suggestion would be to use Quaker H600 as a historic replication with the proper site lines and SDL (Simulated Divided Lights) bars.

Please let me know your thoughts and if we can help. If you should have any questions please feel free to contact me at (313) 363-9701.

Best Regards,

Ronald J. Hendricks

Ronald J. Hendricks
Owner

ATTACHMENT 4

Quote from Quaker Windows



ST. CLAIR CONSTRUCTION

Quotation: Phone: 313-432-7860 20250 HARPER AVE
 Fax: 1-313-432-7861 DETROIT, MI 48225
Quote Name: REVISED 421 WATSON STREET 5-26-20 **Quote #:** SQDBL000345_1
User Name: Tony Reedy **Cutoff Order Day - Thursday 12 P.M. CST**

Quoted For: ST. CLAIR CONSTRUCTION
 20250 HARPER AVE
 DETROIT, MI 48225
 US

Ship-To: ST. CLAIR CONSTRUCTION

Prepared By: Tony Reedy
 treedy9@hotmail.com

Created On: 5/26/2020
Available To: 8/24/2020

Quote Information

Total Value: \$20,125.68 **Status:** Open

Header:

Terms:

Pricing:

All terms and conditions of this quote, including units, quantities, and accessories, are verified and accepted by the undersigned for purchase.

Accepted By _____ Date _____ Po# _____

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1	TYPE A	6	EA	Quaker Unit		\$386.21 \$2,317.27



** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)

Exact Size: 48 X 24 Rough Opening: 48 3/4 X 24 1/2

Color:Black,Paint Type:2604,

Glass:EnergyBasic (Dual Silver),Argon Filled,

Muntin:Custom SDL,

Exterior:54151 7/8" Raised 15/16" Thick,Between GlS:5/8X3/8" Internal (Standard),Interior:10847 1" Flat ,

Muntin Color:Exterior:Black,Between GlS:Black,Interior:Black,

Install AccNailing Fin,Depth:3 1/4" Frame Depth,

Unit:1-Direct Set Exact Size: 48 X 24,

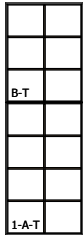
NFRC - U-Factor:0.3SHGC:0.34VT:0.58AL:≤0.3CR:61

Rating: AW-75*G

Fixed Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-75

2	TYPE B	9	EA	Quaker Unit		\$1,250.56 \$11,255.00
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** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)

Exact Size: 48 X 144 Rough Opening: 48 3/4 X 144 1/2

Color:Black,Paint Type:2604,

Glass:EnergyBasic (Dual Silver),Tempered,Argon Filled,

Muntin:Custom SDL,

Exterior:54151 7/8" Raised 15/16" Thick,Between GlS:5/8X3/8" Internal (Standard),Interior:10847 1" Flat ,

Muntin Color:Exterior:Black,Between GlS:Black,Interior:Black,

Install AccNailing Fin,Depth:3 1/4" Frame Depth,

Unit:1-2 - Cont Frame - 2 Tall

1A-Fixed,1B-Fixed,

Exact Size: 48 X 144,Row 1 Height:82.25,

NFRC - U-Factor:0.29SHGC:0.33VT:0.57AL:≤0.3CR:61

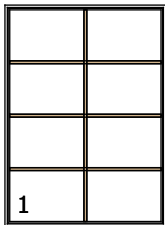
Rating: DP-70 *

Bottom Glass:Cardinal LowE 272 - 3/16 / Clear - 3/16,Strength:Tempered Glass

Top Glass:Cardinal LowE 272 - 3/16 / Clear - 3/16,Strength:Tempered Glass

Overall Rating: DP-70

3	TYPE C	2	EA	Quaker Unit		\$590.88 \$1,181.77
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** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)

Exact Size: 48 X 66 Rough Opening: 48 3/4 X 66 1/2

Color:Black,Paint Type:2604,

Glass:EnergyBasic (Dual Silver),Argon Filled,

Muntin:Custom SDL,

Exterior:54151 7/8" Raised 15/16" Thick,Between GlS:5/8X3/8" Internal (Standard),Interior:10847 1" Flat ,

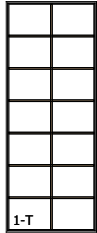
Muntin Color:Exterior:Black,Between GlS:Black,Interior:Black,

Install AccNailing Fin,Depth:3 1/4" Frame Depth,

Unit:1-Direct Set Exact Size: 48 X 66,

NFRC - U-Factor:0.3**SHGC:**0.34**VT:**0.58**AL:**≤0.3**CR:**61
Rating: DP-35***G**
Fixed Glass:Cardinal LowE 272 - DSB / Clear - DSB,**Strength:**Annealed Glass
Overall Rating: DP-35

4	TYPE D LOWER	2	EA	Quaker Unit	\$1,389.19	\$2,778.38
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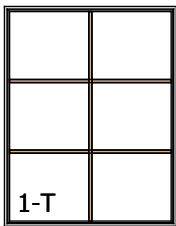


** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)
Exact Size: 48 X 122 5/8 **Rough Opening:** 48 3/4 X 123 1/8
Color:Black,**Paint Type:**2604,
Glass:EnergyBasic (Dual Silver),Tempered,Argon Filled,
Muntin:Custom SDL,
 Exterior:54151 7/8" Raised 15/16" Thick,Between Gl's:5/8X3/16" Internal ,Interior:10847 1" Flat ,
Muntin Color:Exterior:Black,Between Gl's:Black,Interior:Black,
Install AccNailing Fin,**Depth:**3 1/4" Frame Depth,

Unit:1-Direct Set **Exact Size:** 48 X 122 5/8, *
Fixed Glass:Cardinal LowE 272 - 1/4 / Clear - 5/16,**Strength:**Tempered Glass
Overall Rating: *

5	TYPE D UPPER	2	EA	Quaker Unit	\$598.17	\$1,196.35
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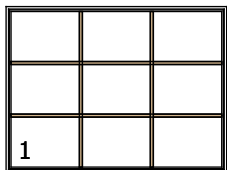


** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)
Exact Size: 48 X 61 3/8 **Rough Opening:** 48 3/4 X 61 7/8
Color:Black,**Paint Type:**2604,
Glass:EnergyBasic (Dual Silver),Tempered,Argon Filled,
Muntin:Custom SDL,
 Exterior:54151 7/8" Raised 15/16" Thick,Between Gl's:5/8X3/8" Internal (Standard),Interior:10847 1" Flat ,
Muntin Color:Exterior:Black,Between Gl's:Black,Interior:Black,
Install AccNailing Fin,**Depth:**3 1/4" Frame Depth,

Unit:1-Direct Set **Exact Size:** 48 X 61 3/8,
NFRC - U-Factor:0.29**SHGC:**0.33**VT:**0.57**AL:**≤0.3**CR:**61
Rating: AW-80
Fixed Glass:Cardinal LowE 272 - 3/16 / Clear - 3/16,**Strength:**Tempered Glass
Overall Rating: DP-80

6	FRT ENTRY TRANSOM	1	EA	Quaker Unit	\$606.91	\$606.91
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** Viewed From Exterior **

Series: 3 1/4" - Historic (H600)
Exact Size: 64 X 48 **Rough Opening:** 64 3/4 X 48 1/2
Color:Black,**Paint Type:**2604,
Glass:EnergyBasic (Dual Silver),Argon Filled,
Muntin:Custom SDL,
 Exterior:54151 7/8" Raised 15/16" Thick,Between Gl's:5/8X3/8" Internal (Standard),Interior:10847 1" Flat ,
Muntin Color:Exterior:Black,Between Gl's:Black,Interior:Black,
Install AccNailing Fin,**Depth:**3 1/4" Frame Depth,

Unit:1-Direct Set **Exact Size:** 64 X 48,
NFRC - U-Factor:0.3**SHGC:**0.34**VT:**0.58**AL:**≤0.3**CR:**61

Quote Name: REVISED 421 WATSON STREET 5-26-20

Quote #: SQDBL000345_1

Rating: AW-35*G *
Fixed Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-35

All Prices in USD	My Cost		\$19,335.68
	Tax	0.000 %	\$0.00
	Total Quote Value		\$19,335.68

Additional Charges

Qty	Description	Amount	Extended
1.00	SHOP DRAWINGS	\$500.00	\$500.00
1.00	JOBSITE DELIVERY	\$250.00	\$250.00
2.00	ADD FOR 2 PCS. OF BREAK METAL 60" X 14"	\$20.00	\$40.00
	Additional Charge SubTotal		\$790.00
	Tax	0.000 %	\$0.00
	Additional Charge Total		\$790.00

Quote Grand Total \$20,125.68
(may be subject to sales tax)

Terms:

- This quote is based on the products as listed. Customer must review quote and verify quantities, sizes, types, finishes, glazing, and adherence to specifications and job requirements and any relevant local or national codes.
- All prices are subject to change at any time if quantities, product, or other terms and conditions that are not part of the original quotation change or if the buyer requests extended delivery dates.
- This quote is an offer by Quaker Window Products Co. ("Quaker"), a Missouri corporation, to sell to the Customer the products described herein at the prices indicated, subject to the terms and conditions stated in this document, including the referenced Quaker warranty and the limitations of liability described therein. Unless otherwise agreed, this offer shall expire after the quote availability date listed on the quote. In order to accept such offer, and before Quaker begins to fabricate such products, Customer must:
 1. Review and approve this quote;
 2. Provide any additional details or information Quaker requires regarding the job or the Customer;
 3. If applicable, complete and submit a credit application subject to approval by Quaker's credit department; and
 4. If applicable, submit approved Shop Drawings which are incorporated into the order.
- Quaker's entry of a sales order will serve to acknowledge completion of these steps. Any purchase order or other document that Customer may use to indicate acceptance of this quote, shall be considered for Customer's internal purposes only, and notwithstanding any language to the contrary in any such document, any resulting order shall remain subject to the governing terms and conditions stated in this quote. Quaker expressly objects to, and does not accept, any conflicting, modified, or additional terms or conditions proposed by Customer unless such proposed terms and conditions are specifically approved in writing by Quaker's credit department, legal counsel, or an appropriate officer of the company.
- TAXES: Unless otherwise indicated, sales or use taxes are not included in this quote. It shall be Customer's responsibility to ensure payment of any applicable state or local sales or use or other taxes, and Customer shall indemnify Quaker against any claimed failure to pay such taxes when due.
- Final Price is based on approved shop drawings, if applicable.
- Any lead times provided are estimates only. An estimated delivery date will be established by Quaker and communicated to Customer once the sales order is entered.
- If you request any change to your order more than 24 hours after submitting approved shop drawings or otherwise placing your order, then you will be responsible for any actual or reasonably estimated costs incurred by Quaker in processing such change, and Quaker may require submittal of a change order documenting the requested changes.
- WARRANTY: The sale of the quoted products is subject to Quaker's [Quaker's Standard Limited Commercial Warranty dated 4/1/2019](#), which contains the relevant manufacturer's warranty and various limitations of liability, is hereby incorporated by reference, and is available at www.quakerwindows.com/warranty-information/. Customer will provide this warranty to the end user as appropriate.
- Undeliverable Product Storage Fee: If Customer is not willing or able to accept delivery of an order that is ready for shipment, then for any delivery delayed by more than 14 calendar days from the estimated delivery date, an undeliverable product storage fee of \$350 per trailer per week will be added to the order, which may be invoiced at that time.
- Delivery & Detainage Fee: Customer is responsible for inspecting and unloading products associated with this order upon delivery. If offloading time is excessive, then Customer will be responsible for payment of detention fees in the amount of \$150 per hour. If Customer's inspection reveals products damaged during shipment, such damage should be photographed at the time of delivery, and must be documented on the delivery ticket.
- Product rating information: Individual units greater than gateway size may have a reduced rating per Quaker's calculations based on AAMA 2502-07 Comparative Analysis Procedure for Window and Door Products. Overall Design Pressure of mulls/assemblies may be less than the computed values of individual units per Quaker's calculations based on AAMA 450-10 Voluntary Performance Rating Method for Mull Fenestration Assemblies. Thermal ratings are based on NFRC test size.
- If relevant, additional charges may apply for any mockups, shop drawings, P.E. Stamps, Engineering and/or anchorage calculations, or job specific testing.
- If relevant, product testing charges may be \$2,500 to \$3,500 per test/calculation (cost varies per architect's job specific requirements).
- Any vertical or horizontal mulling system is designed for lateral wind loading only and does not provide structural down loading. Headers must be sized to allow for a maximum deflection of 1/8 of an inch. Please consult an architect or engineer for design requirements and building code compliance when combining multiple units together.
- FIELD TESTING: In order to be warranted for performance by Quaker, any field testing of QUAKER products must be conducted as specified in the above-described warranty.
- PRICE ADJUSTMENT: Quaker reserves the right to adjust the pricing described in this quote, or impose an additional surcharge, in the event of any extraordinary increase in any of its costs associated with manufacturing, supplying, or distributing the quoted products after the date of this quote, whether or not such increase arises out of an event of force majeure or a failure of presupposed conditions, upon notice to the Customer at any time prior to Quaker's entry of Customer's order regarding the adjustment or surcharge necessary to defray such increases.
- FORCE MAJEURE: Quaker will not be liable for any nonperformance, delay in performance, or damage that results from any cause beyond Quaker's reasonable control, including, without limitation, any: Act of God; act of the Customer; restraint of government, such as embargo or other trade restrictions or governmental regulations or demands (whether or not later proven to be invalid); fire; flood; accident; strike or other labor disturbance; machinery or equipment breakdown; plant shutdown or slowdown; war; riot; terrorist act; delay in transportation; delays of suppliers or carriers; or inability to obtain necessary labor, materials or manufacturing facilities at customary prices ("Force Majeure Events").

