

Historic District Commission Project Review

## 92 Forest (Phase 2)

92 E. Forest Avenue, Detroit, MI 48201

Historic District Commission

City of Detroit

Planning & Development Department

2 Woodward Avenue, Room 808, Detroit, MI 48226

Date: May 16, 2022



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# PROJECT DESCRIPTION

92 E. FOREST

DETROIT, MI 48201

Conversion of former Church of the New Jerusalem into a 15 unit apartment building. The apartment project is to consist of (11) studio units and (4) one-bedroom units with a common mail room. The church consists of the original sanctuary with multiple additions. The church consists of two stories with a partial basement, the basement is proposed to be used as a utility room only and will have new exterior access. The exterior of 92 E. Forest is considered historic while the interior is not included in the designation. Exterior work to be included is designated in the following report for approval. Proposed interior modifications are shown for reference only.

ONLY WINDOWS AND ENTRY DOORS ARE INCLUDED IN THIS SCOPE. OTHER EXTERIOR CHANGES WERE APPROVED IN RESPONSE TO STAFF REPORT #22-7716.

The exterior changes proposed are as follows:

## Building Modifications

1. New Entry Doors, Shown for intent only, final shop drawings to be submitted to HDC Staff.
2. Repair (7) Sanctuary and (2) Nave windows
3. Replace double hung windows throughout
4. Replace existing sanctuary slate roof with new Slateline Asphalt Shingles to match the rest of the shingled roof previously approved.



# HDC APPLICATION

92 E. FOREST  
DETROIT, MI 48201

Refer to the following pages for the HDC Application.



THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

DATE: 05.12.22

## PROPERTY INFORMATION

ADDRESS(ES): 86 & 92 E. Forest AKA: 92 E. Forest

PARCEL ID: 01001213, 01001214 HISTORIC DISTRICT: Sugar Hill District

SCOPE OF WORK: (Check ALL that apply)  Windows/Doors  Walls/Siding  Painting  Roof/Gutters/Chimney  Porch/Deck/Balcony  Addition  
 Demolition  Signage  New Building  Major Alteration (3+ scope items)  Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: Repair and Replace windows. New Doors. Replace Roof.  
Repair and Replace windows. New Doors. Replace Roof.

## APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant

NAME: Jeffrey Klatt COMPANY NAME: Krieger Klatt Architects

ADDRESS: 2120 E. 11 Mile Rd. CITY: Royal Oak STATE: MI ZIP: 48067

PHONE: 248.414.9270 MOBILE: 586.556.9910 EMAIL: jeff@kriegerklatt.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\*

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

**NOTE:**  
Based on the scope of work, additional documentation may be required.  
See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO: [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



## P2 - BUILDING PERMIT APPLICATION

Date: 02.14.2022

### PROPERTY INFORMATION

Address: 86 & 92 E. Forest Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_  
 AKA: 92 E. Forest Lot(s): 2 Subdivision: Sugar Hill  
 Parcel ID#(s): 01001213, 01001214 Total Acres: 0.391 Lot Width: 110' Lot Depth: 155'  
 Current Legal Use of Property: B4-H Proposed Use: B4-H (SLU2020-00141)  
 Are there any existing buildings or structures on this parcel?  Yes  No

### PROJECT INFORMATION

**Permit Type:**  New  Alteration  Addition  Demolition  Correct Violations  
 Foundation Only  Change of Use  Temporary Use  Other: \_\_\_\_\_  
 Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

**Description of Work** (Describe in detail proposed work and use of property, attach work list)

Site improvements to parking lot, side and front entries, and side, rear, and front yards. Rebuild of structurally unstable addition, adding patio and terrace doors.

Rebuild front entry and side entry ramp. Replace outdated wall packs with new LED fixtures. Add monument signage in front yard to avoid wall penetrations.

MBC use change  No MBC use change

**Included Improvements** (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

**Structure Type**

New Building  Existing Structure  Tenant Space  Garage/Accessory Building  
 Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

Use Group: R2 Type of Construction (per current MI Bldg Code Table 601) VB

**Estimated Cost of Construction** \$ \_\_\_\_\_ \$ \_\_\_\_\_  
By Contractor By Department

**Structure Use**

Residential-Number of Units: 15  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_  
 Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.** (Building Permit Application Continues on Next Page)

**For Building Department Use Only**

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description: \_\_\_\_\_

Permit #:

Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

**Revised Cost** (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_



**IDENTIFICATION (All Fields Required)**

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: Neal Check Company Name: Raincheck Forest LLC  
Address: 28715 Greenfield City: Southfield State: MI Zip: 48076  
Phone: 2484405996 Mobile: N.A.  
Driver's License #: C200626051858 Email: neal@soundcheckllc.com

**Contractor**  Contractor is Permit Applicant

Representative Name: Kevin Monahan Company Name: The Monahan Company  
Address: 21321 Kelly Rd City: Eastpoint State: MI Zip: 48021  
Phone: 586.774.3800 Mobile: 586.344.9072 Email: kevin@themonahanco.com  
City of Detroit License #: LIC2005-00461 Expires 12.31.22

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant

Name: Jeffrey Klatt State Registration#: 1301056199 Expiration Date: 4-8-2023  
Address: 2120 E 11 Mile Rd City: Royal Oak State: MI Zip: 48067  
Phone: 248.414.9270 Mobile: 586.556.9910 Email: jeff@kriegerklatt.com , jessica@kriegerklatt.com

**HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)**

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan  
Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: Jeffrey Klatt Signature: Jeff Klatt Digitally signed by Jeff Klatt  
Date: 2022.02.14 16:27:10 -0500 Date: 02.14.2022  
(Permit Applicant)

Driver's License #: K430390275704 Expiration: 09-10-2025  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan  
Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.**

This application can also be completed online. Visit [detroitmi.gov/bsecd/elaps](http://detroitmi.gov/bsecd/elaps) for more information.



# EXISTING CONDITION PHOTOGRAPHS

92 E. FOREST  
DETROIT, MI 48201

Refer to the following pages for images of trim, entries, gutters, and ramp which are to be repaired or replaced in kind. Elevations are provided for context, windows and door design will be addressed in a separate submittal and are NOT included in this application.

## North (Front) Façade (E. Forest Avenue)

- Pages 10–12

## West Façade (Parking Lot)

- Pages 13–15

## South Façade (Alley)

- Pages 15

## East Façade

- Pages 15–16



## North Facade

Front façade— Full View ( Note plywood is still in place at upper section of windows). Stone surround to be repaired





North Facade

Detail at upper gable section (Note protective plywood still in place at upper portion of glazing)





North Facade

Detail at top of stone surround, security bars to be removed from doors





## North Facade

Detail at porch cap, steps and side walls. Stone to be removed, repaired, and replaced .



## North Facade

Grade level view of stone entrance surround. Stone to be removed, repaired, and replaced.





West Facade

Full Image of West Façade, new basement entry, ramp repair.



West Facade

Full Image of West Facade , new site work , ramp repair.





## West Facade

Detail at non-historic pedestrian door and ramp. Ramp to be brought up to code with new rail system, door to be replaced





South and West Facade

View of corner of façade from Alley



West Facade

Detail at Parged Addition





East Facade

Full view of facade



East Facade

Detail at Parged Addition



# NEW ENTRY DOORS

92 E. FOREST  
DETROIT, MI 48201

The following sheets indicate intent for new entry doors at the original Forest Street Façade, Side Entry, and a new below grade electrical meter room door. Refer to Exhibit A for extent.

The Entry doors are to be fabricated from solid wood with vertical slats. From our research, we believe that the original main doors were solid wood arched doors that consumed the full height of the arch at the front entry. A similar door will be fabricated to match for the side entry door from the ADA entrance in the parking lot. The renderings in Exhibit A give a schematic representation of what we believe the original doors would have looked like. KKA will work with city staff on final door and hardware details.

Refer to "Exhibit A" for plans and elevations.

## A. Main Entry Door

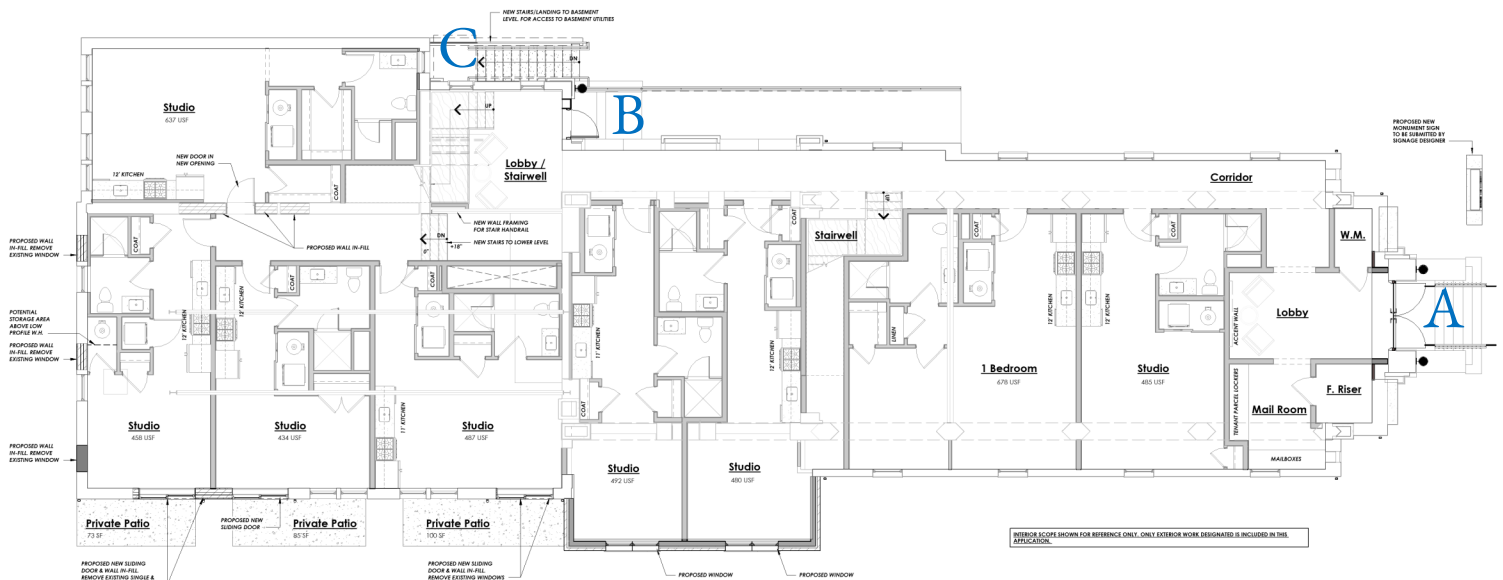
Pages 18–19 (See Elevations and Renderings as well as Appendix A for general design intent)

## B. Side Entry Door

Page 20–21 (See Elevations and Renderings as well as Appendix A for general design intent)

## C. New Electrical Meter Room Exterior Door (in Exterior Stairwell)

Page 22 (Cut Sheet is shown for general type. This door is not visible from the street as it sits below grade within the stairwell, wood look pattern with approximate color match to entry doors).

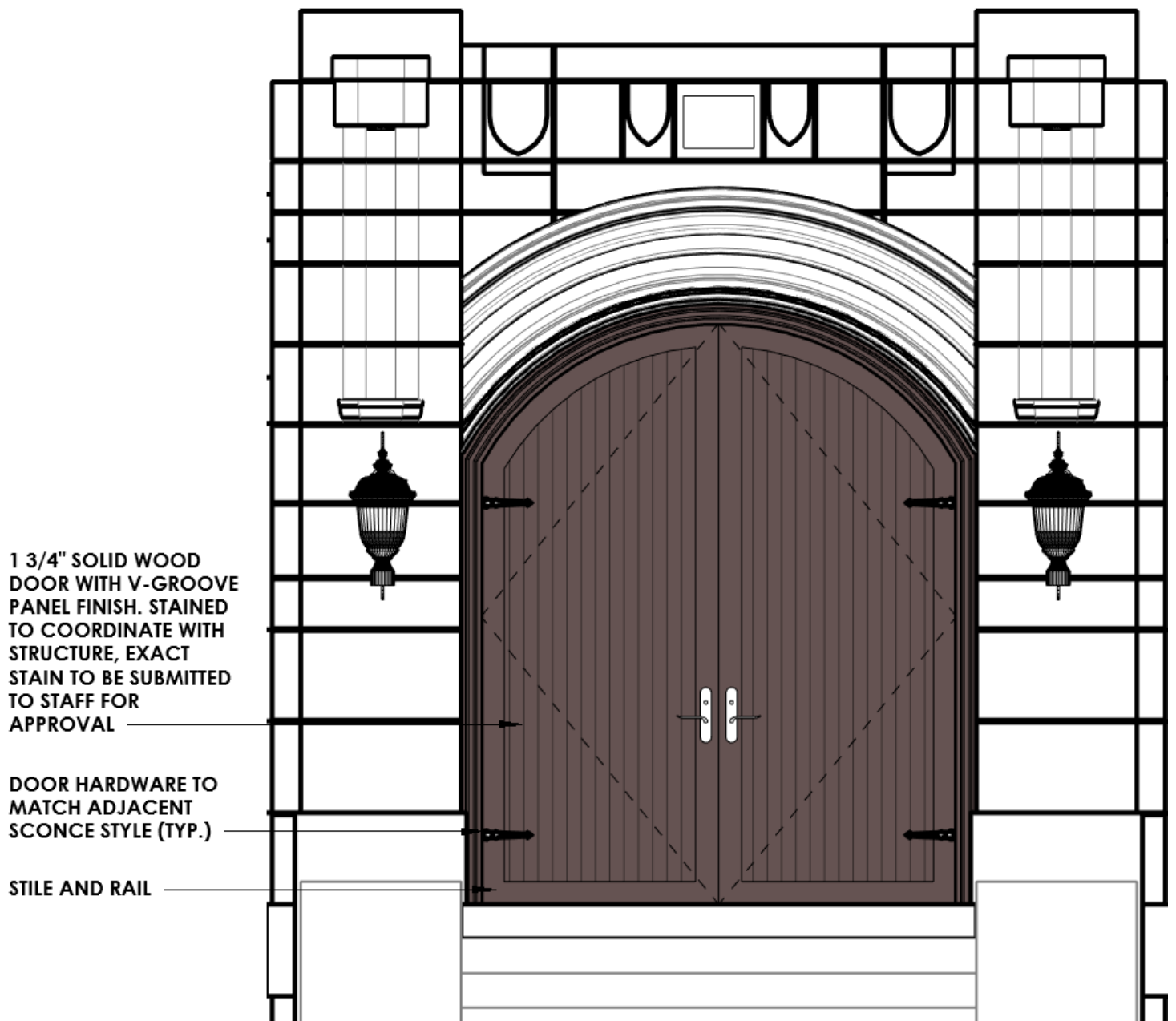


## A. Proposed Forest Ave. Entry Door

Proposed Front Entry Door is to have a solid-core V-Groove face within a style and rail system.

The hardware selections are still being finalized, but will be accessible and match the style intent shown in the adjacent sconce. This hardware will be electronically locked for secured access.

Final shop drawings will be submitted to HDC Staff.





A. Proposed Forest Ave. Entry Door

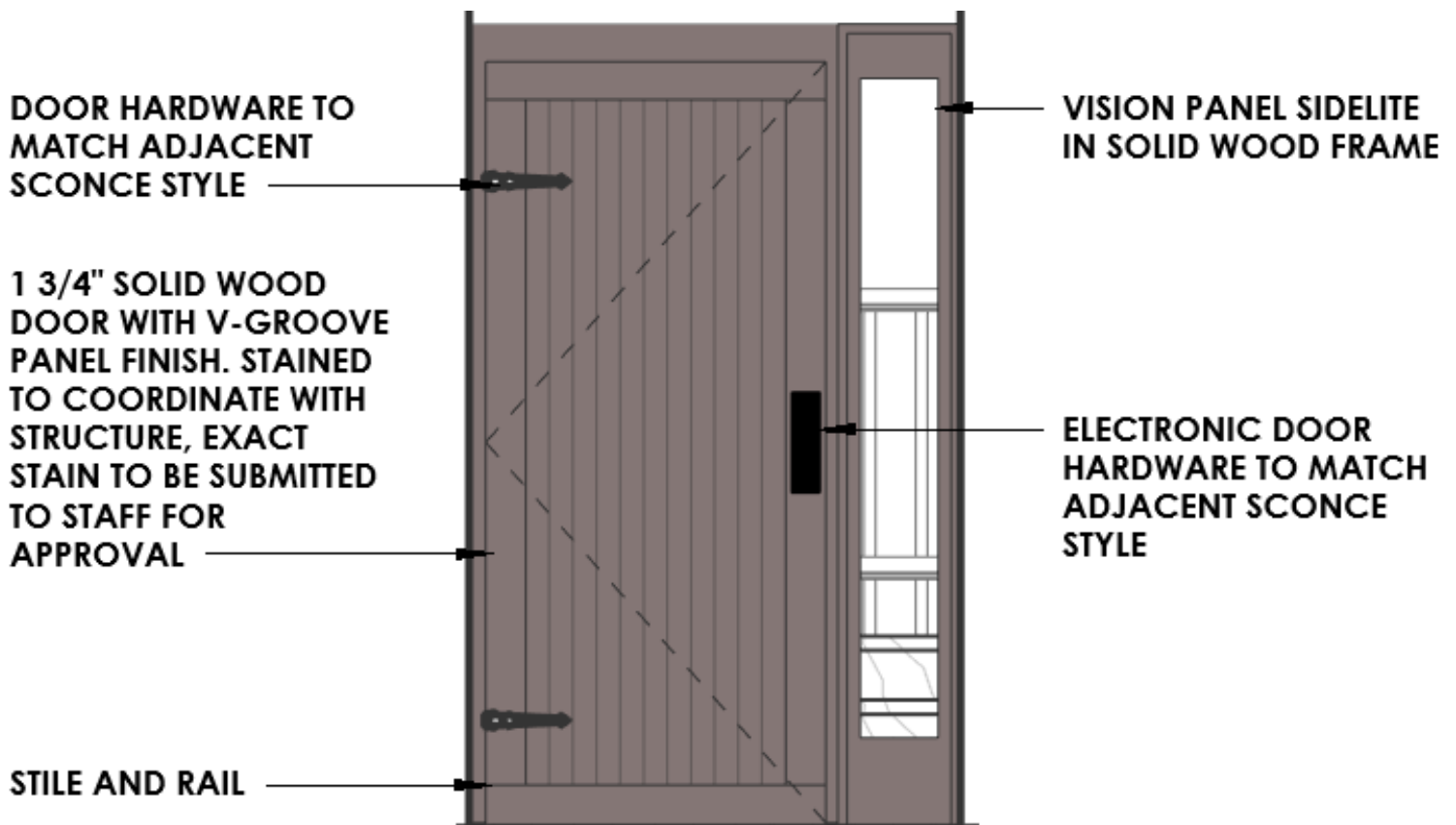


## B. Proposed Side Entry Door

Proposed Side Entry Door is to have a solid-core V-Groove face within a stile and rail system. This side entry door will have a vision panel to be able to see if the ramp is in use.

The hardware selections are still being finalized, but will be accessible and match the style intent shown in the adjacent sconce. This hardware will be electronically locked for secured access.

Final shop drawings will be submitted to HDC Staff.





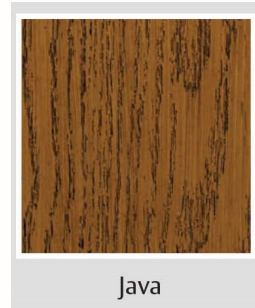
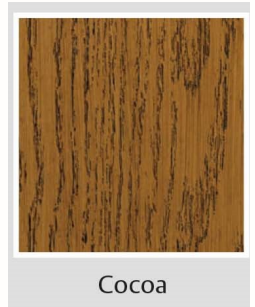
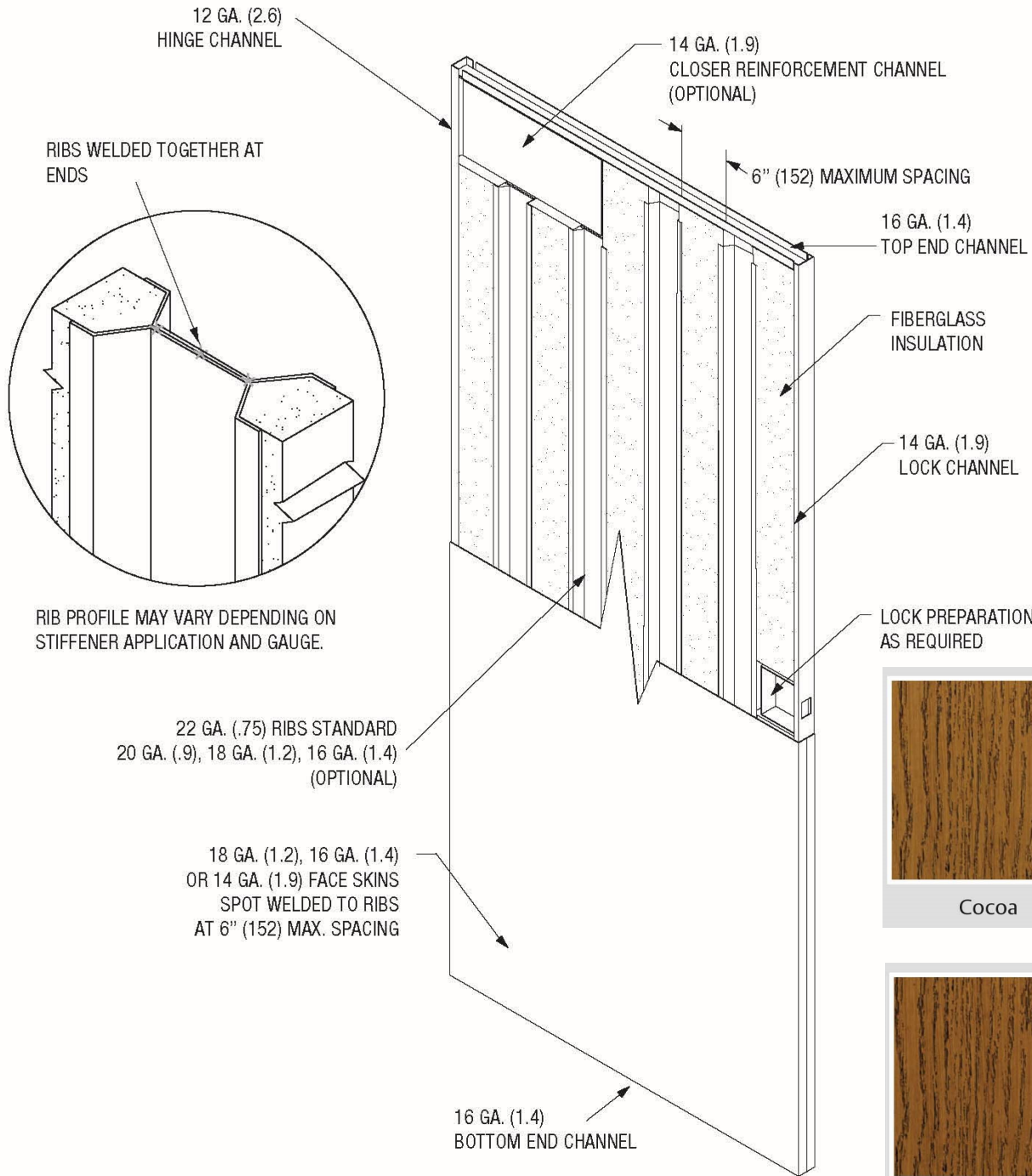
B. Proposed Side Entry Door



6  
**747 Door Construction**  
 Door Technical Data



September, 2014



A STEEL STIFFENED DOOR DESIGN IS AVAILABLE WITH A 450° TEMPERATURE RISE FIRE RATING ON PAGE 169.

Experience a safer  
 and more open world

# WINDOW EVALUATION REPORT

92 E. FOREST  
DETROIT, MI 48201

Refer to the following Report and Drawing Set for additional information.

Elevations with Window Designations

Pages 24–26

Window Report From North Coast Window Works

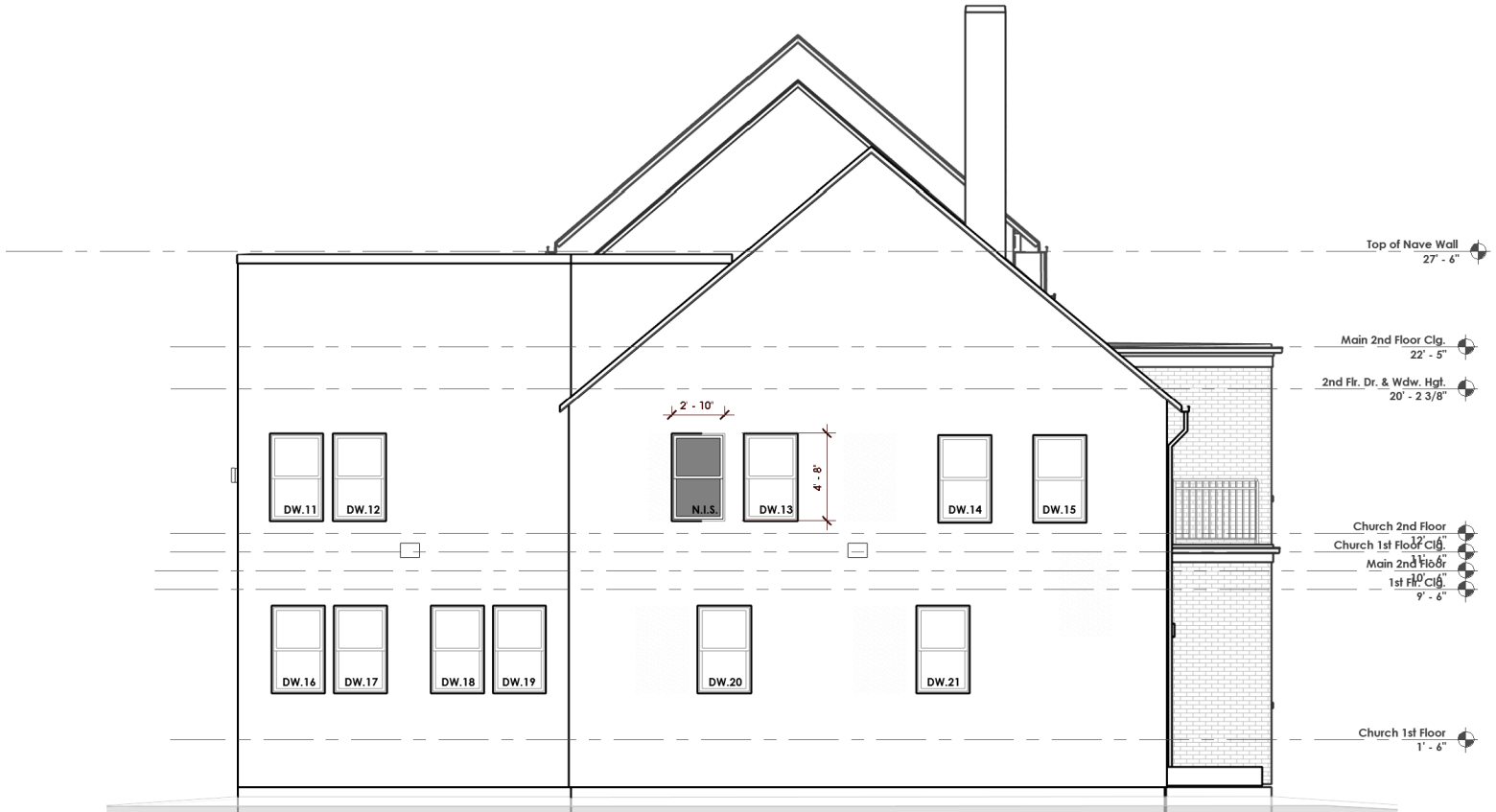
Page 27-39

Proposed Replacement Double Hung

Page 40 (To match window approved in Staff Report #22-7716 (92 Forest )



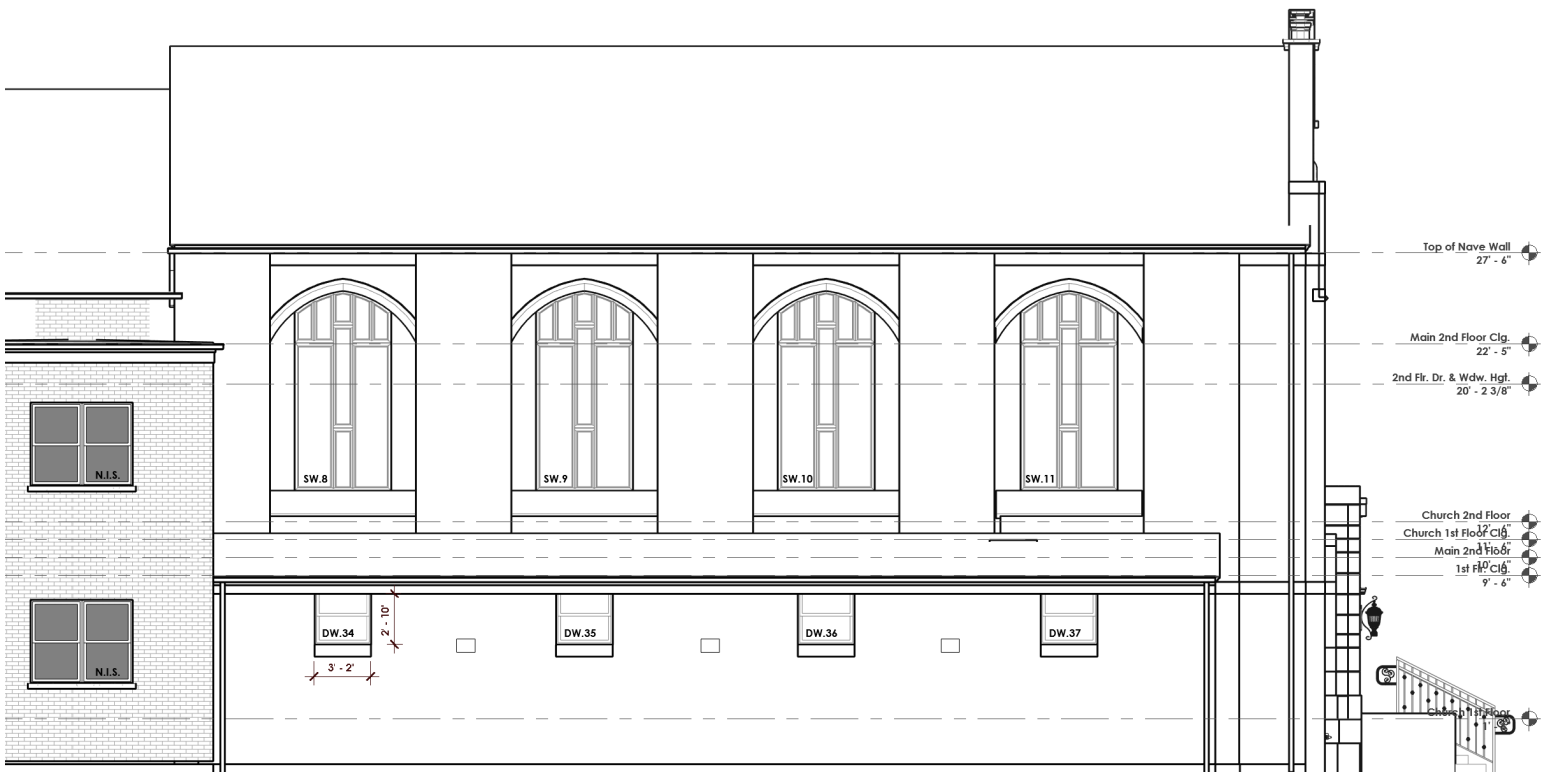
## South Elevation with Window Tags



## North Elevation with Window Tags

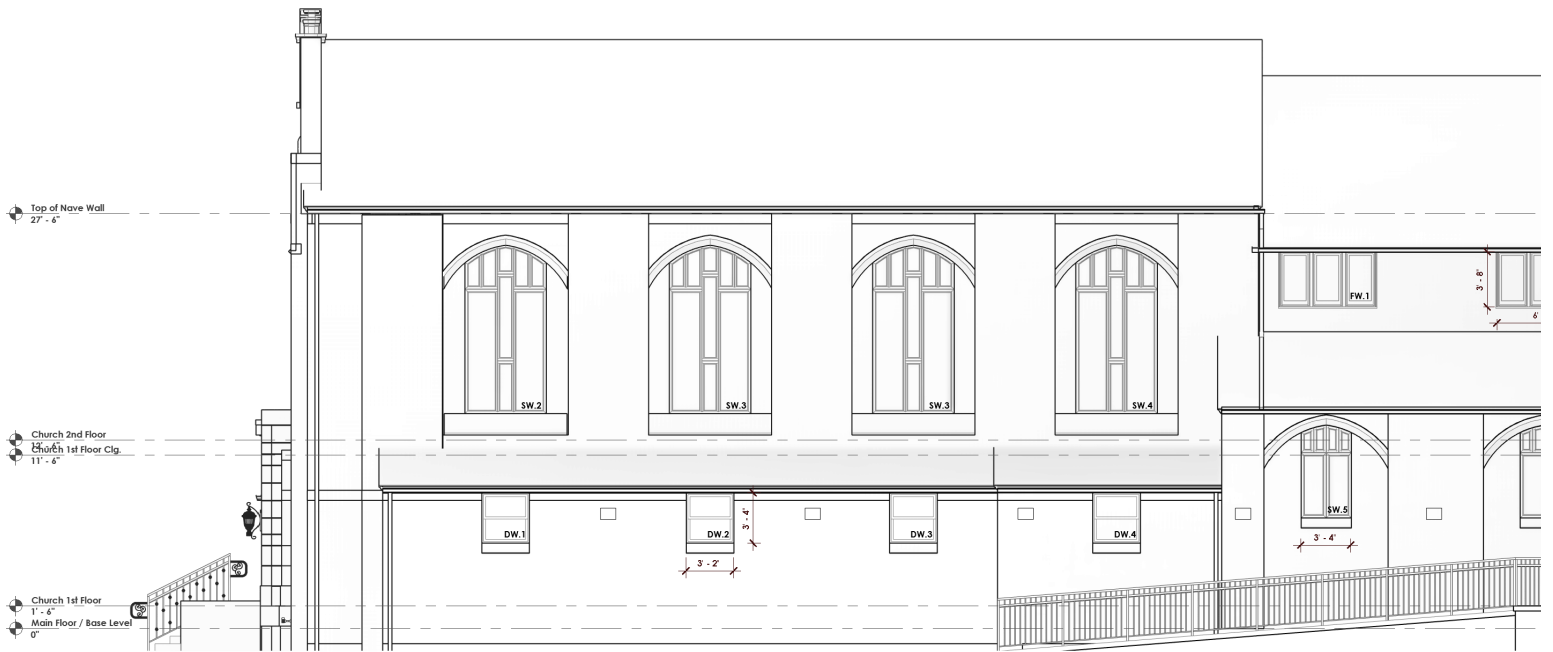


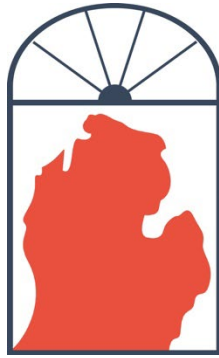
# East Elevation with Window Tags





# West Elevation with Window Tags





**North Coast**  
**Window Works**  
Rehab. Rebuild. Restore.

**Proposal:** Window Evaluation & Restoration Plan  
92 Forest  
Detroit, MI 48201

**Prepared For:** Kevin Monahan  
The Monahan Company  
21321 Kelly Rd.  
Eastpointe, MI 48021

**Submitted By:** Peter Carroll, President  
North Coast Window Works, Inc.  
5111 E. ML Ave., Suite A140  
Kalamazoo, MI 49048

**Date:** May 5, 2022

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# North Coast Window Works, Inc

April 22, 2022

## Introduction

In accordance with a request from Kevin Monahan, North Coast Window Works, Inc. (NCWW) was requested to evaluate the windows and develop a restoration plan at 92 Forest, Detroit, MI, which is located within a Local Historic District. The findings of a preliminary evaluation of the windows follows.

To streamline the information, the plans and photos, submitted by Kreiger Klatt Architects, Royal Oak, MI, of the building facades and corresponding window numbering will be followed in the evaluation.

The building has undergone changes and additions over the years. Each with their own architecture and window types. The overall condition of the windows varies remarkably from the sanctuary to the nave. The report evaluation will outline window conditions based on groups, i.e. Sanctuary, Nave, with the appropriate window numbers from the plans and photos.

## North Coast Window Works, Inc

### Window Opening & Conditions:

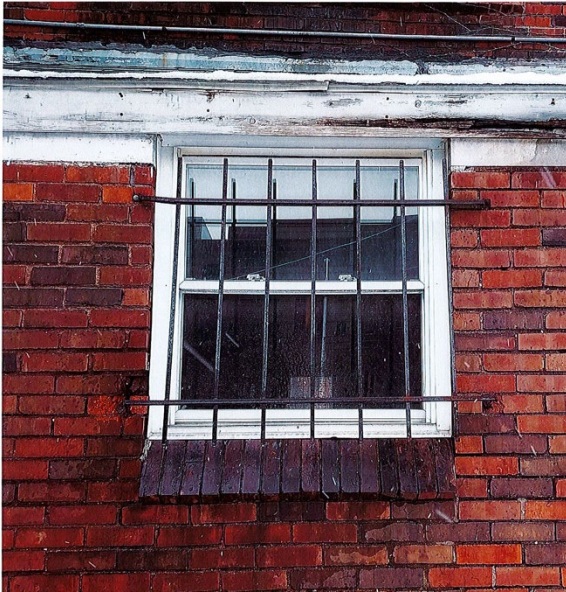
#### Sanctuary:

Windows: DW 1-4, DW 24 – 37

Type: Vinyl single hung

Glass: Double Pane, Insulated (IGU)

Condition: Fair/Poor



Notes: These windows are non-contributing to the original architecture. They are replacement windows of low quality. Exterior brick molding does not match original. Broken glass and broken window elements visible



## North Coast Window Works, Inc

Windows: FW 1-3 (9 Windows)  
Type Vinyl single light non-operable  
Glass: Double pane, IGU  
Condition: Fair



Notes: These windows are non-contributing to the original architecture. They are replacement windows of low quality. Missing sash. Exterior brick molding does not match the original.

## North Coast Window Works, Inc

### Window Opening & Condition (cont):

Windows: SW 1 – 11, NW 1-2  
Type: Gothic Arched, Multi-lighted.  
Glass: Single glazed  
Condition: Fair/poor





## North Coast Window Works, Inc

Notes: These windows are very significant to the original architecture. The wood substrate is in good condition. The Secretary of Interior, National Park service rating for these windows is 2. The paint is failing. The sills are solid, the exception being NW 1-2. The glass appears to be set in a metal frame then inserted against the exterior wood trim and fixed in place with stops on the interior. Most glass is single pieced cut to the opening, the exception being the large side lights on the bottom portion of each window. Bottom 2 openings in the case of SW 2. Each of these openings are metal framed rectangle shaped panels with 2 horizontal muntins. The long slender opening on the bottom between the larger openings also appear to be metal framed with a horizontal muntin, but on some windows this has been replaced with one piece of glass/plastic. The metal frames are in advanced stage of deterioration and non-existent in some openings due to water infiltration. The glass is mostly broken and replaced with a variety of substances, clear glass, plastic, plywood, or nothing at all. (photos) It is unclear if any of the bottom lights open for ventilation. It is unclear if any of the glass is original to the structure. There are missing architectural elements on the exterior woodwork, namely the medallions and in the case of NW 1-2, the sills. Otherwise, the exterior architectural trim is remarkable intact as it had protective plywood covers. The sills have benefitted from being covered with roofing material.

### Nave:

Windows: DW 5 – 33

Type: Wood Double Hung, 1/1 light

Glass: Single pane

Condition: Fair, mostly poor.



These windows appear to be all the same generation. Perhaps as a result of the addition in the 1940. Many windows are mullioned. Many are separate. These windows would fit into the age determination for historical significance and would qualify as contributing. Rating by The Secretary of Interior, National Park Service would be category 3 for poor, (15 windows) and category 2 for fair (9 windows) These windows are mostly in poor condition and appear to have not had the maintenance and protection of the sanctuary windows. The worst are the windows on the South Façade, followed by the east. The windows in fair condition are on the north and west facades of the nave. These windows appear to have been exposed to the elements with no evidence of recent maintenance. The paint has failed. The glazing has failed. The window sash joinery is loose, and in some instances, deteriorated. The glass needs stained and painted. Lower jambs, brick molding and sills are in poor condition throughout. Sashes missing on the west side windows. All sash ropes are missing. Unable to determine if the windows are single hung or double hung as the top sashes are sealed shut. There appears to be no sash weatherstrips. Existing hardware and pulleys are of a low quality, stamped metal. Most locking hardware is missing. Interior milled profile are deteriorated due to UV penetration. A few storm windows remain. They are in poor condition and low quality. The overall impression of these windows based on the wood, deterioration, hardware, pulleys, joinery and lack of weather seals is that they were not of high quality originally when originally installed.



# North Coast Window Works, Inc

Typical "fair" Condition. DW 5 -10 & DW 26 -29



Paint Failure



Deteriorated wood

# North Coast Window Works, Inc

Typical “poor” DW 11-22 & DW 30 -33



Extreme deterioration from exposure

Deteriorated jamb, sill, sash & brick mold



Rotted/Missing sills



## North Coast Window Works, Inc

A potential plan to maintain the integrity of the windows for the buildings new use.

For HDC consideration and Approval

1. Non-contributing windows. DW 1-4, DW 24 – 37.
  - a. Not covered in the Secretary of Interior’s Standards for preservation. Possibly Number 3
  - b. Remove vinyl windows back to the rough opening. Replace with new wood windows, 1/1 light, aluminum clad exterior, insulated glass with replicated brick mold. New sills where necessary.
2. Non-contributing windows: FW1-3
  - a. Not covered in the Secretary of Interior Standards for preservation. Possibly number 3.
  - b. Remove vinyl windows back to the rough opening. Replace with non-operable wood windows, aluminum clad exterior, single light, Insulated glass & replica brick molding. New sills where necessary.
3. Sanctuary: Contributing Original Windows. SW 1-11, N 1-2
  - a. Restore windows. Secretary of Interior Standards for Preservation 5 & 6.
  - b. Refinish wood
  - c. Dutchman/Epoxy repairs where needed
  - d. Replicate missing elements – Medallions & sills.
  - e. Replace glass. Insulated is possible with adjustment made to the inside stops.
  - f. Replicate as close as possible metal framed inserts out of aluminum. Possibly add an opening, hopper window for ventilation considering the building new use.
4. Nave: Contributing Windows DW 5 – 33
  - a. Option 1: Restore Window. Secretary Of Interiors Standards for Preservation 5 & 6
    - i. “Poor” rated windows replaced with replica (15 windows)
    - ii. “fair” rated windows refinished, repaired, & restored. (9 windows)
    - iii. New openings to have new windows.

- b. Option 2: Replace windows with new due to deterioration. Secretary Of Interiors Standards for Preservation number 9.
  - i. Old windows removed back to rough opening.
  - ii. New sill installed.
  - iii. New wood windows installed with replicated brick molding. Windows to match the new openings and the non-contributing window replacements. New windows to match the size, shape, and scale of the current windows.

#### Summary Comments:

This historic building has had window modifications/replacements in the past. Some windows are original to church, some now contributing based on time and some are non-contributing. So perhaps a discussion should be divided into these three areas; non-contributing windows, original contributing and architecturally relevant windows, and now contributing deteriorated common single/double hung windows.

First: The non-contributing vinyl windows.

The non-contributing vinyl windows do not conform to the architecture in shape size and scale and should be replaced. These windows were inserted in the existing original window jamb, reducing the overall window size. The exterior trim is widened to account for the installation. This does not fit with the remaining window trim. Removing the vinyl windows, removing the old jamb back to the rough opening, then installing a replica window with replicated brick molding would restore the opening back to its original dimensions, shape, and scale.

Second: The original, architecturally significant and contributing windows.

These are principally in the sanctuary. These windows should be restored to maintain the church's architecture, historic integrity and place in time. The basic substrate of the windows is in restorable condition. The plywood coverings installed over these windows helped tremendously to slow the deterioration of the wood. The quality of the wood is excellent old growth white pine. The wood is superior to the type of wood available today and it will refinish very well. New pieces will replicate the missing or deteriorated. Thus, the shape, configuration, and scale of these windows as they relate to the building will be preserved.

Third: The contributing single/double hung windows.

These windows are principally in the 1940 Nave addition. Option 1 supported by the Secretary of the Interiors Standards for preservation 5 & 6 states contributing architectural elements should be maintained and restored. Unless they are deteriorated beyond reasonable repair. These windows have had little maintenance over the years. Most are in



advanced stage of deterioration. NPS classification number 3 which does allow for replacement windows providing they fit into the building original architecture with relation to size, configuration, and scale. Those in fair condition, category 2 will require extensive dutchman/epoxy repairs. The repairs, if undergone on these windows would be more temporary than permanent. The quality of the substrate wood is of a lower quality than the original wood in the Sanctuary. Epoxy repairs will not bond well to this wood through years of cyclic swelling and shrinking. As a result, the repairs will have to re-corrected in time. Restoring these windows would entail significant expense. Additional expense as the sashes will need to be weather sealed and a storm window added to the exterior or interior. As stated earlier, these windows do not appear to be made in a high-quality fashion with high quality materials originally. Restoring the few windows that could, would bring its' own set of issues. The exterior look mixing old and new to the nave might be disruptive to the overall architectural integrity/harmony of the exterior facades of the nave.

It would seem appropriate to replace these windows with new ones that match the scale, size and shape of the originals. New windows would not be easily seen from the street and the new development planned to the east. Allowing for insulated glass to improve energy performance would reflect the new use of the building without changing the look from the exterior. When considering new windows, again remove the old windows back to the original rough opening, replacing the sills, and installing new windows that match the originals in shape, size, and configuration. Then install replicated brick molding. These new windows would then match the treatments done to the non-conforming vinyl windows. Returning the building architecture the same the original while satisfying the standard for preservation and promoting its new use.

Submitted by

Peter Carroll, President  
North Coast Window Works, Inc.  
5111 E. ML Ave, Suite A140  
Kalamazoo, MI 49048



# Pinnacle Double Hung & Glide-by

## Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative cellular PVC trim
- Glass is replaceable in case of damage
- Both tape and silicone glazed, with interior wood stops for superior strength and seal
- EZ Tilt operation available for easy removal and replacement of sash (double hung only)



- Both sashes tilt in with compression or concealed jambliner for easy cleaning
- Recessed lock and keeper for a sleek appearance



- Block and tackle balance system for ease of operation
- Prime double hung units come standard with cellular PVC trim, blind stop and sill
- No-finger pull option for hardware application

## Sizes

Available in hundreds of standard and custom sizes

## Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

## Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; double hung sill nose, 2" bull nose sill nose or belly sill nose
- All prime window trims, sill nose and outside stops are cellular PVC

## Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" Perimeter Grille (*NOT available on radius double hung*)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
- 2" Simulated Check Rail (*DH picture only*)
- Standard and custom grille patterns available

## Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
  - Primed: white or black
  - Painted: white, black or gray
  - Stained: 9 color options
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows (*double hung only*) offer an assortment of traditional cellular PVC trim options

## Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 23 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

## Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

## Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar



# ROOF REPLACEMENT EVALUATIONS

92 E. FOREST  
DETROIT, MI 48201

The following includes the replacement evaluations, letter from roofing contractor, letter from the owner, and cut sheet of the new roof shingle.

## Roof Replacement Application

Pages 41–45

## Letter from the Owner

Page 46

## Existing Slate Roof Condition Photos

Pages 47–48

## Proposed Roof Cut Sheet and Photo (Shingle Shown is an Or Equal)

Pages 49–50





City of Detroit  
Historic District Commission

APPLICATION FOR REPLACEMENT OF HISTORIC ROOFING

**Instructions:** Please complete this application and return with your written estimates, documentation, and completed City of Detroit Application for Building Permit No. 2 to Detroit Historic District Commission, 2 Woodward Ave, Suite 808, Detroit, Michigan 48226. **Please note that your application will not be processed until all the required information has been received.**

Property Location: 92 Forest  
( Number) (Street)

Property Owner: Ranchek Forest LLC

Owner Address: 28715 Greenfield, Southfield MI 48076  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_  
(Home) 248 440 5996 (Business) 248 440 5991 (Fax)

Applicant: Refer to Application pages 4-6

Applicant Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

Signature of Applicant: \_\_\_\_\_  
(Date)

**Application Deadline:** Historic District Commission meets on the second Wednesday of each month. Application material must be **completed and submitted three (3) Mondays before each Commission meeting.**

**Please use the enclosed criteria checklist as a guide to completing your application.** Incomplete applications cannot be reviewed and will be returned to you for more information. If you have any questions or concerns, you may contact a Commission staff member at (313) 224-8907 or (313) 224-6543.

HDC Staff Use Only			
Date Received	App. #	Date Action Taken	Action

**Submittal Criteria Checklist**

- A completed City of Detroit Application for Building Permit #2;
- A brochure or other information giving the color, materials, and dimensions of the proposed replacement roofing;
- Copies of two (2) written estimates from different companies for repair of the existing roofing material;
- Copies of two (2) written estimates from different companies for replacement of the roof with material to match the original;
- Copies of two (2) written estimates from different companies for replacement of the roof with an alternative (synthetic) material;
- Copies of two (2) written estimates for the cost to replace the roof with asphalt shingles;
- Detailed photographs showing deterioration of the original roofing (if you cannot provide photos, Commission staff can take the photos by appointment at your request); and
- A letter from the owner or occupant stating why the siding must be replaced.

**Copies of actual written estimates are REQUIRED**

Repair Estimate #1 \$ Not repairable Company Name Esko Roofing  
 Repair Estimate #2 \$ Not Repairable Company Name Rubber Baby Roofing  
 Replacement to Match #1 \$ 370,000 Company Name Esko  
 Replacement to Match #2 \$ 300,000 Company Name Rubber Baby  
 Alternate Material Replace #1 \$ 250,000 Company Name Esko  
 Alternate Material Replace #2 \$ 190,000 Company Name Rubber Baby  
 Asphalt Shingles #1 \$ 130,000 Company Name Esko  
 Asphalt Shingles #2 \$ 98,000 Company Name Rubber Baby  
 Preferred Action: Cost \$ 98,000

Company Name Rubber Baby - dimensional shingles

## Roof Evaluation

May 16, 2022

Historic District Committee  
City of Detroit  
Attn: Jennifer Ross  
(313) 224-1762  
[hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)

To the members of the HDC,

Upon a second inspection of the existing slate roof at 92 E. Forest, we have again concluded that the sanctuary roof is beyond repair and that the best course of action for the longevity of the project and preservation of the roof structure below is to remove the deteriorated slate roof and replace the roof and rotted deck boards with a new roof.

It is our recommendation that the replacement roof consist of an insulation underlayment and the Slateline Shingle. The Slateline Shingle will give the appearance of real slate while matching the shingles on the remainder of the sloped roofs and will be a much safer process of repairs in the future.

We have prepared, in conjunction with Krieger Klatt Architects, the following roof conditions report in support of the above conclusion that the existing roof is beyond compare. The following points were evident at the time of both inspections.

1. The existing slate tiles are degraded beyond a salvageable state, repairing only damaged slate would be extremely dangerous given the brittle, cracking, and thin profile of the existing slate.
2. In comparing the existing tile thickness, based on tiles that have been damaged from wear and fallen off the roof system and into the gutters, to current slate tile standards the existing tile is more than 1/6<sup>th</sup> of the thickness. This eliminates the ability to repair the damage.
3. Due to the change of use, the project requires a layer of continuous insulation underneath the roof system before the exposed ceiling deck below. The construction of the slate shingle prevents this action while the Slateline shingle accepts it within the system.
4. In the attached videos, you will be able to hear the difference between what the sample of new slate sounds like and what the existing slate sounds like. This sound test is used in testing the life and condition of slate tiles within the industry. The test results conclude that the current slate is beyond salvageable life.

In conclusion, it is our expert opinion that the existing slate roof cannot be repaired and that due to the new use of the building, and the former approval of the Slateline shingles on the other sloped roofs of the project by the Historic District Commission, that the replacement roof be of the Slateline shingles with the final color selection to be the color that matches the Slate's original color.

Regards,



Superintendent  
Esko Roofing & Sheet Metal, Inc,



# PROPOSAL

## ESKO ROOFING & SHEET METAL, INC.

14000 SIMONE

SHELBY TWP, MI. 48315

Phone: (586) 532-1950 Fax: (586) 532-1973

Proposal: #5290
Date: 01/19/2022
Sheet no.

Proposal Submitted To: Kevin Monahan

Work to be performed at:

Name: Name: The Monahan Company
Street: 21321 Kelly Road
City: Eastpointe, MI 48021
Phone: 586-774-3800 Fax: 586-774-2530

Job Name: Building
Street: 92 Forest
City: Detroit, MI 48124
E-Mail: Kevin Monahan <kevin@themonahanco.com>

**Base Bid:** Budgetary quote for the following:

Remove existing asphalt and slate shingles and replace with the following:

Asphalt shingles	\$130,000.00
Synthetic Shingles	\$250,000.00
Slate Shingles	\$340,000.00

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by:

**ESKO ROOFING & SHEET METAL, INC.**

Respectfully submitted: Steve Eskelinen

*Steve Eskelinen*

Note: This proposal may be withdrawn by us if not Accepted within 30 days.

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as Specified. Payment will be made as outlined above.

Date:

Signature

32677 Utica Road • Fraser, MI 48026 • (586) 293-6926 • FAX (586) 293-7663/ROOF



# BID PROPOSAL

JOB: 92 E. Forest - Renovation

DATE: January 25, 2022

The Monahan Co.

21321 Kelly Rd.

Eastpointe, MI 48021

We at Rubber Baby Roofing, Inc. submit the following Bid Proposal; for your review and or acceptance.

**Project:** Renovations - 92 E. Forest Ave. Detroit, MI 48201

**System:** Shingle Roofing Systems - Complete Tear-off of all old Roofing.

Includes - ice shield, underlayment, drip edge, ridge-vent, all flashings.  
clean & haul all debris. / some wood replacement.

**Options:** 1.) Asphalt Shingles ----- \$98,000.00

2.) Synthetic Slate Shingles ----- \$190,000.00

3.) Slate Shingles ----- \$300,000.00

**Extras:** Gutters & Downspouts / Aluminum Trim

**\*\*\*** Add-on Cost for Flat Roof Sections - New EPDM Rubber Roofing -- \$35,000.00.

**Total Cost of Project:** \_\_\_\_\_

**Cost Breakdown:** \_\_\_\_\_

Rubber Baby Roofing to furnish all labor, materials, insurances, supervision, expertise and installation of the system in a professional and timely manner. Timely manner contingent not only upon weather; but also the general contractor meeting all requirements for Rubber Baby Roofing to install the system correctly. Coordinating with Rubber Baby Roofing the other trades with the job so as to not want demand and expect Rubber Baby Roofing to waste it's time if areas of roof are not ready for installation. Payment to be made within the terms of the contract R. B. R. signs, but when terms are not held to by the general contractor/Owner a 1% per month charge after 60 days past due billing and draws will be imposed.

All changes to be in writing and no work will ever start until both parties have authorized signatures and both parties are in possession of the change order and acceptance, by all concerned.

Rubber Baby Roofing, Inc., respectfully submits the above proposal if any of the options or extras are desired they should be included as part of the original contract. Though they may be requested at a later time.

Please call or FAX our office at the numbers above.

**Acceptance:**

Rubber Baby Roofing, Inc.

Date: \_\_\_\_\_

Contractor/Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Letter from the Owner

City Of Detroit Historic District Commission  
2 Woodward Ave #808, Detroit, MI 48226

February 1, 2022

Re: 92 Forest

To Whom It May Concern:

Good day. I have been advised by two reputable roofing contractors as well as my General Contractor, that 100% of the roof at 92 Forest is beyond salvaging or repair.

Please feel free to reach out to me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Check', written in a cursive style.

Neal Check

RainCheck Forest LLC (DBA 92 Forest)

28715 Greenfield Rd

Southfield, MI 48076

248-866-7900



## East Slate Roof

View of missing, cracked and delaminated slate tiles, slate that has fasteners corroding through.



## East Slate Roof

View of missing, cracked and delaminated slate tiles, slate that has fasteners corroding through.





## East Slate Roof

Close-up View of damage showing thinness of existing slate system, new slate will not fit in overall.



## East Slate Roof

Panoramic View of the East Roof. West Side has additional damage. Refer to Roof Plan for locations.





## PRODUCT INFORMATION SHEET

### Slateline® Shingles

The Look of Slate...At A Fraction Of The Cost



## PRODUCT INFORMATION

*"Slateline's bold shadow lines and tapered cut-outs create the appearance of depth and dimension."*

### Slateline® Value Collection Lifetime Designer Shingles Offer You These Great Benefits:

- **Affordable Luxury** . . . Slateline® Shingles are only a fraction of the cost of traditional slate or wood shakes
- **Sophisticated Design** . . . Artisan-crafted shapes combined with oversized tabs and a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom Color Palette** . . . Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **High Performance** . . . Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit [gaf.com/aps](http://gaf.com/aps) to learn more)
- **StainGuard® Protection** . . . Helps ensure the beauty of your roof against unsightly blue-green algae<sup>1</sup>
- **Highest Fire Rating** . . . Class A fire rating from Underwriters Laboratories
- **Stays In Place** . . . Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h)!<sup>2</sup>
- **The Ultimate Peace Of Mind** . . . Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years<sup>3</sup>
- **Perfect Finishing Touch** . . . For the best look, use Timbertex® Premium Ridge Cap Shingles with StainGuard® protection<sup>4</sup>

<sup>1</sup>See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

<sup>2</sup>This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

<sup>3</sup>See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

<sup>4</sup>These products are not available in all areas. See [www.gaf.com/ridgecapavailability](http://www.gaf.com/ridgecapavailability) for details.

## COLORS/AVAILABILITY

- COLORS: Antique Slate, Emerald Green, English Gray, Royal Slate, and Weathered Slate
- REGIONAL AVAILABILITY: Northeast, Southeast, Southwest, and Central Areas



Proposed Roof Shingle (Or Equal)



# EXHIBIT A—DRAWING SET

92 E. FOREST  
DETROIT, MI 48201

Refer to the following drawing set for additional information.

## General Drawing Set

- Cover Sheet G.001
- Existing Photos G.002

## Architectural Drawing Set

- First Floor Plan A.100
- Second Floor Plan A.101
- Roof Plan A.102
- Exterior Elevations A.200
- Exterior Elevations A.201
- Exterior Renderings A.300























**Client:**

RainCheck Forest, LLC.  
28715 Greenfield Rd.  
Southfield, MI 48076

**Project:**

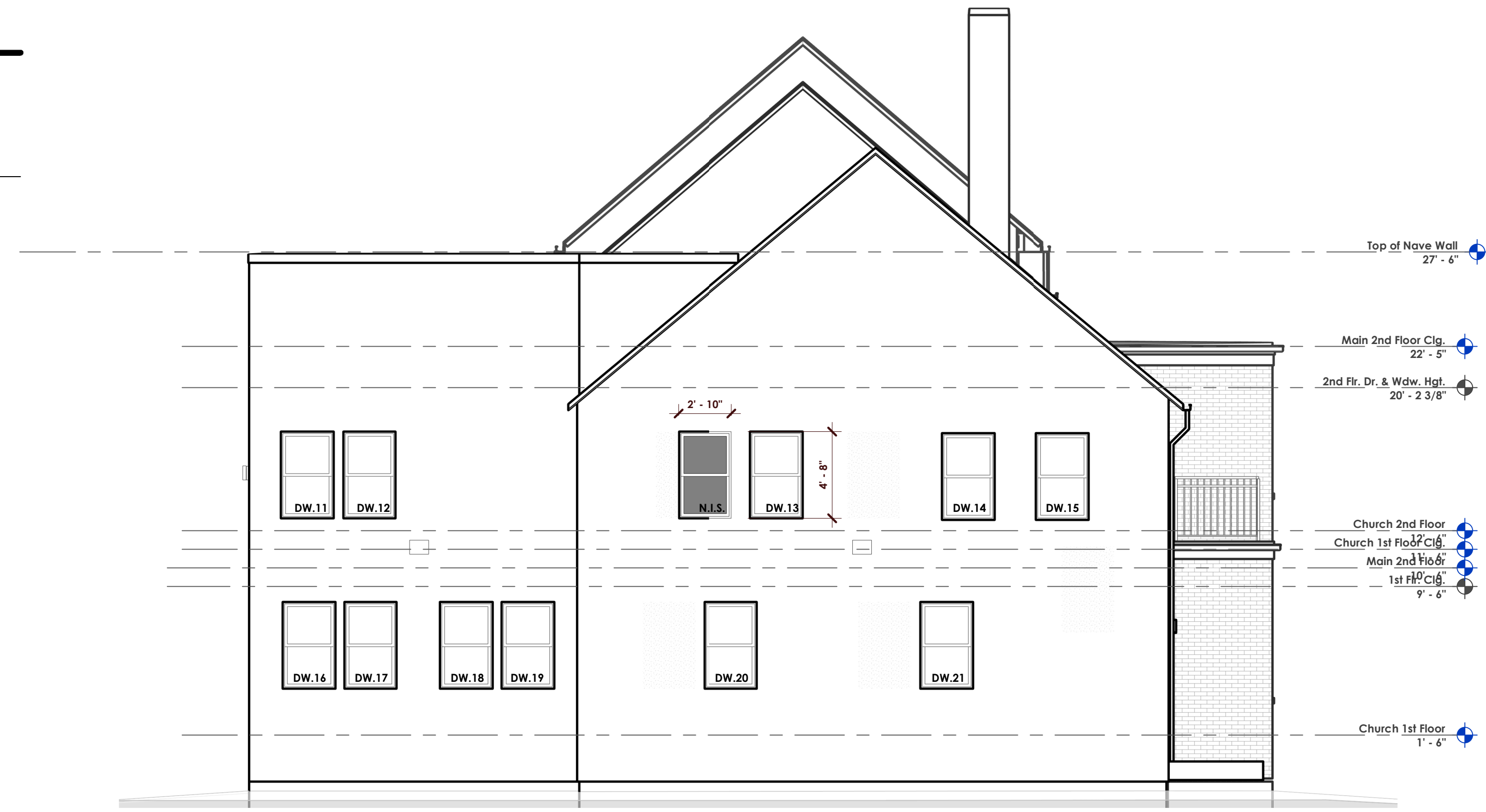
Exterior & Interior Renovation  
92 E. Forest Avenue  
Detroit, MI 48201

**Issued:**

02.14.2022	HDC Submittal
03.11.2022	HDC Revisions
05.16.2022	HDC Submittal

WINDOW TYPES:

1.	SW.x	SANCTUARY WINDOW #x
2.	DW.x	DOUBLE HUNG WINDOW #x
3.	NW.x	NAVE WINDOW #x
4.	FW.x	FIXED WINDOW #x

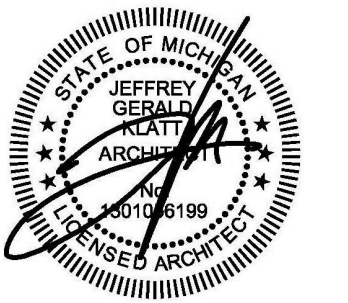


**3 Proposed Rear (South) Elevation**  
3/16" = 1'-0"  
A.104



**4 Proposed Right (West) Side Elevation**  
3/16" = 1'-0"  
A.104

**Seal:**



**Note:**

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

**North Arrow:**

**Sheet Title:**

Exterior Elevations

**Project Number:**

21-072

**Sheet Number:**

**A.201**