



WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

www.washtenaw.org/preservation

MEETING AGENDA

DATE: Thursday, December 2, 2021
TIME: 5:30 pm – 7:00pm
PLACE: Zoom: <https://washtenawcounty.zoom.us/j/82016380233>

To contact the Historic District Commission via email, please visit <https://www.washtenaw.org/1943/Historic-District-Commission> and click on the hyperlink name of the commission you wish to contact. There is also an option to contact the whole commission with one email.

Call to Order– Chair

Roll Call – Secretary

Board member Roll Call must include declaration of City/Township/Village, County and State from which they are attending. (i.e. *PRESENT and attending remotely, from City of Ypsilanti, Washtenaw County, Michigan*)

Approval of the Agenda of the Current Meeting – Chair

4071 Thornoaks Drive COA Application

- Staff Presentation
- Citizen Participation and Commissioner follow-up

Adjournment

Next Meeting: Thursday, January 6, 2021 – Washtenaw County Learning Resource Center

Attachment:

4071 Thornoaks COA Application

COA Application Review Packet

Historic District

Thornoaks

Address of Property

4071 Thornoaks Drive



Front facade



Rear elevation, note fire-damaged roof

What are the character defining features?

A large, two story, flat-roofed, square residence with an attached 2.5 car garage. The front elevation faces east. The rear elevation faces west with views of the Huron River and South Pond.

The foundation is cinderblock masonry units. The exterior is a mix of diagonal and horizontal wood siding. The front elevation has a thirty-two-panel front door. The right of the front door is large, plate glass windows that extend nearly to the roofline.

There are fixed slider windows on the second level of the south elevation. The rear (west) elevation overlooks the Huron River and South Pond. There are fixed plate glass windows on the first and second levels. Double-sliding glass doors on both levels allow access to a deck and upper level wooden deck. The north elevation has no windows. It also contains an incongruous section of uncoursed, multicolored fieldstone.

What is the current integrity? There are some exterior renovations from the 1980s. A recent fire destroyed the roof.

Summary of proposed work

In July 2021, a fire began when heat intake in a scupper drain ignited the roof. The roof and framing must be replaced. The old roof was a flat rubber roof with an AC unit on top. All old materials and the unit will be scrapped. The roof will be replaced with EPDM Versico 60mil rubber roofing fully adhered to ¼" tapered ISO board roof insulation (Figure 1,2). The insulation board will be mechanically fastened to the decking after the damaged plywood is replaced. The system will be a "hot roof," with closed cell foam covered in EPDM rubber (Figure 3). Maximum rise is 6" at the center of the low-pitch roof (Figure 1). The low pitch will not be visible from the street.

Diversified Roofing will install new perimeter metal and flash to the rubber. The L-metal edging will be 3" with a drip-edge kick and fit into the proposed gutter (Figure 4). The edging will be the Natural Clay color from National Metal Sales to match the house color (Figure 5).

Since the fire began in the scupper drain system, the property owners propose to install a gutter system instead. See Figure 4 for a drawing of the gutter system as it will fit with the drip-edge. Diversified Roofing will flash and counter flash the abandoned scupper drains (Figure 6: scupper drain system).

The gutters will be installed by a different company after the roof is finished. Square box gutters will be used to compliment the fascia shape and will match the color of the fascia and the metal edging (Figure 7). Specific colors and will be chosen with the contractor who will install the gutters.

Attachments:

Figure 1: Drawing of proposed roof replacement

Figure 2: ¼" tapered ISO board roof insulation diagram

Figure 3: "Hot Roof" system

Figure 4: Edging diagram, and drip edge and gutter diagram

Figure 5: 336-Natural Clay color for metal edging

Figure 6: Current scupper drain system

Figure 7: Box gutters

Figure 8: Scope from Diversified Roofing

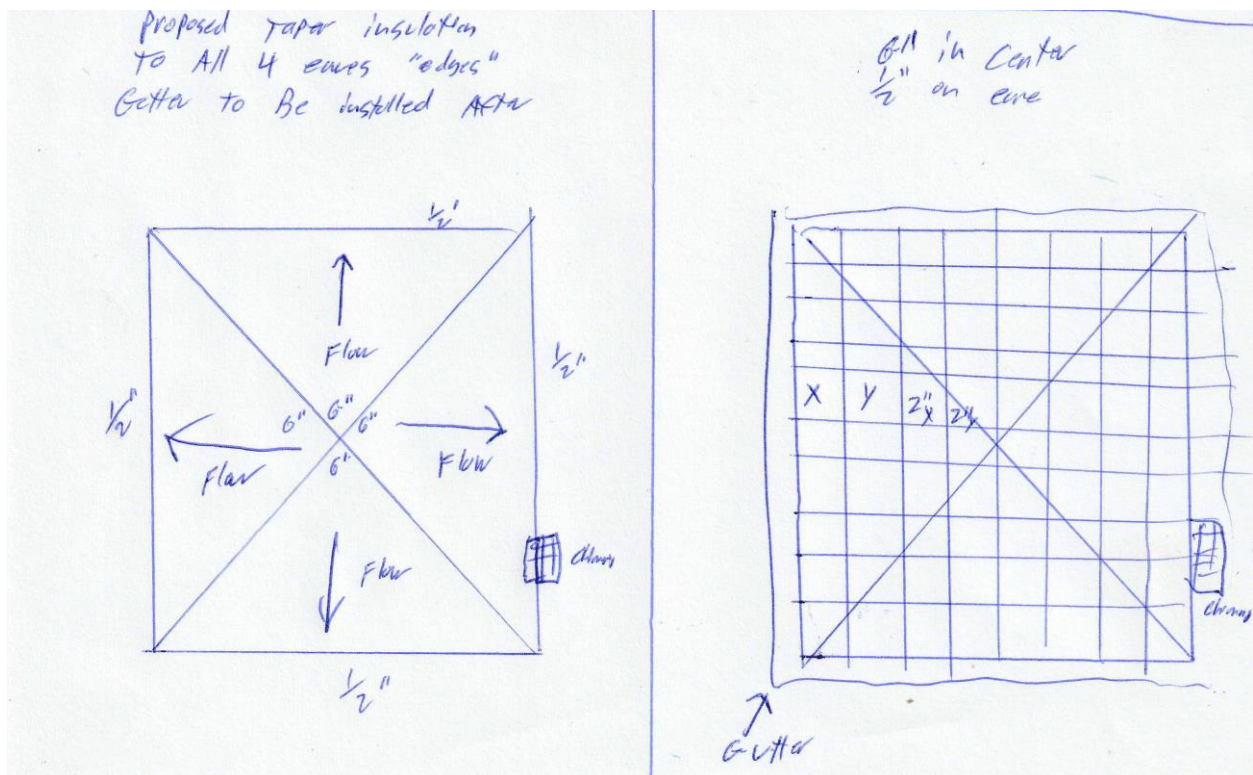


Figure 1: Drawing of proposed roof replacement

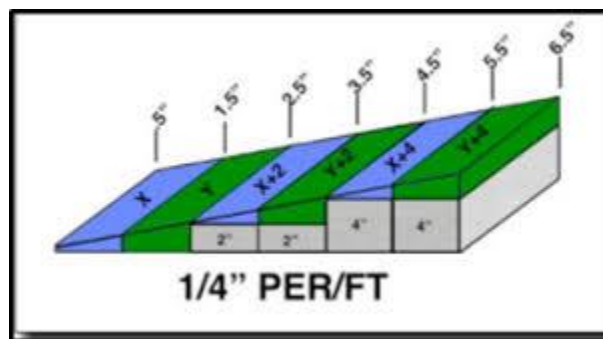


Figure 2: 1/4" tapered ISO board roof insulation diagram

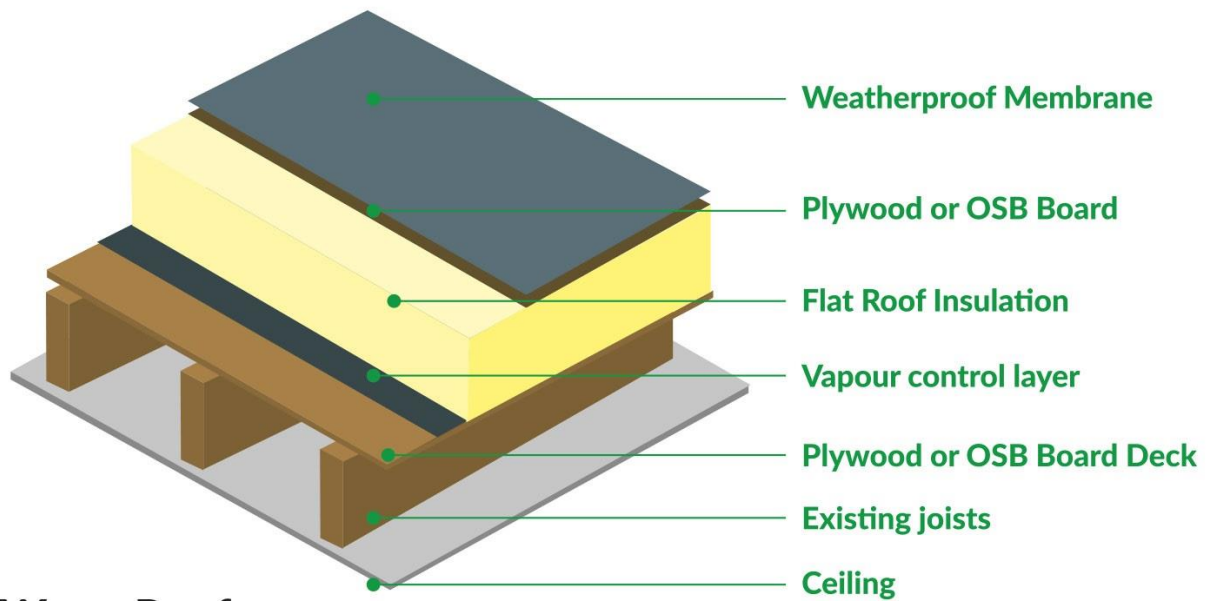


Figure 3: "Hot Roof" system

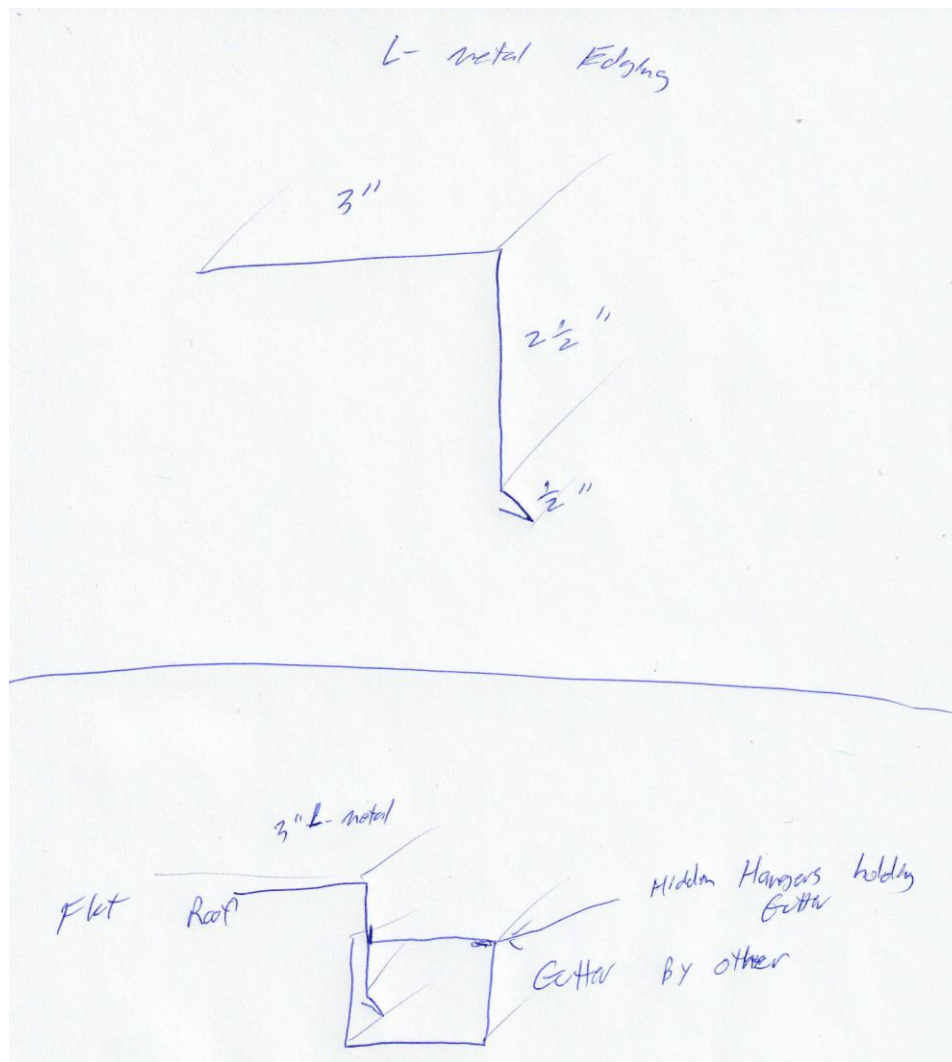


Figure 4: Edging diagram, and drip edge and gutter diagram

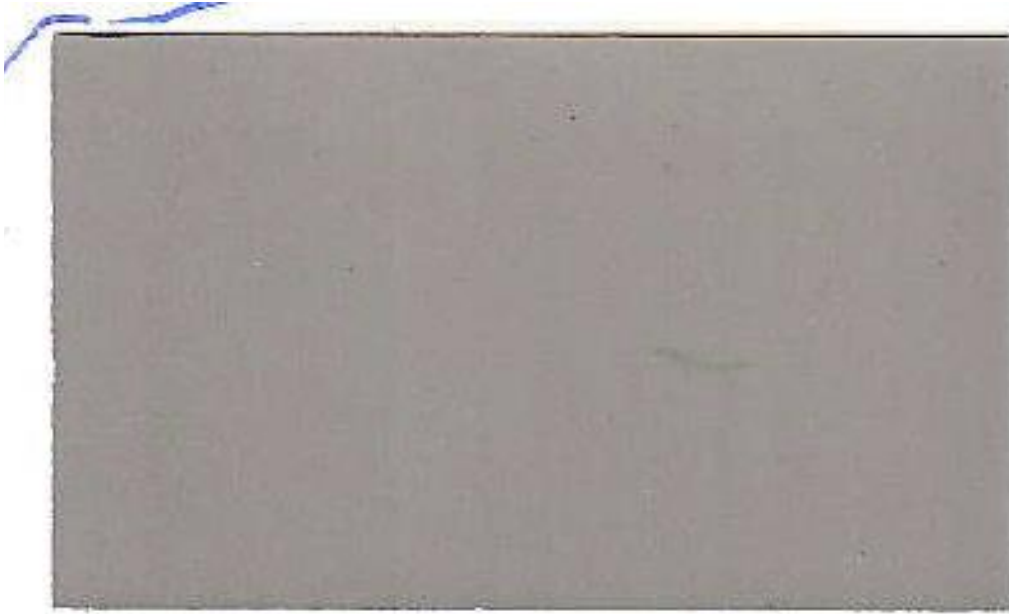


Figure 5: 336-Natural Clay color for metal edging

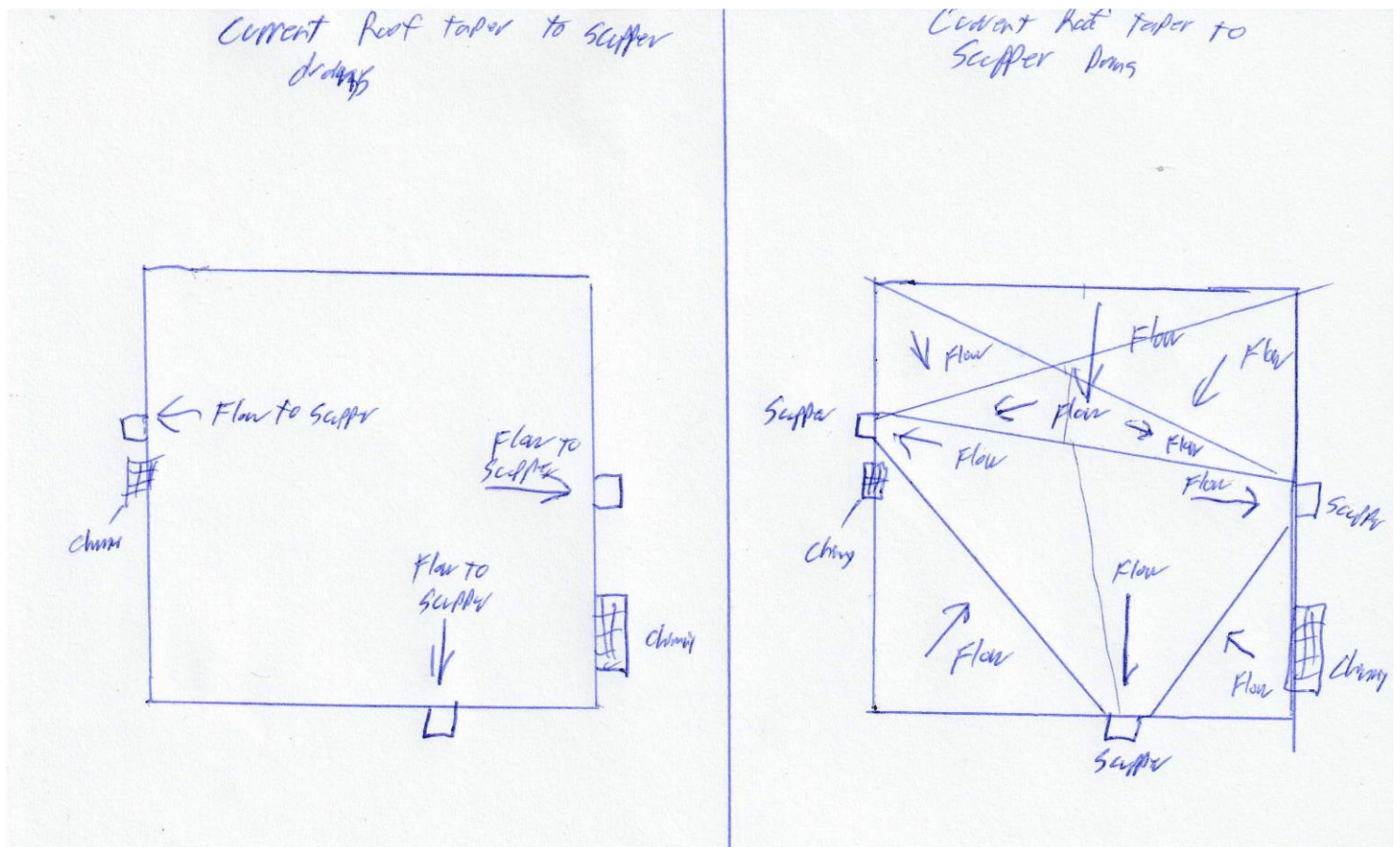
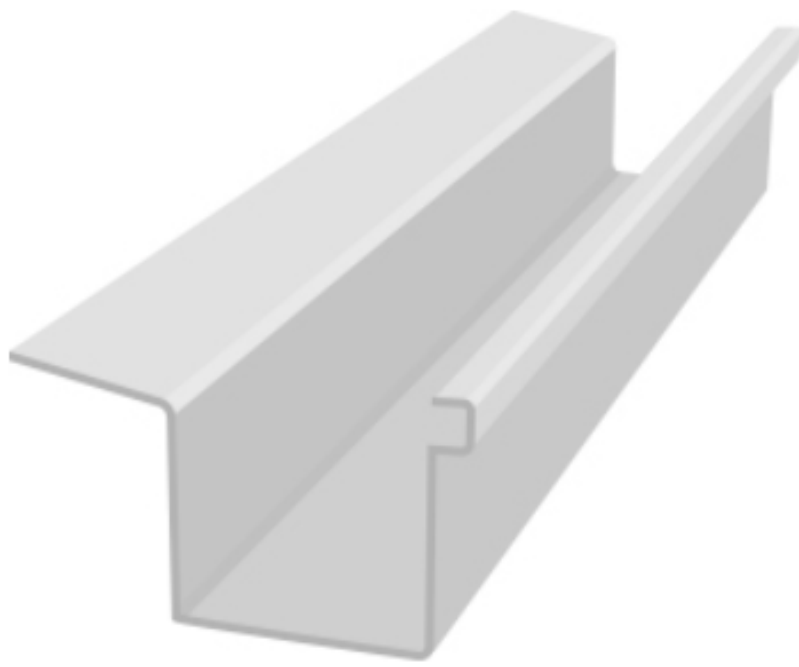


Figure 6: Current scupper drain system



Box Gutters, also simply called “square” gutters, have deep, wide troughs and lack the contours that

give K-style gutters their decorative appearance.

Figure 7: Box gutters



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www.diversifiedroofingllc.com

11/16/2021

Proposal Submitted To:

**Mohammed & Sarah Alrawi
4071 Thorne Oaks Dr.
Ann Arbor, MI 48104
734-645-8424
313-407-6701**

Work To Be Performed At:

**4071 Thorne Oaks Dr.
Ann Arbor, MI 48104**

Start Date: Schedule upon acceptance

Description of work to be performed: Tear off & replace flat roof on house with new EPDM Versico 60mil rubber roofing.

- **Install landscape and perimeter protection equipment**
- **Tear off all existing roofing materials**
- **Replace any water damaged Plywood decking at \$5/ft.**
- **Install ¼" tapered ISO board roof insulation**
- **Mechanically fasten insulation board to decking**
- **Install .060 mil. EPDM rubber and fully adhere to insulation**
- **Install new perimeter metal and flash to rubber**
- **Demo unused AC curb & stacks and flash any others**
- **Flash & Counter flash scupper drains**
- **Flash rubber roofing to flash and curbs**
- **Clean up & remove all debris**