

**Washtenaw County Historic District Commission
Meeting Minutes**

DATE:	Thursday, December 2, 2021
TIME:	5:30 pm-7:00 p.m.
PLACE:	Virtual Zoom Meeting

Call to Order

Chair Ralph called the Washtenaw County Historic District Commission special meeting to order at 5:39 PM.

Roll Call

- **Commissioners present:** Katie Remensnyder attending from Ypsilanti Township, Washtenaw County, MI; Alice Ralph attending from Ann Arbor, Washtenaw County, MI; Alec Jerome attending from Scio Township, Washtenaw County, MI; Olivia Davidson attending from Ypsilanti Township, Washtenaw County, MI; Blake Swihart attending from Ann Arbor, Washtenaw County, MI; Aprille McKay attending from Ann Arbor, Washtenaw County, MI
- **Commissioners absent:** Peter Kelley, James Mann, Patti Smith
- **Staff:** Melinda Schmidt, Nathan Voght

Approval of the Agenda of the Current Meeting:

Chair Ralph motioned to approve the agenda of December 2, 2021 Historic District Commission meeting. Vice Chair Jerome seconded the motion. The agenda was unanimously approved.

Business and Reports: 4071 Thornoaks Drive COA Application

Staff reviewed the application packet for a new roof and gutters at 4071 Thornoaks Drive; the applicants are replacing the flat roof after a fire destroyed it in July. They want to change the drainage system from scuppers to gutters after the fire started due to a heat intake in a scupper. The roof will be replaced with EPDM Versico 60mil rubber roofing fully adhered to ¼" tapered ISO board roof insulation. 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. Maximum rise is 6" at the center of the low-pitch roof. 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 dripedge kick and fit into the proposed gutter. The edging will be the Natural Clay color from National Metal Sales to match the house color. Diversified Roofing will flash and counter flash the abandoned scupper drains. 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. Specific colors and will be chosen with the contractor who will install the gutters.

Commissioner Jerome asked what the size the gutters will be, others were interested as well. Staff responded that size hasn't been chosen yet since the applicants are waiting to hire a gutter company until the roof replacement is approved and underway. Commissioners discussed the change from scuppers to gutters, and what shape and size gutters might be appropriate for the house.

Commissioner Ralph suggested the commission consider approving the application as presented with the condition that the gutters of choice be submitted to make sure the choice is compatible with the house. Commissioner Davidson clarified that the commission approve the roof now so work can begin, with the condition that the commission approves the gutters later. Commissioner Jerome agreed, citing Standard #9, and suggested administrative approval for the size and color of the box gutters to ensure they are compatible with the size and scale of the home. Commissioners agreed the box gutters should be bigger than the standard 5 inches. Commissioners agreed the gutters could be approved through administrative approval instead of an application to the HDC.

Secretary of the Interior's Standards for Rehabilitation #9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Commissioner McKay moved to approve the Certificate of Appropriateness application for a roof replacement at 4071 Thornoaks Drive, as submitted with pictures, which includes EPDM Versico 60mil rubber roofing fully adhered to ¼" tapered ISO board roof insulation; 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, and maximum rise will be 6" at the center of the low-pitch roof. New perimeter metal will be installed and flashed to the rubber; and 3-inch L-metal edging and drip edge will be installed in the Natural Clay color. Square box gutters will be installed in a compatible color with the drip edge and fascia, and the abandoned scupper drains will be flashed and counter flashed. This work is approved based on the Secretary of the Interior's Standards for Rehabilitation #9, with the condition that the box gutters are submitted to staff for administrative approval based on size and color compatible with the massing, size, scale, and architectural features of the home.

Commissioner Jerome seconded the motion.

Commissioner Ralph opened the floor to discussion. With none, a roll call vote was taken to approve the motion. Results are as follows:

Commissioner Davidson: Yes

Commissioner Jerome: Yes

Commissioner McKay: Yes

Commissioner Ralph: Yes

Commissioner Remensnyder: Yes

Commissioner Swihart: Yes

The motion passed unanimously.

Adjournment: Chair Ralph motioned to adjourn the meeting at 6:25 pm. Commissioner Davidson seconded the motion. The motion was passed unanimously.

The next HDC meeting is scheduled for January 2, 2022 at 5:30 p.m. at the Washtenaw County Learning Resource Center
