



WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

www.washtenaw.org/preservation

SPECIAL MEETING AGENDA

DATE: Thursday, February 10, 2022

TIME: 5:30 pm – 7:00pm

PLACE: Superior Room, Learning Resource Center, 4135 Washtenaw Ave, Ann Arbor, MI 48108

Call to Order– Chair

Roll Call – Secretary

Swearing in of Commissioners—Alice Ralph, James Mann, Peter Kelley, Kim Clarke

Approval of the Agenda of the Current Meeting – Chair

Application Review: 4071 Thornoaks Drive

- Staff Presentation
- Citizen Participation and Commissioner follow-up

Adjournment

Next Meeting: Thursday, March 5, 2022- Washtenaw County Learning Resource Center, Superior Room

Attachments:

4071 Thornoaks Drive Application for Work

COA Application Review Packet

Historic District Thornoaks

Address of Property 4071 Thornoaks Drive



Front facade

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 vertical wood siding, with some smooth portions on the elevations. The front facade 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

Summary of Proposed Work

Background: In July 2021, a fire began when heat intake in a scupper drain ignited the roof. The north elevation wall was damaged, and the wall and siding must be replaced. Removal of the siding and repair of the north elevation wall has already begun in order to keep weather from getting into the house through exposure caused by the fire. The entire interior of the house was gutted after the fire.

Application: This application is for the repair of the remaining three exterior walls and replacement of siding on the entire house. The north wall, bearing the brunt of the damage, needs new siding. Interior demolition revealed that every elevation wall has pockets of deterioration, rot, and animal infestation, including a bird nest and a beehive. The rot in the walls necessitates replacement of the siding attached to the rotting portions of each exterior wall.

Wall repair: The application includes removing the siding, Celotex, and bad studs on all elevations; installing new plywood, and coving the exterior walls with Tyvek. See interior photos.

Siding replacement: The **current siding** is a mix of vertical, diagonal, and flat wood siding painted tan. The vertical and diagonal siding is 4 inches wide. The front facade features all three types of siding, the rear elevation has vertical siding, the north elevation had diagonal siding, and the south elevation had diagonal and vertical siding. The garage has all three types of siding. See exterior photos.

The **proposed replacement siding** is 4-inch wide Hardie Cedar-Mill Panel Vertical siding in the Monterey Taupe color. This siding is fiber cement and resembles cedar. The color closely resembles the current siding color. The applicant plans to install a vertical pattern on the entire house. The property owner chose vertical siding after the builder asserted the pattern is better for reducing water exposure.

Hardie Panel Vertical Siding siding would protect the house from moisture and repeated animal infestation. The property owners would like to prevent animals from burrowing in the siding and the rot uncovered during interior demolition. As the property owner researched siding materials and talked various contractors, they determined Hardie Panel Vertical Siding would be the best material on the market to avoid those types of damages in the future and withstand moisture, rotting, and pests. Hardy Board is used on the neighboring house (constructed in 2015).

The applicant will bring samples of the Hardie Panel Vertical Siding to the Historic District Commission meeting.

Attachments:

Exterior photos

Interior photos of the damaged walls

Hardy Board siding

Front (east) facade, 4071 Thornoaks Drive





South end of front (east) facade, close ups



North end of front (east) facade



North end of front (east) facade, close ups



Rear (west) elevation



North end of rear (west) elevation



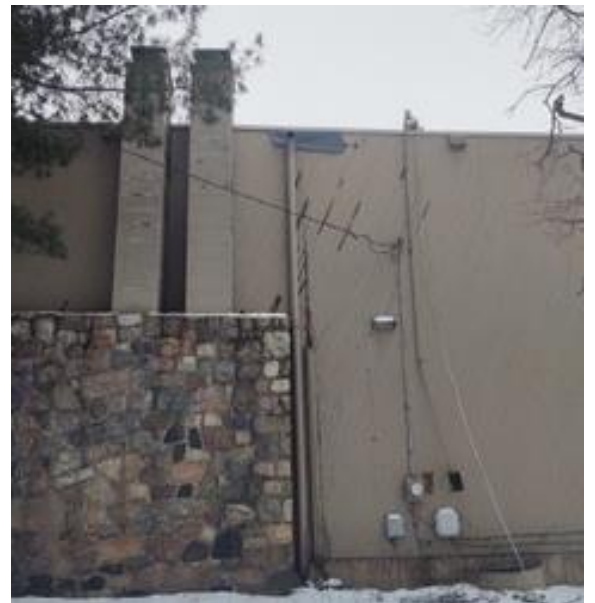
South end of rear (west) elevation



South elevation



North elevation



Masonry detail on north elevation



Garage front elevation



Garage side (south) elevation



Garage rear elevation



Interior walls



Beehive found in wall



SIDING COLORS

Khaki Brown



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Colors shown may vary due to screen resolution. Please see actual product sample for true color.

Hardie Cedar-Mill Panel Vertical siding in Khaki Brown