

DATE: Thursday, January 5, 2023

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

Approval of the Agenda of the Current Meeting – Chair

Approval of the Minutes of Previous Meeting: November 3, 2022– Chair

Citizen Participation and Commissioner follow-up – Chair

Application Reviews

- 4101 Thornoaks Drive

2023 HDC elections for Chair, Vice Chair, and Secretary - Chair

Business and Staff Reports

- **Staff report:**
 - o Local Historic District Updates
 - o Thornoaks
 - o Wild-Frey Farm
 - o 2022 Report draft
 - o 2023 HDC Goals
 - o Certified Local Government Program
 - o Washtenaw County updates

Treasurer Report

Items for Discussion

- o Commissioner Updates

Adjournment

Next Meeting: March 2, 2023, Washtenaw County Eastern Government Center, Second Floor Main Stage Conference Room, 415 W. Michigan Avenue, Ypsilanti

Attachments:

Staff Report

Minutes of the November 3 meeting

4101 Thornoaks Drive application packet

2022 Local Historic Districts Report draft

2023 Calendar

Washtenaw County Historic District Commission Staff Report

January 5, 2023

Local Historic Districts

- **Wild-Frey Farm:** The Wild-Frey Farm Study Committee is almost finished with the Survey Report. The Survey Report will be presented to the HDC this spring. Next steps include a preliminary Study Committee Report and public hearing.
- **Thorn Oaks:** The property owners at 4071 submitted an appeal of the September 23, 2022 Historic Preservation Review Board decision upholding the February 2022 HDC decision regarding replacement siding. The appeal hearing will be held in circuit court.
- **2022 Local Historic District Report draft:** The 2022 Local Historic District Audit draft is attached for your review and feedback.

Historic District Commission 2023 Goals

- Establishing Goals: adopting yearly goals is a requirement of CLG communities
- Suggested 2023 Goals:
 1. Continue and update oversight of LHDs in Washtenaw County
 - better communication with local historic districts*
 - tax credit support*
 - general organization of files*
 2. Promote survey and designation of historic sites
 - support Milan*
 - Wilde-Frey Farm Study Committee*
 - support Northfield Township*
 3. Promote heritage tourism and placemaking
 - *continue HistWeb editing*
 - *support local historic sites and organizations*
 - support bicentennial celebrations*

Certified Local Government Program

- The Washtenaw County Board of Commissioners adopted the CLG application for a Multiple Property Documentation Form and individual National Register nominations for Northfield Township at their December 3 meeting. The application is due to SHPO February 1st. Staff is working with Northfield Township Historical Society to complete the application.

Washtenaw County government updates

- The Superior Room, along with all other large conference rooms at the LRC, is not available for the March and May HDC meetings. These meetings will be held at 415 W. Michigan Avenue, in a large conference room on the second floor. The HDC held meetings in this conference room in 2019 and prior years. There is a small parking lot outside the building, and an overflow lot a block west along Michigan Avenue, next to the fire station.

Commissioner Project Ideas and Updates:

Please come prepared with any project ideas you would like to share with the Commission.

Respectfully submitted,

Melinda Schmidt

Historic Preservation Specialist, Office of Community & Economic Development
schmidt@washtenaw.org

**Washtenaw County Historic District Commission
Meeting Minutes**

DATE:	Thursday, November 3, 2022
TIME:	5:30 pm-7:00pm
PLACE	Learning Resource Center Washtenaw County 4135 Washtenaw Ave, Ann Arbor, MI 48108

Call to Order

- Chair Ralph called the Washtenaw County Historic District Commission meeting to order at 5:37 PM
- Staff conducted roll call:
 - o **Commissioners present:** Kim Clarke, Olivia Davidson, Alice Ralph, Aprille McKay, Alec Jerome, James Mann
 - o **Commissioners absent with notice:** Katie Remensnyder, Peter Kelley
 - o **Staff present:** Melinda Schmidt

Approval of the Agenda of the Current Meeting:

Chair Ralph moved the approval the agenda for the November 3, 2022 Historic District Commission meeting. With no changes, agenda was unanimously approved.

Approval of the Minutes of Previous Meetings: September 1, 2022:

Chair Ralph moved the approval of the September 1, 2022 meeting minutes. With no changes, the motion passed unanimously.

Citizen Participation: Staff introduced Lee Pearson, who was in attendance regarding the COA application for 4118 Thornoaks. He reviewed the proposed secondary chimney stack demolition application. Staff asked that Mr. Pearson's public comment be incorporated into the 4118 COA application review. Chair Ralph agreed.

Application Reviews:

4118 Thornoaks Drive: Staff introduced the application. Residents of 4118 Thornoaks Drive have applied to remove a secondary chimney stack from the house. Staff went through the application packet as attached to the November 3, 2022 packet. The application proposed to remove the section above the roof, capping it off and covering the area with plywood and shingles to match the existing roof. The section below the eaves would remain intact. The chimney currently vents a water heater, which would be replaced with an on-demand water heater vented out the side of the house. The new vent would be round PVC vent pipe coming out of the bricks about 2-3 feet above the ground from the remaining chimney, painted brown so it blends into the background.

Chair Ralph then asked Mr. Pearson to speak about the application. Mr. Pearson told the commission that the house has two different hot water heaters, both venting out of chimneys. The large, stone chimney vents the other hot water heater. The chimney in question was added after the house was built in order to vent the second hot water heater. He proposes to install an on-demand hot water heater and vent out of the chimney on the east elevation, instead of repairing the stack. Since the basement is low, it needs to protrude through the chimney, as there is no room lower on the wall.

Commissioner Jerome asked what would happen to the old stack. Mr. Pearson replied it would be capped off and closed, so nothing would vent out of the roof at that point. Commissioner briefly discussed the application.

Commissioner Jerome made the following motion:

A motion to approve the Certificate of Appropriateness application for removal of the chimney stack above the roofline on the east elevation of 4118 Thornoaks Drive, covering the area with plywood and shingles to match the existing roof, and installation of a PVC pipe vent out of the east elevation wall, as submitted with pictures; based on the Secretary of the Interior's Standards for Rehabilitation 9.

Commissioner McKay seconded the motion.

With no further discussion, Chair Ralph moved to a vote. The motion as proposed was unanimously approved.

Business and Staff Reports:

Local Historic Districts: The State Historic Preservation Review Board upheld the HDC's February 10, 2022 decision regarding replacement siding at 4071 Thornoaks.

Wild-Frey Farm: The study committee met at the farm mid-September, and the survey report draft is underway. The committee will meet again to review the draft once it is completed. The completed survey report will be presented to the HDC at a meeting in early 2023.

Certified Local Government Program: Staff introduced the CLG grant application for 2023 in draft with Northfield Township Historical Society to complete a Multiple Property Documentation Form and up to four National Register Nominations for the Township. The application requires a resolution of support from the HDC before the Board of Commissioners is asked to approve the application in early December. Staff asked the chair to consider the draft resolution attached to the meeting packet. Commissioner Clarke motioned to adopt the Resolution of Support. Commissioner Davidson seconded the motion. After review, and with no discussion, Chair Ralph moved to a vote. The Resolution of Support was unanimously approved.

Washtenaw County Updates

Bell Road Bridge: Staff updated the commission on the status of the Bell Road Bridge, which the commission has advocated for in the past. The Washtenaw County Road Commission will transfer the Bell Road Bridge to Washtenaw County Parks and Recreation to install as part of the Border-to-Border Trail over Mill Creek in the Dexter Area. The bridge will be rehabilitated under the supervision of Washtenaw County Parks and Recreation. The rehabilitation and installation will be supervised by Ms. Macyda, a Parks and Recreation planner with preservation experience.

2023 Calendar: Staff presented a draft calendar for 2023, attached to the meeting packet. Commissioner Mann moved to adopt the calendar as proposed. After a little discussion, the commissioners decided to keep the meetings every month from May through November; every other meeting will be cancelled if there are no COA applications to consider. Chair Ralph moved the item to a vote, the 2023 Calendar was unanimously adopted as presented.

Adjournment: Since there was no further discussion, Chair Ralph adjourned the meeting at 6:15

The next HDC meeting is scheduled for <i>Thursday, January 5, 2023- Washtenaw County Learning Resource Center, Superior Room, 4135 Washtenaw Ave, Ann Arbor, MI 48108</i>

COA Application Review Packet

Historic District Thornoaks Neighborhood

Address of Property 4101 Thornoaks Drive



What are the character defining features?

4101 Thornoaks Drive was designed by James Livingston and constructed in 1958. The house is designed to take in the pond views and Huron River valley. This low, wide front gable home has exposed roof rafters that run from front to back. The home utilizes a mix of exterior materials – light-colored brick and deep brown horizontal and vertical wood siding. The front elevation faces east.

Built into a hill, the home's rear facade has an accessible lower level. The brick continues across the lower level of the rear facade. There is a set of windows on the left side of the lower level. The rear façade also has a large deck on left side, directly off the main level living area. (The current deck is not original. A c1962 photograph shows a more modest deck. In addition, the left side of the lower level was not encased in brick, as it is today. Instead, the lower level on this side was primarily windows.) The deck spans approximately half the rear elevation. The left rear elevation contains floor-to-gable windows. The right side of the rear elevation has modest ribbon windows, above which sit additional under-the-gable windows.

What is the current integrity? The house is in good condition. In 2019, the soffit on the southwest and northeast eave edges was cut back due to rot, shortening the overhang on the side elevations of the house. This changed the profile of the house, but the HDC decided the change was necessary for the preservation of the roof and the house. The current deck is not original to the house.

Summary of proposed work: This project proposes the construction of a 120 square foot addition off the north side elevation of the house. The addition is a small, roughly 8'x14' sitting room that uses the footprint of an existing deck space and flat roof shed on the north side of the house. The space is designed to be flexible, open, and light filled. The intent is to capture the character of the original house by adding floor-to-ceiling glass on two sides of the space (north and west elevations) while also extending the low roof line out over the new addition. The street-facing east elevation will be clad in clapboard similar to the existing shed. The addition is set back from the existing front and rear elevations to delineate the addition as separate and secondary to the existing primary structure.

The shed roof will continue the low slope of the current roof, and the entire structure will be set back from the current footprint to denote a separate, new structure. The windows on the north-facing elevation will be wood Pinnacle Casement and Awning windows; the sliding door on the east-facing elevation will be aluminum Pinnacle Sliding Patio Doors. The window trim will be painted to match the windows on the rear elevation; an orange-brown color. The clapboard siding on the east elevation will match the dark brown siding on the rest of the house. The fascia and drip edge will also be painted to match the existing, a dark brown/black color.

The homeowners are looking to add additional space that would serve as a buffer between the kitchen and west facing deck space. This addition would also serve as a sitting room and morning room. The addition replaces a portion of deck and a small storage shed which had both fallen into disrepair. Please see page 6 of the attached plans for basic renderings of the addition.

Attachments:

Aerial of 4101 Thornoaks

Photos of 4101 Thornoaks and proposed location for addition

Specifications for windows and sliding door

Plans for the addition, including basic renderings on page 6



4101 Thornoaks Drive aerial, with proposed addition location circled



4101 Thornoaks Drive rear (west) elevation



View of proposed location for the addition along north elevation, from the rear deck



View of proposed project location on the north elevation from the north yard. The shed is visible along the left corner of the picture.



View of proposed location of addition, from the front facade. The current shed will be replaced with the addition; the new siding will reflect the style and color of the siding in this picture, and the new roof will be a shed roof continuing the slope of the current roof, instead of the flat roof currently on the shed.



Rear elevation adjacent to the proposed location of the addition



Rear elevation, view of window wall. The new window trim will match this color.



Pinnacle Casement & Awning

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 where the trim and exterior sash are cellular PVC
- Glass is replaceable in case of damage
- 2" thick sash adds beauty and increases insulating value
- Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- Single lever, sequential, multi-point lock for sleek look and easy operation



- Adjustable concealed hinge system ensures smooth operation



- 1-1/4" jamb creates unmatched strength and stability
- Silicone-injected frame corners create a stronger and more attractive joint

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; 2" bull nose sill nose, casement subsill or 2" casement subsill
- All prime window trims, subsills and sill nose are cellular PVC

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius casements)
- 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" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail
- 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 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

Encore folding nesting crank and cover by Truth® 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 and click on "Professional Information" in the menu bar





Pinnacle Sliding Patio Door

Features and Benefits

- Wood parting stops and absence of screws provide a warm, clean look
- Integral nail fin on clad doors
- Heavy-duty interlock improves air and structural performance
- Standard two-point lock for added security
- One-piece, fiberglass pultruded sill minimizes cold conduction
- Aluminum jamb covers at the head and strike jambs hide exposed screws and provide a smoother, more attractive surface
- Doors slide on two tandem, heavy-duty, end-adjustable, ball bearing rollers for years of smooth, trouble-free operation
- Improved breakaway force of panel (10 lbs) and operating force (6 lbs) provide effortless operation
- Taller sill provides excellent water performance and design pressure ratings
- Foam-backed glazing bead prevents paint and stain from bleeding
- All styles constructed of an LVL core for a stronger, straighter, more durable door
- Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance
- Panels available in traditional French or contemporary narrow stile

Sizes

- Five standard heights: 6'8", 6'10", 8'0", 9'0" and 10'0" (9'0" and 10'0" doors available in clad French slider only)
- Custom sizes available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed doors 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
- All prime door trims are cellular PVC

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (*NOT available on radius doors*)
- 7/8" and 1-1/4" Stick Grille (*Radius swing doors only*)
- 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
- 3-3/8" Simulated Mid Rail
- 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 doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional cellular PVC trim options

Weatherstripping

- Flexible, weatherable PVC and foam seal at the head and jambs with a pile fin-seal weatherstripping at the interlocks; pile weatherstripping also used at the bottom of the operating panel and at the ends of the interlock

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

- Contemporary or Euro handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass*, antique brass*, faux bronze, oil rubbed bronze and black
- Flush mount handle available in satin nickel, faux bronze, black matte and oil rubbed bronze

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



NAME OF PROJECT:

PROJECT TYPE:

ADDRESS:

OWNER:

ROUMEL RESIDENCE
KITCHEN REMODEL + ADDITION
4101 THORNOAKS RD, ANN ARBOR, MI 48104
NICK ROUMEL + GAIL ALTENBURG

PROJECT DESCRIPTION:

APPLICABLE CODES:

ENERGY REQUIREMENTS:

PARCEL NUMBER:

LEGAL DESCRIPTION:

JURISDICTION:

ZONING DESIGNATION:

KITCHEN REMODEL, MISC. INTERIOR UPGRADES,
1-STORY SUNROOM ADDITION

2015 RESIDENTIAL BUILDING CODE
2015 RESIDENTIAL ENERGY CONSERVATION CODE

CLIMATE ZONE 5A (COMPLIANCE TO BE CERTIFIED BY INSULATION SUBCONTRACTOR)

I-09-36-270-009

*OLD SID - I-09-240-013-00 AA 72-12 LOT 30 THORNOAKS SUBDIVISION NO.2.

ANN ARBOR CHARTER TOWNSHIP

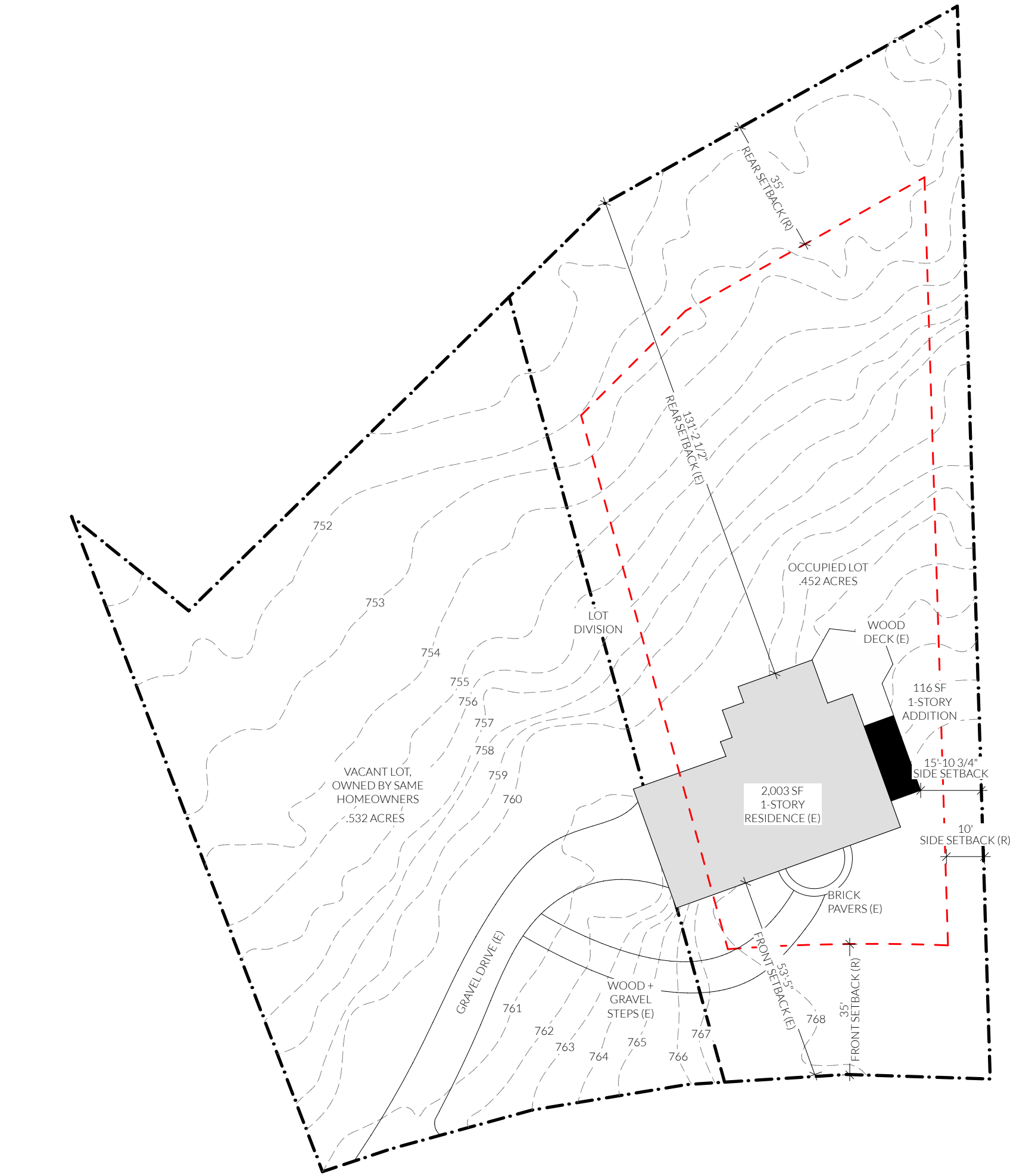
R-3, SINGLE FAMILY URBAN RESIDENTIAL

ZONING REQUIREMENTS:

	REQUIRED	PROPOSED
MIN. LOT AREA	10,000 SF	.452 ACRES
MIN. LOT WIDTH	70 FT	70 FT
MIN. FRONT SETBACK	35 FT	53.4 FT
MIN. SIDE SETBACK	10 FT	15.9 FT
MIN. REAR SETBACK	35 FT	131.2 FT
MAX. BLDG HEIGHT	35 FT	10 FT

SITE PLAN LEGEND:

- EXISTING STRUCTURE
- NEW STRUCTURE



1
A.00

SITE PLAN
SCALE: 1" = 30'



project number:
692

issue date:
2022 12 15

revisions:

sheet name:
SITE PLAN

sheet number:
A.00

PERMIT

ROUMEL RESIDENCE
KITCHEN REMODEL + ADDITION
4101 THORNOAKS RD · ANN ARBOR · MICHIGAN · 48104

project number:

692

issue date:

2022 12 15

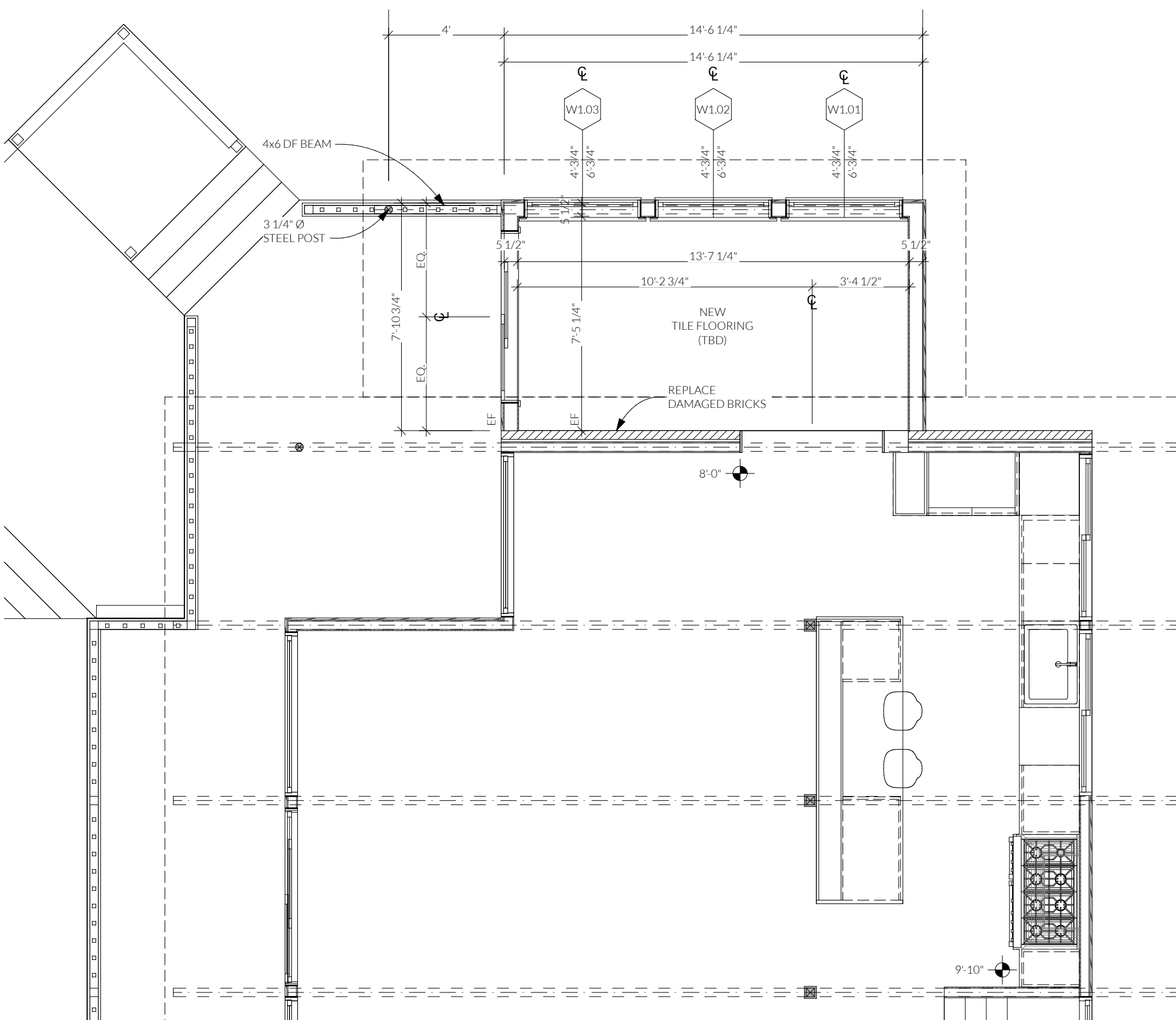
revisions:

sheet name:

MAIN FLOOR

sheet number:

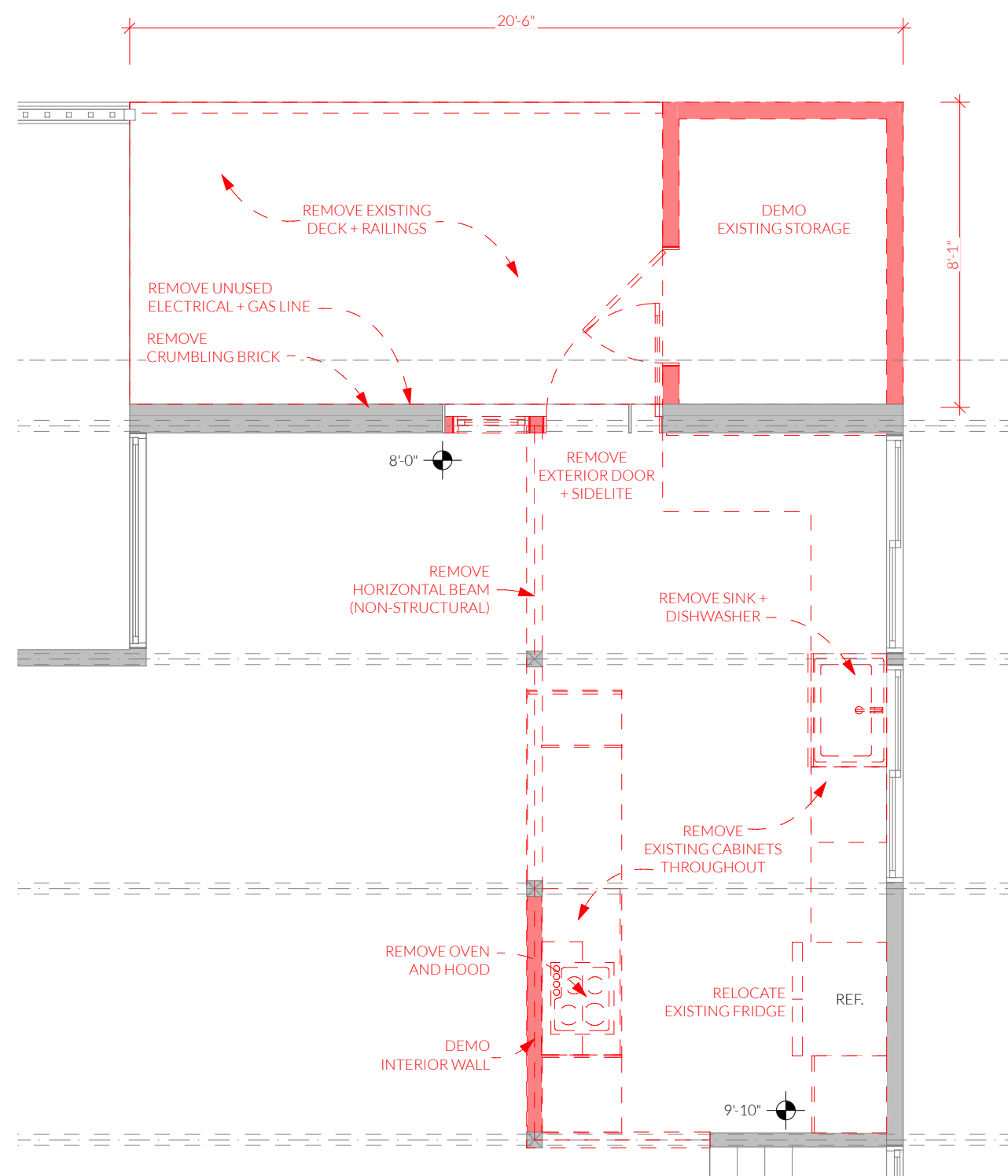
A.01



2
A.01

MAIN LVL

SCALE: 1/4" = 1'-0"

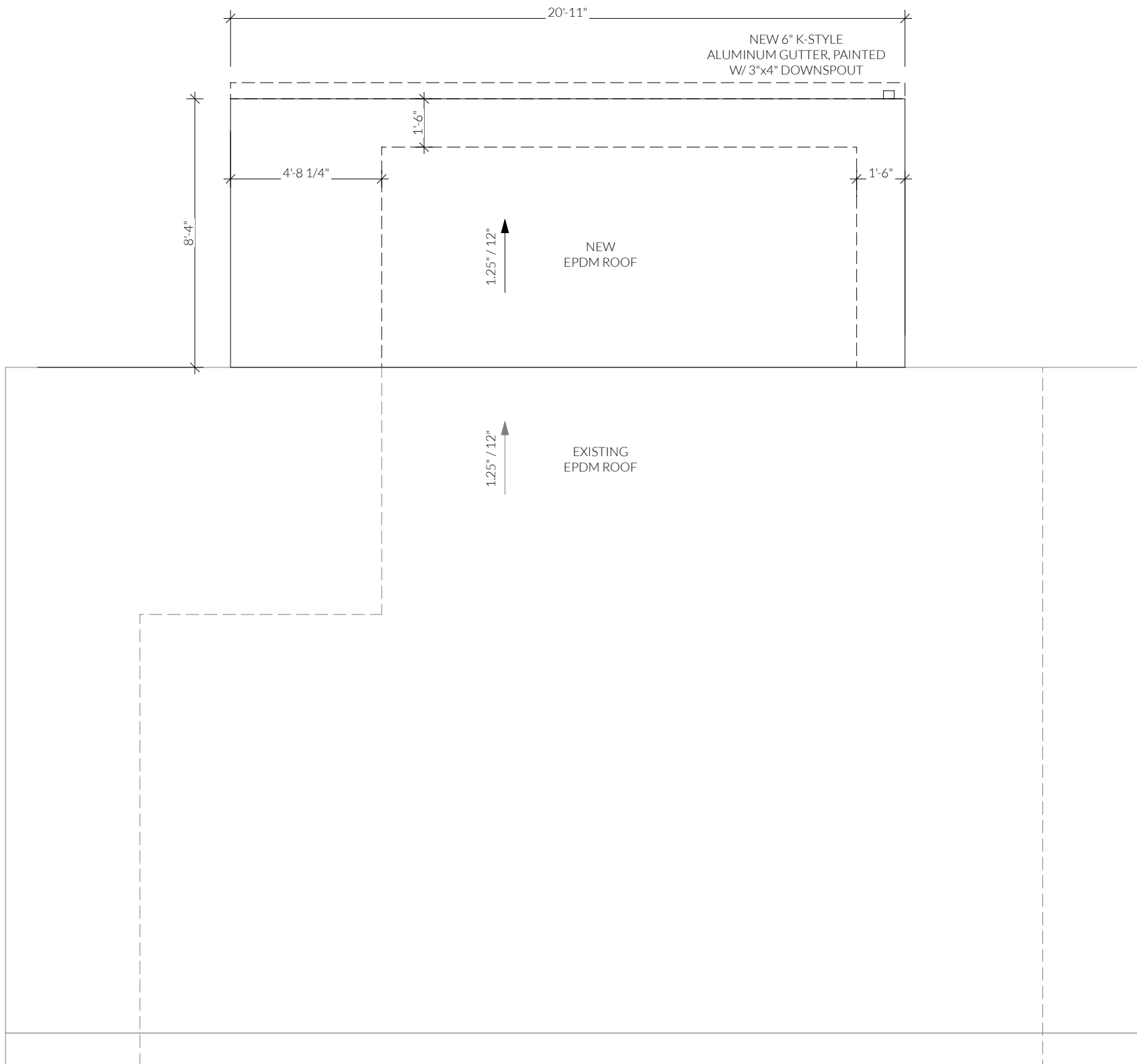


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A.01

DEMO PLAN

SCALE: 1/4" = 1'-0"





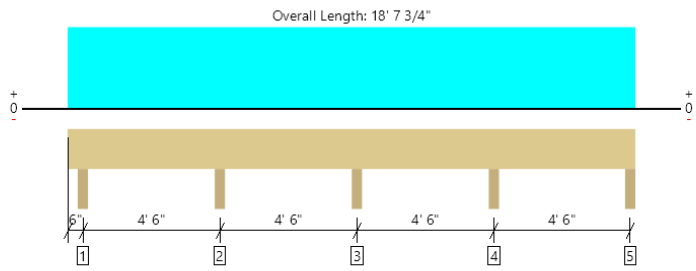
2
A.02

ROOF PLAN
SCALE: 1/4" = 1'-0"



MEMBER REPORT
Level, North Wall Header
1 piece(s) 4 x 6 DF No.1

PASSED



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	1471 @ 14'	7656 (3.50')	Passed (19%)	--	1.0 D + 0.75 L + 0.75 Lr (Adj. Spans)
Shear (lbs)	487 @ 4' 4 3/4"	2310	Passed (21%)	1.00	1.0 D + 1.0 Lr (Adj. Spans)
Moment (Ft-lbs)	-530 @ 5'	1912	Passed (28%)	1.00	1.0 D + 1.0 Lr (Adj. Spans)
Live Load Defl. (in)	0.016 @ 2' 7 15/16"	0.150	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 Lr (All Spans)
Total Load Defl. (in)	0.019 @ 16' 4 1/4"	0.224	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 Lr (All Spans)

- Deflection criteria: LL (L/360) and TL (L/240).
- Overhang deflection criteria: LL (2L/360) and TL (2L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)					Accessories
	Total	Available	Required	Dead	Floor Live	Roof Live	Factored		
1 - Trimmer - SPF	3.50"	3.50"	1.50"	158	407	291	674		None
2 - Trimmer - SPF	3.50"	3.50"	1.50"	332	880	636	1470		None
3 - Trimmer - SPF	3.50"	3.50"	1.50"	274	825	561	1313		None
4 - Trimmer - SPF	3.50"	3.50"	1.50"	334	878	637	1471		None
5 - Trimmer - SPF	3.50"	3.50"	1.50"	126	347/39	246	570		None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	18' 8" o/c	
Bottom Edge (Lu)	18' 8" o/c	

Maximum allowable bracing intervals based on applied load.

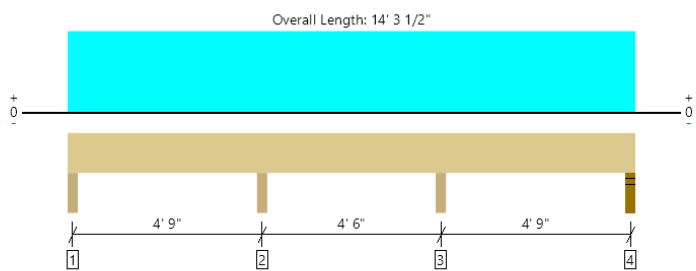
Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Roof Live (non-snow: 1.25)	Comments
0 - Self Weight (PLF)	0 to 18' 7 3/4"	N/A	4.9	--	--	
1 - Uniform (PSF)	0 to 18' 7 3/4"	4'	15.1	40.0	30.0	Roof Load

4
A.03
ADDITION - DROP BEAM
NOT TO SCALE



MEMBER REPORT
Level, Floor: Drop Beam
2 piece(s) 2 x 8 SPF No.1/No.2

PASSED



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	1121 @ 4' 10 3/4"	4463 (3.50')	Passed (25%)	--	1.0 D + 1.0 Lr (Adj. Spans)
Shear (lbs)	438 @ 4' 1 3/4"	1958	Passed (22%)	1.00	1.0 D + 1.0 Lr (Adj. Spans)
Moment (Ft-lbs)	-500 @ 4' 10 3/4"	2300	Passed (22%)	1.00	1.0 D + 1.0 Lr (Adj. Spans)
Live Load Defl. (in)	0.010 @ 11' 10"	0.118	Passed (L/999+)	--	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.012 @ 11' 10 3/16"	0.236	Passed (L/999+)	--	1.0 D + 1.0 Lr (All Spans)

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)					Accessories
	Total	Available	Required	Dead	Floor Live	Factored			
1 - Column - SPF	3.50"	3.50"	1.50"	95	366/34	461			None
2 - Column - SPF	3.50"	3.50"	1.50"	231	891	1121			None
3 - Column - SPF	3.50"	3.50"	1.50"	231	891	1121			None
4 - Stud wall - SPF	3.50"	3.50"	1.50"	95	366/34	461			None

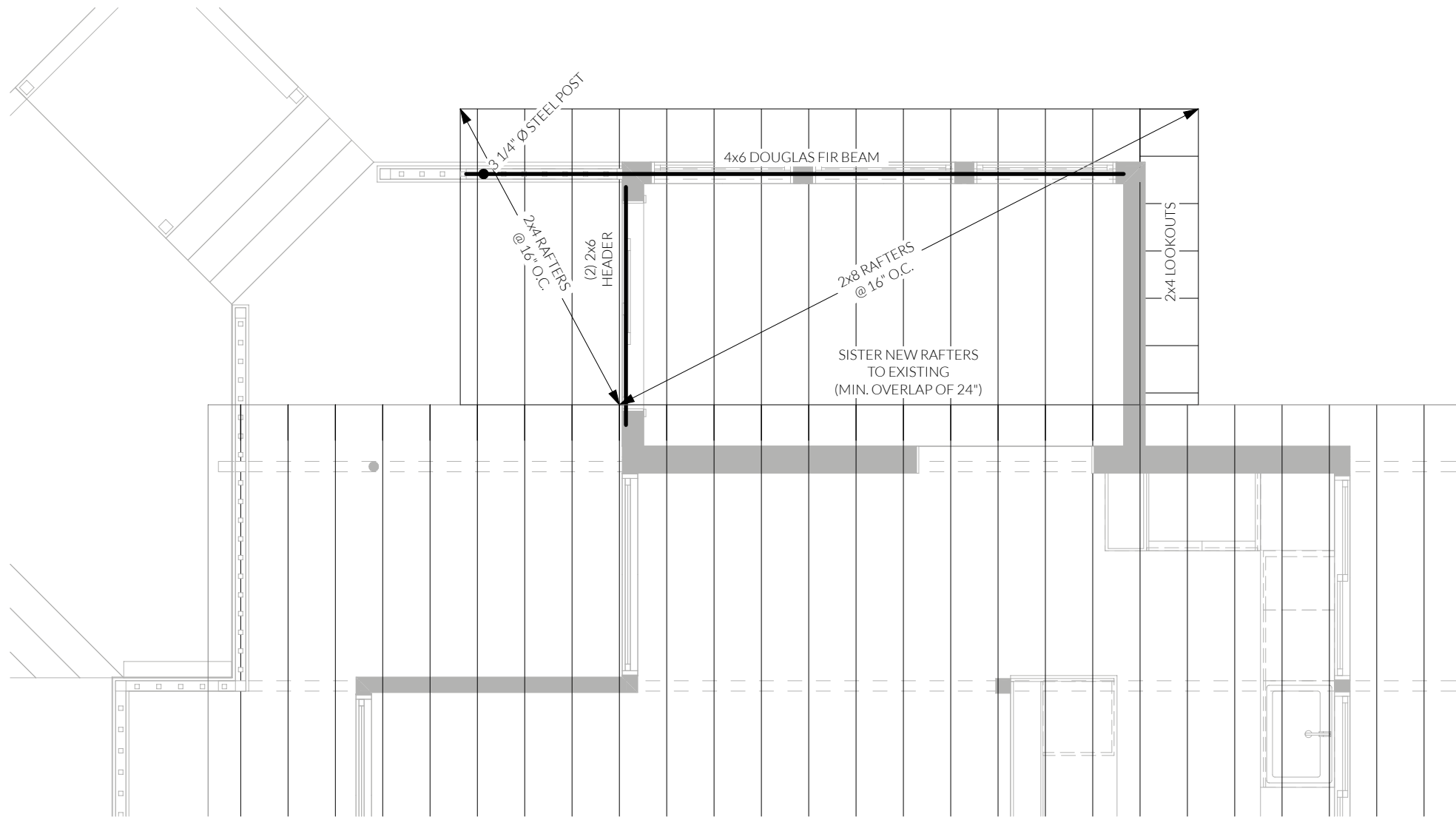
Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	14' 4" o/c	
Bottom Edge (Lu)	14' 4" o/c	

Maximum allowable bracing intervals based on applied load.

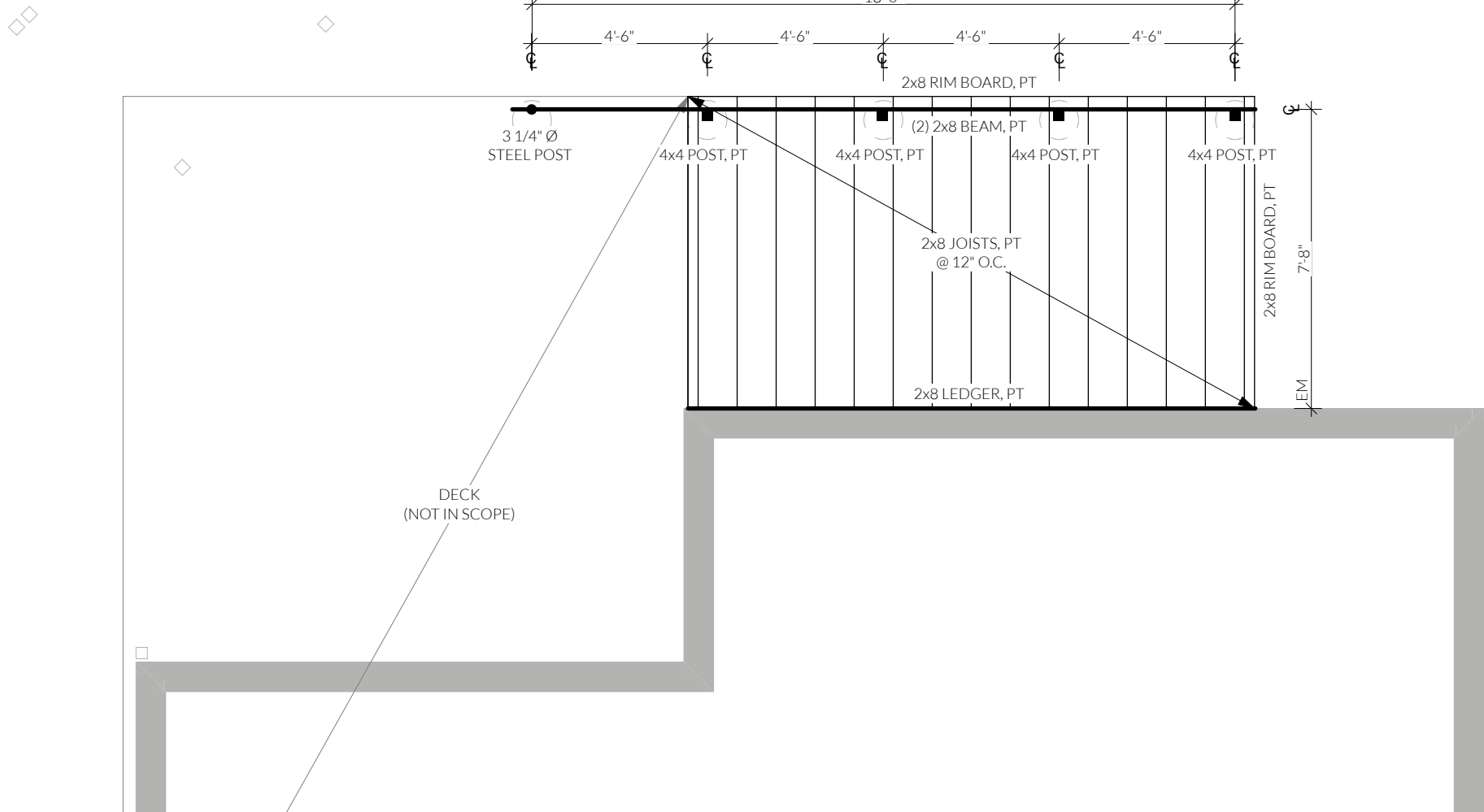
Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 to 14' 3 1/2"	N/A	5.5	--	
1 - Uniform (PSF)	0 to 14' 3 1/2" (Front)	4'	10.0	40.0	Floor Load

Member Notes
Dropped Beam (New Addition)

2
A.03
ADDITION - DROP BEAM
NOT TO SCALE

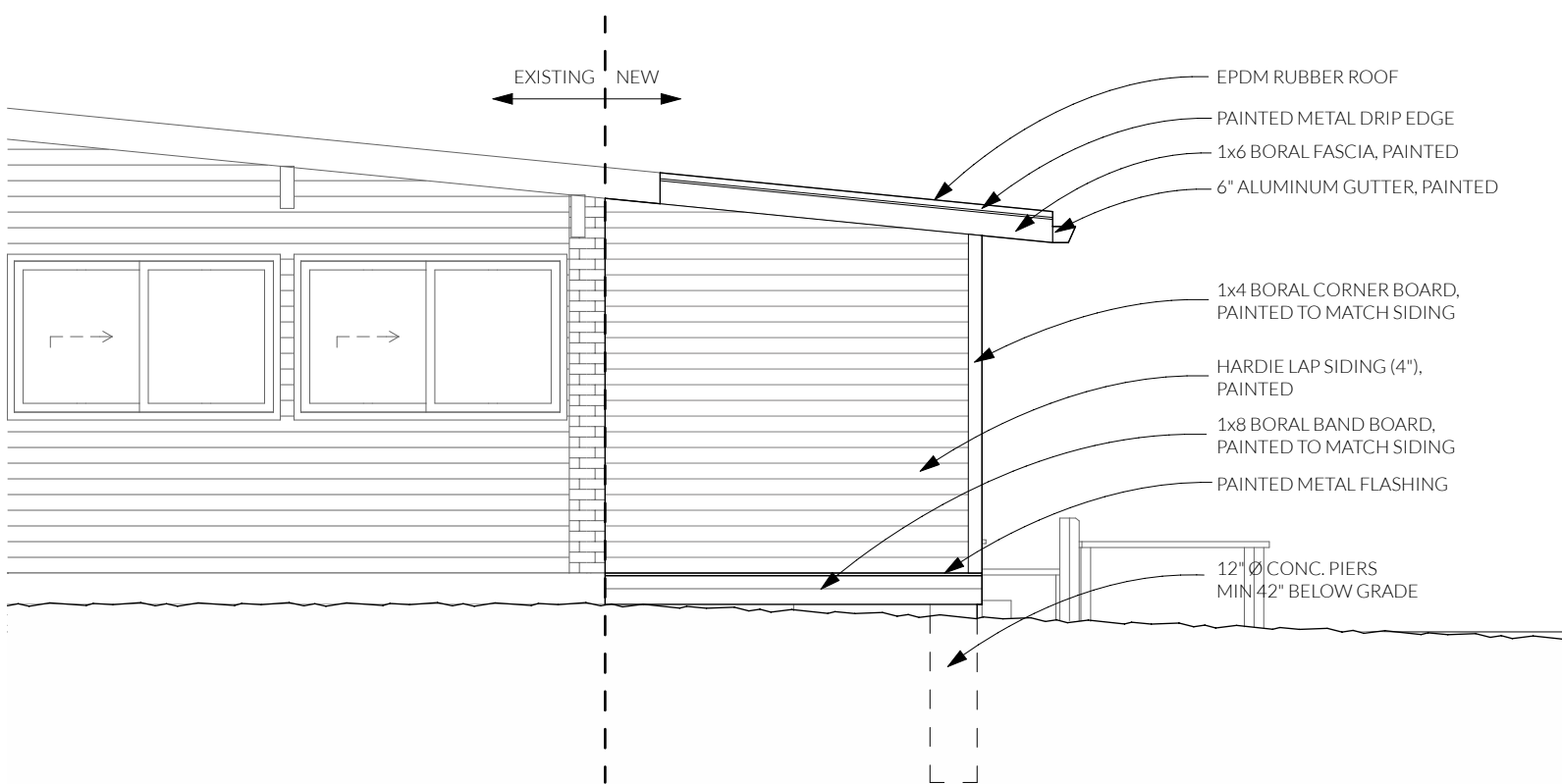


3
A.03
ROOF FRAMING
SCALE: 1/4" = 1'-0"



1
A.03
MAIN LVL FRAMING
SCALE: 1/4" = 1'-0"

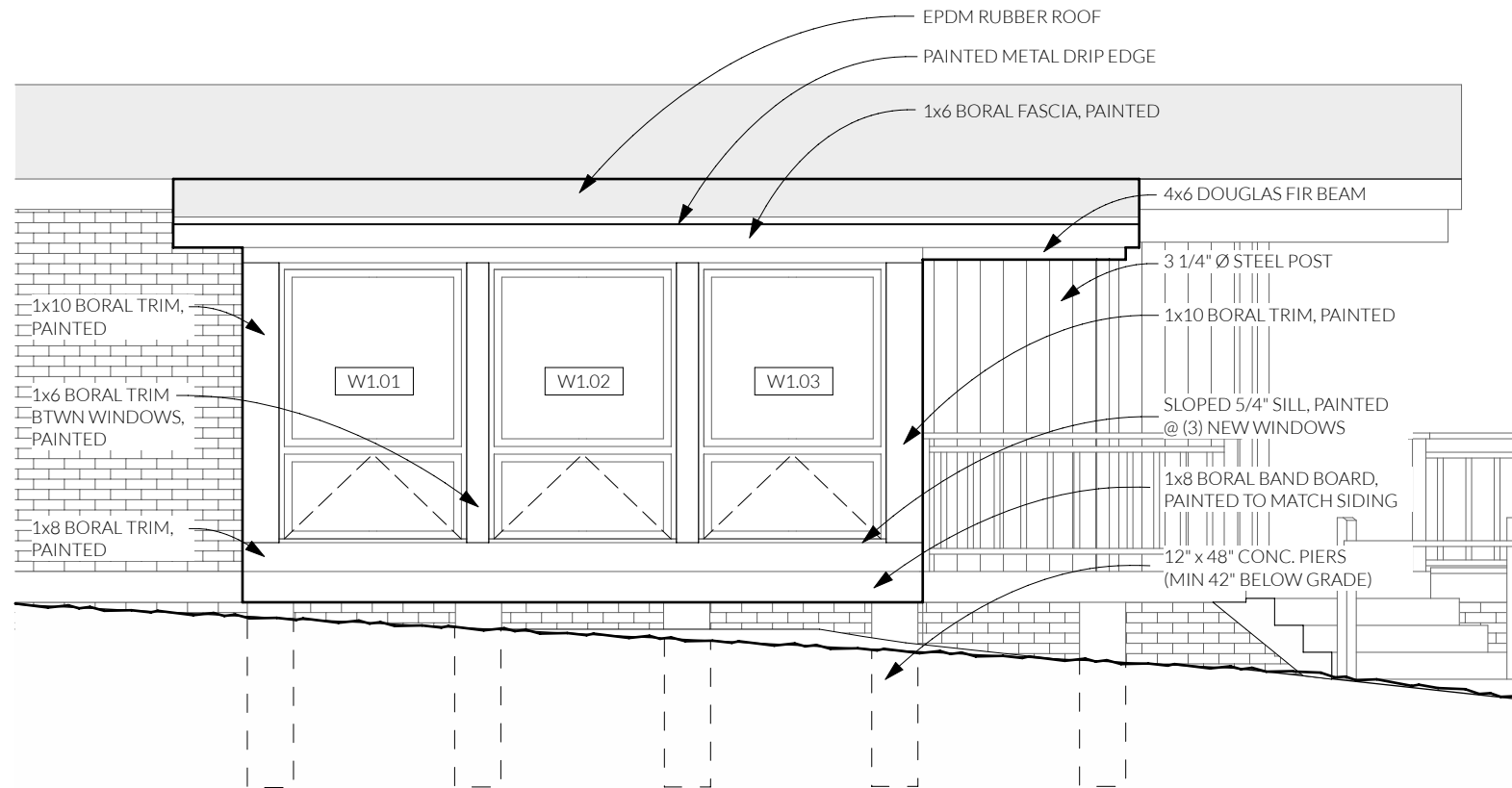




3
A.04

ADDITION - EAST

SCALE: 1/4" = 1'-0"



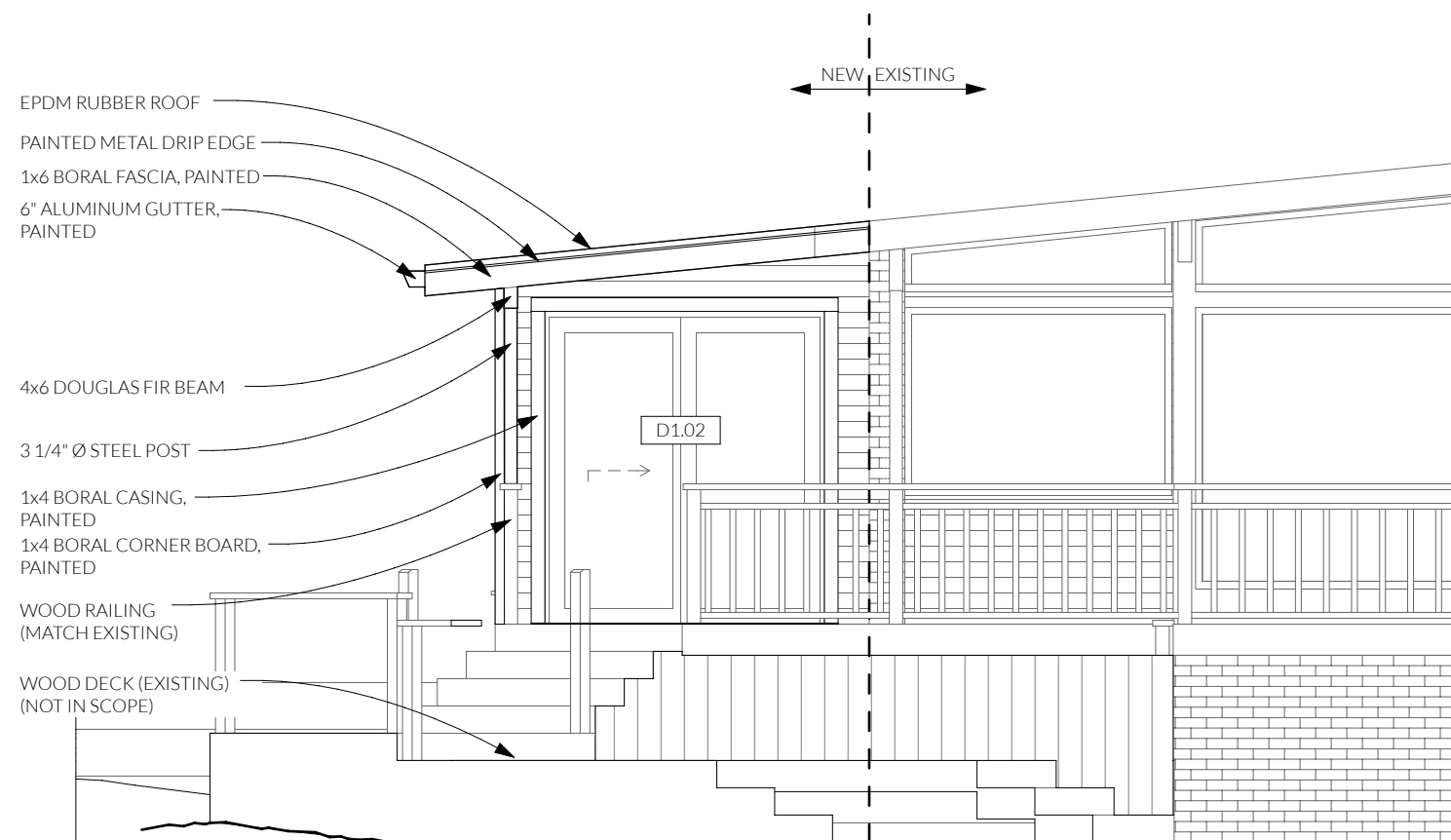
2
A.04

ADDITION - NORTH

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE							
ID	ROOM NAME	TYPE	SIZE (R.O.)		HEAD HT (R.O.)	GLAZING	NOTES
			W	H			
W1.01	SUNROOM	PICTURE + AWNING	4'-0 3/4"	6'-0 3/4"	6'-8 1/4"	LOE 366	MULLED PICTURE + AWNING
W1.02	SUNROOM	PICTURE + AWNING	4'-0 3/4"	6'-0 3/4"	6'-8 1/4"	LOE 366	MULLED PICTURE + AWNING
W1.03	SUNROOM	PICTURE + AWNING	4'-0 3/4"	6'-0 3/4"	6'-8 1/4"	LOE 366	MULLED PICTURE + AWNING

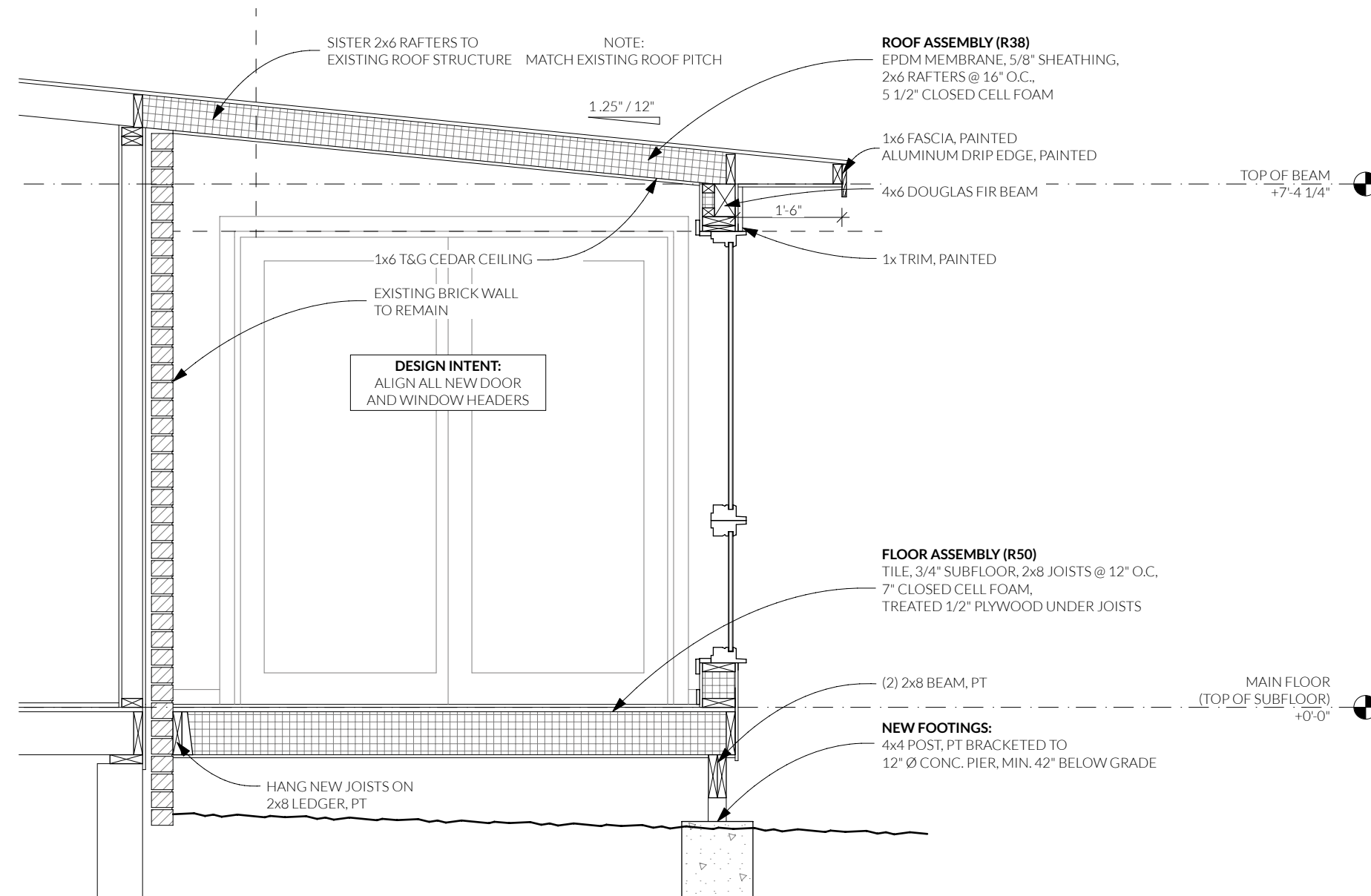
DOOR SCHEDULE								
ID	ROOM NAME	TYPE	DOOR PANEL					NOTES
			W	H	MATL	FIN	GLZ	
D1.01	KITCHEN	TRIMMED OPENING	5'	6'-8"	---	N/A	N/A	---
D1.02	SUNROOM	SLIDER	5'-11 3/4"	6'-8 1/4"	CLAD WOOD	CLAD	LOW E	WINDSOR PINNACLE PATIO SLIDER



1
A.04

ADDITION - WEST

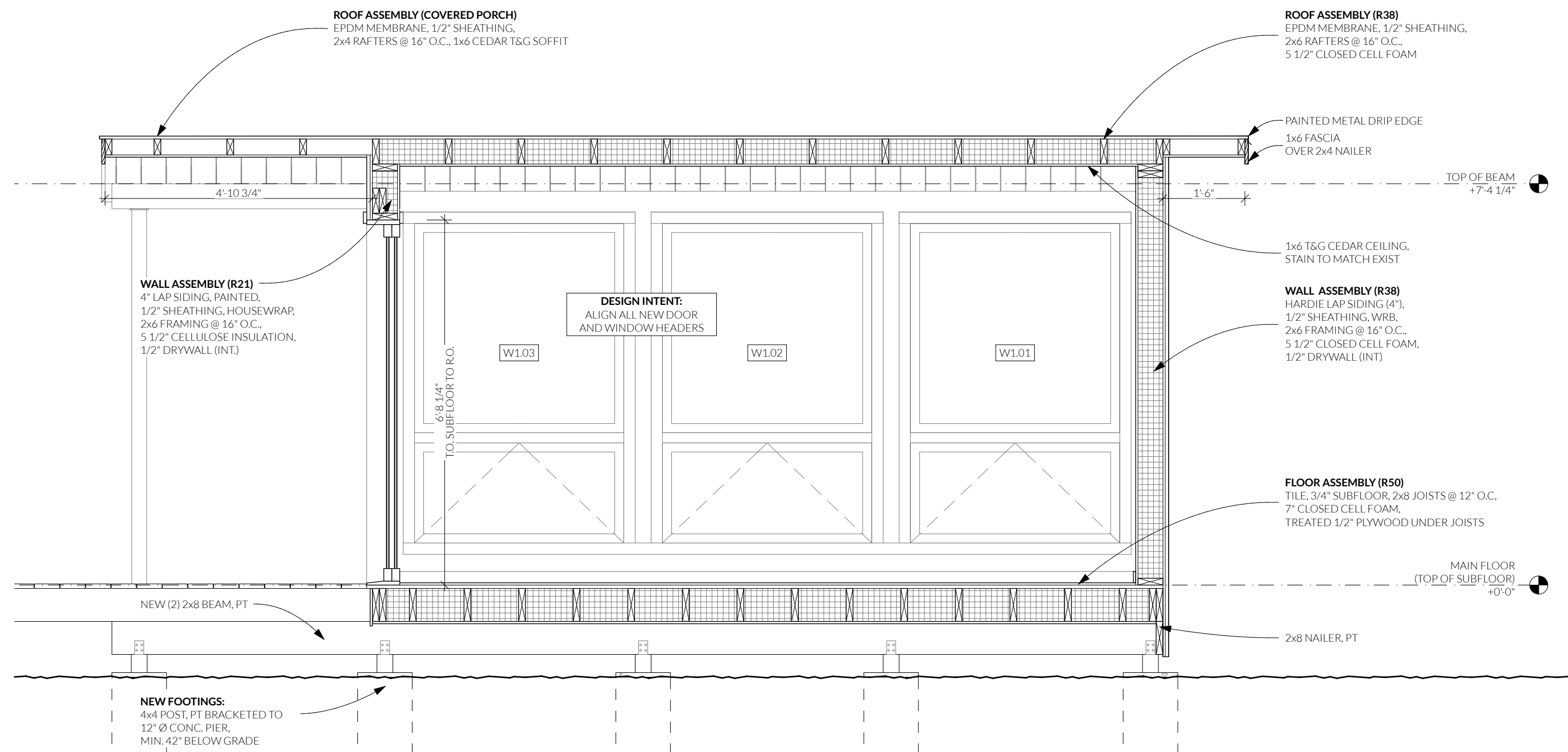
SCALE: 1/4" = 1'-0"



2
A.05

SECTION - N/S

SCALE: 1/2" = 1'-0"

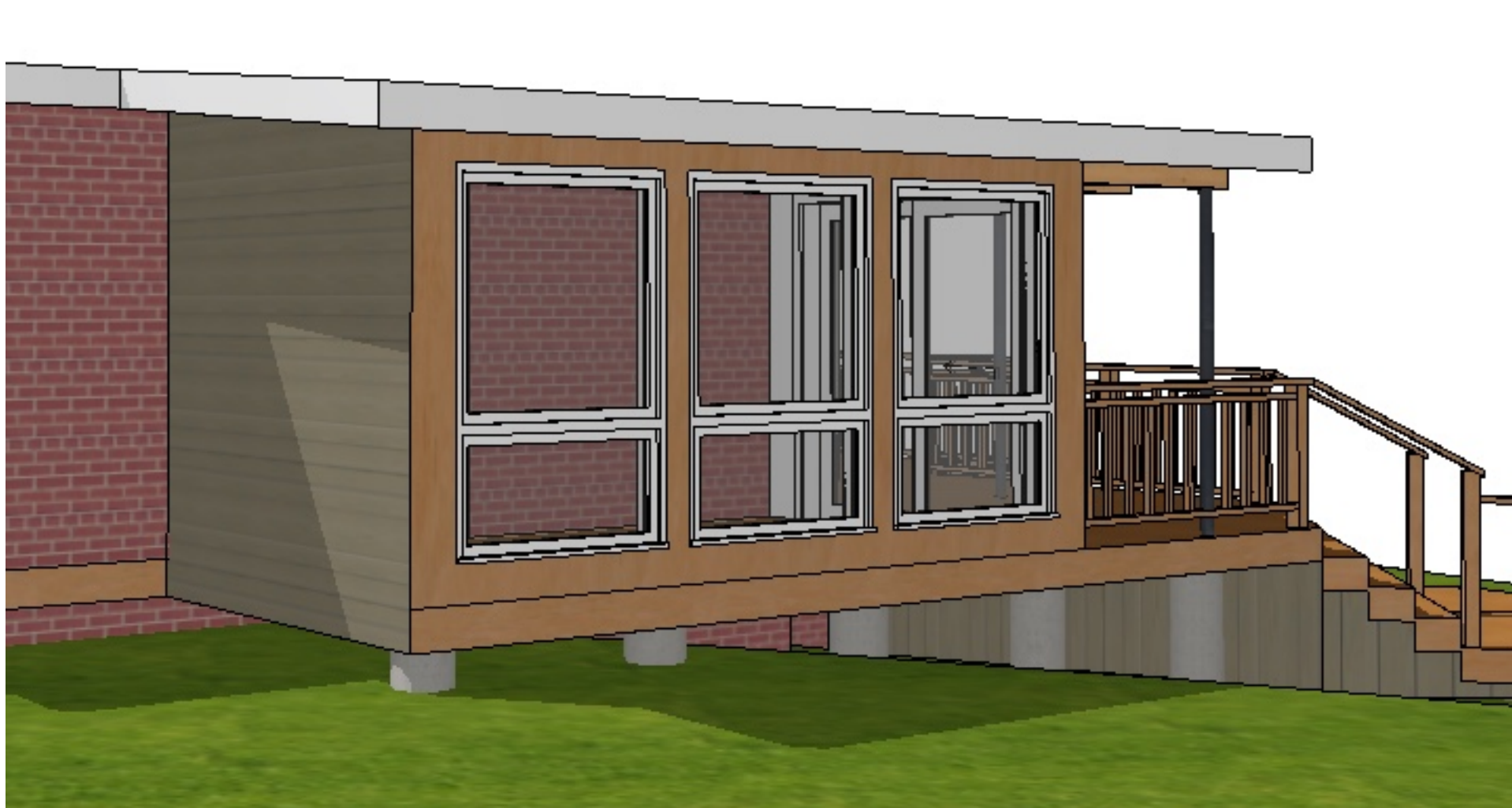


1
A.05

SECTION - E/W

SCALE: 1/2" = 1'-0"

D



3
1.07

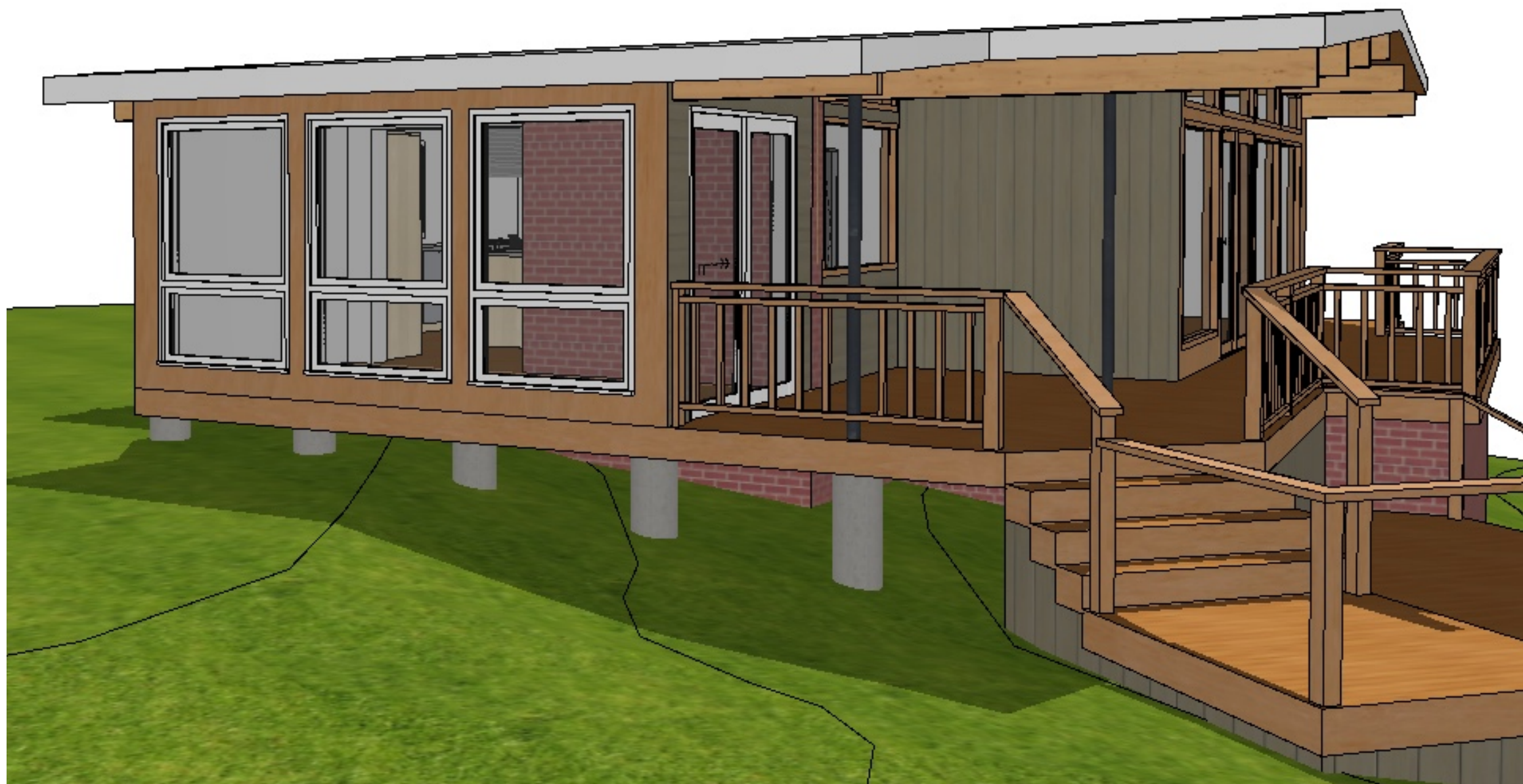
ADDITION - NORTHEAST
NOT TO SCALE



2
1.07

ADDITION - WEST
NOT TO SCALE

B



1
1.07

ADDITION - NORTHWEST
NOT TO SCALE

A

PERMIT

ROUMEL RESIDENCE
KITCHEN REMODEL + ADDITION
4101 THORNOAKS RD · ANN ARBOR · MICHIGAN · 48104

project number:

692

issue date:

2022 12 15

revisions:

sheet name:

3D VIEWS

sheet number:

1.07

PERMIT

ROUMEL RESIDENCE
KITCHEN REMODEL + ADDITION
4101 THORNOAKS RD · ANN ARBOR · MICHIGAN · 48104

project number:

692

issue date:

2022 12 15

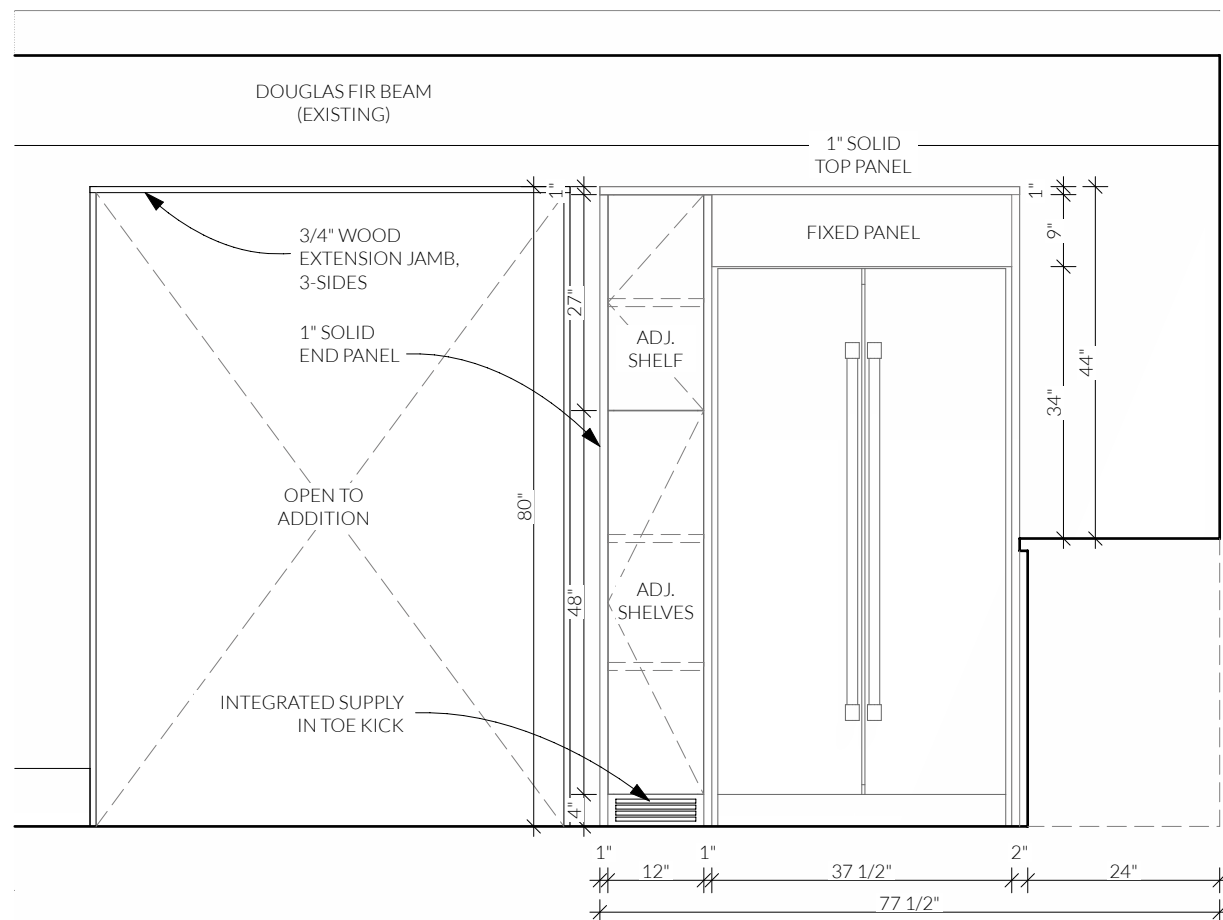
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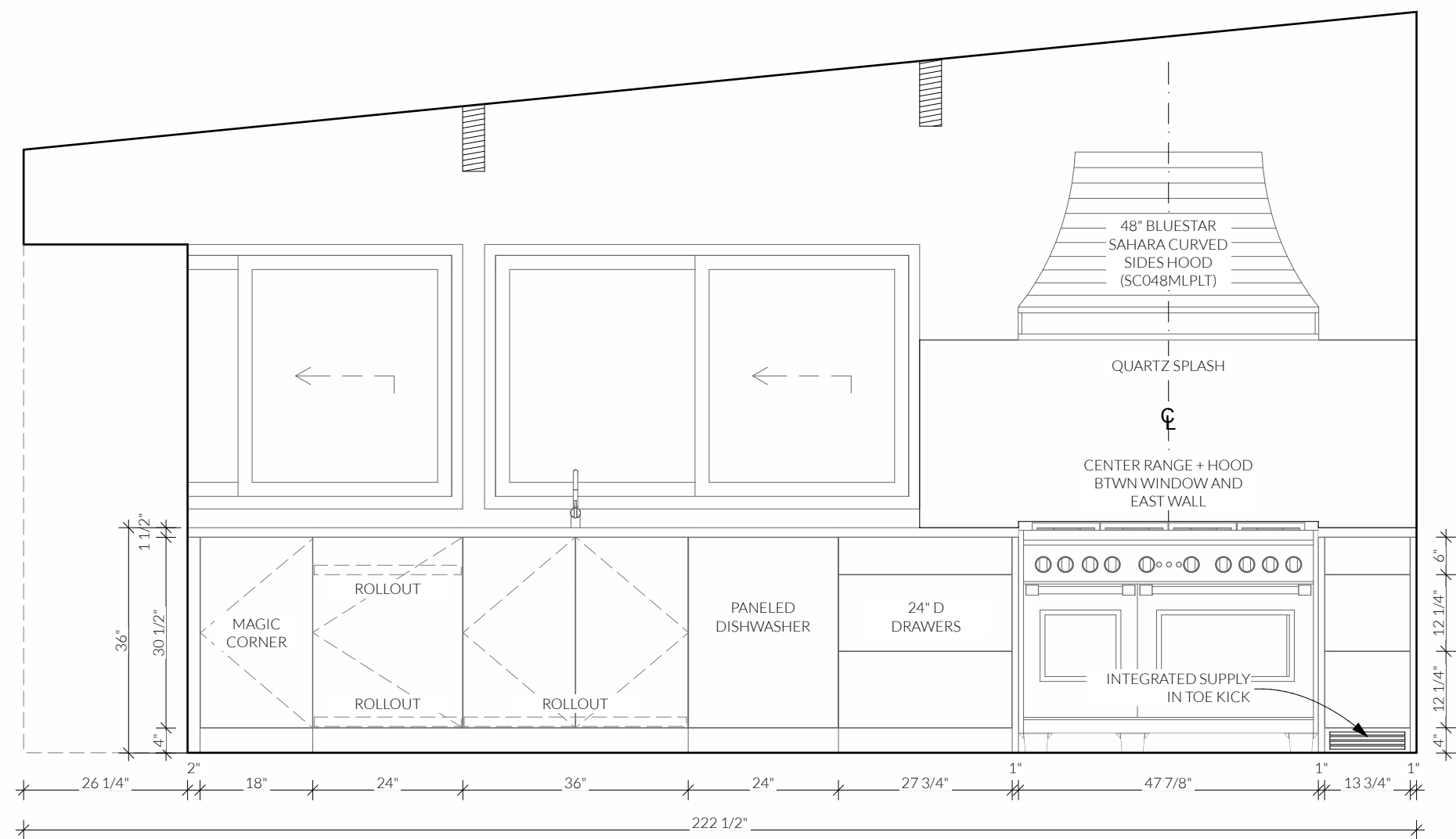
KITCHEN

sheet number:

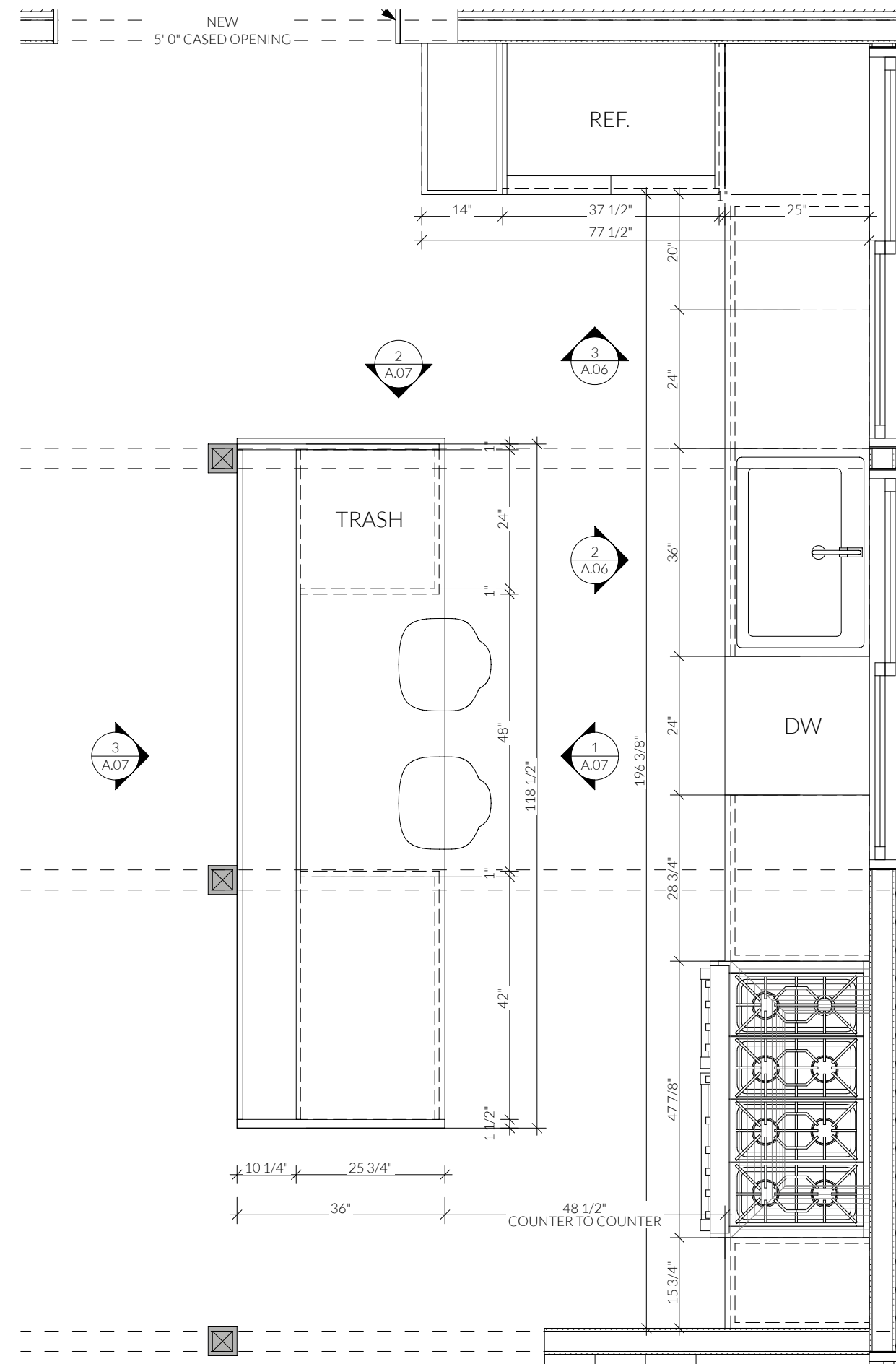
A.06



3
A.06 KITCHEN - NORTH
SCALE: 1/2" = 1'-0"



2
A.06 KITCHEN - EAST
SCALE: 1/2" = 1'-0"



1
A.06 KITCHEN - ENLARGED
SCALE: 1/2" = 1'-0"

PERMIT

ROUMEL RESIDENCE
KITCHEN REMODEL + ADDITION
4101 THORNOAKS RD · ANN ARBOR · MICHIGAN · 48104

project number:

692

issue date:

2022 12 15

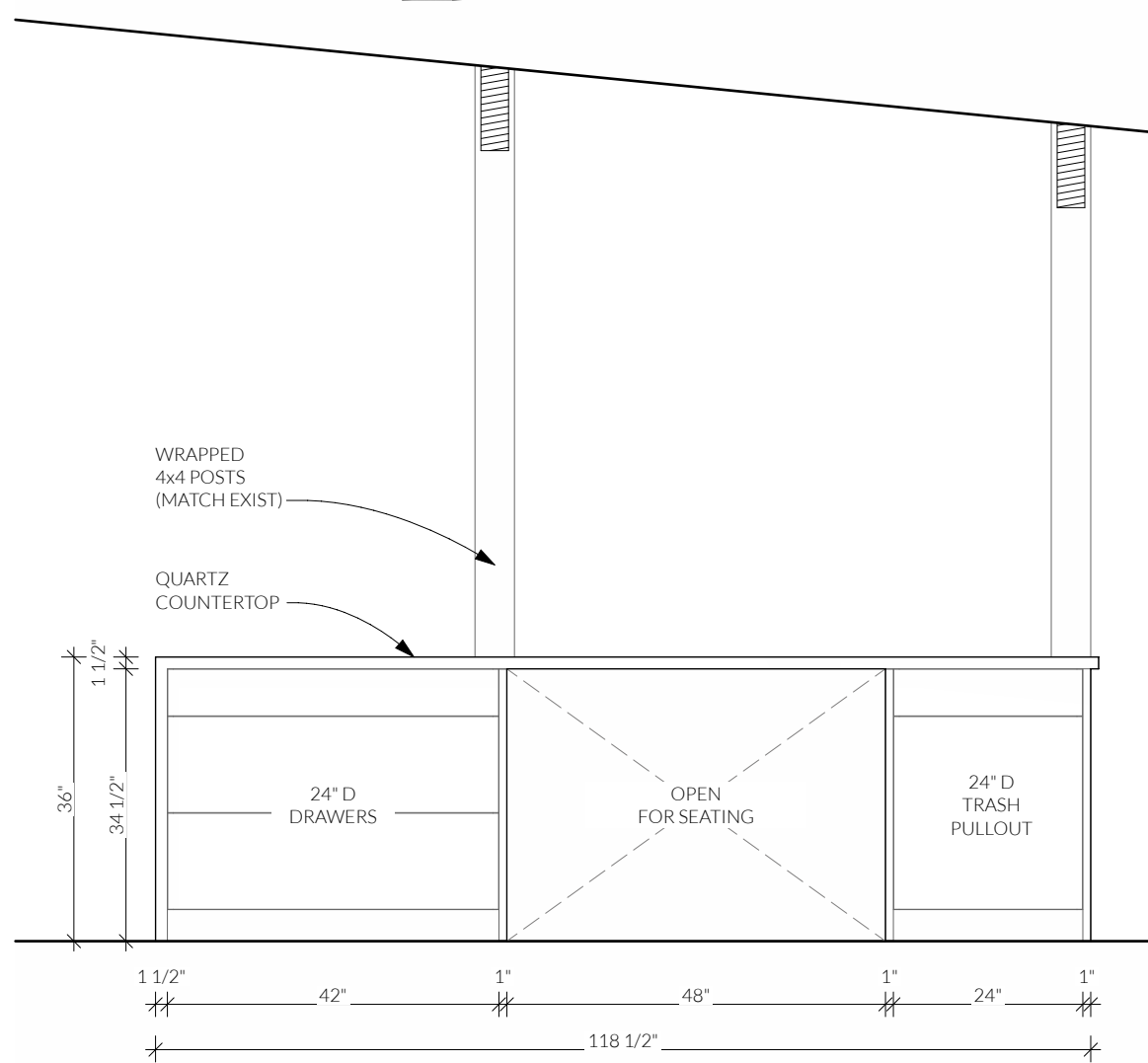
revisions:

sheet name:

ISLAND

sheet number:

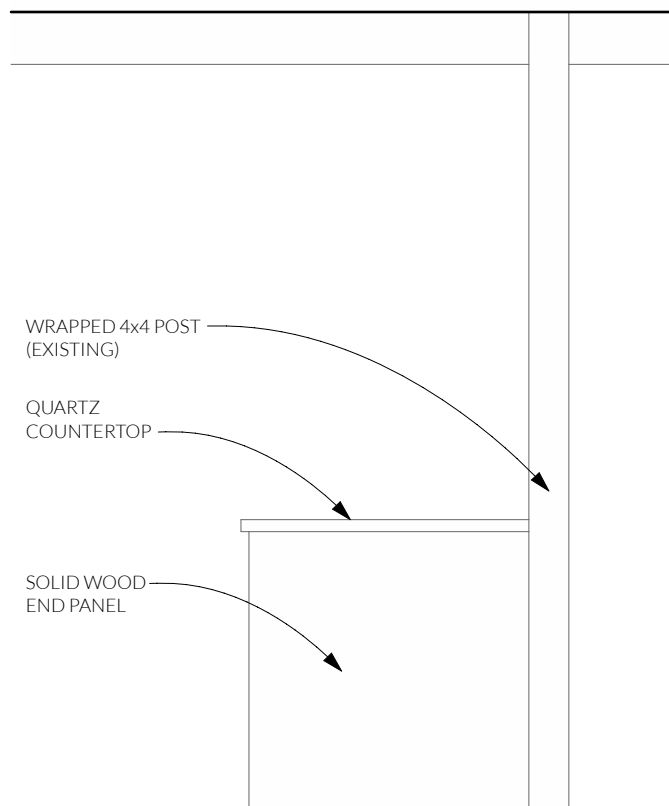
A.07



1
A.07

ISLAND - SOUTH

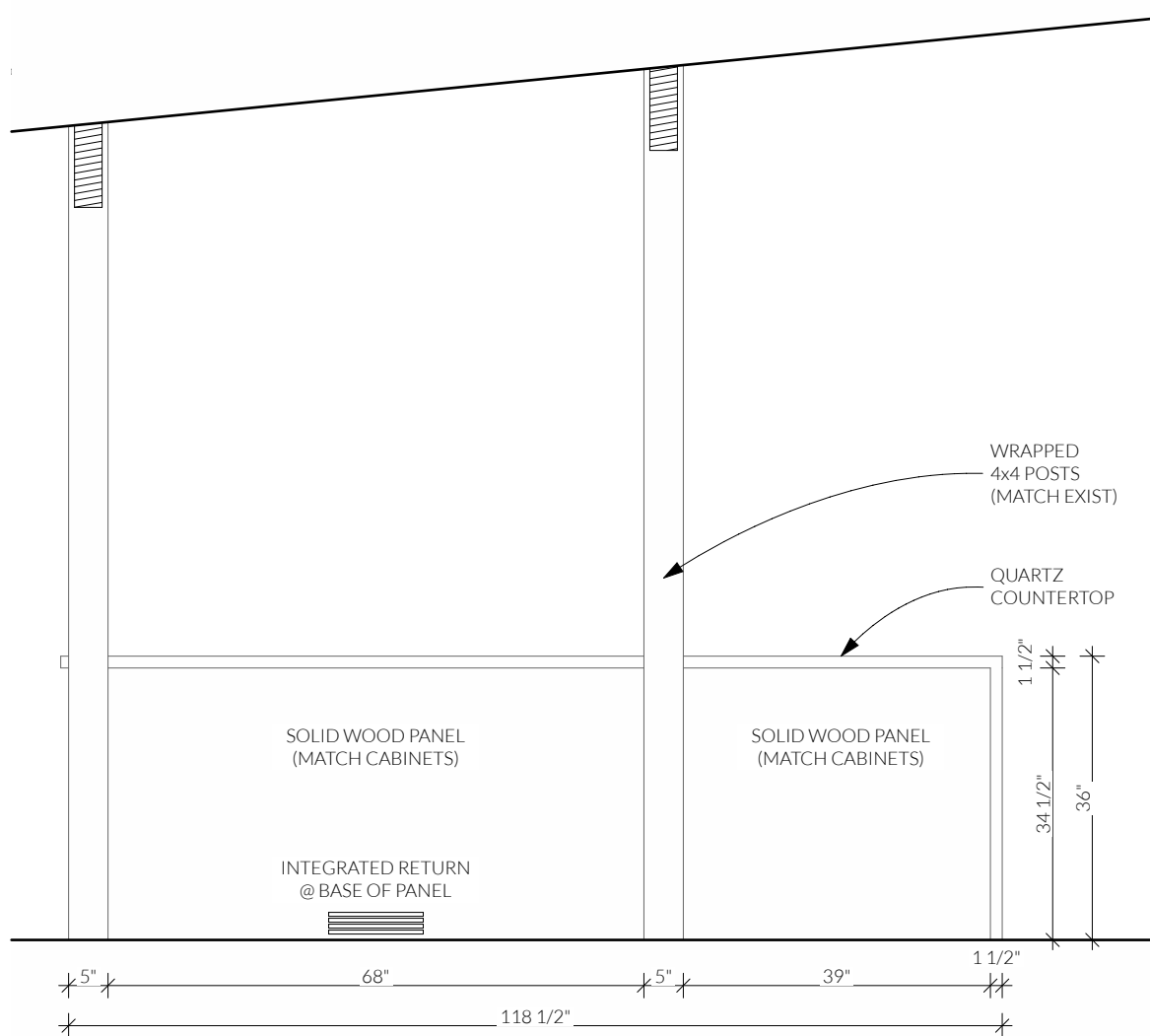
SCALE: 1/2" = 1'-0"



2
A.07

ISLAND - EAST

SCALE: 1/2" = 1'-0"

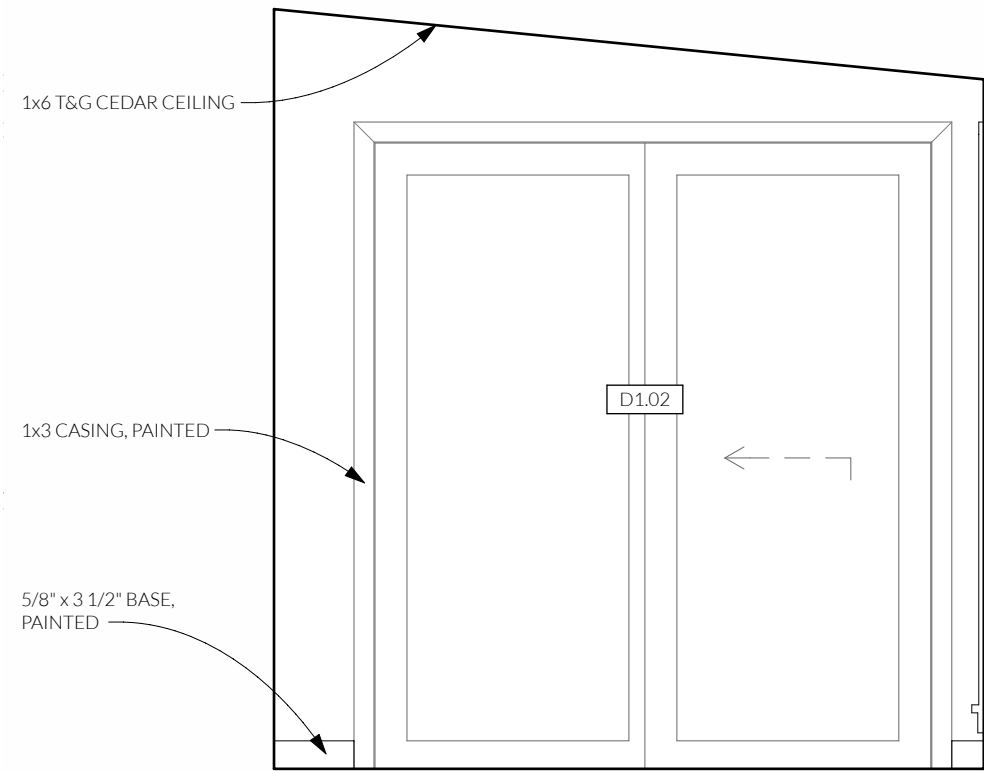


3
A.07

ISLAND - NORTH

SCALE: 1/2" = 1'-0"

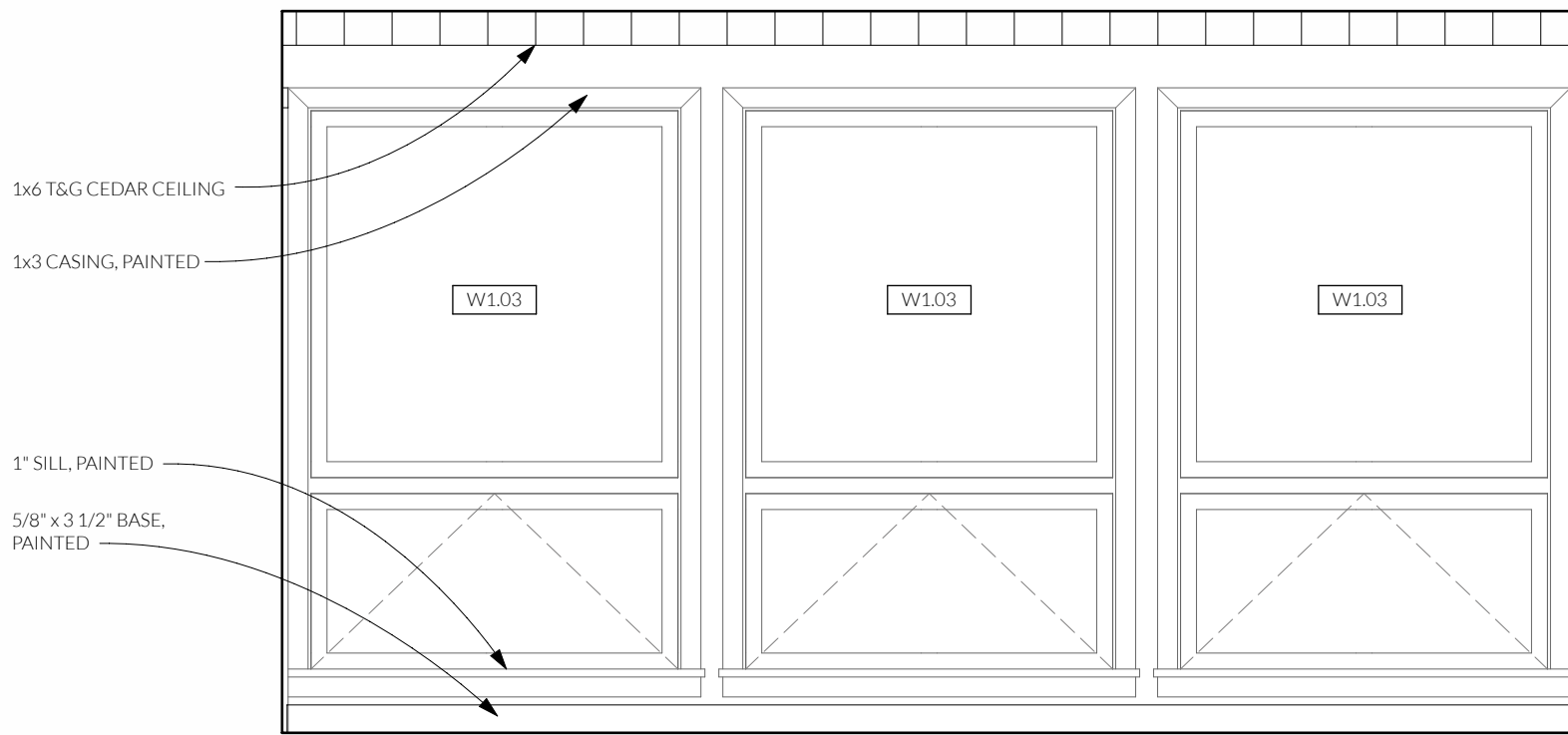
D



C

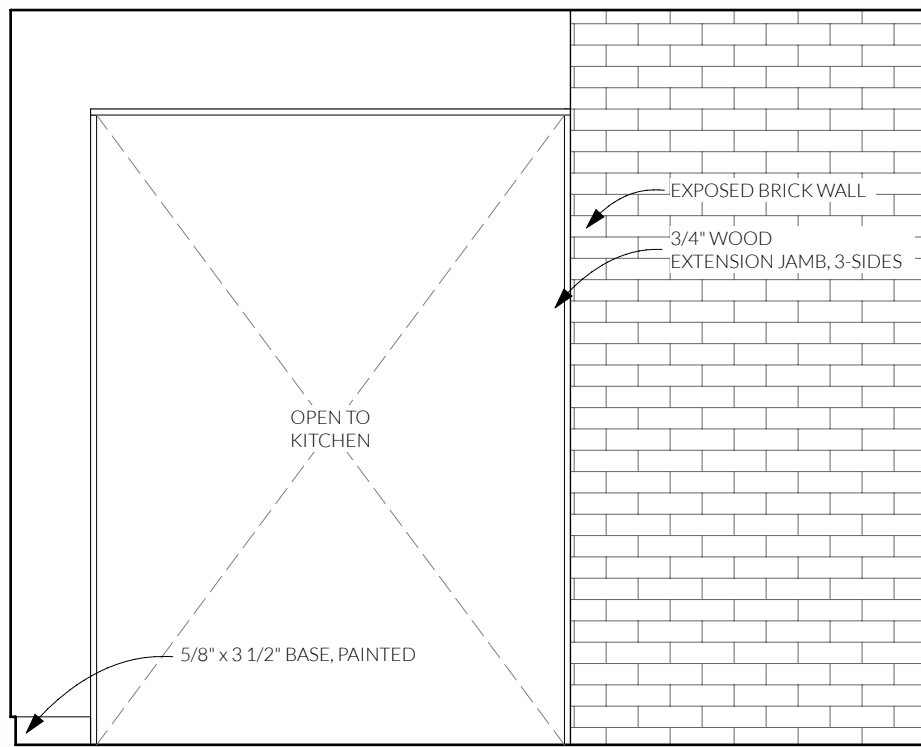
4
A.08

SUNROOM - WEST
SCALE: 1/2" = 1'-0"



3
A.08

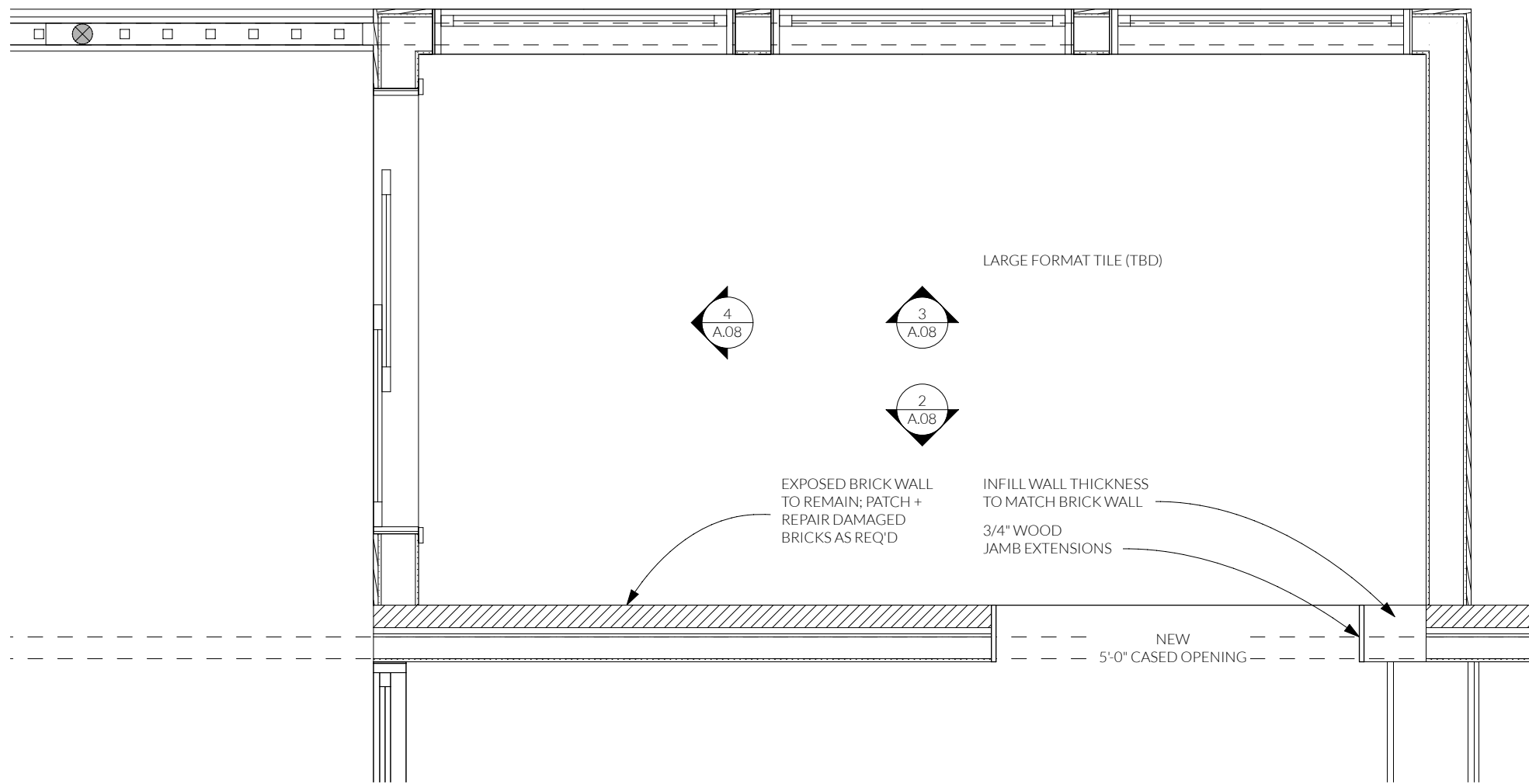
SUNROOM - NORTH
SCALE: 1/2" = 1'-0"



2
A.08

SUNROOM - SOUTH
SCALE: 1/2" = 1'-0"

B



1
A.08

SUNROOM - ENLARGED
SCALE: 1/2" = 1'-0"

A



Giraffe
DESIGN BUILD
copyright ©
108b South Main
Chelsea, MI 48118

PERMIT

ROUMEL RESIDENCE
KITCHEN REMODEL + ADDITION
4101 THORNOAKS RD · ANN ARBOR · MICHIGAN · 48104

project number:

692

issue date:

2022 12 15

revisions:

sheet name:

SUNROOM

sheet number:

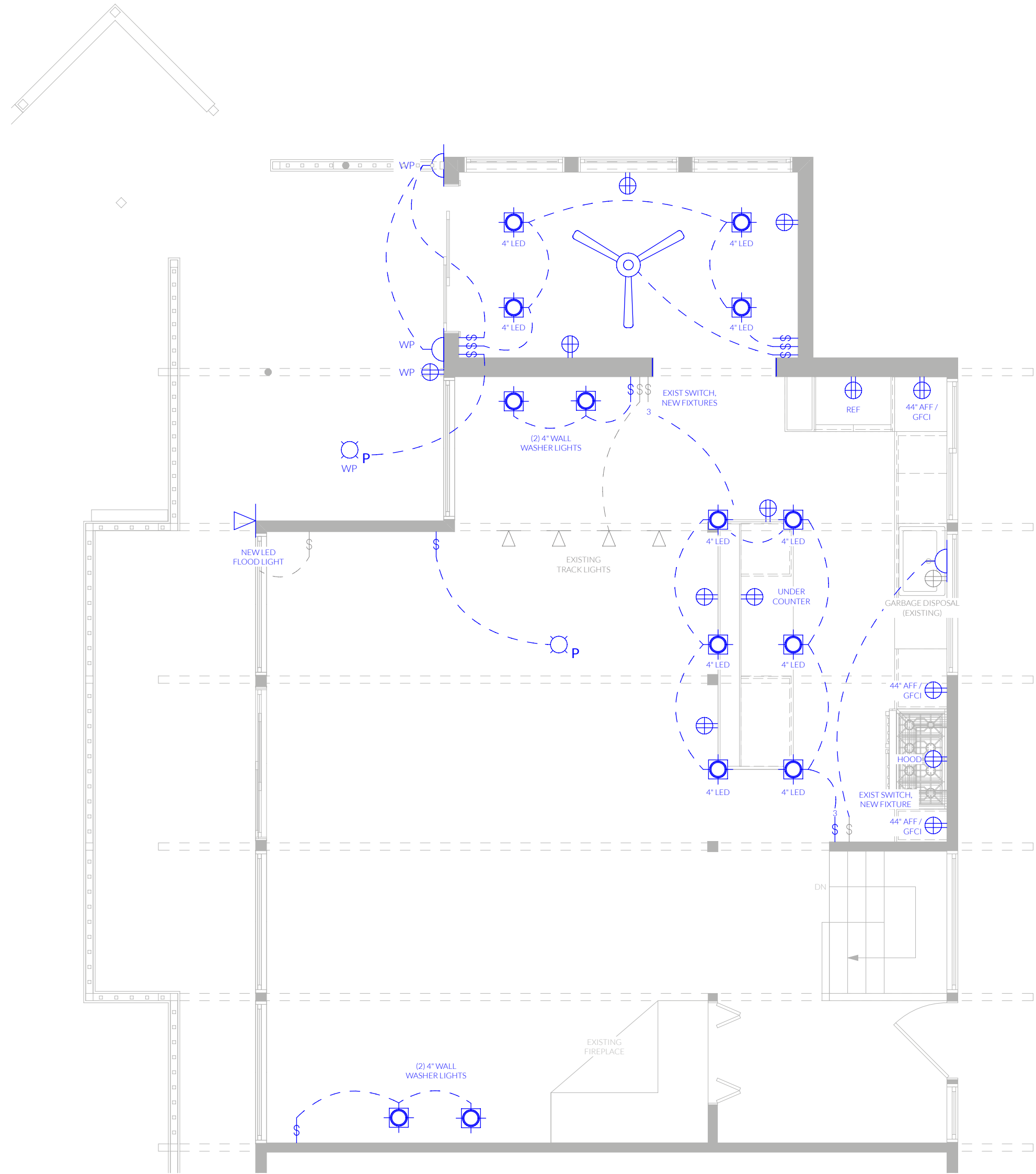
A.08

4

3

2

1



1
E.01 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



Washtenaw County Local Historic Districts Audit 2022

Washtenaw County Historic District Commission staff conducts yearly site visits to each of the fifteen designated Washtenaw County Local Historic Districts. The purpose of this annual visit is threefold: to stay in contact with property owners by providing them with resources and information; to ensure the continued stewardship of designated Local Historic District resources; and to keep an updated photo log of all resources. All site visits took place in 2022. During visits, staff discussed ongoing maintenance, future plans, and any questions the homeowner had about upcoming projects. These conversations aim to foster positive relationships with property owners of local historic districts.

USS Washtenaw Artifacts



Staff visited the artifacts on May 17. The artifacts remain in good condition. The agreement with the National Museum of the Navy loaning Washtenaw County artifacts expires this year; staff has initiated a loan renewal. The artifacts on loan include the USS Washtenaw ship's ribbon, ship bell, builder's plaque, and steering wheel. The rest of the artifacts and the display case were donated by local veterans part of the Washtenaw chapter of the Vietnam Veterans of America in May of 2011. Staff recommends the HDC conduct an inventory of the artifacts, possibly in coordination with Parks and Recreation, since that department uses Past Perfect for County-owned historical artifacts.

Esek Pray House



Staff visited the Esek Pray House on July 5. Property owner notified staff they planned to list the house for sale mid-July. Staff sent them literature explaining the historic district status to share with their realtor. Staff will follow up with the new property owner regarding local historic district details. Over the past year, a window on the chicken coop has been repaired. Because of the pending sale, staff took more detailed photos for HDC records. No maintenance projects are needed or planned at this time.

Geer School



Staff visited Geer School on July 5. This visit was the first in-person meeting with the new Director of Maintenance and Operations for Plymouth Canton Schools. Staff explained the extent of HDC oversight on exterior projects. Maintenance needs include tuckpointing on the east and south elevations, filling and smoothing a hole in the earthen ramp, fixing rot near the bottom of the front door frame, and painting portions of the window frames and belfry.

Jarvis Stone School



Staff visited Jarvis Stone School on July 5. The Salem Area Historical Society has begun to hold in-person meetings at the schoolhouse once again. The state of Michigan historical marker has been approved, and next steps include finalizing text and ordering the marker. The historical society plans to install the marker next year. No maintenance projects are needed or planned at this time.

Kramer-Kuebler-Adler Farmstead



Staff visited the Kramer-Kuebler-Adler Farmstead on July 14. Normal maintenance continues at the farm, including a few replacement boards on the large barn. Staff discussed the new Michigan Historic Preservation Tax Credit with the property owner. The front porch may need to be rebuilt; and the property owner may be interested in utilizing the credit for that project. Staff also spoke with the local carpenter assessing the porch and completing needed maintenance around the farm.

Old Zion Parsonage



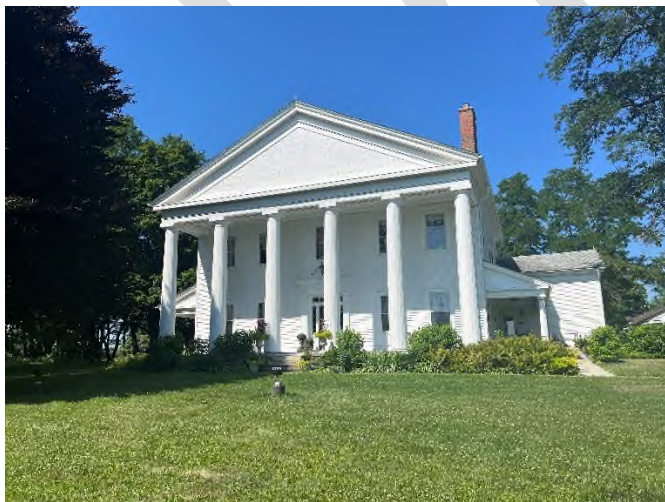
Staff visited Old Zion Parsonage on July 14. Two large projects took place over the past year, including the installation of a new drainage field on the north side of the house and a new brick walkway from the house to the garage. The property owner indicated these two projects were their last large renovation plans for the house and property. Old Zion Parsonage remains in excellent condition.

Merriman Farm



Staff visited Merriman Farm on July 14. The property owner was unable to meet, but notified staff that he had removed the outhouse, a non-contributing building, and was concerned about the structural integrity of the pig barn. Staff will follow up about a stabilization plan for the pig barn. The Farm remains in good condition. Over the past year, the property owner removed some vegetation surrounding the outbuildings and rebuilt rotted portions of the front porch.

Gordon Hall



Staff visited Gordon Hall on July 19. Gordon Hall remains in excellent condition. Dexter Area Historical Society has kept up ordinary maintenance over the past year. The group planted a row of cedars behind Gordon Hall. Interior work continues, the wood floors have been restored and walls painted in the front rooms. Staff will follow up with DAHS members regarding possible heating solutions for the building. DHAS is open to hosting a future Historic District Commission meeting this fall.

Delhi Bridge



Staff visited Delhi Bridge on July 19. The bridge is currently under restoration by the Washtenaw County Road Commission, which will include bridge cleaning and some spot painting under the deck to preserve the steel. Staff has been in contact with the Road Commission regarding the project.

McMahon Springs



Staff visited McMahon Springs on July 19. The property is in great condition. Over the past year, the house has been repainted and two large trees cut down in the front of the house. No immediate work is scheduled. Staff discussed the State Historic Preservation Tax Credit, and the property owner may be interested in applying for a credit for a new roof in a few years.

Popkins School



Staff visited Popkins School on July 19. The basic building envelope is looking good. However, the door was unlocked and ajar; there is vandalism inside and outside the building. The deadbolt needs to be re-locked. Also, there is a downed wire on the north elevation. Staff contacted Integrus Ventures, the property owner, about these issues. The company was quick to secure the building. Later in the fall, a community member reported a broken window. Staff reported the issue to Integrus Ventures. The company promptly replaced the broken plexiglass with new plexiglass.

McCormick Farm



Staff visited McCormick farm on July 26. The farm buildings are in good condition. There are no immediate plans for work, but the property owners were notified about the new state tax credit available for future projects. Staff noticed some deterioration at the northwest corner of the chicken coup foundation, and recommends follow-up during next year's visit.

Geer House



Staff visited the Geer House on July 26. The house is in excellent condition. The property owner plans to reinforce and rebuild several wood elements on the side porch. Plans for a new garage are on hold due to material prices. Staff relayed information about the new state historic preservation tax credit.

Conant Farm



Staff visited Conant Farm on July 26. Earlier this summer, the property owner applied for the state historic preservation tax credit, but has not heard anything back from SHPO. Over the past year, the biggest project was emergency removal of several trees. The silver maple close to the Bowers-Walker house partially fell on the house this past winter, and the tree was removed, along with another large tree near the garage, at that time. Priority projects remain lifting the Conant house and building a basement that will keep out water, which is currently causing damage to the foundation and the house itself; and construction of a new garage where the current garage now stands. However, materials prices have kept that project from moving forward.

Thornoaks



Staff visited the Thornoaks Neighborhood on December 6. Staff walked the neighborhood and took photos of each property or recorded a narrative description of changes to the property within the district. See Appendix A for the survey report. In 2022, the HDC considered five Certificate of Appropriateness applications; three were approved administratively, one was approved by the HDC, and one was approved with condition by the HDC. The approval with condition was appealed to the State of Michigan Historic Preservation Review Board by the homeowner. The Board decided in favor of the HDC decision. The property owner appealed the Board's decision to the Circuit Court on November 29, 2022.

Appendix A: Thornoaks Neighborhood Survey

Street Address	Photo/Notes
4011 Thornoaks Dr.	
4021 Thornoaks Dr.	
4028 Thornoaks Dr.	
4031 Thornoaks Dr.	

4038 Thornoaks Dr.



4041 Thornoaks Dr.



4051 Thornoaks Dr.



4056 Thornoaks Dr.



4061 Thornoaks Dr.



4068 Thornoaks Dr.	
4071 Thornoaks Dr.	There is no siding on 4071 Thornoaks Drive; the house is covered in Tyvek paper. The front door and front facade windows appear to be intact. The property owner requested no photos be taken of the house during this survey. While legally the HDC may take photos of the house from the right of way as part of local historic district administration, staff decided to document property condition in writing instead of with a photograph.
4081 Thornoaks Dr.	
4086 Thornoaks Dr.	
4091 Thornoaks Dr.	

4101 Thornoaks Dr.



4104 Thornoaks Dr.



4118 Thornoaks Dr.



4131 Thornoaks Dr.



4140 Thornoaks Dr.



4141 Thornoaks Dr.



4151 Thornoaks Dr.



4158 Thornoaks Dr.



4161 Thornoaks Dr.



4171 Thornoaks Dr.



4187 Thornoaks Dr.



4194 Thornoaks Dr.



4025 E. Huron River Service Dr.



4045 E. Huron River Service Dr.



4063 E. Huron River Service Dr.



4081 E. Huron River Service Dr.



4099 E. Huron River Service Dr.





OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

Washtenaw County Historic District Commission

Public Meeting Posting

The Washtenaw County Historic District Commission will hold its 2023 meetings on

Thursday, January 5

Thursday, March 2- *to be held at*

Eastern Government Center, 415 W. Michigan Avenue, Ypsilanti

Thursday, May 4- *to be held at*

Eastern Government Center, 415 W. Michigan Avenue, Ypsilanti

Thursday, June 1

Thursday, July 6

Thursday, August 3

Thursday, September 7

Thursday, October 5

Thursday, November 2

at

5:30pm

Washtenaw County Learning Resource Center

Superior Conference Room

4135 Washtenaw Ave

Ann Arbor, MI 48108

Subsequent meeting dates will be publicly posted.

For further information contact:

Melinda Schmidt

schmidt@washtenaw.org

734-544-2954

Meeting packets will be posted online at: <http://www.washtenaw.org/agendacenter>

The County of Washtenaw will provide the necessary auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) days notice to the county of Washtenaw. Individuals with disabilities requiring auxiliary aids or services should

contact the County of Washtenaw by writing or calling the following:

Human Resources

220 North Main Street; P.O. Box 8645;

Ann Arbor, Michigan 48107-8645.

Phone (734) 222.6800, TDD (734) 994.1733