DATE: Thursday, October 10, 2019  
TIME: 5:30 pm – 7:00pm  
PLACE: Eastern County Government Center  
      Office of Community & Economic Development – 2nd Floor  
      415 W. Michigan Avenue, Ypsilanti, MI

SPECIAL MEETING TO CONSIDER COA APPLICATIONS

Call to Order – Chair  
Roll Call – Secretary  
Approval of the Agenda of the Current Meeting – Chair  
Citizen Participation and Commissioner follow-up – Chair  

Application Reviews
- 4099 E. Huron River Service Drive  
- 4194 Thornoaks Drive

Adjournment

Next Meeting: Thursday, November 7, 2019 - Washtenaw County Eastern County Government Center

Attachments:  
- COA application 4099 E. Huron River Drive  
- COA application 4194 Thornoaks Drive
Why is the property important?

James Livingston designed this home for himself and his wife. The couple lived in the home for approximately two years. This home is unlike any others in the neighborhood.

What are the character defining features?

The foundation is painted brick. The exterior siding is vertical board and batten. This home has an irregular footprint with several interconnected rectangles at different levels producing a coherent whole. The exterior elevations are unadorned. A low, flat roofed, two-car open carport bisects the circular gravel drive. The two-story rectangular entry rises above the main one-to-one-and-a-half story structure. The recessed front door off the carport and drive has a slender single light vertical window. The west (rear) elevation exhibits two sets of projecting cube balconies that overlook the wooded backyard. There is also a walk-out lower level on the rear elevation. A secluded courtyard occupies the area directly adjacent the dining room on the north elevation.

What is the current integrity?

The house has excellent integrity.

Summary of proposed work:

Our exterior steel railings are rusting and need to be refinished. There are two balconies on the rear elevation, each with a steel railing. We need to remove them for refinishing and will have them professionally painted with durable paint to prevent further rusting (keeping them the original black color).

While the railings are down, we propose bringing our two balcony railings from 32" in height up to required minimum building code of 36" high. We also propose to tie the upper part of the railings into the side of the house. The original railing was quite wobbly due to only being bolted at the bottom portion of the one inch vertical members.

The original railing will stay completely intact. We will only weld on an additional four inches at the top, in the same size steel stock. It will be attached only to the larger one inch members making it obvious what the addition is, and what is original to the house.

Steel railings of the same design in the house interior will not be changed. We only wish to increase the balcony railing height for safety reasons.
As part of the work we will also have to replace a small portion of rotten rough sawn cedar plywood siding. My contractor assures me that we can obtain the same siding material. We will have to obtain a new dark brown stain color, but we will keep as close as possible to the original color of the house.

We never wish to change anything about the exterior of our house, but these railings are frightening to those who stand on our balcony due to the low height and wobble.

**Effect of work on integrity of character defining features?**

The proposed work will alter exterior features, but in a minimal way to ensure safety.

**Secretary of the Interiors Standards for Rehabilitation applicable:**

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.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Proposed motions:**

- **Approve:** “…move to approve the Certificate of Appropriateness application for balcony railings at 4099 E Huron River Service Drive, as submitted with pictures, which includes bringing the current railings up to 36” high by welding an additional four inches at the top of the railing, and tying the railings to the side of the house, using the same size steel stock of the same black color as the original railing; based on the Secretary of the Interior’s Standards for Rehabilitation 9 and 10.”

- **Deny:** The work does not meet the Standards

- **Approve with Conditions:** Approve as presented with condition that...

**Attachments:**

- Photos of existing railing
- Drawings of proposed railing
4099 E. Huron River Service Drive, rear elevation, note metal railing on both balconies
Drawing of proposed addition, located along the top of the current railing

Drawing of proposed railing with side anchors
**COA Application Review Packet**

**Historic District**  Thornoaks

**Address of Property**  4194 Thornoaks Dr

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**Why is the property important?**
This multi-gabled split level was built in 1976. This is a kit home designed by Massachusetts-based company Deck House. This home is one of two known kit homes in the Thornoaks neighborhood.

**What are the character defining features?**
Dark brown painted vertical wood siding; slightly recessed main entry with vertical sets of windows; main level overhangs the lower level; the lower level has moderate sized plate glass on casement windows and narrower horizontal window bands; the rear (south) elevation has three wide, evenly spaced windows topped with under-the-gable windows. There are visible support beams. The main level has horizontal windows across upper front elevation directly under the eave; side elevations have significant windows: the west elevation has a large rectangular window placement with under-the-gable windows, the east elevation has centrally-placed floor-to-ceiling windows that extend to the gable. There is a broad, squat chimney near the south elevation.

**What is the current integrity?**
The home has good integrity. There are gutters on a portion of the rear elevation, but not on the front facade.

**Summary of proposed work:**
The proposed roof replacement includes tearing off old shingles and re-roofing with Malarkey Vista shingles in Heather, replacing current chimney cap with stainless steel chimney cap, installing a low-profile ridge vent for bathroom exhaust fan, and installing 6-inch Imperial Brown #223 seamless gutter and downspout on the front of the house. Property owners are concerned with the amount of water coming off the front slope of the roof. Though there is no visible water damage to roof or home because of the lack of gutters, homeowners would like to take the preventative step of installing them in order to prolong the life of the house and prevent ice buildup on the front steps during the winter months.

**Effect of work on integrity of character defining features?**
Roof replacement, chimney cap replacement, and vent installation will have no effect on the integrity of the home. The front facade currently does not have gutters and downspouts.

**Attachments:**
- Current Roof photos
- GoTo Agreement
- Proposed Shingles
- Proposed Gutters
- Proposed Gutter Color
Staff notes:
Staff gave partial approval for the roof replacement on 9/26/2019. Administrative approval included tearing off old shingles and re-roofing with Malarkey Vista shingles, replacing current chimney cap with stainless steel chimney cap, and installation of the bathroom exhaust fan vent. Approval was given within a week due to a project start date of 9/27/2019. However, the applicant was notified gutter installation must be considered by the HDC at the next meeting.

Date of site visit: 9/24/2019

Observations:
The roof is a shallow side gable with a rear cross gable and overhanging eaves. The garage is an ell at the northeast corner of the rear elevation. Portions of the rear elevation have gutters and downspouts, including the garage and the south portion of the elevation. The rear cross gable, side gables, and front facade do not have gutters or downspouts.
The front entrance is accessed by a series of wooden steps leading up to a wood deck porch. These steps are the main source of concern for the property owners, who want to avoid slippery steps in the wintertime due to water falling from the roof onto the steps.

Secretary of the Interiors Standards for Rehabilitation applicable:
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Proposed motions:
Approve: “...move to approve the Certificate of Appropriateness application for gutter and downspout installation on the front facade at 4194 Thornoaks Drive as submitted with pictures, which includes 6-inch Imperial Brown #223; based on the Secretary of the Interior’s Standards for Rehabilitation 9 and 10.”

Deny: “...move to deny the Certificate of Appropriateness application for gutter and downspout installation on the front facade at 4194 Thornoaks Drive as submitted with pictures, which includes 6-inch Imperial Brown #223; based on the Secretary of the Interior’s Standards for Rehabilitation 2 and 5.”

Approve with Conditions: Approve as presented with condition that...
4194 Current Roof

Front facade, view facing southeast
Rear elevation, view facing southeast

Garage, located north of the cross gable on the rear elevation
Oblique of rear elevation located south of the cross gable and south (side) elevation, view facing north

Oblique of rear elevation located south of the cross gable and south (side) elevation, view facing northwest
Gutter detail on rear and south (side) elevation
Prepare property for construction project. Tarp/protect outside of building and landscaping to ensure debris does not damage property. Please be sure to remove yard decorations and fragile landscaping items prior to installation date.

2) Remove all previous roofing materials down to original wood decking. Remove and replace any rotten/damaged wood decking.

3) The first 100 ft. of linear board decking OR (4) 4'x8' sheets of OSB are included in this agreement. Thereafter, a charge of $____ per foot of linear board and $.45 per sheet of OSB will be added.

4) Install premium 1.5” “T-Style” aluminum drip edge along all eaves and rakes.

5) Install premium ice and water shield at all eaves (min 6 ft.), flashings, valleys, and/or skylights and where needed to exceed building code requirements to prevent possible damage that ice dams cause to roof system. (Ice and water shield does not stop the formation of ice on roofs).

6) Install Synthetic OR Felt Paper roofing underlayment on remainder of the roof. (CIRCLE CHOICE)

7) Install Lifetime Architectural Shingle: Manufacturer: Malarkey. Brand: Vista. (We recommend Malarkey’s Legacy for the most “bang for your buck”, however we will install which ever shingle you choose to our high standards)

8) Use premium, galvanized, high-wind 1.25” ring-shank OR 1.5” smooth-shank (not staples) to secure shingles.

9) Install heavy-duty neoprene vent stack collars to all stack pipes (NOT PLASTIC!).

10) Install multiple-layer, high-wind perimeter system on all outside edges of roof.

11) Install Premium Metal Vents (NOT PLASTIC!) OR Low-Profile Ridge exhaust ventilation system. (Circle Choice)

12) Inspect intake ventilation. Add additional intake vents (soffit, rooftop, or fascia style available) at a cost of (SEE NOTES BELOW)

13) Flash and counter-flash all chimneys, walls, and roof penetrations, as needed. (FLASHING TO BE SAW-CUT INTO ALL MASONRY)

14) Job includes thorough clean-up with MAGNETIC SWEEP and proper disposal of all debris. All permits, fees, and taxes are included in this agreement. Permits are pulled by GoTo Roofing, NOT a subcontractor.

15) Quality control inspection will be performed after the roof has settled. An annual re-inspection is available at no cost to the homeowner, per their request.

16) Limited lifetime warranty from manufacturer included, PLUS_20_years NO-LEAK GUARANTEE from GoTo Roofing on material and labor. (Length of “No-Leak Guarantee” is based on quality of materials chosen by homeowner) – GoTo Roofing holds funds in escrow specifically for repairs, which means we back our guarantee with CASH, not empty promises. Cost $ N/C .

ADDITIONAL NOTES/UPGRADES:

- Stainless Steel Chimney Cap $2,435
- 6” seamless gutter and downspout on front of house $795

SKYLIGHT SIZE: _______ QTY____ SIZE: _______ QTY

NOTICE OF RIGHT TO CANCEL: YOU, THE BUYER, MAY CANCEL THIS TRANSACTION ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY FOLLOWING THE DATE OF THIS TRANSACTION. SEE THE BACK OF THIS AGREEMENT FOR THE NOTICE OF CANCELLATION FORM AND EXPLANATION OF THIS RIGHT.

MONTHLY PAYMENTS (estimate) $
REDUCES AIR POLLUTION
3M™ Smog-Reducing Granules harness sunlight to photocatalytically convert smog \([\text{NO}, \text{NO}_2]\) into water-soluble ions \([\text{NO}_3]\), actively reducing smog air pollution.

EACH ROOF HAS THE SMOG-FIGHTING POTENTIAL OF 2 OR MORE TREES.

UPCYCLES MATERIALS
Recycled rubber and plastics are elevated into a higher-quality product, improving shingle strength and longevity.

EACH ROOF DIVERS THE EQUIVALENT OF 5 RUBBER TIRES AND 350 PLASTIC MILK JUGS FROM THE LANDFILL.

Vista® AR (algae-resistant) is an architectural shingle engineered with industry-leading, sustainable NEX® Polymer Modified Asphalt Technology (PMA), which combines high-grade asphalt [weathering] with advanced polymers [strength, flexibility] and upcycled materials [durability, sustainability] to rubberize the shingle for exceptional all-weather performance, superior granule embedment, and longer product life.
PERFORMANCE ENGINEERED

All-Weather Flexibility - NEX® Technology rubberizes shingles to better adapt to varying and extreme weather conditions.

Resists Impact - Synthetic rubber (SBS) polymers add pliability and resilience to resist tears and provide a high level of impact protection (hail). Class 3 impact rating.

Resists Wind & Rain - Synthetic adhesive (SEBS), double rain seals, and The Zone®, our patented wider nailing area, seal down shingles and block out wind-driven rain. Wind warranties from 110-130 mph.

Resists Algae - Blend of algae-resistant, copper-containing granules help prevent unsightly black streaks. 12-year algae warranty.

Resists Fire - Shingles meet highest fire rating (Class A).

"Your Choice" Warranty - Select your transferable Limited Lifetime Shingle Warranty or one from a competitor - your choice.

ENVIRONMENTAL BENEFITS

Reduces Smog - 3M™ Smog-Reducing Granules harness sunlight to reduce smog air pollution. The process results in much lower emissions than the highly-pollutitive oxidation process used to make traditional shingles.

Upcycles Materials – Recycled rubber and plastics are repurposed to enhance shingle durability.

Lasts Longer - Superior granule adhesion protects shingles from premature aging caused by solar rays.

Cleaner Manufacturing - NEX® Technology results in much lower emissions than the highly-pollutitive oxidation process used to make traditional shingles.

Less Waste - Malarkey is the only North American roofing manufacturer to earn GreenCircle® Certification for Waste Diversion from Landfill at all its facilities.
Seamless Gutters

Why Seamless Gutters?

- More attractive than sectional gutters
- Baked on enamel finish never needs painting
- Custom formed on the job site for exact measurements
- Installation is typically completed in one day
- Variety of colors to choose from
- Protect and preserve your home’s foundation

View Our Product Color Chart

About Our Gutters

“K” Style seamless aluminum gutters have been the industry standard for over 40 years and make up approximately 79% of all gutter systems installed in the United States. The popularity of these gutters stems from the ability to run each piece to the exact length needed on the jobsite, eliminating unsightly seams.

5” residential and 6” commercial size K-Style gutters with an 18-month warranty on workmanship and a 30-year warranty on material.
QUALITY ALUMINUM PRODUCTS, INC.

"Make Sure It's Quality Aluminum Made Products"

Color Selection

102 - PEARL GRAY
112 - TUXEDO GRAY
200 - BLACK
202 - ROYAL BROWN
204 - GRECIAN GREEN
214 - WOODLAND GREEN
223 - IMPERIAL BROWN
224 - WOODSTOCK TAN
287 - HICKORY
236 - NATURAL CLAY
250 - MUSKET BROWN
280 - WHITE
325 - SANDSTONE BEIGE
327 - DESERT TAN
335 - BARN RED
336 - LIGHT MAPLE
360 - TERRATONE
385 - COPPERTONE
390 - NORWEGIAN WOOD
391 - SANDSTONE
392 - HEATHER
393 - SANDLEWOOD
394 - SPRING GREEN
395 - SPRING BLUE
396 - OXFORD BLUE
397 - STERLING GRAY
801 - ALMOND
805 - PEWTER
810 - SHALE
811 - CREAM
812 - CREME DE LA CREME
813 - HERITAGE CREAM
814 - BRONZE
815 - COPPER
816 - HERRINGBONE
817 - CREAM
818 - BRONZE
819 - HERRINGBONE
820 - CRANBERRY
821 - IVY
822 - PACIFIC BLUE
841 - BUCKSKIN
901 - IVORY

See reverse side and catalog for color/product matches.
www.qualityaluminum.com

These color samples are as close as possible to actual colors offered, within the limits of color chip reproduction.