ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 2781 Packard Road, Application Number HDC12-241

DISTRICT: Cobblestone Farm Historic District

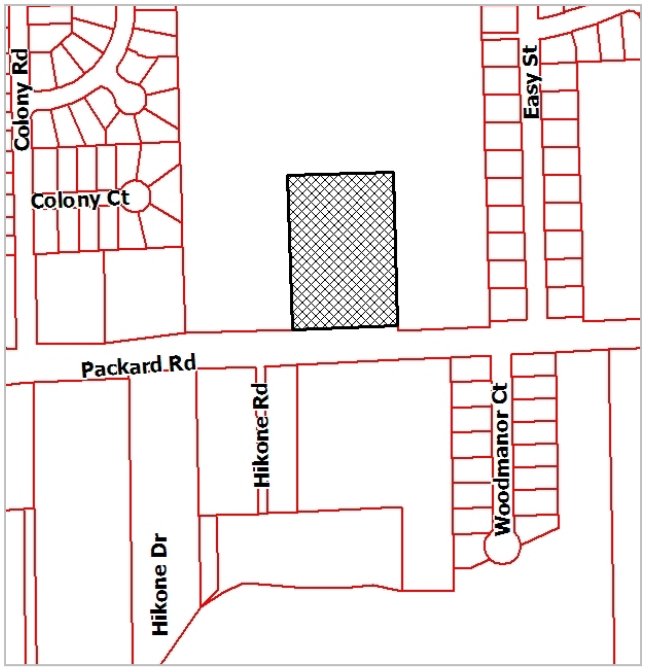
REPORT DATE: January 4, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 7 for the Thursday, January 10, 2013 HDC meeting

	OWNER	APPLICANT
Name:	City of Ann Arbor	Amy Kuras
Address:	301 E Huron Ave Ann Arbor, MI 48104	same
Phone:	(734) 794-6230	

BACKGROUND: The Ticknor-Campbell house is known as the Cobblestone Farm because of the unique construction technique of the cobblestone house on the property. It was built by Dr. Benajah Ticknor in 1844 in the Classic Revival style, and is one of the finest of the few examples of cobblestone construction in Michigan. Together with the wooden kitchen ell in the rear, it forms an unusually fine example of a pioneer Michigan farm dwelling. There has been only one alteration to the exterior of the cobblestone house. During the Booth family tenure (1860-1880), an Italianate-style wooden front porch with bracketed columns was added to the front façade. The barn was constructed on the property in 1986 as part of the farmstead restoration after the property was acquired by the City in 1972. The barn has no historic precedent (i.e. it is not a replica of a barn that once existed at this location on the farm), though the form is in keeping with those once found on the site.



The HDC issued a certificate of appropriateness in 2008 to build a permanent entry awning on the barn and make landscape improvements, and another in 2011 to build a storage shed.

LOCATION: The site is located on the north side of Packard Road, east of Colony Road and west of Easy Street.

APPLICATION: The applicant seeks HDC approval to replace the cedar shake roof on the 1986 barn with imitation shakes.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

STAFF FINDINGS:

1. Parks staff seeks to replace the roof of the event barn, which was constructed in 1986, with recycled plastic shingles. The barn is currently roofed with western red cedar shingles that are similar to the ones on the rear wing of the house. A condition assessment report was completed in 2012 (see attachments to the application), and found that the barn's cedar roof was in poor condition, with little hope for successful repair because of its age. The recycled plastic shingles (brand name: Enviroshake) have a lifespan of fifty or more years. Enviroshakes cost slightly more than cedar shingles for this installation.

2. The barn's roof is high off the ground and has a fairly shallow pitch. As a result, once you get close enough to identify the roofing material, not much of the roof is visible from the ground.

3. Staff recommends approval of the application and finds the roofing material is visually compatible in size, scale, design, texture, material and relationship to the rest of the site, does not detract from the historic character of the surrounding area, and meets *The Secretary of the Interior's Standards for Rehabilitation,* in particular standards 2 and 10.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 2781 Packard Street, the Cobblestone Farm Historic District, to reroof the event barn with recycled plastic Enviroshake shingles. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings,* in particular standards 2 and 10.

MOTION WORKSHEET

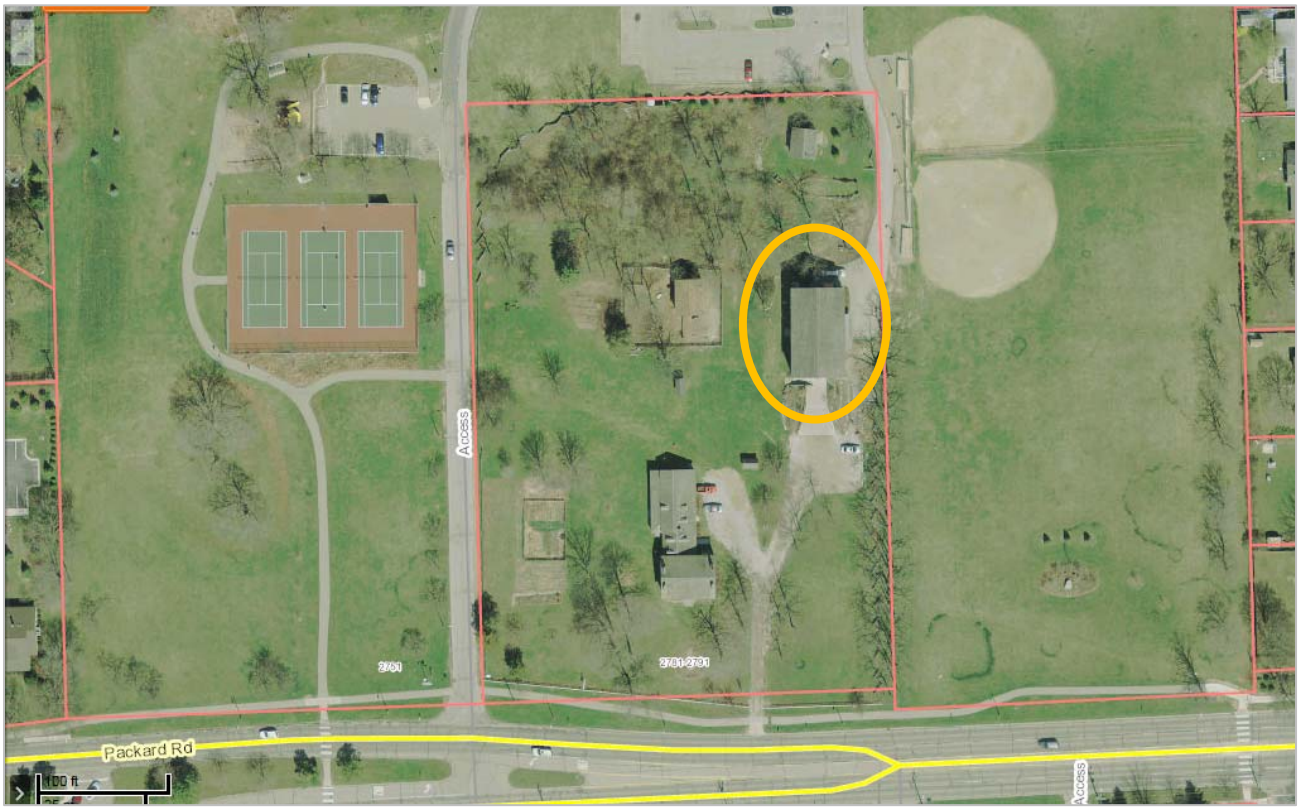
I move that the Commission issue a Certificate of Appropriateness for the work at 2781 Packard Street in the Cobblestone Farm Historic District

____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) *(circle all that apply)*: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, condition assessment report, product information

2010 Aerial Photo



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 2781 Packard Rd, Ann Arbor

Historic District: Cobblestone Farm

Name of Property Owner *(If different than the applicant):*
City of Ann Arbor

Address of Property Owner: 301 E. Huron st. Ann Arbor, MI

Daytime Phone and E-mail of Property Owner: 734-794-6230

Signature of Property Owner: Amy Kuras *Date:* 12/4/12

Section 2: Applicant Information

Name of Applicant: Amy Kuras

Address of Applicant: 301 E. Huron st.

Daytime Phone: (734) 794-6230 Fax: (734) 994-8312

E-mail: akuras@a2gov.org

Applicant's Relationship to Property: ✓ owner ___ architect ___ contactor ___ other

Signature of applicant: Amy Kuras *Date:* _____

Section 3: Building Use (check all that apply)

_____ Residential _____ Single Family _____ Multiple Family _____ Rental

_____ Commercial ✓ Institutional

Section 4: Stille-DeRossett-Hale Single State Construction Code Act
(This item **MUST BE INITIALED** for your application to be **PROCESSED**)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "*...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531.*"

Please initial here: AK

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. Reroof of the existing event barn - which was constructed in 1986 (but located on the Cobblestone historic farm.) The roof of the barn is in terrible shape + leaking - the roof on the barn + the Tickenor Campbell House are to be replaced.

2. Provide a description of existing conditions. Roof on both barn + house are cedar shake. Some flashing has been installed incorrectly on house + both structures are leaking. Cedar shakes on barn were not installed to allow for air circulation.

3. What are the reasons for the proposed changes? The cedar shakes on the house will be replaced in kind to be historically correct. The proposed recycled plastic shingles on the barn are being proposed because they are supposed to last longer - + look just like cedar.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
Brochure from Enviroshake
Letter from Ralph Walton

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: _____ HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Ticknor|Campbell House
Exterior Overview

The 2-story Ticknor|Campbell House is clad in a herring-bone and horizontal layered cobblestone design with a fieldstone foundation and rusticated stone quoins at the corner conditions. A grand entry door, flanked by sidelights and pillars, is situated in the center of the South elevation fronting Packard Road. Double-hung wood sash windows and gable ended pedimented windows allow natural light to penetrate deep into the home. Wood lintels, shutters and box cornice and cornice return conditions add to the flavor of the period. The existing roof is penetrated by four brick chimneys and is clad in cedar shakes. A 2-story rear addition, with covered porches dominating the East and West facades, is clad in wood siding and shingled in cedar.

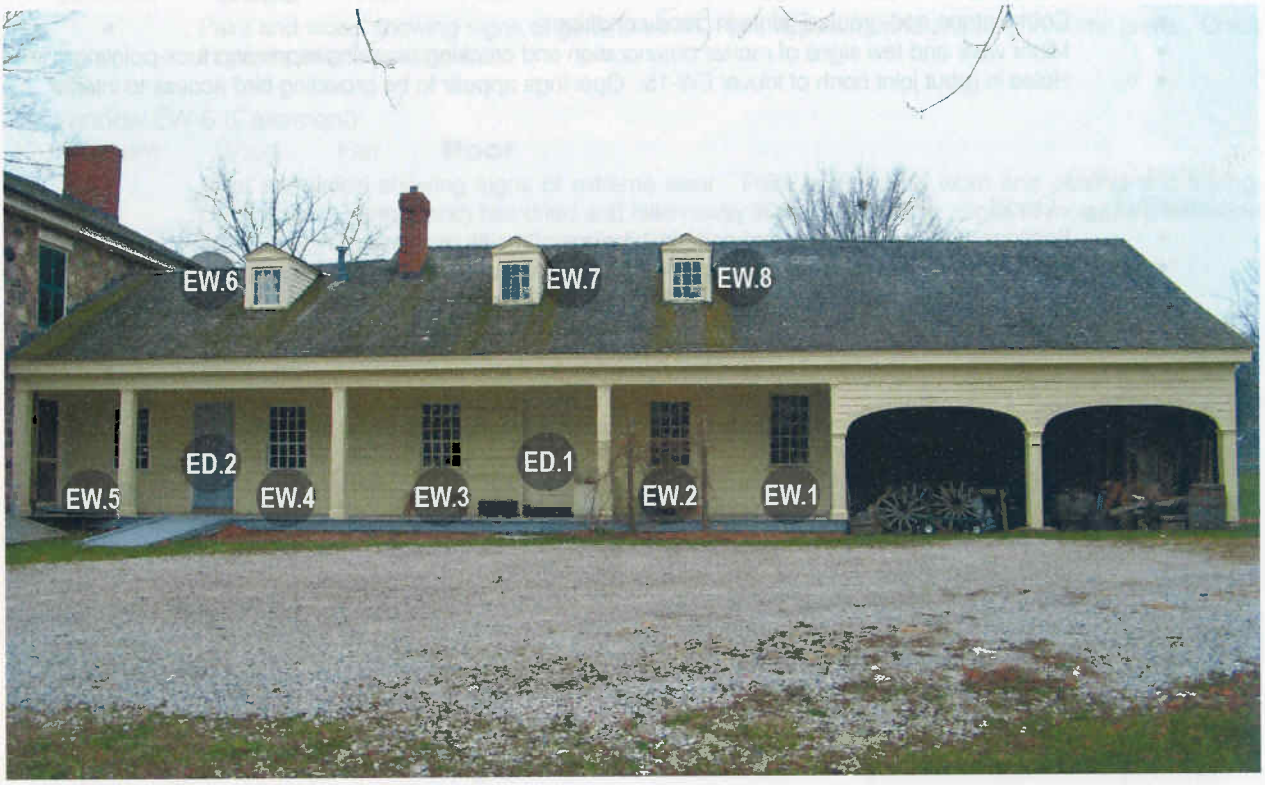
Selective moisture readings were taken at selective points at each elevation. Readings in wood above 15% indicate areas with excessive moisture content and increased susceptibility to rot and decay.

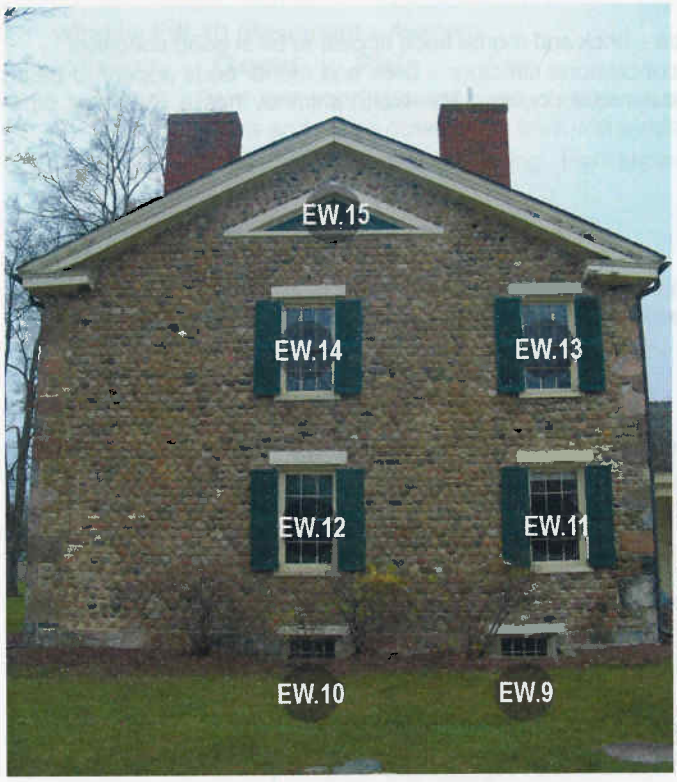
South East corner

Rear Porch

East Elevation Description

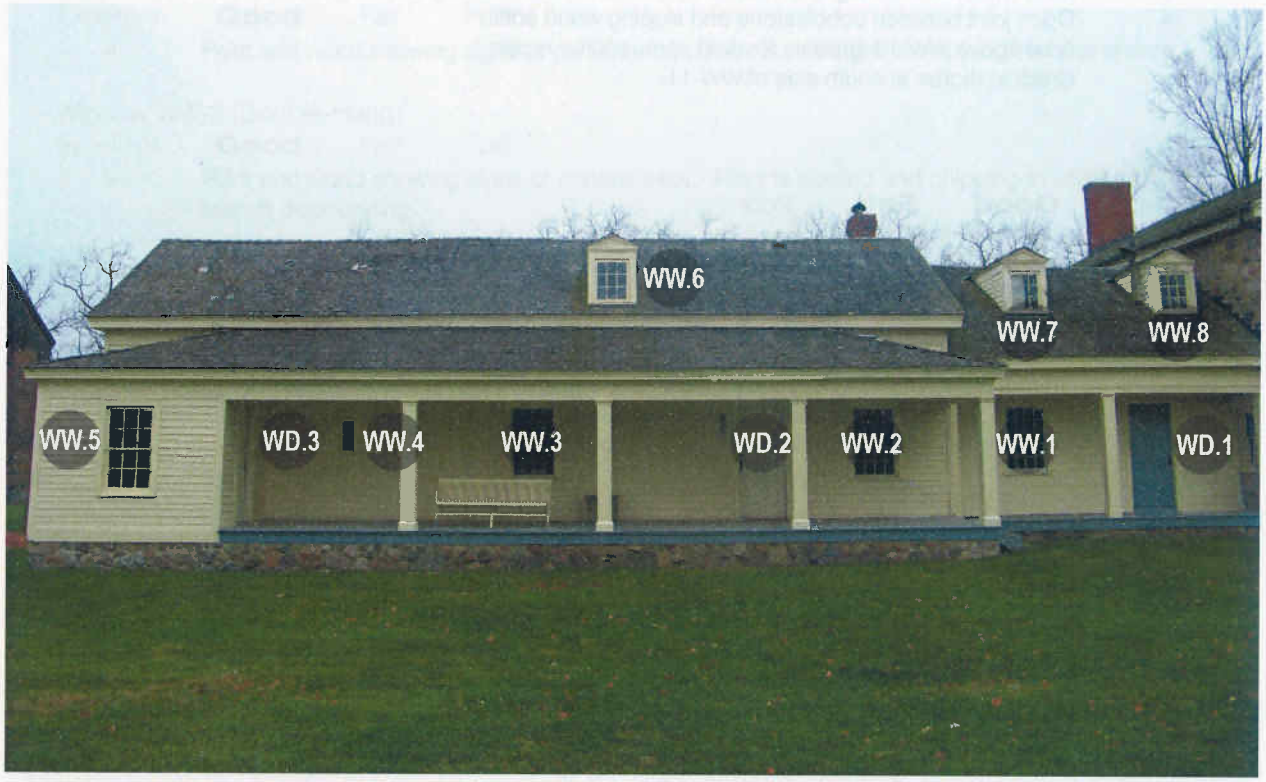
The East elevation is divided into two sections. The Main cobblestone house and the wood sided rear addition. Two (2) entry doors providing access to the Dining Room and Kitchen spaces are situated under the covered porch which extends along the entire length of the rear addition.

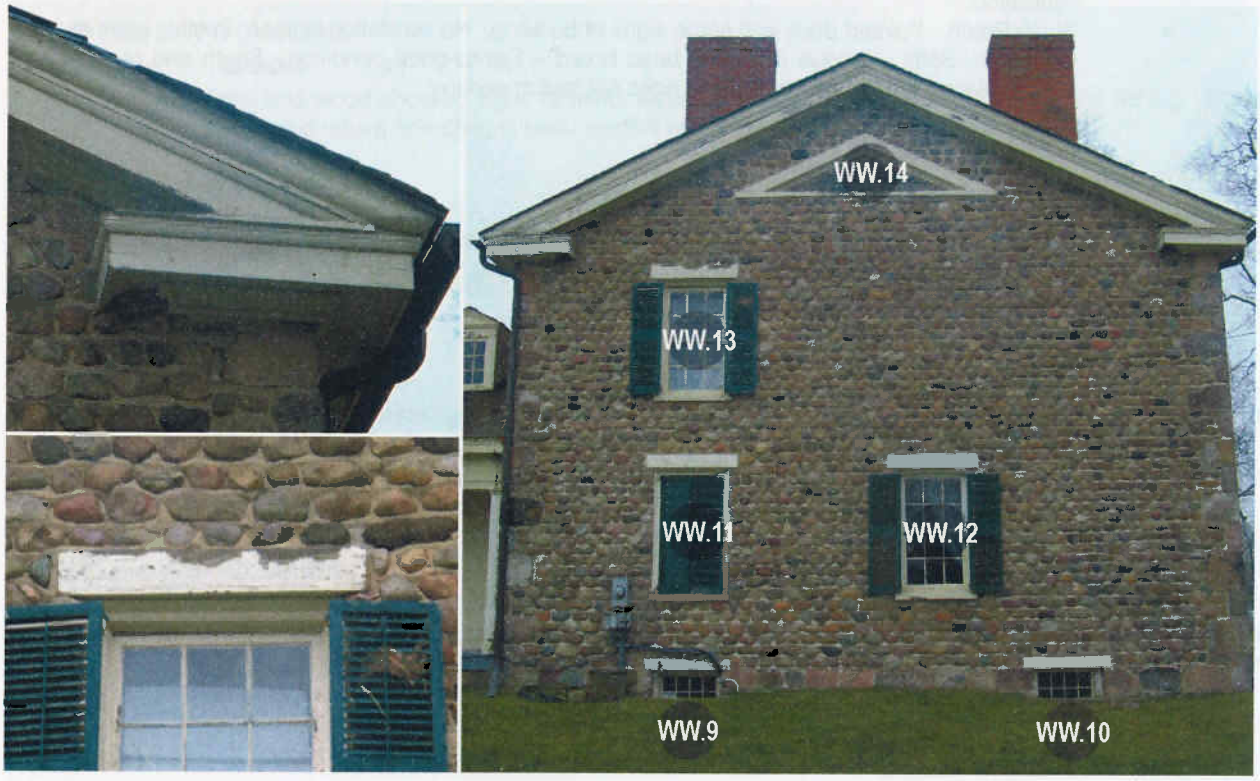




West Elevation Description

The West elevation is divided into two sections. The Main cobblestone house on the South end and the wood sided rear addition to the North. Three (3) entry doors provide access to the Dining Room, Kitchen and Storage space, situated under the covered porch which extends along the majority of the rear addition.





East Elevation Description

The wood clad East elevation is the main entry point to the Cobblestone Center. Two (2) glazed 3'-0" x 6'-8" hollow metal entry doors (skinned with wood) are situated at the midpoint in the elevation and provide access to the main level Orientation area. A single 3'-0" x 6'-8" hollow metal door and frame (skinned in wood) sits adjacent to the North of the main entrance, the doors are covered with a cedar shingled shed canopy with gutter and downspout situated at the South of the canopy. A hose and water spigot is situated on the south end of the elevation. Four (4) windows are located on the main level and 4 on the upper level. The windows are a cranked-awning aluminum clad wood unit with insulated glass and trimmed in wood. There is no eaves trough or downspout at the main building fascia.

East Elevation

Component Assessment

Existing Conditions

Siding

Excellent Good **Fair** **Poor**

- Numerous pieces of siding have cupped and pulled away from the waferboard sheathing, exposing the felt to the weather and UV deterioration.
- Deterioration, splitting and rot have occurred in the siding – particularly bad at base of building
- Moisture readings range from 9.7% to 11.2% 2'-0" above grade
- Moisture readings range from 10.9% to 29.2% below 2'-0" above grade
- Fascia & soffit appear to be in good condition
- Soil and landscape mulch are placed against the base of the siding allowing moisture to penetrate siding and cause further deterioration.

Windows

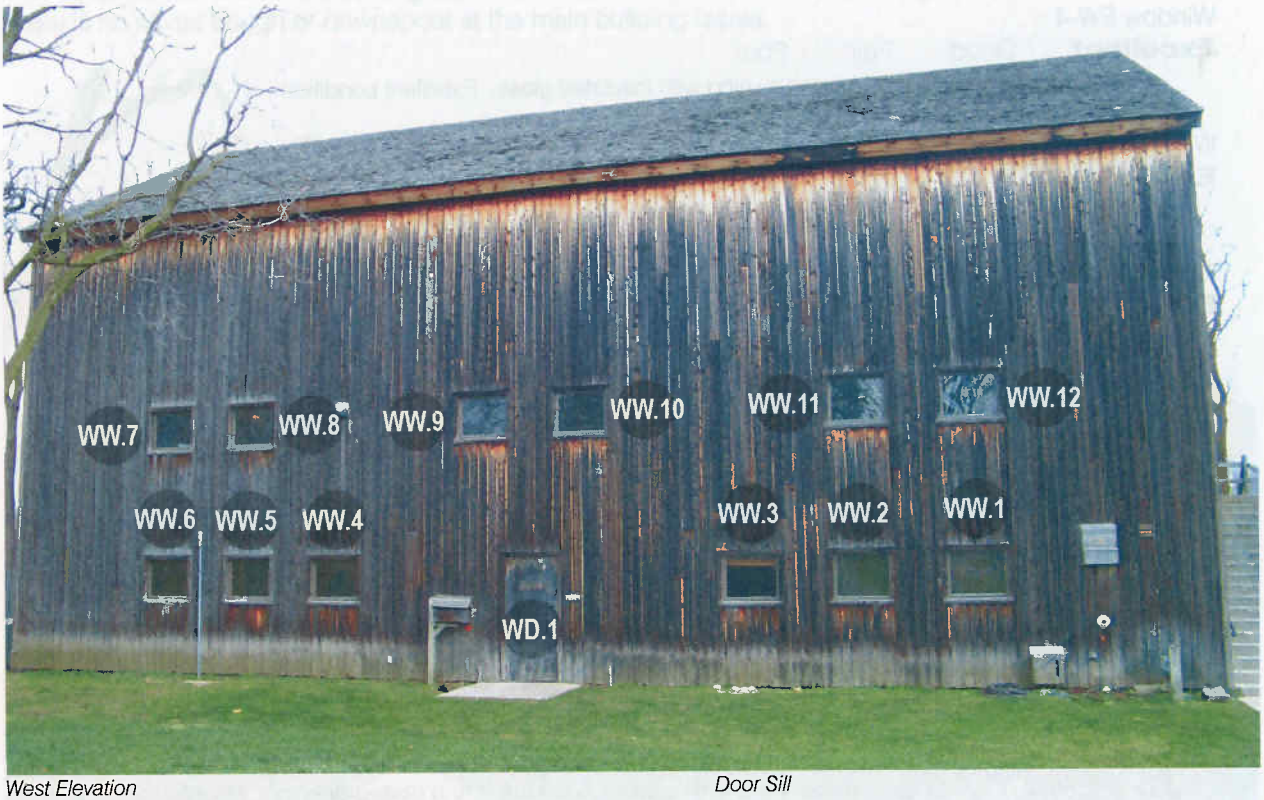
Window EW-1

Excellent Good Fair Poor

- Aluminum clad wood crank awning with insulated glass. Excellent condition

West Elevation Description

The wood clad West elevation fronts the interior backyard of the Cobblestone Farm House. A single 3'-0" x 6'-8" hollow metal door and frame (skinned in wood) entry is situated at the midpoint in the elevation and provides a secondary means of access to the main level Orientation area. A hose and water spigot are situated on the south end of the elevation. Six (6) windows are located on the main level and six (6) on the upper level. The windows are a cranked-awning aluminum clad wood unit with insulated glass and trimmed in wood. There is no gutters or downspout on the main gable roof fascia.



West Elevation

Door Sill

Component Assessmentr

Existing Conditions

Siding

Excellent Good Fair **Poor**

- Numerous pieces of siding have cupped and pulled away from the waferboard sheathing, exposing the felt to the weather and UV deterioration.
- Deterioration, splitting and rot have occurred in the siding – particularly bad at base of building
- Moisture readings range from 9.7% to 11.2% 2'-0" above grade
- Moisture readings range from 10.9% to 29.2% below 2'-0" above grade
- Fascia & soffit appear to be in good condition
- Some deterioration of the stress panel waferboard at the base of the wall is evident along the entire length of the elevation.

Windows

Window WW-1

Excellent Good Fair Poor

- Aluminum clad wood crank awning with insulated glass. Excellent condition

Roof

The gabled roof of the Cobblestone Center is finished with a Western Red Cedar shingle. The original drawings from Riverbend Timber Framing Inc. call for the shingles to be laid over 1x2 sleepers over an 8 3/8" stress-skin roof panel. Whether or not the 1x2 sleepers were installed were installed was not able to be verified through visual observation. The small 6" soffit on the gable end and 1x12 fascia board is exposed and weathered.

Roof Gable Detail

Cedar Shingles

Component Assessment

Existing Conditions

Cedar Roof

Excellent Good Fair **Poor**

- Evidence of splitting and loss of shingles as well as cupping and warping of shingle indicating the possibility of inadequate air flow beneath the shingle.
- Deterioration is evident in large sections of the roof
- Roof replacement is recommended or alternative treatment strategies below
- Trim at North and South gable ends of roof is deteriorating.
- Signs of wear at exposed wood fascia and soffit.

Roof Treatment Strategies

Option1

Cedar Roof Repair

"Cedar roofs left unprotected suffer photodegradation by ultraviolet light (sunlight), leaching, hydrolysis, shrinking and swelling by water, and discoloration and degradation by decay microorganisms"[ix] The roof is approximately 30+ years old.

Research concerning cedar roof repair and replacement suggests that cedar shake and shingle roofs older then 25 years will be extremely difficult to repair and virtually impossible to restore. It is suggested that repair in roofs older then 15 years should not be attempted as foot traffic can cause shingles to dislodge or cause extensive fractures. If, however, it is determined that repair over replacement is necessary, there are some treatment options available. Methods for cleaning and multiple preservation options have been excerpted below from the publication "Restoring and Treating Wood Shakes and Shingles, The Journal of Light Construction" by Brian Buchanan

- Bleaching Roof

Enviroshake®
Quality Engineered Roofing

LEED® Brochure

Enviroshake® is a composite "high tech" roofing product that replicates the look of a cedar shake but has the added benefit of performance and durability associated with **Enviroshake®** composite materials. **Enviroshake®** was founded in 1998 and is marketed in direct competition to natural cedar shakes and other premium roofing products.

Key Standard benefits vs. Traditional cedar shakes:

- Lifetime warranty
- Fire retardant and meets Class C standards with Class A available upon request
- No annual maintenance
- Hail resistant

Predominantly all of the materials (95%) used in the product are reclaimed materials. The **Enviroshake®** composite blend is a mixture of post industrial plastic(s), recycled rubber elastomers and cellulosic fibre materials. What distinguishes the **Enviroshake®** is its formulation and the process that produces this superior product. As the manufacturer, **Enviroshake®** can justifiably claim strong environmental advantages in addition to a quality product.

The **Enviroshake®** can be installed efficiently with less waste than traditional cedar, does not require any pretreatment, and once installed is maintenance free. There are no added expenses for preservatives or coatings that are recommended with wood and other products. It will retain its physical properties and look for decades.

Enviroshake® will directly divert waste materials that are not biodegradable. **Enviroshake®** is proud that its operation fulfils all the components of the 3R environmental agenda - reduce, reuse and recycle.

Enviroshake is assessed 16.5 Direct Points and 57 relevant LEED® Points

www.enviroshake.com 1-866-423-3302 info@enviroshake.com

LEED® New Construction				
LEED® 2009 NC Credit	**Total Available Points**	**Relevant Benefit of Enviroshake**	**Maximum Enviroshake Contribution**	
			LEED® 2009 NC (USGBC)	LEED® Canada NC (CAGBC)
MRc1.1: Building Reuse	3	Accelerating weather testing shows Enviroshake's life exectancy to be greater than 50 years, exceeding the lifespan of conventional cedar and asphalt shingles. Its use extends the life-cycle of existing building stock and can contribute towards the reuse of existing building structures.	<1	<1
MRc2: Construction Waste Management	2	Enviroshake is recyclable both as scrap during installation and at the end of its service life (e.g. Enviroshake can be salvaged or recycled during demolition), and can therefore contribute to the diversion of contruction debris.	<1	<1
MRc4: Recycled Content	2	Enviroshakes recycled content of 58% as defined in the LEED® system would contribute positively towards arning points in this credit	<1	<1
MRc5: Regional Materials	2	Enviroshake's constituent materials are all derived locally in relation to its Chatham manufacturing facility (Toronto, Sarnia, Holland Landing, and Simcoe), therefore projects local to these areas would qualify Enviroshake towards this credit.	<1	<1
MRc8: Durable Building	1	Enviroshakes's relatively long service (>50 years, based on accelerated weather testing) would make its use a positive contributor towards the fulfillment of such a plan	N/A	<1
Total:	9	Of the 9 total LEED® 2009 (NC) points which Enviroshake contributes towards, it would directly take credit for less than 4 points in a typcial commercial building.	<4	<5

LEED® For Homes				
LEED® for Homes Credit	**Total Available Points**	**Relevant Benefit of Enviroshake**	**Maximum Enviroshake Contribution**	
			USGBC	CAGBC
MR2: Environmentally Preferable Product	8	Enviroshake's constituent materials are all derived locally in relation to its Chatam manufacturing facility (Toronto, Sarnia, Holland Landing and simcoe), therefore projects local to these areas would qualify Enviroshake to earn credit.	1	1
MR3: Waste Management	3	Enviroshake is recyclable both as scrap during installation and at the end of its service life (e.g. Enviroshake can be salvaged or recycled during demolition), and can therefore contribute to the diversion of construction debris.	<1	<1
Total:	11	Of the 11 total LEED® for homes points which Enviroshake contributes towards, it could directly take credit for between 1 and 2 points in a typical residential building.	Between 1 and 2	Between 1 and 2

National Green Building Standard (NAHB)			
National Green Building Standard Credit	**Total Available Points**	**Relevant Benefit of Enviroshake**	**Maximum Enviroshake Contribution**
REc603.1: Reuse of Existing Buildings	12	Accelerating weather testing shows Enviroshake's life exectancy to be greater than 50 years, exceeding the lifespan of conventional cedar and asphalt shingles. Enviroshake extends the life-cycle of existing buildings, and can contribute towards the reuse of existing building structures.	4
REc604.1: Recycled-Content Building Materials	6	Enviroshake's 95% recycled content makes it eligible for up to 3 points.	3
REc605.3: Recycled Construction Materials	6	Enviroshake at the end of its service life or from construction waste is recyclable and can therefore contribute to the off-site recycling of contruction materials.	1.5
REc606.1: Biobased Products	8	Enviroshake's biobased content is over 50% by volume and would therefore qualify for credit.	3
REc607: Indigenous Materials	10	Enviroshake's constituent materials are all derived locally in relation to its Chatham manufacturing facility (Toronto, Sarnia, Holland Landing and Simcoe), and thus projects indifenous to these areas qualify Enviroshake to earn credit.	2
REc609: Life Cycle Analysis	15	Accelerating weather testing shows Enviroshake's life exectancy to be greater than 50 years, exceeding the lifespan of conventional cedar and asphalt shingles. Enviroshake would therefore be a favourable candidate for performing an LCA.	3
Total:	57	Of the 57 total NGBP points which Enviroshake contributes towards, it could directly take credit for up to 16.5 points in a typcial building.	16.5

Enviroshake®

Quality Engineered Roofing

"...The Authentic Look of Cedar with Lifetime Performance..."

2012

Dear Cory

I would like to introduce to you for your consideration, ***Enviroshake®***, the only synthetic roofing product to accurately replicate the desired look of a "silvered", taper-split cedar shake roof, while offering superior durability, performance and the maintenance free features discerning homeowners want in a quality premium roof. ***Enviroshake®*** has been in business since 1998, making us a pioneer in the composite roofing product industry.

Enviroshake® is a composite material made from 95% post-industrial recycled polymers, elastomers and cellulosic fibers. It is also one of the highest LEED & NGBS point contributing roofing products in the market, contributing 16.5 Direct Points and 56 Indirect Points. We are also the only roofing product recognized by Greener Product www.greenerproduct.com.

See for yourself, the ***Enviroshake®*** difference.

Enviroshake® offers the following advantages:

- ✓ **LIFETIME** warranty with the first 50 years non-prorated and transferable (no cost, no limit)
- ✓ Flame retardant (Class C fire rating)
- ✓ Will not rot, blister or crack
- ✓ Mold, mildew and insect resistant
- ✓ Level 4 UL2218 impact certification - Hail & wind resistant
- ✓ State Farm Approved and may qualify for discounts on home insurance
- ✓ Easy to install on plywood or strapping
- ✓ You can walk on it
- ✓ Maintenance and worry free
- ✓ Custom molded ridge and hip caps

Enviroshake® is a preferred roofing product of many architects, builders, contractors and homeowners across North America due to its unsurpassed longevity, performance, and durability. In fact, 90% of homeowner's who currently have aging cedar on their roof, and learn **about** ***Enviroshake®***, choose ***Enviroshake®***!

info@enviroshake.com ***www.enviroshake.com*** **Toll Free (866) 423-3302**

Enviroshake® is not only installed for the same cost as cedar, but actually costs 1/3 less than cedar over the lifetime of the roof as it is completely maintenance free, and requires no re-roofing.

Enviroshake® starts out a dark brown/grey colour and lightens to a silver/grey colour similar to that of a 3 to 4 year old cedar roof. The process takes from 3 to 9 months. As with cedar, there will be slight variations in shading and thickness of the shakes, giving the product a natural look on the roof.

Additionally, you may also view our extensive photo and video album on our website **www.enviroshake.com.**

If you wish to login in to our secure architect section to find additional testing information, product literatures, and Spec Sheets, please contact **Ashley at: ahewko@enviroshake.com** to receive your own **unique** ***USERNAME*** and ***PASSWORD***.

Enviroshake® also offers education to architects online through http://www.aecdaily.com/en/1655816, and in partnership with Ron Blank and their CE academy. Our AIA & USGBC approved course, "The Design and Performance Advantages of Composite Shake", provides architects with 1 AIA HSW/SD LU, and 1 GBCI CE hour.

For ***Enviroshake***®s upcoming presentation locations & dates please visit our website and go to the Architect Education & Events page.

If you would like additional information, would like to set up a lunch and learn, or would like to receive a ***free*** Sample Board, please do not hesitate to ask.

Again, thank you for your interest in ***Enviroshake***® and I look forward to hearing from you.

Sincerely

Marg Kloostra
Inside Sales
Enviroshake® Inc.
"The Authentic Look of Cedar with Lifetime Performance"

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RALPH WELTON
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rwelton@a2gov.org

November 19, 2012

Amy Kuras/Park Planner
Ann Arbor Parks & Recreation
301 E. Huron
Ann Arbor, MI 48103

Re: Enviroshake Roofing material

Ms. Kuras:
The cited roofing product has been tested for wind lift and fire rating to ASTM standards D3161 and E108 respectively. These ASTM approvals are both referenced in the 2009 Michigan Building Code, and, although originally used to certify predominantly asphalt-based shingles, they have also come to be accepted criteria for fiberglass roofing. Although not actually listed in the 2009 Michigan Building Code, Enviroshake has also been successfully tested to these rigid standards and has been approved by the Canadian Construction Materials Centre.

Therefore, premised on Section 104.11 of the 2009 Michigan Building Code, It is the determination of the Building Official of the jurisdiction of Ann Arbor to allow these shingles as an approved alternative system.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety.

Feel free to contact me with any further questions or concerns.

Ralph Welton, Building Official
City of Ann Arbor Construction Services