



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, August 22, 2023

Council Chambers

Page

1. CALL TO ORDER

2. ROLL CALL

Alex Pettit, Chair

James Chesnut, Vice Chair

James Ratzlaff

Stefan Szumko

Delrhea Byrge

Hannah McCready

John VanBolt

Ellen Thackery, Staff

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT ON AGENDA ITEMS

5. PUBLIC HEARINGS

6. BUSINESS SESSION

6.1. OLD BUSINESS

6.2. NEW BUSINESS

3 - 77

[1 130 N Huron Agenda item](#)

[2 307 N Hamilton agenda item](#)

[3 308 Maple Agenda Item](#)

[4 316 N Grove agenda item](#)

6.3. STUDY ITEMS

6.4. ADMINISTRATIVE APPROVALS

405 Maple: asphalt roof to asphalt roof

123 N Washington: rear black aluminum fence

6.5. OTHER BUSINESS

1. Property Monitoring

2. Updates from Staff

3. Commissioner Comments

7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

8. HOUSEKEEPING BUSINESS

8.1. Approval of meeting minutes 08/08/2023

79 - 81

[Historic District 8-8-2023 Minutes DRAFT](#)

9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 130 N Huron

Property History: This house is significant and contributes to both the local and National Register districts. It is called out by name in the National Register nomination as the Mills-Starkweather House (the Ladies Library) from 1858, and is described as a "large 2-story, cubical brick Italianate with cupola and a gable-roof, 2-story projection containing the entrance." It was a home until 1890 when owner Mary Ann Starkweather donated the building for use as a library. It was a library from 1890 until 1963 and is undergoing restoration for use as a home again.

Date of Application: August 9, 2023

Date of Review: August 16, 2023

Date of Meeting: August 22, 2023

Proposed work:

Install a black aluminum fence around the entire property. The fence around the front yard would be interrupted by two gates (one to front walk and other larger gate into parking lot). Along house's north side, there is an existing wood fence and the proposed fence would meet that fence and tie into it where it exists.

Materials: Proposed is a black aluminum fence with pickets, fleur-de-lis picket tops, and rings/circles added below the picket tops.

Staff review:

1. According to the City's **Historic District Fact Sheet** for Fencing and Retaining Walls (available at <https://cityofypsilanti.com/263/Historic-District> and attached), new fences "must be designed to minimize their impact on existing historic fabric at the site. They must be compatible with the site in setback, size, and scale to protect the historic integrity of the property.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

- They must be removable without impairing the essential integrity of the property.”
2. The *Fact Sheet* states that, “Full perimeter fencing and more than two types (styles) of fencing on a single lot are generally not permitted.”
 3. The *Fact Sheet* also states that wrought iron, cast iron, or painted aluminum are often found not to detract from the historic fabric of the district.
 4. The **Secretary of the Interior’s Standards for Rehabilitation**, Standard 9 states that related new construction will not destroy historic materials, features, and spatial relationships that characterize the property, and that new work will be differentiated and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. Standard 10 states that related new construction will be able to be removed in the future without negatively impacting the essential form and integrity of the historic property and its environment.
 5. The **Guidelines that accompany the Secretary of the Interior’s Standards** for Rehabilitation recommend avoiding removing or substantially changing character-defining site features so that the character of the site/property is diminished. Site features mentioned with this guideline that could be character defining include walls, fences, steps, walks, paths, trees/shrubs, lightposts, fountains, sculptures, etc. The Guidelines also recommend installing protective fencing, bollards, and stanchions on a building site, when necessary for security, that are as unobtrusive as possible. They do not recommend installing fencing without taking into consideration the fence’s location and visibility so that the historic character of the site is negatively impacted.
 6. The applicant’s **zoning review application** for the fence lists a 6’ black aluminum fence. When applicant and staff spoke, staff understood applicant to say that the intention was for a 6’ fence along the house’s sides and rear, and a 5’ fence around the house’s front yard, with 6’ gates. Photos of sample gates were included in the zoning review application, and they have been included below as well.
 7. Staff has let the applicant know that there are restrictions on **fence heights and fence types (spiked) as regulated within the zoning ordinance**. The historic district commission is considering the appearance of the fence and its impact on the historic property, streetscape, and district, whereas the city planner and planning commission enforce the zoning ordinance.
 8. Staff considers the proposed fence in two parts: the sides and rear, and the front. This house’s rear is on Riverside Park, so it has two public faces: one from the Park and one from Huron Street.
 - a. **Sides and rear:** Staff finds that the proposed fence may be compatible with the site in size and scale on the sides and rear. The house is large and grand with a large back yard, so staff finds that this site can accommodate a large-scale fence at the sides and rear, and, as proposed, the fence could be removed without harming the historic house. Care should be taken to ensure that any historic landscape features, including historic trees, shrubs, or paths would be considered and protected in the placement, installation, and any future removal of the fence. Staff finds that the proposed material and design is compatible with the house, but notes that spikes may not be permitted in the City’s zoning ordinance. This fence is being proposed, at least in part, for security reasons, and while it is not unobtrusive as the Guidelines recommend, the proposed fence would likely have less of an impact on the historic character of the rear of the site than other, more modern designs or materials, such as a wood 6’ fence.

- b. **Front:** The grassy front yard and central, wide walk to the front steps are character-defining features of this property. This house was a residence for 32 years and a public library for 73 years. From old photos, it appears that there has not historically been a fence and gate on this property in the front along N Huron. According to the Michigan State Historic Preservation Office's published opinion, *Fences in Historic Districts* (May 2006, available at <https://www.mplace.org/historic-preservation/programs-and-services/local-historic-districts/fences-in-historic-districts/> and attached here as a reference):

[Historically,] Property owners were encouraged to view front yards as public space. Sweeping open lawns bordered by undulating shrubbery were recommended. Lawns should be united along the street giving an impression of open space. Uniformity in plant choices, such as street trees, was encouraged. Fencing front yards was discouraged. If fencing did occur in the front, it was decorative and served as a frame for the picture of the house on the site.

As the City's Fence *Fact Sheet* states, "Full perimeter fencing" is "generally not permitted." Enclosing the front yard with a fence and gating the walk to the front door would negatively impact this house's spatial relationship with the street and sidewalk and change the character-defining grassy front yard and central walk to the front door. Staff wonders if fencing and gating the lot and driveway to the south of the historic house (along with the backyard) while leaving the front yard unfenced as it was historically would allay the applicant's security concerns. Staff finds that fencing and a gate for the driveway and parking lot along the house's south side might be compatible if necessary for security reasons and if allowed by zoning, because staff believes that that portion of the lot would not have as direct an impact on the historic house and site as fencing and gating the character-defining grassy front yard and walk to the front door.

If enclosing the front yard with fencing and a gate is found to be necessary for security concerns, staff finds that fencing with 5' or 6' fencing and 6' gates around the entire front yard does not meet the Secretary of the Interior's Standards for Rehabilitation or the City's local design guidelines as outlined in the *Fact Sheets*. Rehabilitation Standard 9 states that related new construction will not destroy spatial relationships that characterize the property, and that new work will be compatible with the historic size, scale and proportion, and massing to protect the integrity of the property and its environment. Staff finds that 5' or 6' fencing with 6' gates around the front yard of this house destroys spatial relationships the house has with the sidewalk and street, and that that size, scale, and proportion is incompatible with this property and its environment. Staff finds that if fencing around the front yard is necessary for security reasons, the proposed fence's materials and design are compatible with the historic house and site, but the proposed scale and proportion are not. As proposed for the front yard, the fence and gates would become the main focus of the landscape instead of framing the historic house and site.

9. Before proceeding with work, applicant must obtain the appropriate building department and zoning permits.

Relevant Secretary of the Interior's Standards:

#9, #10

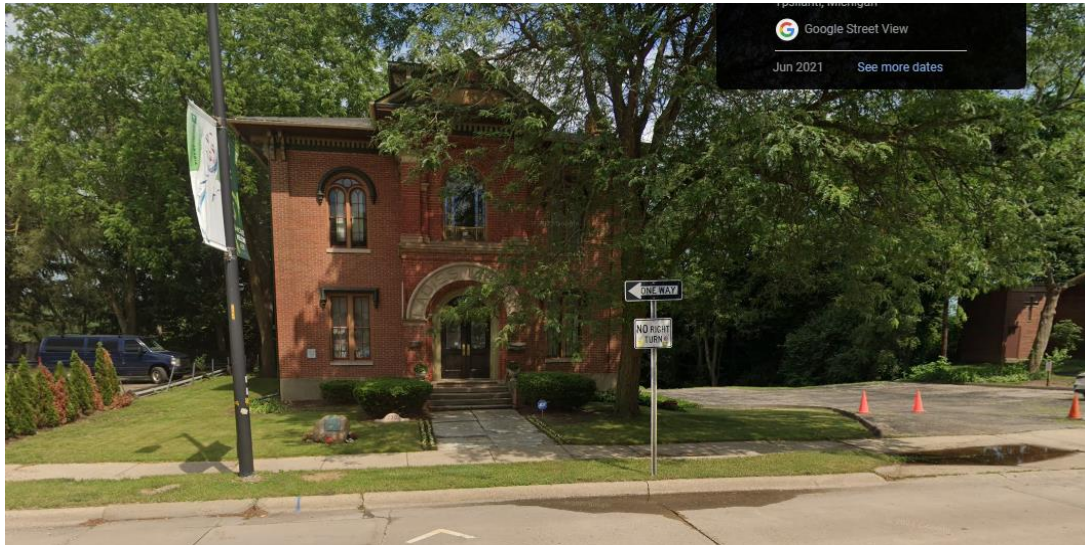
Potential Motions:

Move to issue a certificate of appropriateness for application PHDC 23-0071 for the proposed work at 130 N Huron to include installation of black aluminum fencing with pickets, rings, and fleur-de-lis picket tops if allowed by the city's zoning ordinance and with coordinating gates around the house's side and rear yards, including the parking area and drive to house's south, in a 6' height or the maximum height allowed by the city's zoning ordinance, with the condition that the house's grassy front yard and walkway to the front door remain unenclosed by a fence or gate. The proposed fence and gate design, as long as the front yard is left unenclosed, meet the City's historic district design guidelines and the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Move to issue a certificate of appropriateness for application PHDC 23-0071 for the proposed work at 130 N Huron to include installation of black aluminum fencing with pickets, rings, and fleur-de-lis picket tops if allowed by the city's zoning ordinance and with coordinating gates around the house's side and rear yards, including the parking area and drive to house's south, in a 6' height or the maximum height allowed by the city's zoning ordinance, with the condition that the house's grassy front yard and walkway to the front door are enclosed by fencing and a gate that are 3-4 feet high maximum as allowed by the city's zoning ordinance. As long as the front yard's fence and gate are substantially shorter than the fencing and gates on the rear and side yards and as long as the site's security requires the fencing and gate around the front yard, the proposed fence and gate design meet the City's historic district design guidelines and the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Move to postpone application PHDC 23-0071 for 130 N Huron until the next meeting of the historic district commission September 12, 2023 so that the zoning review application can be reviewed by the city planner and appropriate amendments to this application can be made in terms of maximum rear, side, and front heights and setbacks, and so the applicant can bring a rendering or illustration to the meeting that accurately shows how the proposed or amended fence and gates will look on the property in the front yard.

Move to deny application PHDC 23-0071 for the proposed work at 130 N Huron to include installation of black aluminum fencing and coordinating gates with pickets, rings, and fleur-de-lis picket tops in the 5' or 6' height around the entire perimeter of the property because the proposed work, especially in the front yard, is not compatible with the City's historic district design guidelines and the Secretary of the Interior's Standard for Rehabilitation 9. The proposed fence and gate height of 5-6' around the entire perimeter, specifically in the front yard, destroys spatial relationships the house has with the sidewalk and street, and the size, scale, and proportion is incompatible with this property and its environment.



June 2021 image of 130 N Huron from Google streetview.



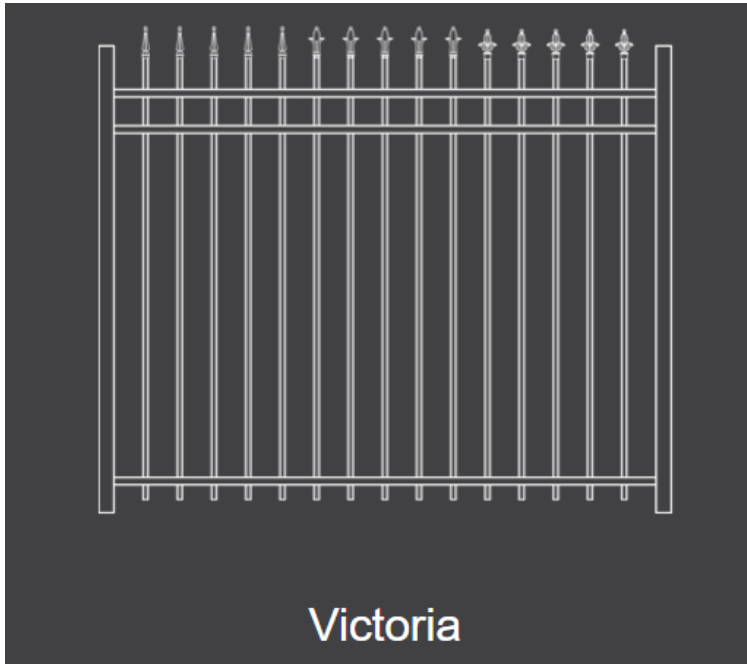
Undated image from a negative in the Ypsilanti Historical Society's photo archives. Shrubs are visible to the north and a carriage barn or garage appears to be visible to the south.



Undated postcard available at <http://libraryhistorybuff.blogspot.com/2009/11/ypsilanti-ladies-library.html> .



Similar fence shown on Alumi-Guard's website.



Alumi-Guard's website shows three different picket top options available. The applicant's selected option is one of the fleur-de-lis ones to the right.



Sample gate #1 included in the applicant's zoning review permit application.



Sample gate #2 included in the applicant's zoning review permit application. Bricks were not mentioned on either the HDC or zoning review applications.

Prepared by:
Ellen Thackery, Preservation Planner



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Fencing & Retaining Walls

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Preservation Planner.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

New fences, walls, or retaining walls must be designed to minimize their impact on existing historic fabric at the site. They must be compatible with the site in setback, size, and scale to protect the historic integrity of the property. They must be removable without impairing the essential integrity of the historic property.

- All wooden fences must be painted or opaque-stained in a color to complement the adjacent structure. Pressure-treated wood must be cleaned and dried or aged before painting or staining. To check if your pressure-treated wood is ready to hold paint or stain, check to see if it is dry to the touch. If it is not, wait longer. If it is, sprinkle water on it; if the water soaks in, it can be painted. If it beads up, wait longer.
- Brick or stone used for foundations, piers and/or walls must complement the structure/s on the site.
- Hedges and other natural plantings may be considered as alternatives to fencing. When planting hedges, take into consideration the mature height and width of the plant; take care to not block fences or drives, or to encroach on your neighbor's property.

Full perimeter fencing and more than two types (styles) of fencing on a single lot are generally not permitted.

The following styles are generally not permitted:



Stockade



Chain Link

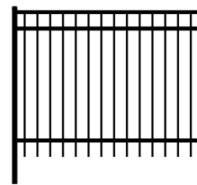


Split Rail

The following styles are often found to not detract from the historic fabric of the district:



Twisted wire, wooden supports



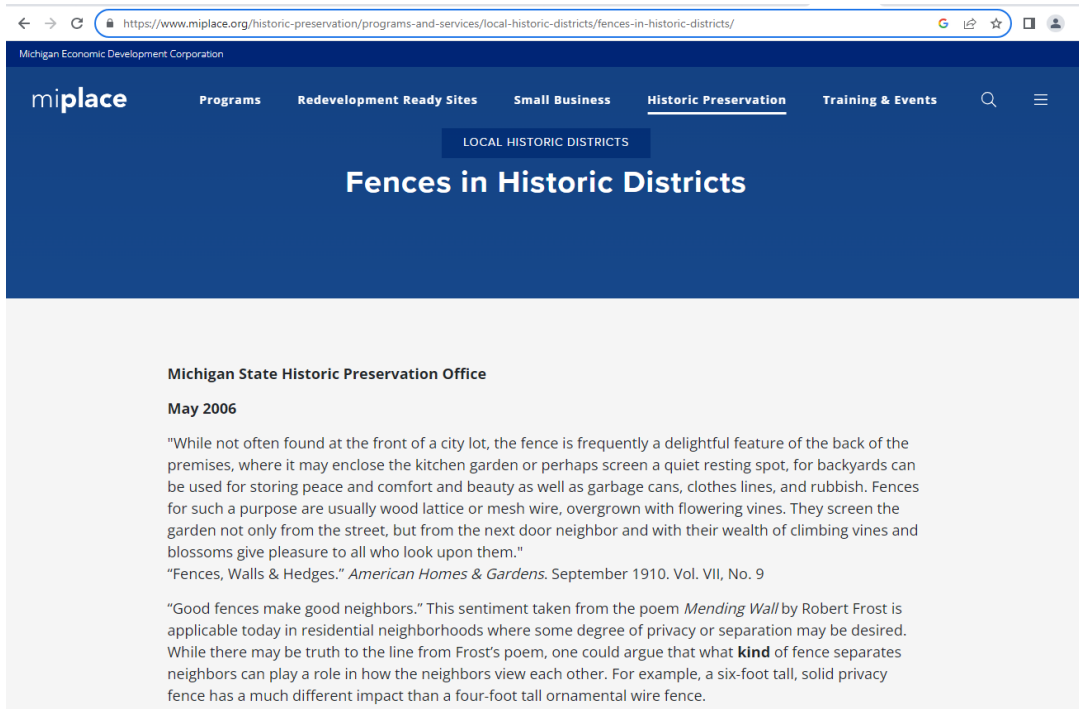
Wrought iron, cast iron, or painted aluminum



Dogear

Last updated: January 2019

Fencing Opinion from the Michigan State Historic Preservation Office, May 2006, available at <https://www.miplace.org/historic-preservation/programs-and-services/local-historic-districts/fences-in-historic-districts/>, included here as a reference.



Fences in Designated Local Historic Districts

Because the issue of fences, fence material, and fence design can become an issue in a historic district, we have developed an opinion on appropriate fence design and materials in local historic districts. Much as we would like to give a firm yes or no on, say, the use of specific modern materials, like vinyl fencing, we don't feel it is appropriate. Fencing material must be reviewed on a case-by-case basis to determine what affect it has on the resource and its feeling and setting.

What follows are some things to consider when reviewing a proposal for modern fencing material.

Applying the Standards

Historic lawn features, such as fences, should be retained and repaired or replaced in kind whenever possible.

Fencing a front yard would typically not have been done historically and should be discouraged.

Any modern fencing material that is used in a local historic district should meet the *Secretary of the Interior's Standards for Cultural Landscapes* which state that a feature should be visually compatible in its "mass, scale, form, features, materials, texture or color" to the landscape so that it does not "detract from" or "alter the historic character of" the landscape. Many of the fence designs and materials that can be obtained at home improvement centers do not replicate the look and feel of historic materials and "detracts from" the landscape. The modern fence stands out in the landscape and is not visually compatible with it. Such a fence becomes the central focus of the landscape, not the frame, and thus is not in keeping with gardening trends of the past that set the feeling and setting for a historic home. If modern fencing material meets the Standard then it could be used. A fencing material can never be rejected outright; it must be reviewed in terms of its size, shape, profile, and texture and for its affect on the visual harmony of the landscape. Commissioners should also consider where the fence will be placed, its visibility factor, and its function (decoration, screening, or utilitarian). Example: A vinyl fence at the back of a property that is secluded by hedges may be appropriate. A vinyl fence to screen trash bins on a back alley may be appropriate. A vinyl fence in a front yard is probably not appropriate.

Chain link and wire fence are historically appropriate materials for historic landscapes. The use of vegetation to hide or soften these fences should be encouraged.

High Board privacy fences and lattice fences were commonly used in backyards to screen or create private areas. Modern diagonal lattice was not typical and is not appropriate. Such fences were erected for the decorative value as well as the screen functioning.

Determine the Appropriate Standards

Use the *Secretary of the Interior's Rehabilitation Guidelines for the Treatment of Cultural Landscapes* when reviewing landscape features. Under Structures, Furnishings, and Objects these guidelines state:

Alterations/Additions for the New Use

Recommended

Designing and installing a new structure, furnishing or object when required by the new use, which is compatible with the historic character of the landscape.

Not recommended

Placing a new structure, furnishing, or object where it may cause damage, or is incompatible with the historic character of the landscape.

Locating any new structure, furnishing or object in such a way that it detracts from or alters the historic character of the landscape.

Introducing a new structure, furnishing, or object in an appropriate location, but making it visually incompatible in mass, scale, form features, materials, texture or color.

Determine the Historic Context

Whenever possible, historic district commissions should work to collect historic images of the community's historic districts in order to have a foundation of information about the historic character of the district that will assist them in making decisions. If individual photographs of the specific house cannot be found, then use images of the neighborhood or other similar neighborhoods in the community.

Publications from the period are also good sources of information. There are a wide range of landscape architecture and gardening books available at the [Library of Michigan](#) or at your local university library. Many of the books can be accessed through your local library using the [Michigan Electronic Library \(MEL\)](#) system that lets you request books from around the state. Period magazines that deal with landscapes such as *American Homes and Gardens*, *Country Life in America*, *The Craftsman*, *House and Garden*, and *House Beautiful* are on the shelves at the Library of Michigan and at many university libraries. *Old House Journal* is a modern magazine that often has advertisements for reproduction materials that could be used.

The following information regarding yards and fencing was summarized from landscape architecture books and gardening magazines published between 1910 and 1930.

Front Yards

Property owners were encouraged to view front yards as public space. Sweeping open lawns bordered by undulating shrubbery were recommended. Lawns should be united along the street giving an impression of open space. Uniformity in plant choices, such as street trees, was encouraged. Fencing front yards was discouraged. If fencing did occur in the front, it was decorative and served as a frame for the picture of the house on the site.

Side Yards

Side yards should be considered a continuation of the front yard. Open lawns, with perhaps some additional plantings to provide screening for the back yard may be appropriate. Typically, however, enclosing a side yard with a privacy fence is not recommended.

Back Yards

Back yards should be considered to be the area behind the line drawn parallel with the primary rear wall of the structure. For example, on a two-story house with a one-story rear kitchen addition, the back yard should be considered to start at the two-story rear wall. Back yards were viewed as having separate areas with different functions: areas of repose and relaxation; work areas for drying laundry, performing outdoor tasks, or growing vegetable gardens; and service areas for storage or trash bins. Thus fences had three functions: 1) Screening - create areas of privacy or to hide service areas, 2) Decorative - frame vistas or add visual interest to the garden, and 3) Utilitarian - keep out children and animals (they never mention keeping them in!)

Screen Fencing

High Board Fence

What we today would call a privacy fence was considered to be a good choice for screening or for creating privacy in the back yard. A solid fence with a lattice top was considered a "good choice." It was advised that such fences should be in a "subdued color" and "partly concealed by vines and tall shrubs."

Lattice Fences

Wood lattice fences "with their wealth of climbing vines and blossoms give pleasure to all who look upon them." (Note: the wood lattice of the past was not the diagonal slat lattice of today. Slat were perpendicular and openings were square. Openings could be small or large.) One author cautioned that "Lattice is both decorative and utilitarian in purpose; the only danger is using it so freely that it becomes tiresome."

Decorative Fencing

The overriding advice: the simpler the architecture of the house, the simpler the fence designs. For example while decorative iron fencing lent an element of beauty to a country estate, it was thought to be too "formidable" for cottages and bungalows. So, the black aluminum fencing that simulates iron fences and is so popular today is probably too "formidable" for most middle or working class neighborhoods. Picket fencing that didn't obscure the view and let the eye travel over and through it was considered most appropriate for medium to small homes. Simple picket fences with a more elaborate gate way (such as an arbor or a pergola) were encouraged.

Utilitarian Fencing

Wire fence was considered to be the simplest and most effective type of utilitarian fence. "Coarse wire mesh fence hung on an iron frame" was considered to be "almost invisible and really imperative where fruit, vegetables, not to speak of flowers, need protection." Wire fence could be simply utilitarian--single strands of horizontal and vertical wire joined together perpendicularly. The Page Fence Company of Adrian, Michigan, made Style 1648, a 16 bar, 48-inch high fence for "fencing gardens in between town and city lots." The openings were smaller at the bottom to keep out small animals. Another popular--and charming--fence was the more decorative twisted wire fence. This galvanized wire fence had a decorative pattern and finished crown and bottom. A third type of wire fence was chain link fence, which came into popularity in America in the 1890s. Most garden magazines of the early twentieth century encouraged the use of wire fence for its practicality. However, they took issue with its plain, utilitarian look and encouraged the use of climbing vines and shrubbery to hide it. The use of a wood decorative gate (pergola or arch) attached to a wire fence that was covered in flowering vines or masked with shrubs was encouraged.

Conclusion

In conclusion, local decisions on appropriate fencing should be considered on a case-by-case basis. The history of the district and its landscape features, publications from the period, and National Park Service Guidelines can all be used to assist in an appropriate determination regarding fences. Caution should be exercised in making any blanket statements or policies regarding fence material or design. Fences of an appropriate material and design can indeed make for good neighbors.



City of Ypsilanti
Historic District Commission
Work Permit Application
One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
Fax: (734) 483-7260
www.cityofypsilanti.com

Office Use Only:	
Receipt:	<u>31949</u>
Method:	<u>Cash</u>
Action/Study Item	
PHDC-_____	

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

130 N. HURON [LADIES LIBRARY]

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Wm. Douglas Winters

Address

104-106 W. Mich Ave

City

Ypsilanti

State

Mich

Zip

48197

Phone / Fax

[REDACTED]

E-Mail *Staff will contact you primarily via email

[REDACTED]

Contractor

Contractor Name & Contact Info

TBD

Type of work

- ☐ Roofing
☐ Window/Door Replacement

- ☐ Porches
☐ Sign
☒ Fence (or other sitework)

- ☐ Painting
☐ Application Amendment
☐ Other

Complete Description of Proposed Work:

See Attached

Materials (for paint include color chips or samples with application):

BLACK Aluminum

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$1 - \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

TBD \$20,000

Permit fee:

\$45 + _____ =

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

[Redacted Signature]

Date:

8-9-2023

Print Name:

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.



memorandum

Date: July 27, 2023

To: Whom it May Concern

cc: Douglas Winters

From: Andrew Schripsema, PS #55483

Re: 130 N. Huron Street, Ypsilanti, MI

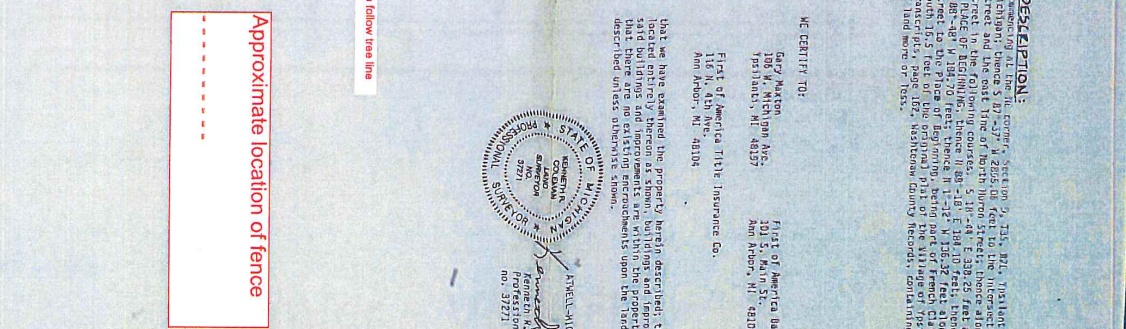
On 7-19-2023, OHM Advisors performed a retracement of Atwell-Hicks, Inc. survey number 255-191, dated 11-18-1992. OHM recovered existing property corners at each of the corners indicated on said survey and found that their locations coincided with said survey. Said survey also agrees with the current tax description of said parcel. The existing property corners were uncovered, located, and marked with a stake for future reference.



OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com



MC CERTIFY TO:

Gary Maxton
108 W. Michigan Ave.
Piquette, MI 48657

First of America Bank
101 S. Main St.
Ann Arbor, MI 48104

First of America Title Insurance Co.
Attn: M. John Ave.
Ann Arbor, MI 48104

Also we have examined the property herein described; that there are no mortgages, judgments, liens, encumbrances, and improvements, that said buildings and improvements are in good condition and are not described under any existing encumbrances upon the lands and property described unless otherwise shown.

STATE OF MICHIGAN
NORTHWESTERN
COLUMBIAN
SURVEYING
CO.
NO. 37271
PROFESSIONAL
SURVEYOR

Kenneth H. Coleman
Kenneth H. Coleman
Professional Surveyor
no. 37271
ATWELL-WICKS, INC.

255 - 191 JOB NO. 40124 FILE NO.	SCALE 1" = 20' FEET DATE 11-15-92 BY JTL/PJS CHECKED JTL	DIT REVISIONS 11-15-92	CLIENT GARY MAXTON PROPERTY AND MORTGAGE SURVEY OF PART OF LOT 156, ORIGINAL PLAN OF YPSILANTI & PART OF THE FRENCH CLAIM 601 IN	SECTION TOWN SOUTH RANGE EAST CITY OF YPSILANTI WASHTENAW COUNTY	ATWELL-HICKS, INC. CIVIL ENGINEERS • SURVEYORS PLANNERS ENVIRONMENTAL SERVICES 313-994-4000 • FAX NO. 313-994-1599 ANN ARBOR, MICHIGAN
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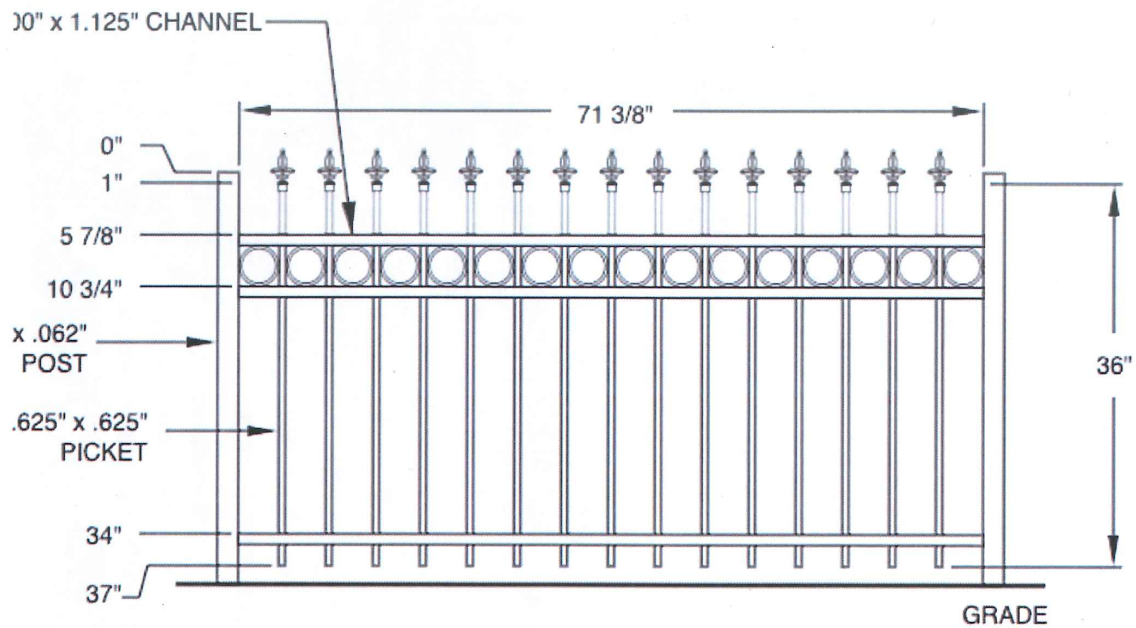
Douglas Winters <wdwatty70@gmail.com>

Fence and gate pictures

1 message

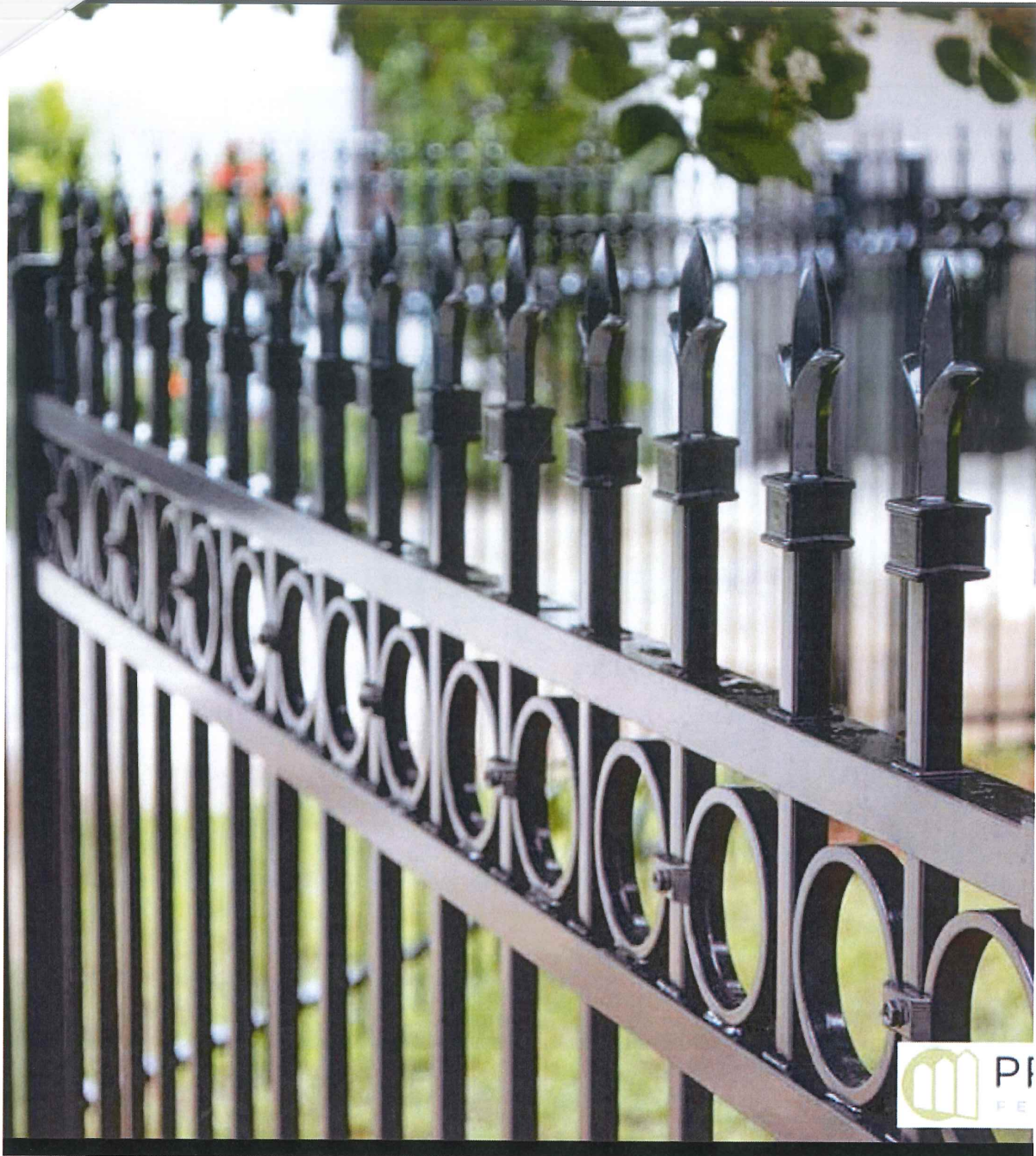
rbartley67@yahoo.com <rbartley67@yahoo.com>
To: Douglas Winters [REDACTED]

Sat, Jul 29, 2023 at 10:45 AM



Premier - Victoria

Gmail - Fence and gate pictures









HDC Work Permit Staff Review

Property address: 307 N Hamilton

Property History: 307 N Hamilton is a contributing house to both the local and National Register historic districts. In the National Register nomination, the house is described as a 2-story, hip- and cross-gable-roof Queen Anne."

Date of Application: August 11, 2023

Date of Review: August 18, 2023

Date of Meeting: August 22, 2023

Proposed work:

Remove north chimney to roofline and cover opening with asphalt roofing.

Repair or replace like for like south chimney cap.

Isolated scraping of peeling paint and repainting to match existing.

Replace missing or loose asphalt roof shingles like for like.

Add gutter to south side and downspout to southeast corner.

Repair existing downspout near northeast corner.

Materials: Benjamin Moore exterior paint color-matched to existing. Asphalt roof shingles that match existing. Presumably, concrete for chimney cap and aluminum gutters and downspouts with gutters in K style to match existing.

Staff review:

1. Scraping and touching up of peeling paint without powerwashing, replacing asphalt roof shingles like for like, and repairing or replacing concrete chimney cap like for like are repairs that meet the Secretary of the Interior's Standards for Rehabilitation, Standard 6.
2. Adding K-style gutter to match existing and a downspout to match existing at the southeast corner of the house complies with the City's *Roofing & Satellite Dishes Historic District Fact Sheet* (attached). It states: "If gutter straps are used to hang gutters they must be placed under the roof shingles. Downspouts must be

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

installed where they will be as inconspicuous as possible, generally at the corners of the structure. If half-round gutters exist on the building, they must be replaced with half-round gutters. If K-style gutters already exist or if this is the first time that gutters will be installed on the structure, k-style or half-round gutters may be installed. Half-round gutters are generally considered more appropriate."

3. Repairing the downspout at the northeast corner: currently, the stubby beginning of a downspout is in place near the northeast corner of the house, close to the angled wood brace that helps to support the porch roof. The proposal is to add to that downspout to make it functional and carry water away from the house. However, having a downspout come straight down in front of the angled brace, a couple feet in front of the northeast corner of the house likely does not comply with the Fact Sheet's directive to have them as inconspicuous as possible and at the corner of the structure. Comparing Google streetviews over time tells the story of the porch roof and this northeast corner of the house.

In August 2011 and October 2014, the house's porch roof had neither a wood brace for support, nor a gutter or downspout. By August 2016, the angled wood brace was added but no gutter or downspout. By July 2019, the K-style gutter was added but there is no downspout installed, and the stub as the beginning of the downspout is barely visible in front of the wood brace (picture below). In 2020 and 2021, the stub of a downspout remains in place, and is there today. Staff needs to determine if this gutter and downspout work was done properly with permits. Staff maintains that having the downspout come down a couple feet in front of the actual house and without attaching the downspout to the house for stability seems like it would not work well or be compliant with the district's design guidelines as explained in the Fact Sheets.



4. Chimney: removing the north chimney above the roofline. Staff finds that the north chimney is not very visible from the sidewalk and is not a character-defining feature. Staff finds that removing it above the roofline and capping off the opening that remains with asphalt roof shingles meets the Secretary of the Interior's Standard for Rehabilitation #9 because the exterior alteration will not destroy historic materials or features that characterize the property.

5. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#6, #9

Recommended Motion:

Move to approve application PHDC 23-0072 and issue a certificate of appropriateness for the work at 307 N Hamilton to include removing north chimney to roofline and covering opening with asphalt roofing; repairing or replacing like for like south chimney cap; isolated scraping of peeling paint and repainting to match existing; replacing missing or loose asphalt roof shingles like for like; adding k-style gutter to south side and aluminum downspout to southeast corner; and repairing and extending existing downspout near northeast corner, but it would be better if the downspout could be altered so that it would be able to curve back toward the house with an elbow and be secured against the house near the northeast corner. All gutters and downspouts will be painted to blend in against the siding. This proposed work meets either the Secretary of the Interior's Standards for Rehabilitation 6 or 9.

Prepared by:
Ellen Thackery, Preservation Planner



307 N Hamilton, August 2023, south side where gutter and downspout will be added.



307 N Hamilton, east (front) elevation where downspout near the northeast corner will be extended and it would be best if downspout gutter could be secured against the house instead of loosely hanging straight down from the gutter. The north chimney is barely visible just behind the north side bay window, and that chimney is proposed to be taken down to the roofline and covered over with roofing shingles.



307 N Hamilton, August 2023, north side showing north chimney and the spot where the downspout near the northeast corner will be extended.



August 2023 staff detail photo of gutter, downspout stub, and wood porch roof support at 307 N Hamilton. Having the downspout hang straight down without attaching it to the house for support seems to staff like that will likely not function well or be in compliance with the design guidelines.



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Historic District Fact Sheet

Roofing & Satellite Dishes

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Historic District Assistant.

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Historic District
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can be found at
cityofypsilanti.com/permits.

Roof replacement or new roof installation

Decorative or unusual features of the roof and trim at the eaves must be retained. The roof deck must overhang enough to accommodate all trim or molding.

Shingles must be similar to the existing shingles on the structure or any adjoining roof in color and material. Three-tab and architectural shingles are acceptable and can generally be approved administratively. Metal roofs will be reviewed by the commission and are considered on a case-by-case basis.

Drip edge must be used, and the color must closely match either the roof shingles or the trim of the building. Matching the roof shingles is recommended.

Flashing must be inserted under siding (clapboard, shingles, etc.), or in the mortar joints of masonry buildings, where the roof meets these surfaces. The color must closely match the adjacent surface (roof shingles, chimney brick, etc.) Mill finish (raw metal) is not permitted

Roof venting must be accomplished with ridge and soffit vents whenever possible. If additional vents, such as cans, must be used to meet code requirements, they must be of a flat profile, in locations not visible from the street and in a color similar to the roof shingles. Mill finish (raw metal) is not permitted.

Flat roof applications can be administratively approved. Torches, or any open flame, are not permitted for the installation of flat roofs and color must be indicated. If the work includes changes or alternations to items other than the roofing, the application may need to be reviewed by the Historic District Commission.

Gutters and Downspouts

If gutter straps are used to hang gutters they must be placed under the roof shingles. Downspouts must be installed where they will be as inconspicuous as possible, generally at the corners of the structure. If half-round gutters exist on the building, they must be replaced with half-round gutters. If K-style gutters already exist or if this is the first time that gutters will be installed on the structure, k-style or half-round gutters may be installed. Half-round gutters are generally considered more appropriate.

Satellite Dish Antennas

Satellite dish antennas, if placed on a roof, must be installed to avoid damage to the roof. If placed elsewhere on the building, exterior woodwork or trim detail shall not be altered or damaged in the installation, nor shall any significant architectural details be removed, damaged, or covered. Dishes should be painted to match the structure, or be a neutral, non-reflective color.

If installed on the ground, satellites shall be installed to minimize visibility from the front of the building, and be a neutral, non-reflective color. Any satellite dish that is no longer in use, must be removed.

Last updated: January 2019



**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

PHDC-23-0072 286
31856

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

307 North Hamilton Street

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Barry Levin

Address

[REDACTED]

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Dr. Sweep, 13381 E. 9 Mile Rd. Warren MI 48089 (877) 787-9337

Type of work

- ☒ Roofing
☐ Window/Door Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

- ☒ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

The building has 2 chimneys. The north chimney is no longer in use since the north furnace was replaced with a powervent furnace. The south chimney has a liner and is currently in use for the south furnace and a water heater.

The north chimney bricks are in poor condition and is leaking water down the open top and also through the bricks into the occupied apartment below. Flashing repairs at the roofline has not been successful and the waterproofing coating applied at an unknown time has also been unsuccessful at stopping the water intrusion. The north chimney is also leaning and appears unstable.

Several masonry repair contractors suggest the removal of the north chimney completely to the roofline and covering the opening with roofing to match the existing roof. Some contractors also recommended repair or replacement of the south chimney cap to prevent water intrusion.

Most recent rental housing inspection required scraping of any peeling paint and repainting in isolated areas. New paint to match color and sheen of existing paint. No powerwashing will be done.

Replace missing or loose existing asphalt shingles with matching shingles.

Add gutter and downspout to south side of building to prevent ice buildup on walkway.

Materials (for paint include color chips or samples with application):

Benjamin Moore exterior latex paint color scanned to match existing colors.

Asphalt shingles to match existing. Bundles leftover from previous repair shall be used.

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

About \$5800.00

Permit fee:

\$45 + \$5.00

= \$50.00

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:



Date:

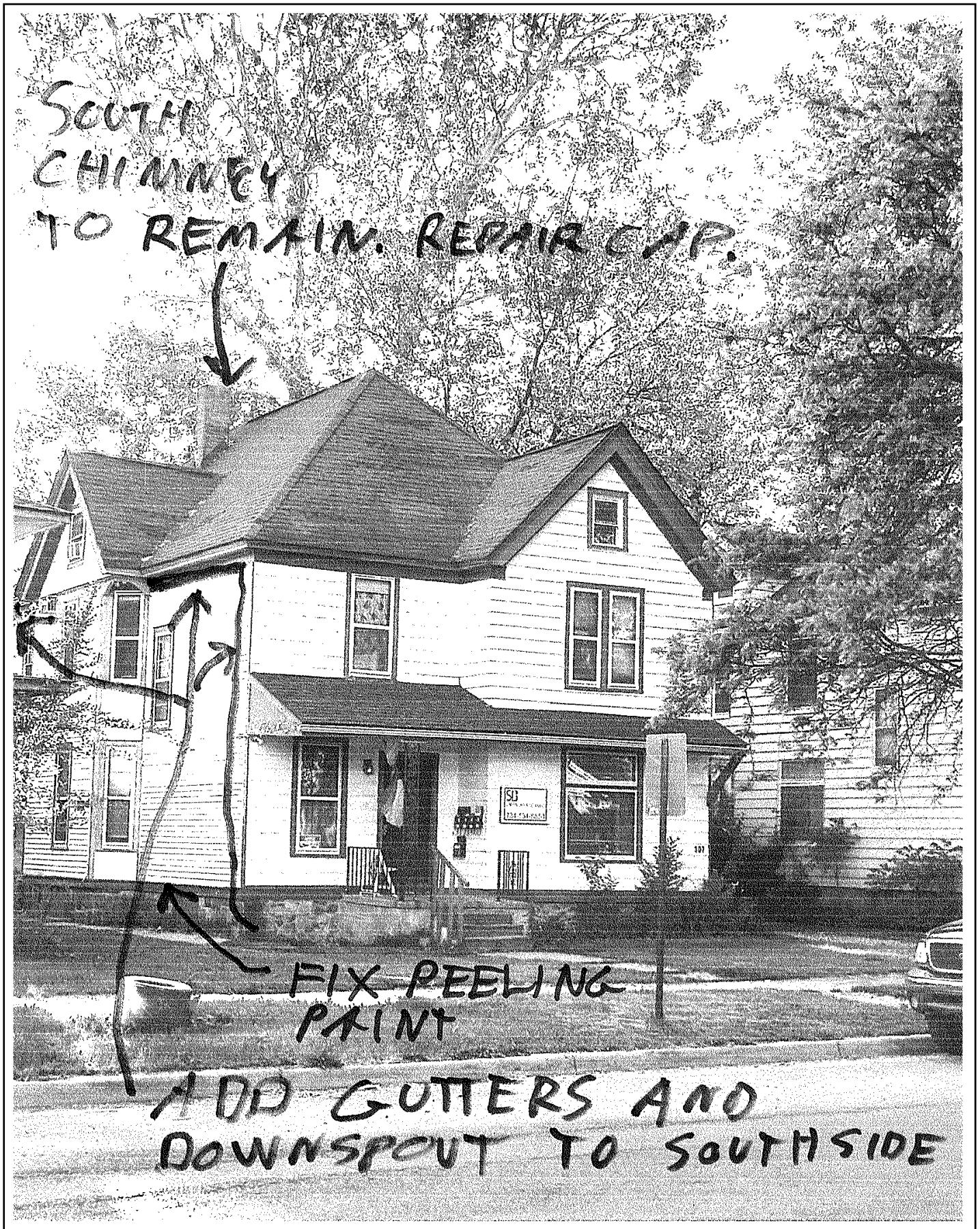
8/11/23

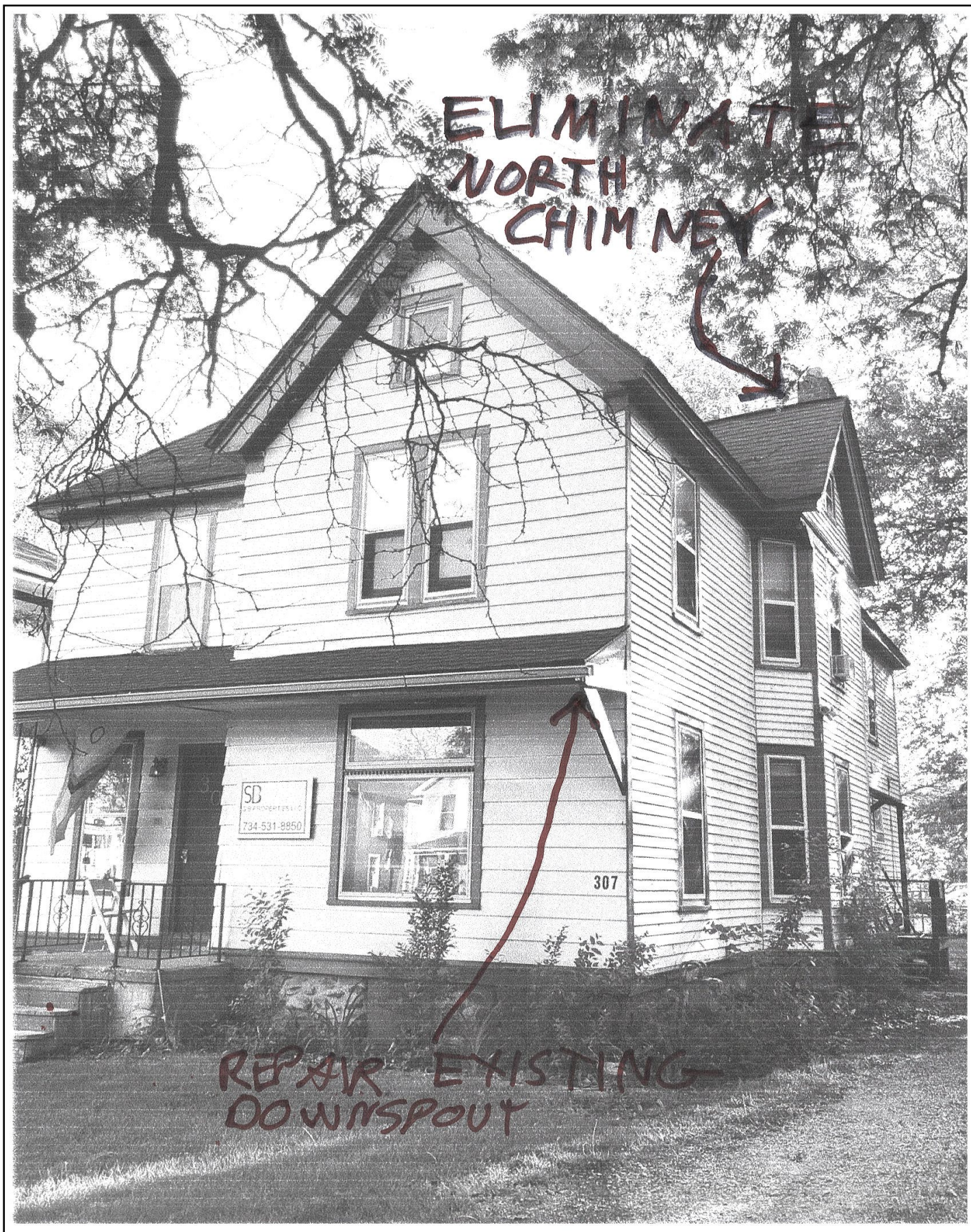
Print Name:

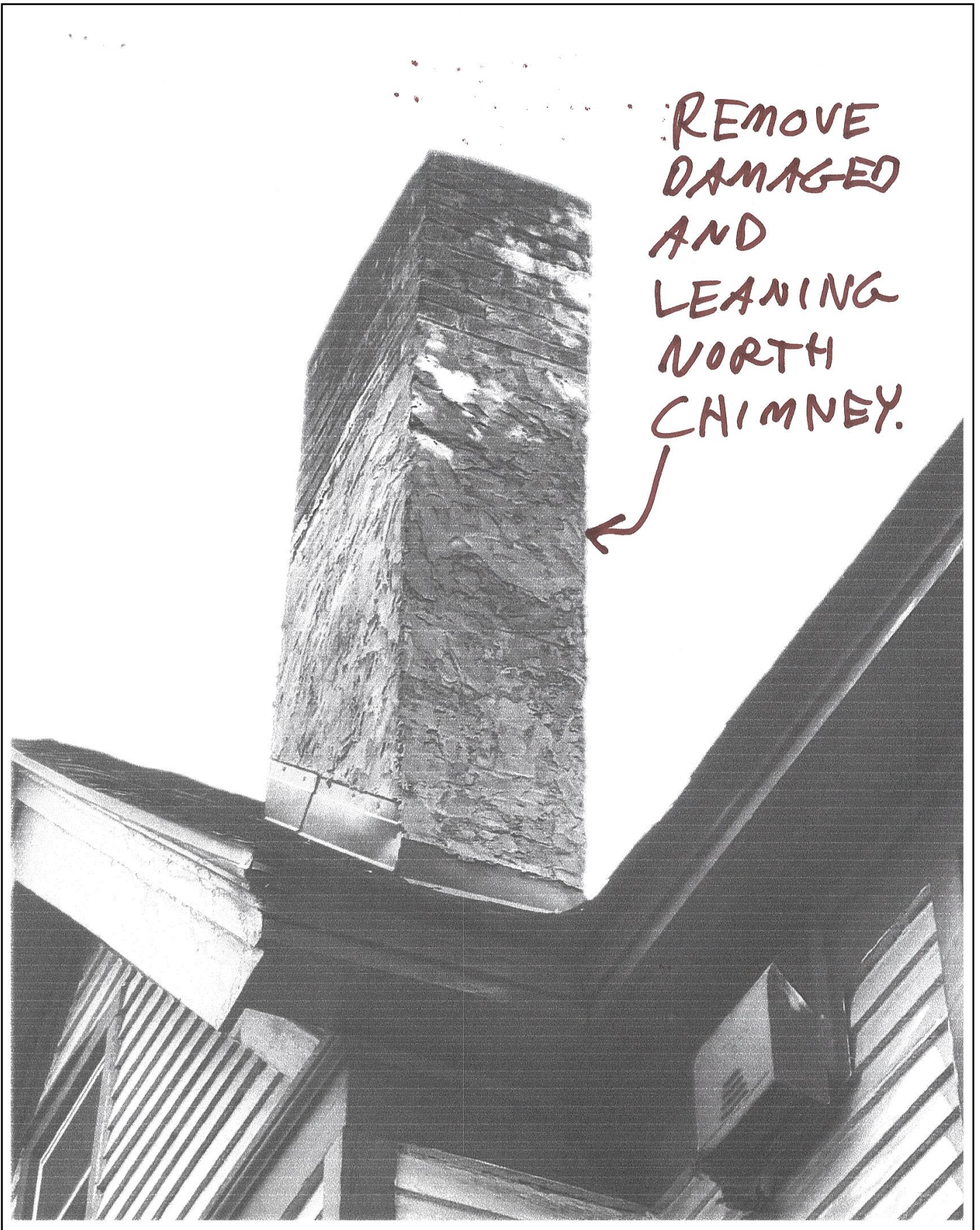
Barry Levin, President, 307 North Hamilton LLC

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.









HDC Work Permit Staff Review

Property address: 308 Maple

Property History: This house contributes to both the local and National Register historic districts. In the National Register nomination, 308 Maple is described as a "2-story, front-gable Queen Anne/Colonial Revival." The roof is readily visible on the steep main roof on the gable front, and also on the shed roof over the front porch.

Date of Application: 8/15/23

Date of Review: 8/19/23

Date of Meeting: 8/22/23

Proposed work: Remove existing asphalt roofing and reroof entire house, including front porch roof.

Materials: Galvalume Standing seam sheet roofing in Galvanized Color.

(Galvalume is similar to galvanized steel but, whereas galvanized steel has been dipped in molten zinc left to harden and protect the steel, Galvalume is steel that has been dipped in zinc, aluminum, and silicone and this mixed coating provides more durability than the zinc alone. (metalsales.us.com))

Staff review:

1. Applicant lists a complete tear-off of the existing asphalt roof and replacement with a metal standing seam roof.
2. If the roof replacement were asphalt to asphalt, staff could approve the application administratively. However, since the roof would undergo a change in material, the application requires commission review.
3. The City's *Historic District Fact Sheet* on Roofing and Satellite Dishes

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

(<https://cityofpsilanti.com/DocumentCenter/View/2006/Roofing-and-Satellite-Dishes>) states, "Shingles must be similar to the existing shingles on the structure or any adjoining roof in color and material. Three-tab and architectural shingles are acceptable and can generally be approved administratively. Metal roofs will be reviewed by the commission and are considered on a case-by-case basis."

4. A windshield survey of Maple and Oak Streets show no or very few metal roofs. The house's neighboring Queen Annes have asphalt shingle roofs.
5. The Secretary of the Interior's Standards for Rehabilitation Standard 9 states that exterior alterations "will not destroy historic materials, features, and spatial relationships that characterize the property. The new work...will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."
6. The proposal is for a replacement of a replacement. The asphalt roof shingles currently in place are not a historic or original material. **How to determine if the material (Galvalume) and design (standing seam) are compatible with this house's materials and features?**
7. Knowing that the asphalt roof being replaced is itself not historic or original, what kind of roof did this house likely have historically? According to *A Field Guide to American Houses* (McAlester and McAlester, 2000, pages 44-48), in the late 19th century/early 20th century when this house was built (Queen Annes were popular from about 1880-1910), several different roofing materials were in use, including wood shingles, clay tiles, slate, metal, and tar/asphalt composition roofs. The National Park Service's *Preservation Brief 4: Roofing for Historic Buildings* (<https://www.nps.gov/orgs/1739/upload/preservation-brief-04-roofing.pdf>) supports the idea that many different roofing options were in use in the late 19th century. That *Brief* states that wood shingles were popular throughout the country in all periods of building history, and that "...once rolling mills were established in this country, the low cost, light weight, and low maintenance of tin plate made it the most common roofing material. Embossed tin shingles, whose surfaces created interesting patterns, were popular throughout the country in the late 19th century. Tin roofs were kept well-painted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper." The *Brief* goes on to state that other materials, including asphalt shingles and roll roofing were used in the 1890s as well, and the *Brief* includes an illustration from a Chicago firm's 1896 catalog showing a metal standing seam roof being installed on what appears to be a small commercial building with a parapet. Knowing that all of these materials were in use, which of them would have been appropriate for this Queen Anne?
8. All of the Queen Anne examples shown in *A Field Guide to American Houses* have shingle roofs—wood, or asphalt that imitates wood. A couple of the asphalt roofs shown have a diamond pattern like slate, and some sample houses have towers or domes whose roofs have received special treatments, with special patterns or fine, detailed shingles. But none of the examples shown have standing seam metal roofs as the main roof. Since Queen Annes, like 308 Maple, seek to have varied shingles on their walls, the texture provided by roof shingles or textured roll roofing seems to complement the various textures on the walls. The examples mentioned in *Preservation Brief 4* with metal roofs are commercial buildings, like market places, post offices, or Mint buildings, or rural buildings, like Monticello.
9. A Google image search of "Queen Anne with standing seam metal roof" produces quite a few images, but again the vast majority of the Queen Anne houses don't have standing

seam metal roofs. One (Figure 6 below) has a standing seam metal roof, but another has a metal shingle-look roof (Figure 7). The dimension and texture of the shingles, even though they are metal, seems to staff to complement the Queen Anne house. The majority of the images that come up in this search have shingles, and, again, the shingles' texture seems to complement the house. (A sampling of some of the images follow, as Figures 8, 9, and 10.)

10. As *Preservation Brief 4* states, "if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material." Later, the *Brief* states, "...on roofs with a high degree of visibility and patterning or texture, the substitution [alternative material] may seriously alter the architectural character of the building." In this case, staff believes the historic material would have been shingles or a textured roll roof. It may not have had patterning, but the shingles that would likely have been there would have had a texture, and the asphalt shingle there now likely imitates a similar texture.
11. Aside from the question of what was likely on this house's roof historically is the question of what effect would the proposed work have on the district (this house's "environment")? There are no metal roofs that staff saw on a windshield survey of Maple and Oak. It is possible that staff overlooked some, but even if there are a few, it is safe to say that there are no or very few metal roofs in this house's immediate neighborhood. Adding a metal roof to a low-pitched roof that is not very visible to the street would be one situation, but this house's roofs are quite visible to the street and could diminish the historic character of the district.
12. Staff believes that if there were old photos or physical evidence that showed this house had a standing seam metal roof in the past, reinstalling such a roof would meet the Secretary of the Interior's Standards for Rehabilitation. In the absence of that evidence, staff believes that the proposed standing seam metal roofs would not be compatible with the historic materials on this Queen Anne house, and so would not be protecting the integrity of this property or its environment (Secretary of the Interior's Standards for Rehabilitation Standard 9). Staff also believes that the proposed roofs do not follow the City's historic district guidelines as conveyed in the City's *Historic District Fact Sheets*.
13. Regardless of which roof type is ultimately approved and selected, before proceeding with roof work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Potential Motions:

Move to deny application PHDC 23-0073 for the installation of standing seam metal roofs in place of the existing asphalt shingles currently on the house and front porch at 308 Maple. The proposed roofs do not meet the Secretary of the Interior's Standards for Rehabilitation Standard 9 in that the standing seam metal roofs are not compatible with the house's historic materials and so do not protect the historic house's integrity or the integrity of its environment.

Move to postpone to the September 12 meeting of the historic district commission application PHDC 23-0073 for the installation of standing seam metal roofs in place of the existing asphalt shingles currently on the house and porch at 308 Maple so that the preservation planner,

commission members, and applicant can research both the use of standing seam metal roofs on Queen Anne residences in the late 19th and early 20th centuries and best practices for commissions regarding metal roofs on residences from sources such as the National Alliance of Preservation Commissions and State Historic Preservation Offices. The commission must act on this application within 60 days from August 15, 2023.

Move to approve application PHDC 23-0073 for the installation of standing seam metal roofs in place of the existing asphalt shingles currently on the house and front porch at 308 Maple with the following conditions: [possible conditions could include the distance between seams to insure a residentially scaled roof, maximum height of seams, other] because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, Standard 9. The proposed roofs are compatible with the historic house's materials and protect the integrity of this house and the historic district.

Move to approve application PHDC 23-0073 for the installation of a standing seam metal roof in place of the existing asphalt shingles currently on the front porch at 308 Maple with the following conditions: [the main roof on the house will be an asphalt architectural or three-tab shingle close in color to the existing shingles; other possible conditions could include the distance between seams to insure a residentially scaled roof, maximum height of seams, other] because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, Standard 9. The approved roofs are compatible with the historic house's materials and protect the integrity of this house and the historic district.

Prepared by:

Ellen Thackery, Preservation Planner



Fig 1. 308 Maple, August 2023.



Fig 2. 308 Maple, August 2023.



Fig 3. 308 Maple, August 2023.



Fig 4. 308 Maple, August 2023.



Fig 5. 308 Maple, August 2023.



Figure 6. Photo came up with Google image search on "Queen Anne with standing seam metal roof." Staff thinks this looks like a more rural example of a Queen Anne.



Figure 7. Photo came up with Google image search as above. This metal roof appears to be made up of shingles so it still lends this house some texture but it also is made of metal.

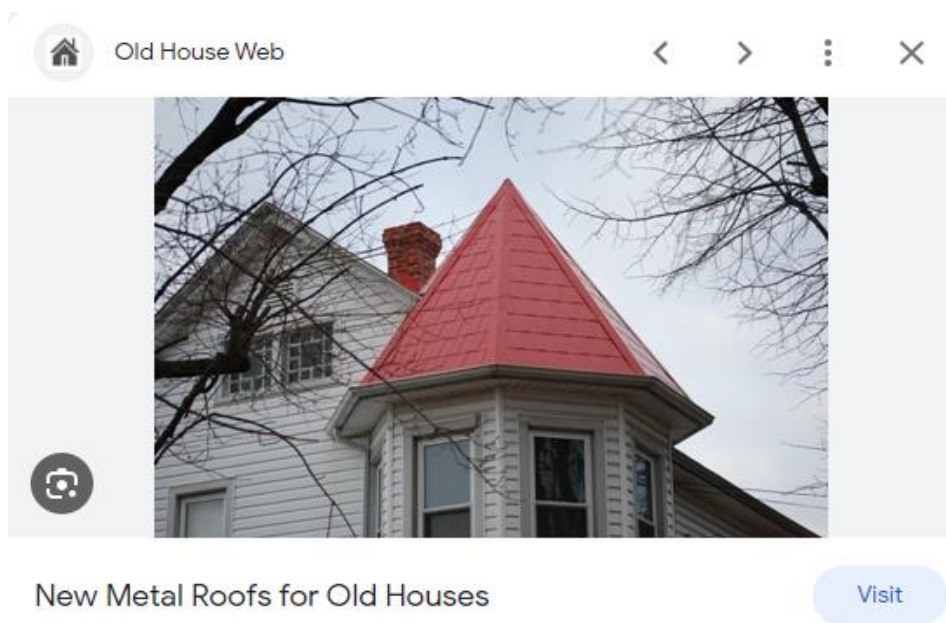


Figure 8. Also came up with image through the search as above. This example shows a metal shingle detail on the tower.



Figure 9. Photo from the image search as above. Queen Anne with an old shingle roof. Roof is in poor condition but the texture shingles provide complements the house's Queen Anne details.

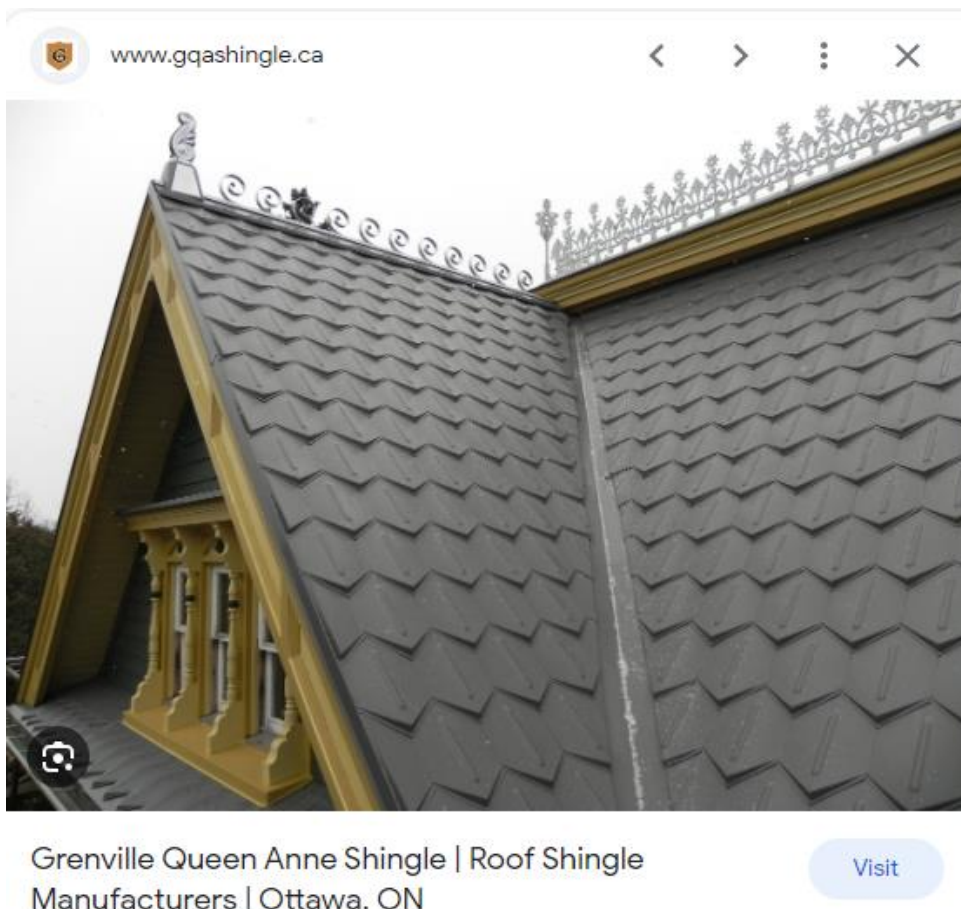


Figure 10. Metal shingle from Canada that came up with the Google search above. This sort of roofing would likely be best on a higher style, more elaborate Queen Anne.



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Roof replacement or new roof installation

Decorative or unusual features of the roof and trim at the eaves must be retained. The roof deck must overhang enough to accommodate all trim or molding.

Shingles must be similar to the existing shingles on the structure or any adjoining roof in color and material. Three-tab and architectural shingles are acceptable and can generally be approved administratively. Metal roofs will be reviewed by the commission and are considered on a case-by-case basis.

Drip edge must be used, and the color must closely match either the roof shingles or the trim of the building. Matching the roof shingles is recommended.

Flashing must be inserted under siding (clapboard, shingles, etc.), or in the mortar joints of masonry buildings, where the roof meets these surfaces. The color must closely match the adjacent surface (roof shingles, chimney brick, etc.) Mill finish (raw metal) is not permitted

Roof venting must be accomplished with ridge and soffit vents whenever possible. If additional vents, such as cans, must be used to meet code requirements, they must be of a flat profile, in locations not visible from the street and in a color similar to the roof shingles. Mill finish (raw metal) is not permitted.

Flat roof applications can be administratively approved. Torches, or any open flame, are not permitted for the installation of flat roofs and color must be indicated. If the work includes changes or alternations to items other than the roofing, the application may need to be reviewed by the Historic District Commission.

Gutters and Downspouts

If gutter straps are used to hang gutters they must be placed under the roof shingles. Downspouts must be installed where they will be as inconspicuous as possible, generally at the corners of the structure. If half-round gutters exist on the building, they must be replaced with half-round gutters. If K-style gutters already exist or if this is the first time that gutters will be installed on the structure, k-style or half-round gutters may be installed. Half-round gutters are generally considered more appropriate.

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Satellite dish antennas, if placed on a roof, must be installed to avoid damage to the roof. If placed elsewhere on the building, exterior woodwork or trim detail shall not be altered or damaged in the installation, nor shall any significant architectural details be removed, damaged, or covered. Dishes should be painted to match the structure, or be a neutral, non-reflective color.

If installed on the ground, satellites shall be installed to minimize visibility from the front of the building, and be a neutral, non-reflective color. Any satellite dish that is no longer in use, must be removed.

Last updated: January 2019

4 PRESERVATION BRIEFS

Roofing for Historic Buildings

Sarah M. Sweetser



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Significance of the Roof

A weather-tight roof is basic in the preservation of a structure, regardless of its age, size, or design. In the system that allows a building to work as a shelter, the roof sheds the rain, shades from the sun, and buffers the weather.

During some periods in the history of architecture, the roof imparts much of the architectural character. It defines the style and contributes to the building's aesthetics. The hipped roofs of Georgian architecture, the turrets of Queen Anne, the Mansard roofs, and the graceful slopes of the Shingle Style and Bungalow designs are examples of the use of roofing as a major design feature.

But no matter how decorative the patterning or how compelling the form, the roof is a highly vulnerable element of a shelter that will inevitable fail. A poor roof will permit the accelerated deterioration of historic building materials—masonry, wood, plaster, paint—and will cause general disintegration of the basic structure. Furthermore, there is an urgency involved in repairing a leaky roof since such repair costs will quickly become prohibitive. Although such action is desirable as soon as a failure is discovered, temporary patching methods should be carefully chosen to prevent inadvertent damage to sound or historic roofing materials and related features. Before any repair work is performed, the historic value of the materials used on the roof should be understood. Then a complete internal and external inspection of the roof should be planned to determine all the causes of failure and to identify the alternatives for repair or replacement of the roofing.

Historic Roofing Materials in America

Clay Tile: European settlers used clay tile for roofing as early as the mid-17th century; many pantiles (S-curved tiles), as well as flat roofing tiles, were used in Jamestown, Virginia. In some cities such as New York and Boston, clay was popularly used as a precaution against such fire as those that engulfed London in 1666 and scorched Boston in 1679.

Tiles roofs found in the mid-18th century Moravian settlements in Pennsylvania closely resembled those found in Germany. Typically, the tiles were 14–15" long, 6–7" wide with a curved butt. A lug on the back allowed the tiles to hang on the lathing without nails or pegs. The tile surface was usually scored with finger marks to promote drainage. In the Southwest, the tile roofs of the Spanish missionaries (mission tiles) were first manufactured (ca. 1780) at the Mission San Antonio de Padua in California. These semicircular tiles were



HABS



Repairs on this pantile roof were made with new tiles held in place with metal hangers. (Main Building, Ellis Island, New York)

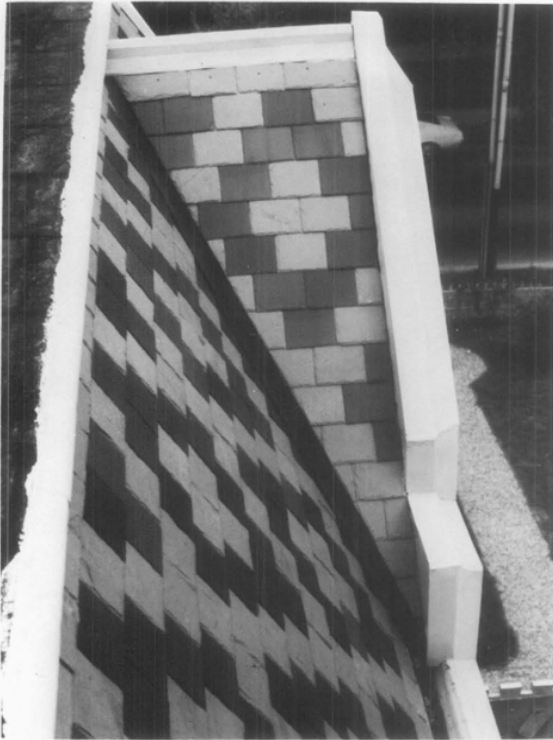
made by molding clay over sections of logs, and they were generally 22" long and tapered in width.

The plain or flat rectangular tiles most commonly used from the 17th through the beginning of the 19th century measured about 10" by 6" by 1/2", and had two holes at one end for a nail or peg fastener. Sometimes mortar was applied between the courses to secure the tiles in a heavy wind.

In the mid-19th century, tile roofs were often replaced by sheet-metal roofs, which were lighter and easier to install and maintain. However, by the turn of the century, the Romanesque Revival and Mission style buildings created a new demand and popularity for this picturesque roofing material.

Slate: Another practice settlers brought to the New World was slate roofing. Evidence of roofing slates have been found also among the ruins of mid-17th-century Jamestown. But because of the cost and the time required to obtain the material, which was mostly imported from Wales, the use of slate was initially limited. Even in Philadelphia (the second largest city in the English-speaking world at the time of the Revolution) slates were so rare that "The Slate Roof House" distinctly referred to William Penn's home built late in the 1600s. Sources of native slate were known to exist along the eastern seaboard from Maine to Virginia, but difficulties in inland transportation limited its availability to the cities, and contributed to its expense. Welsh slate continued to be imported until the development of canals and railroads in the mid-19th century made American slate more accessible and economical.

Slate was popular for its durability, fireproof qualities, and



The Victorians loved to use different colored slates to create decorative patterns on their roofs, an effect which cannot be easily duplicated by substitute materials. Before any repair work on a roof such as this, the slate sizes, colors, and position of the patterning should be carefully recorded to assure proper replacement. (Ebenezer Maxwell Mansion, Philadelphia, Pennsylvania, photo courtesy of William D. Hershey)

aesthetic potential. Because slate was available in different colors (red, green, purple, and blue-gray), it was an effective material for decorative patterns on many 19th-century roofs (Gothic and Mansard styles). Slate continued to be used well into the 20th century, notably on many Tudor revival style buildings of the 1920s.

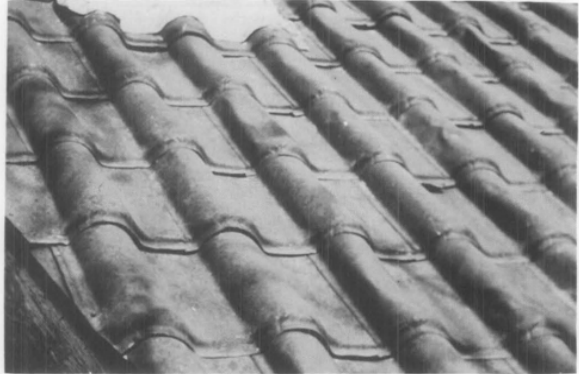
Shingles: Wood shingles were popular throughout the country in all periods of building history. The size and shape of the shingles as well as the detailing of the shingle roof differed according to regional craft practices. People within particular regions developed preferences for the local species of wood that most suited their purposes. In New England and the Delaware Valley, white pine was frequently used; in the South, cypress and oak; in the far west, red cedar or redwood. Sometimes a protective coating was applied to increase the durability of the shingle such as a mixture of brick dust and fish oil, or a paint made of red iron oxide and linseed oil.

Commonly in urban areas, wooden roofs were replaced with more fire resistant materials, but in rural areas this was not a major concern. On many Victorian country houses, the practice of wood shingling survived the technological advances of metal roofing in the 19th century, and near the turn of the century enjoyed a full revival in its namesake, the Shingle Style. Colonial revival and the Bungalow styles in the 20th century assured wood shingles a place as one of the most fashionable, domestic roofing materials.

Metal: Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly



Replacement of particular historic details is important to the individual historic character of a roof, such as the treatment at the eaves of this rounded butt wood shingle roof. Also note that the surface of the roof was carefully sloped to drain water away from the side of the dormer. In the restoration, this function was augmented with the addition of carefully concealed modern metal flashing. (Mount Vernon, Virginia)



Galvanized sheet-metal shingles imitating the appearance of pantiles remained popular from the second half of the 19th century into the 20th century. (Episcopal Church, now the Jerome Historical Society Building, Jerome, Arizona, 1927)

used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th-century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.

Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (1727-1744) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in America.

Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.

The method for corrugating iron was originally patented in England in 1829. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.

Galvanizing with zinc to protect the base metal from rust was developed in France in 1837. By the 1850s the material was used on post offices and customhouses, as well as on train sheds and factories. In 1857 one of the first metal roofs in the



Repeated repair with asphalt, which cracks as it hardens, has created a blistered surface on this sheet-metal roof and built-in gutter, which will retain water. Repairs could be made by carefully heating and scraping the surface clean, repairing the holes in the metal with a flexible mastic compound or a metal patch, and coating the surface with a fibre paint. (Roane County Courthouse, Kingston, Tennessee, photo courtesy of Building Conservation Technology, Inc.)

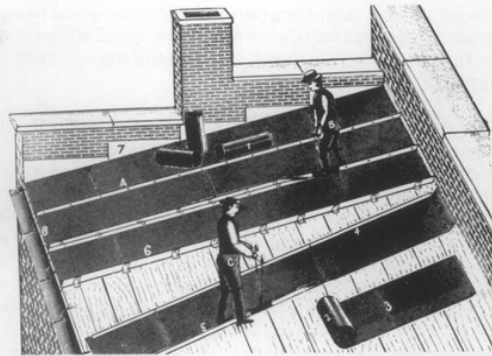
South was installed on the U.S. Mint in New Orleans. The Mint was thereby "fireproofed" with a 20-gauge galvanized, corrugated iron roof on iron trusses.

Tin-plate iron, commonly called "tin roofing," was used extensively in Canada in the 18th century, but it was not as common in the United States until later. Thomas Jefferson was an early advocate of tin roofing, and he installed a standing-seam tin roof on "Monticello" (ca. 1770-1802). The Arch Street Meetinghouse (1804) in Philadelphia had tin shingles laid in a herringbone pattern on a "piazza" roof.

However, once rolling mills were established in this country, the low cost, light weight, and low maintenance of tin plate made it the most common roofing material. Embossed tin shingles, whose surfaces created interesting patterns, were popular throughout the country in the late 19th century. Tin roofs were kept well-painted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper.

Terne plate differed from tin plate in that the iron was dipped in an alloy of lead and tin, giving it a duller finish. Historic, as well as modern, documentation often confuses the two, so much that it is difficult to determine how often actual "terne" was used.

Zinc came into use in the 1820s, at the same time tin plate was becoming popular. Although a less expensive substitute for lead, its advantages were controversial, and it was never widely used in this country.



A Chicago firm's catalog dated 1896 illustrates a method of unrolling, turning the edges, and finishing the standing seam on a metal roof.



Tin shingles, commonly embossed to imitate wood or tile, or with a decorative design, were popular as an inexpensive, textured roofing material. These shingles $8\frac{3}{8}$ inch by $12\frac{1}{2}$ inch on the exposed surface were designed with interlocking edges, but they have been repaired by surface nailing, which may cause future leakage. (Ballard House, Yorktown, Virginia, photo by Gordie Whittington, National Park Service)

Other Materials: Asphalt shingles and roll roofing were used in the 1890s. Many roofs of asbestos, aluminum, stainless steel, galvanized steel, and lead-coated copper may soon have historic values as well. Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive preservation treatments.

Locating the Problem

Failures of Surface Materials

When trouble occurs, it is important to contact a professional, either an architect, a reputable roofing contractor, or a craftsman familiar with the inherent characteristics of the particular historic roofing system involved. These professionals may be able to advise on immediate patching procedures and help plan more permanent repairs. A thorough examination of the roof should start with an appraisal of the existing condition and quality of the roofing material itself. Particular attention should be given to any southern slope because year-round exposure to direct sun may cause it to break down first.

Wood: Some historic roofing materials have limited life expectancies because of normal organic decay and "wear." For example, the flat surfaces of wood shingles erode from exposure to rain and ultraviolet rays. Some species are more hardy than others, and heartwood, for example, is stronger and more durable than sapwood.

Ideally, shingles are split with the grain perpendicular to

the surface. This is because if shingles are sawn across the grain, moisture may enter the grain and cause the wood to deteriorate. Prolonged moisture on or in the wood allows moss or fungi to grow, which will further hold the moisture and cause rot.

Metal: Of the inorganic roofing materials used on historic buildings, the most common are perhaps the sheet metals: lead, copper, zinc, tin plate, terne plate, and galvanized iron. In varying degrees each of these sheet metals are likely to deteriorate from chemical action by pitting or streaking. This can be caused by airborne pollutants; acid rainwater; acids from lichen or moss; alkalis found in lime mortars or portland cement, which might be on adjoining features and washes down on the roof surface; or tannic acids from adjacent wood sheathings or shingles made of red cedar or oak.

Corrosion from "galvanic action" occurs when dissimilar metals, such as copper and iron, are used in direct contact. Corrosion may also occur even though the metals are physically separated; one of the metals will react chemically against the other in the presence of an electrolyte such as rainwater. In roofing, this situation might occur when either a copper roof is decorated with iron cresting, or when steel nails are used in copper sheets. In some instances the corrosion can be prevented by inserting a plastic insulator between the dissimilar materials. Ideally, the fasteners should be a metal sympathetic to those involved.

Iron rusts unless it is well-painted or plated. Historically this problem was avoided by use of tin plating or galvanizing. But this method is durable only as long as the coating remains intact. Once the plating is worn or damaged, the exposed iron will rust. Therefore, any iron-based roofing material needs to be undercoated, and its surface needs to be kept well-painted to prevent corrosion.

One cause of sheet metal deterioration is fatigue. Depending upon the size and the gauge of the metal sheets, wear and metal failure can occur at the joints or at any protrusions in the sheathing as a result from the metal's alternating movement to thermal changes. Lead will tear because of "creep," or the gravitational stress that causes the material to move down the roof slope.

Slate: Perhaps the most durable roofing materials are slate and tile. Seemingly indestructible, both vary in quality. Some slates are hard and tough without being brittle. Soft slates are more subject to erosion and to attack by airborne and rain-

water chemicals, which cause the slates to wear at nail holes, to delaminate, or to break. In winter, slate is very susceptible to breakage by ice, or ice dams.

Tile: Tiles will weather well, but tend to crack or break if hit, as by tree branches, or if they are walked on improperly. Like slates, tiles cannot support much weight. Low quality tiles that have been insufficiently fired during manufacture, will craze and spall under the effects of freeze and thaw cycles on their porous surfaces.

Failures of Support Systems

Once the condition of the roofing material has been determined, the related features and support systems should be examined on the exterior and on the interior of the roof. The gutters and downspouts need periodic cleaning and maintenance since a variety of debris fill them, causing water to back up and seep under roofing units. Water will eventually cause fasteners, sheathing, and roofing structure to deteriorate. During winter, the daily freeze-thaw cycles can cause ice floes to develop under the roof surface. The pressure from these ice floes will dislodge the roofing material, especially slates, shingles, or tiles. Moreover, the buildup of ice dams above the gutters can trap enough moisture to rot the sheathing or the structural members.

Many large public buildings have built-in gutters set within the perimeter of the roof. The downspouts for these gutters may run within the walls of the building, or drainage may be through the roof surface or through a parapet to exterior downspouts. These systems can be effective if properly maintained; however, if the roof slope is inadequate for good runoff, or if the traps are allowed to clog, rainwater will form pools on the roof surface. Interior downspouts can collect debris and thus back up, perhaps leaking water into the surrounding walls. Exterior downspouts may fill with water, which in cold weather may freeze and crack the pipes. Conduits from the built-in gutter to the exterior downspout may also leak water into the surrounding roof structure or walls.

Failure of the flashing system is usually a major cause of roof deterioration. Flashing should be carefully inspected for failure caused by either poor workmanship, thermal stress, or metal deterioration (both of flashing material itself and of the fasteners). With many roofing materials, the replacement of flashing on an existing roof is a major operation, which may require taking up large sections of the roof surface.

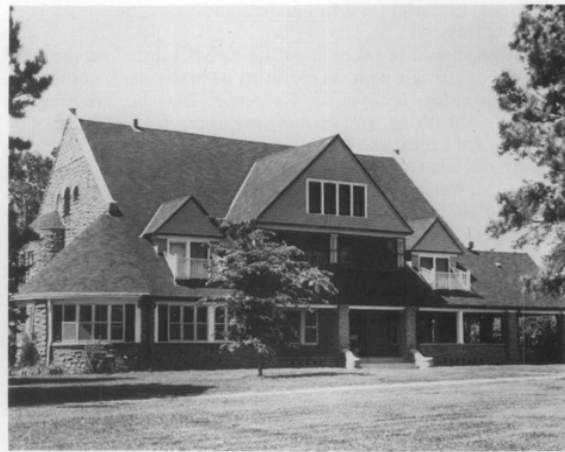
Therefore, the installation of top quality flashing material on



This detail shows slate delamination caused by a combination of weathering and pollution. In addition, the slates have eroded around the repair nails, incorrectly placed in the exposed surface of the slates. (Lower Pontalba Building, New Orleans, photo courtesy of Building Conservation Technology, Inc.)



Temporary stabilization or "mothballing" with materials such as plywood and building paper can protect the roof of a project until it can be properly repaired or replaced. (Narbonne House, Salem, Massachusetts)



These two views of the same house demonstrate how the use of a substitute material can drastically affect the overall character of a structure. The textural interest of the original tile roof was lost with the use of asphalt shingles. Recent preservation efforts are replacing the tile roof. (Frank House, Kearney, Nebraska, photo courtesy of the Nebraska State Historical Society, Lincoln, Nebraska)

a new or replaced roof should be a primary consideration. Remember, some roofing and flashing materials are not compatible.

Roof fasteners and clips should also be made of a material compatible with all other materials used, or coated to prevent rust. For example, the tannic acid in oak will corrode iron nails. Some roofs such as slate and sheet metals may fail if nailed too rigidly.

If the roof structure appears sound and nothing indicates recent movement, the area to be examined most closely is the roof substrate—the sheathing or the battens. The danger spots would be near the roof plates, under any exterior patches, at the intersections of the roof planes, or at vertical surfaces such as dormers. Water penetration, indicating a breach in the roofing surface or flashing, should be readily apparent, usually as a damp spot or stain. Probing with a small pen knife may reveal any rot which may indicate previously undetected damage to the roofing membrane. Insect infestation evident by small exit holes and frass (a sawdust-like debris) should also be noted. Condensation on the underside of the roofing is undesirable and indicates improper ventilation. Moisture will have an adverse effect on any roofing material; a good roof stays dry inside and out.

Repair or Replace

Understanding potential weaknesses of roofing material also requires knowledge of repair difficulties. Individual slates can be replaced normally without major disruption to the rest of the roof, but replacing flashing on a slate roof can require substantial removal of surrounding slates. If it is the substrate or a support material that has deteriorated, many surface materials such as slate or tile can be reused if handled carefully during the repair. Such problems should be evaluated at the outset of any project to determine if the roof can be effectively patched, or if it should be completely replaced.

Will the repairs be effective? Maintenance costs tend to multiply once trouble starts. As the cost of labor escalates, repeated repairs could soon equal the cost of a new roof.

The more durable the surface is initially, the easier it will be to maintain. Some roofing materials such as slate are expensive to install, but if top quality slate and flashing are used, it will last 40–60 years with minimal maintenance. Although the installation cost of the roof will be high, low maintenance needs will make the lifetime cost of the roof less expensive.

Historical Research

In a restoration project, research of documents and physical investigation of the building usually will establish the roof's history. Documentary research should include any original plans or building specifications, early insurance surveys, newspaper descriptions, or the personal papers and files of people who owned or were involved in the history of the building. Old photographs of the building might provide evidence of missing details.

Along with a thorough understanding of any written history of the building, a physical investigation of the roofing and its structure may reveal information about the roof's construction history. Starting with an overall impression of the structure, are there any changes in the roof slope, its configuration, or roofing materials? Perhaps there are obvious patches or changes in patterning of exterior brickwork where a gable roof was changed to a gambrel, or where a whole upper story was added. Perhaps there are obvious stylistic changes in the roof line, dormers, or ornamentation. These observations could help one understand any important alteration, and could help establish the direction of further investigation.

Because most roofs are physically out of the range of careful scrutiny, the "principle of least effort" has probably limited the extent and quality of previous patching or replacing, and usually considerable evidence of an earlier roof surface remains. Sometimes the older roof will be found as an underlayment of the current exposed roof. Original roofing may still be intact in awkward places under later features on a roof. Often if there is any unfinished attic space, remnants of roofing may have been dropped and left when the roof was being built or repaired. If the configuration of the roof has been changed, some of the original material might still be in place under the existing roof. Sometimes whole sections of the roof and roof framing will have been left intact under the higher roof. The profile and/or flashing of the earlier roof may be apparent on the interior of the walls at the level of the alteration. If the sheathing or lathing appears to have survived changes in the roofing surface, they may contain evidence of the roofing systems. These may appear either as dirt marks, which provide "shadows" of a roofing material, or as nails broken or driven down into the wood, rather than pulled out during previous alterations or repairs. Wooden headers in the roof framing may indicate that earlier chimneys or skylights have been removed. Any metal ornamentation that might have existed may be indicated by anchors or unusual markings along the ridge or at other edges of the roof. This primary

evidence is essential for a full understanding of the roof's history.

Caution should be taken in dating early "fabric" on the evidence of a single item, as recycling of materials is not a mid-20th-century innovation. Carpenters have been reusing materials, sheathing, and framing members in the interest of economy for centuries. Therefore, any analysis of the materials found, such as nails or sawmarks on the wood, requires an accurate knowledge of the history of local building practices before any final conclusion can be accurately reached. It is helpful to establish a sequence of construction history for the roof and roofing materials; any historic fabric or pertinent evidence in the roof should be photographed, measured, and recorded for future reference.

During the repair work, useful evidence might unexpectedly appear. It is essential that records be kept of any type of work on a historic building, before, during, and after the project. Photographs are generally the easiest and fastest method, and should include overall views and details at the gutters, flashing, dormers, chimneys, valleys, ridges, and eaves. All photographs should be immediately labeled to insure accurate identification at a later date. Any patterning or design on the roofing deserves particular attention. For example, slate roofs are often decorative and have subtle changes in size, color, and texture, such as a gradually decreasing coursing length from the eave to the peak. If not carefully noted before a project begins, there may be problems in replacing the surface. The standard reference for this phase of the work is *Recording Historic Buildings*, compiled by Harley J. McKee for the Historic American Buildings Survey, National Park Service, Washington, D.C., 1970.

Replacing the Historic Roofing Material

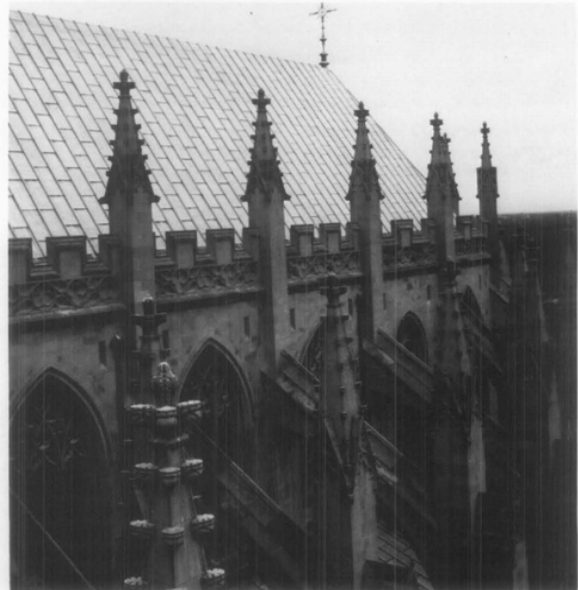
Professional advice will be needed to assess the various aspects of replacing a historic roof. With some exceptions, most historic roofing materials are available today. If not, an architect or preservation group who has previously worked with the same type material may be able to recommend suppliers. Special roofing materials, such as tile or embossed metal shingles, can be produced by manufacturers of related products that are commonly used elsewhere, either on the exterior or interior of a structure. With some creative thinking and research, the historic materials usually can be found.



Because of the roof's visibility, the slate detailing around the dormers is important to the character of this structure. Note how the slates swirl from a horizontal pattern on the main roof to a diamond pattern on the dormer roofs and side walls. (18th and Que Streets, NW, Washington, D.C.)

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Craft Practices: Determining the craft practices used in the installation of a historic roof is another major concern in roof restoration. Early builders took great pride in their work, and experience has shown that the "rustic" or irregular designs commercially labeled "Early American" are a 20th-century invention. For example, historically, wood shingles underwent several distinct operations in their manufacture including splitting by hand, and smoothing the surface with a draw knife. In modern nomenclature, the same item would be a "tapersplit" shingle which has been dressed. Unfortunately, the rustic appearance of today's commercially available "handsplit" and re-sawn shingle bears no resemblance to the hand-made roofing materials used on early American buildings.



Good design and quality materials for the roof surface, fastenings, and flashing minimize roofing failures. This is essential on roofs such as on the National Cathedral where a thorough maintenance inspection and minor repairs cannot be done easily without special scaffolding. However, the success of the roof on any structure depends on frequent cleaning and repair of the gutter system. (Washington, D.C., photo courtesy of John Burns, A.I.A.)

Early craftsmen worked with a great deal of common sense; they understood their materials. For example they knew that wood shingles should be relatively narrow; shingles much wider than about 6" would split when walked on, or they may curl or crack from varying temperature and moisture. It is important to understand these aspects of craftsmanship, remembering that people wanted their roofs to be weather-tight and to last a long time. The recent use of "mother-goose" shingles on historic structures is a gross underestimation of the early craftsman's skills.

Supervision: Finding a modern craftsman to reproduce historic details may take some effort. It may even involve some special instruction to raise his understanding of certain historic craft practices. At the same time, it may be pointless (and expensive) to follow historic craft practices in any construction that will not be visible on the finished product. But if the roofing details are readily visible, their appearance should be based on architectural evidence or on historic prototypes. For instance, the spacing of the seams on a standing-seam metal roof will affect the building's overall scale and should therefore match the original dimensions of the seams.

Many older roofing practices are no longer performed because of modern improvements. Research and review of specific detailing in the roof with the contractor before beginning the project is highly recommended. For example, one early craft practice was to finish the ridge of a wood shingle roof with a roof "comb"—that is, the top course of one slope of the roof was extended uniformly beyond the peak to shield the ridge, and to provide some weather protection for the raw horizontal edges of the shingles on the other slope. If the "comb" is known to have been the correct detail, it should be used. Though this method leaves the top course vulnerable to the weather, a disguised strip of flashing will strengthen this weak point.

Detail drawings or a sample mock-up will help ensure that the contractor or craftsman understands the scope and special requirements of the project. It should never be assumed that the modern carpenter, slater, sheet metal worker, or roofer will know all the historic details. Supervision is as important as any other stage of the process.



Special problems inherent in the design of an elaborate historic roof can be controlled through the use of good materials and regular maintenance. The shape and detailing are essential elements of the building's historic character, and should not be modified, despite the use of alternative surface materials. (Gamwell House, Bellingham, Washington)

Alternative Materials

The use of the historic roofing material on a structure may be restricted by building codes or by the availability of the materials, in which case an appropriate alternative will have to be found.

Some municipal building codes allow variances for roofing materials in historic districts. In other instances, individual variances may be obtained. Most modern heating and cooking is fueled by gas, electricity, or oil—none of which emit the hot embers that historically have been the cause of roof fires. Where wood burning fireplaces or stoves are used, spark arrestor screens at the top of the chimneys help to prevent flaming material from escaping, thus reducing the number of fires that start at the roof. In most states, insurance rates have been equalized to reflect revised considerations for the risks involved with various roofing materials.

In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But

the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.

Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles. Fire-retardant, treated wood shingles are currently available. The treated wood tends, however, to be brittle, and may require extra care (and expense) to install. In some instances, shingles laid with an interlay of fire-retardant building paper may be an acceptable alternative.

Lead-coated copper, terne-coated steel, and aluminum/zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper.

The search for alternative roofing materials is not new. As early as the 18th century, fear of fire cause many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on over-ambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available.

Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building.

Temporary Stabilization

It may be necessary to carry out an immediate and temporary stabilization to prevent further deterioration until research can determine how the roof should be restored or rehabilitated, or until funding can be provided to do a proper job. A simple covering of exterior plywood or roll roofing might provide adequate protection, but any temporary covering should be applied with caution. One should be careful not to overload the roof structure, or to damage or destroy historic evidence or fabric that might be incorporated into a new roof at a later date. In this sense, repairs with caulking or bituminous patching compounds should be recognized as potentially harmful, since they are difficult to remove, and at their best, are very temporary.

Precautions

The architect or contractor should warn the owner of any precautions to be taken against the specific hazards in installing the roofing material. Soldering of sheet metals, for instance, can be a fire hazard, either from the open flame or from overheating and undetected smoldering of the wooden substrate materials.

Thought should be given to the design and placement of any modern roof appurtenances such as plumbing stacks, air vents, or TV antennas. Consideration should begin with the placement of modern plumbing on the interior of the building, otherwise a series of vent stacks may pierce the roof membrane at various spots creating maintenance problems as well as aesthetic ones. Air handling units placed in the attic space will require vents which, in turn, require sensitive design. Incorporating these in unused chimneys has been very successful

in the past.

Whenever gutters and downspouts are needed that were not on the building historically, the additions should be made as unobtrusively as possible, perhaps by painting them out with a color compatible with the nearby wall or trim.

Maintenance

Although a new roof can be an object of beauty, it will not be protective for long without proper maintenance. At least twice a year, the roof should be inspected against a checklist. All changes should be recorded and reported. Guidelines should be established for any foot traffic that may be required for the maintenance of the roof. Many roofing materials should not be walked on at all. For some—slate, asbestos, and clay tile—a self-supporting ladder might be hung over the ridge of the roof, or planks might be spanned across the roof surface. Such items should be specifically designed and kept in a storage space accessible to the roof. If exterior work ever requires hanging scaffolding, use caution to insure that the anchors do not penetrate, break, or wear the roofing surface, gutters, or flashing.

Any roofing system should be recognized as a membrane that is designed to be self-sustaining, but that can be easily damaged by intrusions such as pedestrian traffic or fallen tree branches. Certain items should be checked at specific times. For example, gutters tend to accumulate leaves and debris during the spring and fall and after heavy rain. Hidden gutter screening both at downspouts and over the full length of the gutter could help keep them clean. The surface material would require checking after a storm as well. Periodic checking of the underside of the roof from the attic after a storm or winter freezing may give early warning of any leaks. Generally, damage from water or ice is less likely on a roof that has good flashing on the outside and is well ventilated and insulated on the inside. Specific instructions for the maintenance of the different roof materials should be available from the architect or contractor.

Summary

The essential ingredients for replacing and maintaining a historic roof are:

- Understanding the historic character of the building and being sympathetic to it.
- Careful examination and recording of the existing roof and any evidence of earlier roofs.
- Consideration of the historic craftsmanship and detailing and implementing them in the renewal wherever visible.
- Supervision of the roofers or maintenance personnel to assure preservation of historic fabric and proper understanding of the scope and detailing of the project.
- Consideration of alternative materials where the original cannot be used.
- Cyclical maintenance program to assure that the staff understands how to take care of the roof and of the particular trouble spots to safeguard.

With these points in mind, it will be possible to preserve the architectural character and maintain the physical integrity of the roofing on a historic building.

This Preservation Brief was written by Sarah M. Sweetser, Architectural Historian, Technical Preservation Services Division. Much of the technical information was based upon an unpublished report prepared under contract for this office by John G. and Diana S. Waite. Some of the historical information was from Charles E. Peterson, FAIA, "American Notes," *Journal of the Society of Architectural Historians*.

The illustrations for this brief not specifically credited are from the files of the Technical Preservation Services Division.

This publication was prepared pursuant to Executive Order 11593, "Protection and Enhancement of the Cultural Environment," which directs the Secretary of the Interior to "develop and make available to Federal agencies and State and local governments information concerning professional methods and tech-

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Decorative features such as cupolas require extra maintenance. The flashing is carefully detailed to promote run-off, and the wooden ribbing must be kept well-painted. This roof surface, which was originally tin plate, has been replaced with lead-coated copper for maintenance purposes. (Lyndhurst, Tarrytown, New York, photo courtesy of the National Trust for Historic Preservation)

niques for preserving, improving, restoring and maintaining historic properties." The Brief has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcome and can be sent to Mr. Nelson at the above address. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated. February 1978.

Additional readings on the subject of roofing are listed below.

- Boaz, Joseph N., ed. *Architectural Graphic Standards*. New York: John Wiley and Sons, Inc., 1970. (Modern roofing types and detailing)
- Briggs, Martin S. *A Short History of the Building Crafts*. London: Oxford University Press, 1925. (Descriptions of historic roofing materials)
- Bulletin of the Association for Preservation Technology*. Vol. 2 (nos. 1-2) 1970. (Entirely on roofing)
- Holstrom, Ingmar; and Sandstrom, Christina. *Maintenance of Old Buildings: Preservation from the Technical and Antiquarian Standpoint*. Stockholm: National Swedish Building Research, 1972. (Contains a section on roof maintenance problems)
- Insall, Donald. *The Care of Old Buildings Today*. London: The Architectural Press, 1972. (Excellent guide to some problems and solutions for historic roofs)
- Labine, R. A. Clem. "Repairing Slate Roofs." *The Old House Journal* 3 (no. 12, Dec. 1975): 6-7.
- Lefer, Henry. "A Birds-eye View." *Progressive Architecture*. (Mar. 1977), pp. 88-92. (Article on contemporary sheet metal)
- National Slate Association. *Slate Roofs*. Reprint of 1926 edition, now available from the Vermont Structural Slate Co., Inc., Fairhaven, VT 05743. (An excellent reference for the many designs and details of slate roofs)
- Peterson, Charles E. "Iron in Early American Roofs." *The Smithsonian Journal of History* 3 (no. 3). Edited by Peter C. Welsh. Washington, D.C.: Smithsonian Institution, 1968, pp. 41-76.
- Waite, Diana S. *Nineteenth Century Tin Roofing and its Use at Hyde Hall*. Albany: New York State Historic Trust, 1971.
- . "Roofing for Early America." *Building Early America*. Edited by Charles E. Peterson. Radnor, Penn.: Chilton Book Co., 1976.



**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
Fax: (734) 483-7260
www.cityofypsilanti.com

Office Use Only:

Receipt: _____

Method: _____

Action/Study Item

PHDC- 23-0073

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

308 Maple

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

David Alber

Address

308 MAPLE

City

YPSI

State

MI

Zip

48198

Phone / Fax

E-Mail *Staff will contact you primarily via email

Contractor

Contractor Name & Contact Info

Affordable Building Concepts LLC

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

- ☐ Painting
☐ Application Amendment
☐ Other

Complete Description of Proposed Work:

Replace in tire roof including front porch

Materials (for paint include color chips or samples with application):

Galvalume (STANDING SEAM) SHEET ROOFING
(Galvanized color).

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$1 - \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$32,000.00

Permit fee:

\$45 + $\frac{130}{260}$ = 130.00

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature

Date:

8/15/23

Print Name:

David Alber

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.

Staff found the following specs and photo. Applicant should verify accuracy for commission.

Bridger Steel (<https://www.bridgersteel.com/metal-colors/galvalume>) Shows a Color called "Galvanized." It looks like this on their website:



A sample standing seam roof they show is:



Galvalume is a coated metal product used for commercial, agricultural and residential applications to emulate galvanized steel. Galvalume metal has a matte finish that lends itself to industrial, modern, and rustic projects that require a little more subtlety than traditional, shiny, or spangled galvanized metal panels. Use Galvalume metal for sophisticated accents on office buildings, rustic and modern homes, or in industrial style restaurants.

[Get a Quote](#)

Additional Finishes

24 Gauge Colors





HDC Work Permit Staff Review

Property address: 316 N Grove

Property History: 316 N Grove contributes to both the local and National Register historic districts. It is described in the National Register nomination as a "2-story, cross-gable-roof Queen Anne with pyramid-roof tower above entry hall." A roof project was reviewed by this commission in the last year to address some structural issues/drainage issues the house had. This issue with a flat roof section is likely the last of these issues so that the house can have positive drainage.

Date of Application: 8/16/23

Date of Review: 8/18/23

Date of Meeting: 8/22/23

Proposed work:

Remove gutters and downspouts, replace them with aluminum K-style gutters and rectangular downspouts.

On house's small flat-roof section toward rear of house, strip roofing, redesign and rebuild this roof portion to create positive drainage, replace skylight like for like, and install new roofing shingles to match existing. Two potential redesigns have been included here; the contractor is undecided at this time as to which option they would ultimately select.

Materials: 6" aluminum K-style gutter, 6" rectangular aluminum downspouts, fittings, leaf guard, wood fascia board painted to match to replace rotten boards as necessary, assorted wood trim repairs, lumber to correct flat roof section, new like-for-like skylight, roofing shingles to match existing

Staff review:

1. The applicant states that the past roof work that was approved is working great; this flat roof section the roofers propose to fix and, along with new gutters and downspouts, that should fix the last of the house's roof drainage issues.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

2. **Gutters:** The house used to have K-style gutters and applicant would like to go back to those. The current gutters on the house are not historic (they're from the 1980s or 1990s), were not based on historic photos or evidence, and applicant does not believe this house historically had half-round gutters.
3. The City's design guidelines/*Historic District Fact Sheet* about Roofing states: "If half-round gutters exist on the building, they must be replaced with half-round gutters. If K-style gutters already exist or if this is the first time that gutters will be installed on the structure, k-style or half-round gutters may be installed. Half-round gutters are generally considered more appropriate." In this case, the homeowner has had both K-style and half-round gutters during his ownership and would like to go back to the K-style. Since the existing gutters are not historic, and since there is evidence that K-style gutters existed on this house previously, staff believes that allowing this house to go back to K-style gutters is within the design guidelines.
4. Staff finds that the proposed gutters, downspouts, and fascia and trim repair meets the Secretary of the Interior's Standards for Rehabilitation, Standard 9. The materials where work is proposed is not historic (modern gutters and downspouts); the work will not destroy historic materials, features, or spatial relationships that characterize the property; and the work will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
5. **Roof:** Applicant proposes that the small section of the roof toward the rear of the house that is flat is redesigned and rebuilt to achieve positive drainage, and then gets new shingles to match existing and a like-for-like skylight replacement. There are two potential redesigns for the roofline alteration, and staff believes both options meet Standard 9.
6. Staff finds that either proposed redesign and rebuild of this small section of rear roof meets the Secretary of the Interior's Standards for Rehabilitation, Standard 9. This flat portion of the roof toward the rear is not a character-defining feature of the house, and altering it to achieve positive drainage will be good for the long-term preservation of the house. Neither plan would destroy historic materials, features, or spatial relationships that characterize the property, and either plan will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
7. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

Move to approve application PHDC 23-0074 and issue a certificate of appropriateness for the work at 316 N Grove, to include: the removal of existing gutters, downspouts, and damaged wood trim and fascia; installation of new, painted wood trim, new K-style aluminum gutters in off white, and new rectangular aluminum downspouts in off white, with necessary off-white fittings and leaf guard; and the redesign and rebuild of a small, flat portion of the roof to the rear of the house to achieve positive drainage. Two options have been proposed for the

redesign and both options are approved so that the builder can select the best option. Like-for-like replacements of existing roof shingles and existing skylight are also approved as part of this roof project. All of the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, Standard 9 in that the proposed work will not destroy historic materials, features, or spatial relationships that characterize the property, and the work will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Prepared by:
Ellen Thackery, Preservation Planner



316 N Grove, August 2023, front (west) elevation with a little of the south side showing.



316 N Grove, August 2023, south side of house. Second-floor flat roof shown just to the right/east of the roofed first-floor windows, and the skylight installation is visible on the flat roof.



316 N Grove, August 2023, south side of house, detail of second-floor flat roof and the skylight installation.



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Roofing & Satellite Dishes

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Historic District Assistant.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building
3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning
3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District
3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets
can be found at
cityofypsilanti.com/permits.

Roof replacement or new roof installation

Decorative or unusual features of the roof and trim at the eaves must be retained. The roof deck must overhang enough to accommodate all trim or molding.

Shingles must be similar to the existing shingles on the structure or any adjoining roof in color and material. Three-tab and architectural shingles are acceptable and can generally be approved administratively. Metal roofs will be reviewed by the commission and are considered on a case-by-case basis.

Drip edge must be used, and the color must closely match either the roof shingles or the trim of the building. Matching the roof shingles is recommended.

Flashing must be inserted under siding (clapboard, shingles, etc.), or in the mortar joints of masonry buildings, where the roof meets these surfaces. The color must closely match the adjacent surface (roof shingles, chimney brick, etc.) Mill finish (raw metal) is not permitted

Roof venting must be accomplished with ridge and soffit vents whenever possible. If additional vents, such as cans, must be used to meet code requirements, they must be of a flat profile, in locations not visible from the street and in a color similar to the roof shingles. Mill finish (raw metal) is not permitted.

Flat roof applications can be administratively approved. Torches, or any open flame, are not permitted for the installation of flat roofs and color must be indicated. If the work includes changes or alternations to items other than the roofing, the application may need to be reviewed by the Historic District Commission.

Gutters and Downspouts

If gutter straps are used to hang gutters they must be placed under the roof shingles. Downspouts must be installed where they will be as inconspicuous as possible, generally at the corners of the structure. If half-round gutters exist on the building, they must be replaced with half-round gutters. If K-style gutters already exist or if this is the first time that gutters will be installed on the structure, k-style or half-round gutters may be installed. Half-round gutters are generally considered more appropriate.

Satellite Dish Antennas

Satellite dish antennas, if placed on a roof, must be installed to avoid damage to the roof. If placed elsewhere on the building, exterior woodwork or trim detail shall not be altered or damaged in the installation, nor shall any significant architectural details be removed, damaged, or covered. Dishes should be painted to match the structure, or be a neutral, non-reflective color.

If installed on the ground, satellites shall be installed to minimize visibility from the front of the building, and be a neutral, non-reflective color. Any satellite dish that is no longer in use, must be removed.

Last updated: January 2019



**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
Fax: (734) 483-7260
www.cityofypsilanti.com

Office Use Only:

Receipt: _____

Method: _____

Action/Study Item

PHDC- _____

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

316 N. Grove Street

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Hugh Kennedy & Dory Ulanoff (H & W)

Address

316 N. Grove St

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

E-Mail **Staff will contact you primarily via email*

Contractor

Contractor Name & Contact Info

Dover Doors and Windows: Cole Dover 810.235.2573

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

- ☐ Painting
☐ Application Amendment
☒ Other

Complete Description of Proposed Work:

See Attached

Materials (for paint include color chips or samples with application):

See Attached

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$1 - \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$10,000

Permit fee:

\$45 + \$10

=

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

Hugh Kennedy

Date:

08/10/2023

Print Name:

Hugh Kennedy

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.

COMPLETE DESCRIPTION OF PROPOSED PROJECT

We have contracted with:

Dover and Company

352 Cesar E. Chavez Ave.

Pontiac, Mi 48342

Cole Dover (870.516.2525)

to:

1. Remove the main houseexisting roof drainage system.
2. Repair, restore, and or replace (and paint as necessary) any facia, soffits, extended trim, frieze board, bed molding, water table board, or clapboard adjacent to the drainage system.
3. Install new 6" gutters (with leaf guards) and 6" downspouts.

Materials List: (See HDC Application)

1. Approximately 200 lin.ft. of 6" aluminum, K style, gutter in an off-white color to match the Navaho White trim on the house.
2. Approximately 80 lin. ft. of 6" rectangular, aluminum downspouts and fittings in an off-white color to match the gutters.
3. Approximately 200 lin. ft. of leaf guard.
4. Brackets and fittings to mount the gutters.
5. Brackets and connectors to mount the downspouts.
6. Approximately 30 lin. ft. of wood facia board painted on both sides with the exposed side color being Navaho White
7. Miscellaneous lumber to replace damaged trim items discovered during drainage system removal.

Notes:

We are requesting that the K style gutters and rectangular downspouts be approved for this project. We understand that the half round gutters are more traditional.

From our investigation we do not believe that half round gutters were ever on our house. Queen Anne roof drainage systems did not necessarily include this type. Additionally, K Style gutters and rectangular downspouts were on the house when we moved in. (Please refer to the attached photographs.)

We contracted to have the half round gutters and round downspouts installed sometime in the late 80's or early 90's. ***This was a big mistake!*** They have been a maintenance headache ever since.

August 14, 2023
316 N. Grove Street

AMENDMENT TO CONSTRUCTION DESCRIPTION

There is a portion of the roof that is flat (Refer to attached drawing no. 1 and photos). A skylight is constructed on that roof. We have had at least three problems over the years where for one reason or another water has gotten in and damaged the plaster in the room below.

We have been informed that the flat roof is, once again taking water and that this time it must be replaced. Instead of reroofing the flat roof we propose:

1. Strip off the existing roofing material down to the sheathing. Install crickets over the flat roof in order to create positive drainage from that area by creating steep valleys against the surrounding roof sections. (Refer to the attached drawing no. 2).
2. Remove the existing skylight and install a new skylight.
3. Install shingles to match the existing over the entire area.

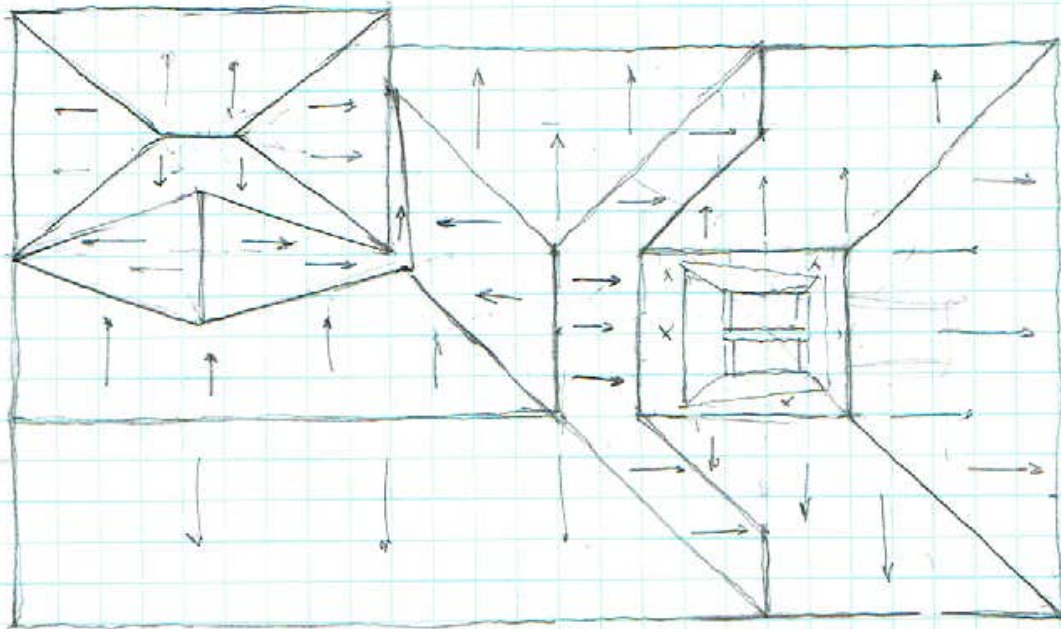


316 N GROVE ST.

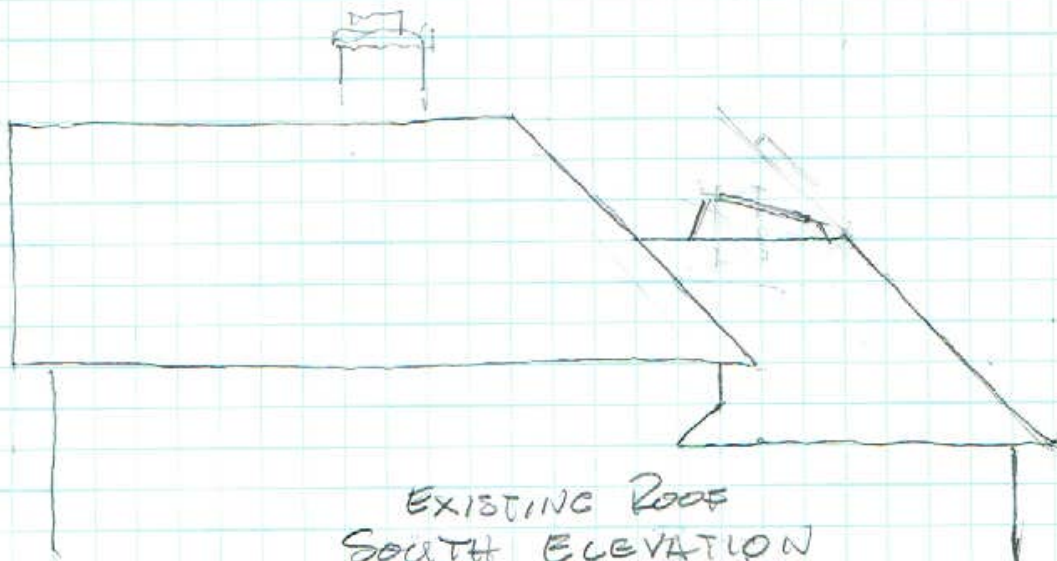
AUG 19 2020

EXISTING ROOF PLAN & ELEVATION

N
↓
NO SCALE

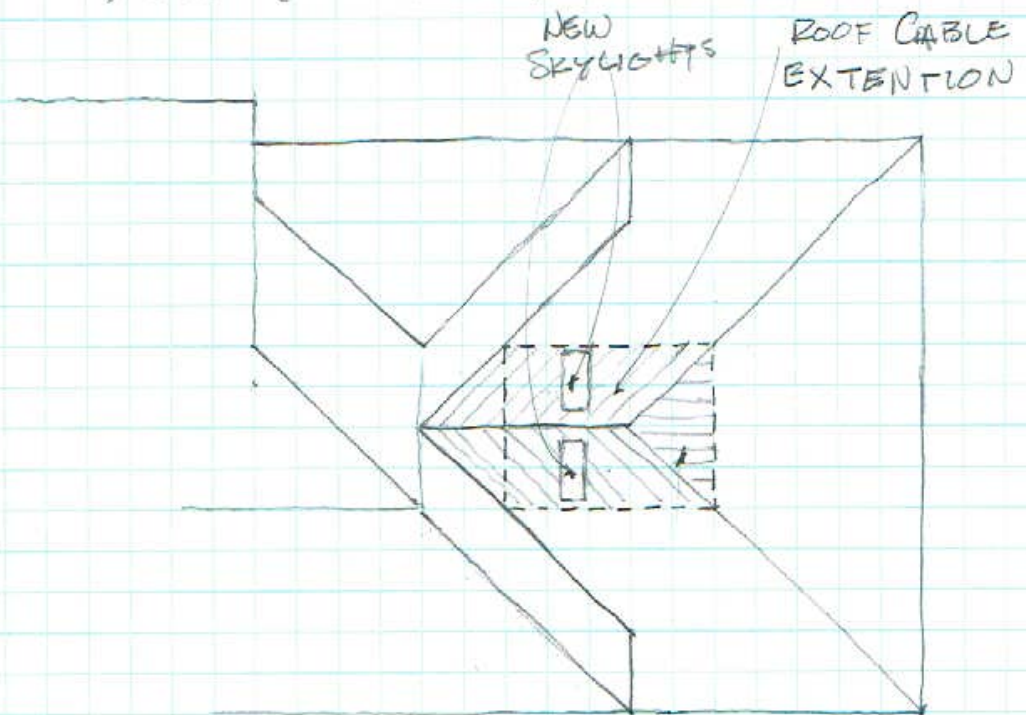


EXISTING ROOF PLAN

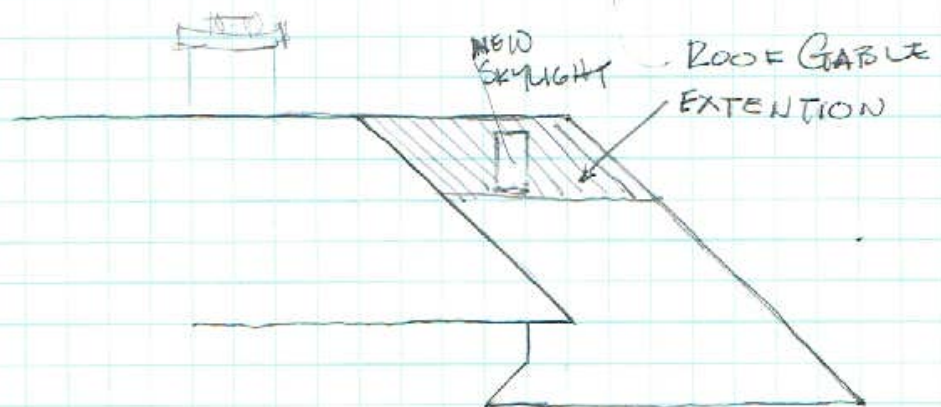


EXISTING ROOF
SOUTH ELEVATION

316 N GROVE St REVISED ROOF PLAN & ELEVATION



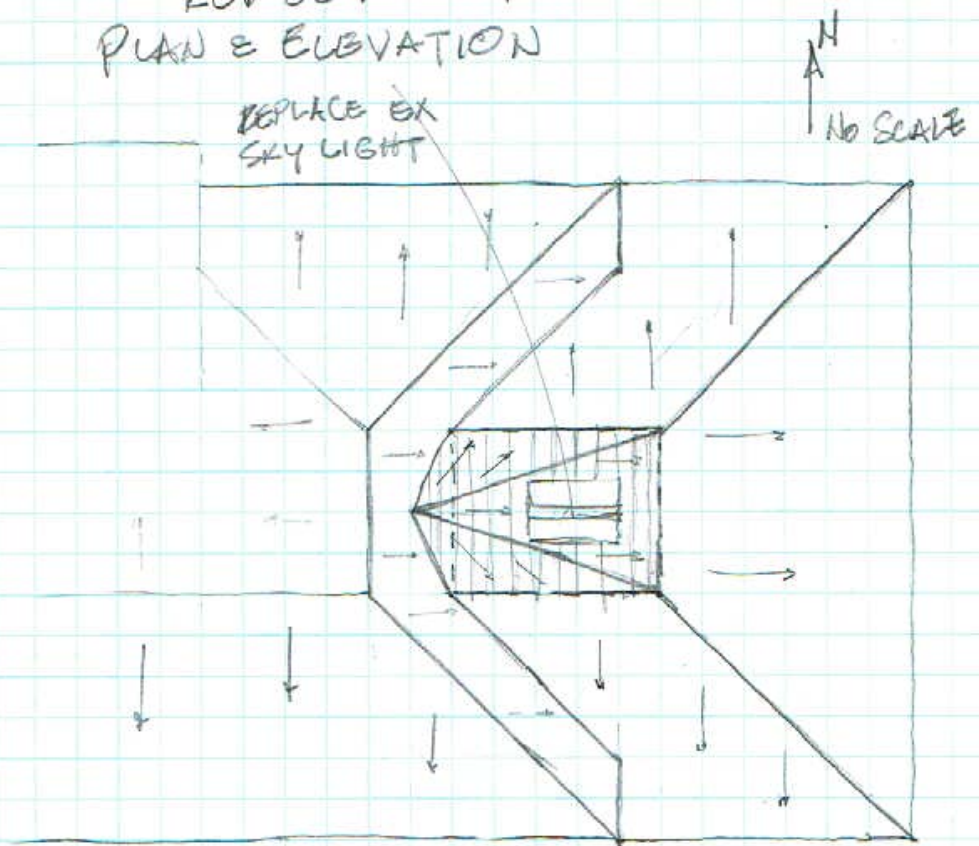
PROPOSED ALTERNATIVE #1
 ROOF PLAN



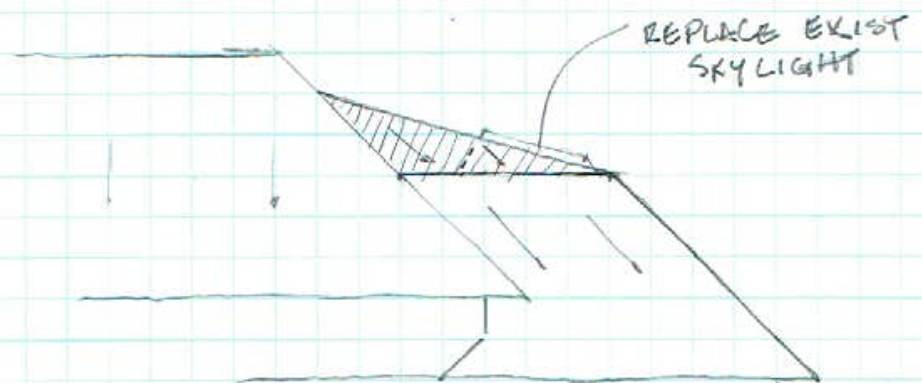
PROPOSED ALTERNATIVE #1
 SOUTH ELEVATION

316 N GROVE ST
REVISED ROOF
PLAN & ELEVATION

AUG. 19 2023



PROPOSED ALTERNATIVE No 2
ROOF PLAN



PROPOSED ALTERNATIVE No 2
SOUTH ELEVATION

MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION

Regular Meeting held in person, Freighthouse (changed location from City Hall, properly noticed and posted)

**Tuesday, August 8, 2023
7:00 P.M.**

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Welcomed attendees.
Meeting called to order at 7:04pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko – Washtenaw County, City of Ypsilanti
Hannah McCready – Washtenaw County, City of Ypsilanti
John VanBolt – Washtenaw County, City of Ypsilanti

Commissioners Absent: Delrhea Byrge – Washtenaw County, City of Ypsilanti

Staff Present: Holli Andrews, City Planner

APPROVAL OF MEETING LOCATION CHANGE

Motion: Pettit (second: Ratzlaff) moved to approve the location change as proposed.

Voice Vote - Ayes: Commissioners Pettit, Szumko, Chesnut, Ratzlaff, McCready, VanBolt
Nays: None
Motion carried.

APPROVAL OF AGENDA

Motion: Szumko (second: Ratzlaff) moved to approve the agenda as proposed.

Voice Vote - Ayes: Commissioners Pettit, Szumko, Chesnut, Ratzlaff, McCready, VanBolt
Nays: None
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

121 N Huron

**replace three nonhistoric windows with three wood and aluminum-clad windows, and replace one nonhistoric door with a window.*

Homeowner Doug Kisor, present

Staff report: As stated in the packet; had been a study item several months ago.

Discussion:

Commissioners: Not much discussion because the item had been considered as a study item previously.

Motion: Ratzlaff (second: Szumko) moved to approve Application PHDC-23-0067 and issue a Certificate of Appropriateness for the proposed work at 121 N Huron to include the replacement of three nonhistoric windows for three two-over-two double-hung wood windows with aluminum cladding, and the replacement of a nonhistoric second-floor door with a two-over-two, wood with aluminum cladding casement window. The proposed work meets the Secretary of the Interior's Standard for Rehabilitation #9 in that the work does not destroy historic material and is compatible with the house's historic materials, features, size, scale, and proportion.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, McCreedy, VanBolt
Nays: None
Motion carried.

309 N Park

**Adding six windows and one patio door to nonhistoric garage to convert it to an accessory dwelling unit*

Applicant: Builder Gary Melchi, present

Staff report: As stated in packet; garage is not historic.

Discussion:

Applicant: Applicant confirmed the planned work—fit window openings with windows, create a couple new window openings, and take off garage door and fit opening with a patio door.

[Commission asked some clarifying questions, outbuilding is not historical, less concern since there is no historic material to preserve; more focus is on preserving neighborhood character.]

Motion: Ratzlaff (second: Szumko) moved to approve Application PHDC-23-0068 and issue a certificate of appropriateness for the proposed work on the detached, nonhistoric garage at 309 N Park to

Historic District Commission

August 8, 2023

2

include installation of a wood, aluminum-clad patio door, four one-over-one double-hung wood windows with aluminum cladding, and two small rectangular wood windows with aluminum cladding because this proposed work meets the Secretary of the Interior's Standard for Rehabilitation #9.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, McCready, VanBolt
Nays: None
Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—

304 Emmet: black asphalt roof for black asphalt roof

105 W Michigan Ave: rear second-floor French entry doors for same steel doors

OTHER BUSINESS

Property Monitoring

Updates from Staff

Commissioner Comments: Free history walk on Saturday, 8/19. 8/20 is a ticketed home tour event.

Commissioner Ratzlaff will propose a motion in the future for certain administrative approvals of solar panels.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

1. Approval of the minutes for July 25, 2023

Motion: Szumko (second: McCready) moved to approve the minutes of July 25, 2023, as amended.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, McCready, VanBolt
Nays: None.
Motion carried.

ADJOURNMENT

Chairperson Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 7:44 p.m.

Full Minutes Prepared By: Ellen Thackery