

# YPSILANTI HISTORIC DISTRICT FACT SHEET

## ROOF WORK

This is one in a series of Fact Sheets provided by the Historic District Commission for the purpose of assisting property owners and building contractors in planning appropriate treatment of structures located within the Historic District.

The Historic District Commission requires that a building be maintained in its original form whenever possible. The character and historic value of a building both change whenever alterations are made and every effort shall be made to maintain the historical integrity of a building.

Your application for a Historic District Work Permit, submitted to the Building Department, will be forwarded to the Historic District Commission for review and must be approved by the Commission before work can begin. A Building Permit will likely also be required.

Historic District Work Permit applications may be obtained from the Building Department in the basement of City Hall, in the Planning and Development Department on the 4<sup>th</sup> floor of City Hall, or on the City website, [www.cityofypsilanti.com](http://www.cityofypsilanti.com).

**The following Historic District Commission requirements apply to all roofing jobs, new or replacement:**

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

**Shingles** must match shingles on any adjoining roof in color and material. Shingles must be a flat color – no ‘sparkles’. Colors not approved are white, pale green, pale blue and pink.

**Drip edge** must be used. It is generally available in white, brown and black. Color must closely match either the roof shingles or the trim of the building. Matching the roof shingles is recommended.

**Other metal work** (vents and flashing) must be in a color, either factory-finished or painted on the job. Mill finish (raw metal) will not be approved.

**Flashing** must be inserted under siding (clapboard, shingles, etc.), or in the mortar joints of masonry buildings where the roof meets these surfaces. Aluminum for flashing is available in a number of colors. Colors must closely match the adjacent surface (roof shingles, chimney brick, etc.) Mill finish (raw metal) will not be approved.

**Roof venting** shall, whenever possible, be accomplished through the use of ridge and soffit vents. If additional vents, such as cans, must be used to meet code requirements, they must be flat low profile, in locations as inconspicuous as possible (i.e., not visible from the street) and in a color to match the roof shingles.

### **Gutter systems**

If gutters are to be hung by straps, the straps must be placed under the roof shingles. Downspouts must be installed where they will be as inconspicuous as possible.