



CITY OF

Ypsilanti

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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.

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.