



WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

April 22, 2010

Mrs. Betty Jean Murray
15490 Buss Road
Manchester, MI 48158

RE: Merriman Farm Certificate of Appropriateness
for Roof Replacement

Dear Mrs. Murray,

By this letter the Washtenaw County Historic District Commission (WCHDC) confirms the decision made by its staff member, Melissa Milton-Pung, on April 22, 2010. The WCHDC has acted to **APPROVE** the application for a Certificate of Appropriateness submitted by Betty Jean Murray on February 3, 2010, with regard to work proposed within the Merriman Farm Local Historic District, described in the Application as follows:

The cedar shake roof has reached a natural point when it is no longer secure. The shingles are decomposing from moss and algae, some shingles are curling. Although still beautiful in appearance the roof [is in danger of] causing actual [enclosure] damage to the house.

The WCHDC thanks you for a thorough examination of your options for replacement in kind and replacement with an alternative material. We commend you on the careful consideration you have taken in selecting this product for your home. Staff was please to counsel you on options, including replacement in-kind of the cedar shingles (no review necessary), or proposal of alternative materials like asphalt shingles (Certificate of Appropriateness review process required). Staff also provided resources related to the State Rehab Tax Credit for homeowners, which would offer up to 25% of qualified rehabilitation costs for a project or group of projects such as the roof repair or other maintenance/improvement. We understand that the project was delayed somewhat in March and April, due to personal circumstances, and wish you well upon the reactivation of this project.

Per the approval of HDC Chair Nancy Snyder and review of supporting documentation (photographs of roof, two competing bids for replacement-in-kind and a bid for asphalt shingle replacement), Staff grants an administrative approval for your preferred alternative of the asphalt shingle roof, "Camelots Sheffield Black." This approval was made on the grounds that the roof being replaced was not original, that the proposed asphalt replacement material was within the Secretary of the Interior's Standards design interpretations practiced by the SHPO (profile, texture, overall appearance), and finally, the cost-prohibitive nature of replacing the existing roof with cedar shingles (estimated \$44,000 to \$47,000 for cedar versus \$29,000 for asphalt).

Although the approved roofing material is not the same as Merriman Farm's historic roof covering, it is in keeping with the guidelines set forth in the Secretary of the Interior's Standards for Rehabilitation. These

standards are the measure by which all work in a Washtenaw County Local Historic District is reviewed, as set forth in the WCHDC's Ordinance and each district's Ordinance. Specifically, the proposed work is compatible with Standards #9 and #10:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The WCHDC concludes that subsequent applications for Certificates of Appropriateness shall be submitted for elements of the work that require a separate permit such as, but not exclusively, demolition, construction, excavation, paving, etc. Additionally, while the WCHDC or its staff person may conclude that planned work to maintain and repair other portions of the Merriman or its outbuildings may constitute as ordinary maintenance, it is required that you submit plans and/or specifications for said work before proceeding. Any significant changes to work certified as appropriate or general maintenance must be reported to the WCHDC and may be subject to additional review.

Thank you for participating in the mission of the WCHDC, as well as for your stewardship activities for the Merriman Farm House Local Historic District. It is our desire to provide continued support and assistance for this local historic district. Please do not hesitate to contact us in the future.

Sincerely,



Melissa Milton-Pung
Principal Preservation Planner
Washtenaw County Historic District Commission