

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JANUARY 27, 2015 \(PDF\).PDF](#)

2. Agenda Packet

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CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, January 27, 2015
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - None

V. BUSINESS SESSION

A. OLD BUSINESS – None

B. NEW BUSINESS

1. **418 Maple St.** Garage demolition

C. STUDY ITEMS - None

D. ADMINISTRATIVE APPROVALS - None

E. OTHER BUSINESS

1. **Property monitoring updates**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of January 13, 2015

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

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

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

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

10. New work shall be removable.

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

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Ypsilanti Historic District

Work Permit Application

Rec 18542

Date filed 1/21/15 for HDC meeting date 1/27/15

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 418 Maple Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Scott Merritts and Martha Davis-Merritts

Address 418 Maple Street

City Ypsilanti State MI Zip 48198

Phone 734-834-5579

Fax n/a

E-mail medavis@umich.edu

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost 1,000

Permit Application Fee 25.00 35.00

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 418 Maple Street

Applicant Scott Merritts and Martha Davis-Merritts

Description of proposed work (see sample applications)

Demolish shed

Materials

N/A

Colors (Attach color chips or samples)

Body _____	Accent 1 _____
Trim _____	Accent 2 _____
Roof _____	Other _____

- ☐ 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. (Compliance with this act must be certified to complete this application.)

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

Scott J. Merritts
Signature of Applicant
Martha Davis-Merritts

1/20/15
Date
1/20/15



Ypsilanti Historic District
Demolition Permit Application

Date Filed _____ for HDC meeting date _____

Property Address 418 MAPLE ST

Applicant: Name SCOTT MERRITTS + MARTHA DAVIS-MERRITTS
Address 418 MAPLE ST
City YPSILANTI State MI Zip Code 48198
Phone 734-834-5579 Fax N/A
Email medavis@umich.edu

If applicant is not owner:

Owner's name _____
Address _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____
Signature of Owner _____

Who will perform the work?

Contractor's name OWNER
Address and phone _____

Cost of proposed work _____ Permit Application Fee _____

The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

Date filed _____ for meeting date _____

Property Address 418 MAPLE ST

Applicant SCOTT MERRITTS & MARTHA DAVIS-MERRITTS

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☐ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☐ Retaining the structure is not in the interest of the majority of the community.

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

Scott J. A. Merritts
Martha Davis-Merritts
My Signature

12/9/14
12/9/14
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

☒ The structure constitutes a hazard to the safety of the public or the occupants

*a. Written report by the Ypsilanti Building Official identifying the **hazard** posed by the building. Any dangerous conditions should be identified.*

- ♦ Letter dated September 22, 2014 from City of Ypsilanti Building Department Manager Frank Daniels.

- ♦ Certificate of Condemnation dated September 17, 2014 from the Ypsilanti Fire Department.

*b. Certified written report by a structural engineer licensed in Michigan as to the **structural soundness** of the building and its adaptability for rehabilitation. Any dangerous conditions should be identified.*

- ♦ Certificate of Condemnation dated September 17, 2014 from the Ypsilanti Fire Dept.

- ♦ Structural engineer's assessment date October 28, 2014 by Cheryl Early, PE of Fitzpatrick Structural Engineering, P.C. Ms. Early is a licensed professional engineer who is actively involved with the Michigan Historical Preservation Network where she serves on the Board of Directors Executive Committee.

*c. Detailed description of **existing conditions**. Shed is currently in grave disrepair. Portions of the roof have caved in exposing interior to the elements and wild animals. The base of the exterior walls are rotting and there is a hole in the back wall of the structure.*

- ♦ Structural engineer's assessment date October 28, 2014 by Cheryl Early, PE of Fitzpatrick Structural Engineering, P.C. Ms. Early is a licensed professional engineer who is actively involved with the Michigan Historical Preservation Network where she serves on the Board of Directors Executive Committee.

- ♦ Communication from local contractor Doug Post dated October 20, 2014, whose assessment states "Repair of existing structure. This is not a viable option, the building is dilapidated beyond reasonable repair expectations." Awaiting repair / replace / demolish quotes from two more contractors.

- ♦ Effect of structure on property value assessment from realtor David Anderson dated November 21, 2014.

*d. Detailed description of **proposed changes**.*

If demolition permission is granted, permission will be sought at a future date to erect a much smaller, square shed, not to exceed 200 sq. feet of simple wood frame construction for the purpose of storing necessary lawn, home and auto care equipment such as lawnmower, snowblower, rakes, shovels, ladders, and auto maintenance tools.

e. *Site plan, to scale, showing the location of the resource proposed to be demolished in relationship to other structures on the property, and to the property lines.*

♦ Current Site Plan.

f. *Site plan, to scale, and any other information which accurately describes the proposed use and appearance of the site after demolition or moving of the resource.*

♦ Proposed Site plan and Sample sheds.

g. *Feasibility of alternative uses for the property that would allow retention of the structure.*

♦ NOT APPLICABLE – property has been condemned.

Architectural & historical data, as available:

a. *Date of construction of the resource:* 1951

b. *Architectural style of the resource:* Wood frame

c. *Historic photographs of the resource:* None known

d. *Name of original owner / builder / developer:* Marc McKenna

e. *Building timeline (i.e., dates and location of additions, demolition and changes):*
Addition constructed in 1962 for gas heater

f. *Detailed description of building materials that are original to the resource:*
Wood, glass, aluminum, paint

g. *Historic information regarding the resource (i.e., notable residents, highly recognized landmark, important site, etc.)* Not applicable





City of Ypsilanti

Building Inspection and
Code Enforcement Department

September 22, 2014

MERRITTS SCOTT & MARTHA
418 MAPLE
YPSILANTI MI 48198

SUBJECT: 418 MAPLE - GARAGE

Dear Property Owner:

It was recently observed by this office that the garage at the above property has degraded to the point where significant portions of the roof are open to the weather and is likely causing significant damage to the interior.

A structure in this condition is a violation of the 2012 I.C.C. Property Maintenance Code, as adopted by the City of Ypsilanti, and I am requesting your assistance in either proceeding with the needed repairs of the structure or removing the structure completely.

In either case, a building permit and HDC approval will be required. Should you choose to demolish the structure, wrecking clearances must be obtained from utility companies and submitted with the permit application.

Please submit the applications to our department by **October 24, 2014**. If we can be of assistance in anyway regarding the necessary work or securing the permit, please contact the Building Department at your convenience. Thank you.

Sincerely,

CITY OF YPSILANTI



Frank Daniels
Building Department Manager

PM-111.1 Application for appeal: Any person effected by a decision of the code official or notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application or appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

CONDEMNED

Dangerous and Unsafe

This Structure Known as 418 MAPLE

DANGER - KEEP OUT

All persons are hereby notified to keep out as long as this notice remains posted.
Any persons willfully destroying, mutilating or removing this card will be punished to the full
extent of the law.

Under State Laws, Chapter 184, § 26B

18 111 FIRE
MCL 125.523 STATE LAW

9-17-2014
DATE POSTED

John Roe
CODE OFFICIAL



Fitzpatrick Structural Engineering, P.C.

PO Box 1506 • Ann Arbor • MI • 48106

ph 734-769-0320

www.fseps.net

October 28, 2014

Marty Davis Merritts
418 Maple
Ypsilanti, MI 48198
medavis@umich.edu

RE: 418 Maple, Ypsilanti, Michigan
Structural Evaluation of Garage

Dear Ms. Davis Merritts;

On October 21, 2014 I met with you and your husband to review the structural integrity of the small wooden 'garage' located on your property. The 'garage' is really an outbuilding to the main house; used by previous owners as a workshop or office space. Originally constructed in 1951, there is a picture window and man door in the front (east) facade. Both the north and south elevations have two windows each, with glass remaining in only one of the four total. A small addition was constructed in 1962 off of the west end of the north elevation to house a furnace. All utilities (electric, gas) have been terminated into the building.

The interior of the structure is used as storage currently, prohibiting full inspection of the interior. The interior wall surface was finished preventing full inspection of the wall studs. A squirrel vacated the ceiling/roof structure upon my nearing its presumed nest. The roof structure is minimal, at best, with nominal 2x4 studs and collar ties. The ceiling is dropped to top of wall structure on either side of the collar tie/rafter connection creating a stepped or boxed ceiling line. These dropped ceiling lines probably hid the ductwork for the furnace and maybe non-original.

All but three of the twelve rafter sets are fully exposed to the elements on the south side as the roofing has fully deteriorated and fallen. The rafter bearings and low ceiling members appear to be severely deteriorated at their bearings (they could not be reached to determine the magnitude of the deterioration). The roofing on the north side appears to just as deteriorated and probable to collapse under significant snow load this winter. Vegetation is growing on the north roof as well as observed from the exterior. The roof and roof structure would require nearly full reinforcement or replacement with the amount of deterioration present.

On the exterior, the north and west elevations are sided with wood siding. Paint is peeling off of the siding. The siding, with exception of select areas, is in good condition with few areas of deterioration noted. One stud was exposed on the north elevation near a window. This stud was easily, fully



Fitzpatrick Structural Engineering, P.C.

PO Box 1506 • Ann Arbor • MI • 48106

ph 734-769-0320

www.fssep.net

penetrated with the end of an ink pen. This stud, and I suspect others, would require full replacement or reinforcement.

On the south and west elevations, the wood siding is covered with plywood. This plywood was installed by previous owners. The reason is unknown; I suspect due to deterioration of the original siding. Significant warping and water damage was observed of the plywood at the base of the south elevation near the west end.

The concrete slab and foundations were buried with grade, storage or debris from the collapse of the roofing. I cannot comment on these structural features.

To allow for safe occupancy of this structure, a full roof structure, and probable full wall structure would need to be fully reinforced or replaced. The wood siding may be the only original superstructure system that may be salvageable.

Please let me know if you have any questions or concerns.

Respectfully,

Cheryl Early, P.E.
Associate Engineer



Fitzpatrick Structural Engineering, P.C.

PO Box 1306 • Ann Arbor • MI • 48106

ph 734-769-0320 • fax 734-619-6767

Invoice

Date	Invoice #
11/5/2014	5480

Project #

14154 418 Maple Ypsilanti

Marty Davis Merritts
418 Maple
Ypsilanti, MI 48197
medavis@umich.edu

Hours	Description	Rate	Amount
2.5	Associate Engineer Cheryl L. Early Site Visit with Written Report Recommendations	131.25	328.13

All invoices are due and payable upon presentation. Amounts not paid within 30 days from the invoice date will be subject to a late payment charge of 1.5% per month (18% per year), unless other arrangements are made in advance. If for any reason the account is turned over to an attorney for collection, an additional charge of 33.3% will be added to cover collection costs.

Total \$328.13


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Fitzpatrick Structural Engineering, P.C. * 3971 Fox Glen Drive * Ann Arbor * MI * 734-769-0320

Principal Staff

Tom Fitzpatrick, PE MASCE/SEI

Tom graduated from the University of Michigan in 1965 with a Degree in Architecture with a major of structural design. He licensed as a professional engineer in 1971. Upon graduation working for Robert Darvas Associates, P. c. (RDA) where senior design engineer and president. In 1996 Tom left RDA and started Fitzpatrick Structural Engineering, P. C. Tom is the principal FSE



Cheryl Early, PE

Cheryl graduated from Michigan Technological University in 1996 with a Bachelors of Science in Civil Engineering and became a licensed professional engineer in 2000. She began working for Tom in September 1996 shortly after he started FSE. Cheryl is particularly interested in existing structure restoration and rehabilitation and is actively involved with the Michigan Historical Preservation Network where she serves on the Board of Directors Executive Committee.



Contact Us

Phone; 734-769-0320 email; info@fsepc.net

[Reply](#) [Reply All](#) [Forward](#) [Chat](#)

Demolition vs replacement of existing structure

Doug Post [rdenterpr@aol.com]

To: medavis@umich.edu

Sunday, October 19, 2014 10:43 PM

You replied on 10/20/2014 11:45 AM.

Marty,

This email is to specify the work we propose to do in response to your inquiry.

We have been asked to provide pricing for the demolition of an existing shed / garage or the repair of said building versus the demolition and replacement of structure.

1. To provide permit and demolish entire structure and most of its contents including cement foundation, the estimated cost would be \$5500.00 This price is subject to change if the cement is at an unexpected or not a typical thickness, this can be clarified in an open discussion before signing.
2. Repair of existing structure. This is not a viable option, the building is dilapidated beyond reasonable repair expectations.
3. Demolition of existing structure and replace with 20x20 or similar square footage structure, estimated cost, demolition \$5500.00 from above plus \$34K for new construction equals \$39,500.00
This includes electrical service entrance and all construction details to be outlined further if homeowner is moving forward.

Thanks for the opportunity to submit this quote.

Doug Post
R&D Enterprises, partner

Sent from my iPad

Subject: The structure behind your house
From: David Anderson (DavidAnderson@howardhanna.com)
To: buddhemom@att.net;
Date: Thursday, November 20, 2014 9:34 AM

Dear Ms. Davis-Merritts,

Regarding the condemned structure on your 418 Maple Street property, there are only 3 options I can see: remove it, rebuild it or let it remain as is. Before determining the best course, it is important to understand the neighborhood.

As you can see in the attached neighborhood listings, the price of homes varies considerably, depending on condition. The homes that are currently on the market or have sold within the past 6 months have per square foot pricing from just over \$54 to over \$140. That is a huge variation within a neighborhood and reflects both its past difficulties and recent growing success.

The biggest factor in this market is whether owner/occupants can purchase the home. For most people, that means the ability to get a mortgage. If a home has difficulty being acceptable for a mortgage, only investors can buy.

The option of leaving the condemned shed as is not only excludes most mortgages, it also eliminates most investors because of the cloud of possible historical value. It is an unknown cost, which investors hate, with an unknown timeline. In all the programs I have seen to help people get mortgages, I have never seen one that includes purchasing a condemned building without escrowing funds to remove it.

Rebuilding the building would give it virtually no more value than a children's playhouse, but it would allow the possibility of a mortgage. Aside from the cost to rebuild it, the fact that it occupies the area most conducive to a future garage makes it worth no more than homes on a lot half its size. That would be at least a 10% reduction in the value it would have with a full, useable yard.

The best option for possible owner/occupant purchase and maximum value to the current owners would be its removal.

Although the balance between important historical value and neighborhood growth is delicate, it is my opinion that this structure is not unique from a real estate point of view and has considerable detrimental effect on the value of this property. Thank you.

David Anderson

Realtor

Howard Hanna - Ann Arbor

1898 West Stadium Blvd.

Ann Arbor, MI 48103

734.604-0355 cell

734.761.6600 office

734.761.6767 fax

davidanderson@howardhanna.com

www.a2dave.com

Client Summary Report

Listings as of 11/19/14 at 6:30pm

Page 1

Property Type: Residential Include Property Subtype: Single Family Map Search: Area: 0.21 sq.mi. Statuses: Active, Active-Contingent, Active-LTC, Pending, Sold (5/23/2014 or after)

Status: Active 09/04/14		Listing # R214092815	123 E Forest AVE Ypsilanti, MI 48198-3074	Listing Price: \$75,000	
		County: Washtenaw	Cross St: N Cross E Huron		
	Property Type	Residential	Property Subtype	Single Family	
	Area	YPSI NE Huron Riv &			
	Beds	2	Sq Ft (approx)	1380 Tax Record	
	Baths (FH)	1 (1 0)	Price / Sq Ft	\$54.35	
	Year Built	1942	Lot Acres (approx)		
	Tax Code	111104410016			
	DOM/CDOM	76/76			

Directions N/A

Marketing Remarks In the historic district of Ypsilanti, this home is an awesome opportunity to be walking distance from Ypsilanti's historic Depot Town, Frog Island and Riverside Parks, the Tridge, the Michigan Firehouse Museum, Prospect Park and Eastern Michigan University. The home will require some attention, yet this an awesome opportunity for those looking to move into Ypsilanti.

Status: Active 10/15/14		Listing # 3226513	805 Hemphill Ypsilanti, MI 48198	Listing Price: \$89,900	
		County: Washtenaw			
	Property Type	Residential	Property Subtype	Single Family	
	Area	YPSI NE Huron Riv &			
	Beds	2	Sq Ft (approx)	824	
	Baths (FH)	2 (1 1)	Price / Sq Ft	\$109.10	
	Year Built	1948	Lot Sq Ft (approx)	7841 ((Survey))	
	Tax Code	111104403015	Lot Acres (approx)	0.1800	
	DOM/CDOM	35/35			

Directions Between Forest and Holmes

Marketing Remarks Nice two bedroom ranch in conveniently located Prospect Park. Freshly painted; still time for buyer to select new carpeting. Large fenced yard, garage, more. Only a few blocks to Depot Town and Eastern Michigan University. Available and ready for immediate occupancy.

Presented By: Dave Anderson

Howard Hanna



Cellular 734-604-0355
Office 734-761-6600

1898 W. Stadium Boulevard
Ann Arbor, MI 48103
734-761-6600

Fax: 734-761-6767

E-mail: DavidAnderson@HowardHanna.com

See our listings on the Internet.

Web Page: www.A2Dave.com

www.HowardHanna.com

November 2014

Featured properties may not be listed by the office/agent presenting this brochure.

(RAP05 -0)

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Client Summary Report

Listings as of 11/19/14 at 6:30pm

Page 2

Property Type: Residential Include Property Subtype: Single Family Map Search: Area: 0.21 sq.mi. Statuses: Active, Active-Contingent, Active-LTC, Pending, Sold (5/23/2014 or after)

Status: Active 10/23/14		Listing # 3226716	717 Dwight St Ypsilanti, MI 48198	Listing Price: \$119,900
		County: Washtenaw		
	Property Type	Residential	Property Subtype	Single Family
	Area	YPSI NE Huron Riv &		
	Beds	3	Sq Ft (approx)	1480
	Baths (FH)	1 (1 0)	Price / Sq Ft	\$81.01
	Year Built	1943	Lot Sq Ft (approx)	7057 ((Tax Record))
	Tax Code	11-11-04-410-025	Lot Acres (approx)	0.1620
	DOM/CDOM	6/6		

Directions Between Forest & Holmes

Marketing Remarks It's Lovely!!! It's much larger than you think (added on to master bedroom and kitchen). This 3 bedroom 1 1/2 story bungalow on Ypsilanti's east side is ready to move in. Completely redecorated, new kitchen, family room & basement rec. room, gazebo, garage and fenced yard can be yours immediately. Seller is a licensed real estate broker.

Status: Active 10/24/14		Listing # 3226731	820 N River St Ypsilanti, MI 48198	Listing Price: \$122,000
		County: Washtenaw		
	Property Type	Residential	Property Subtype	Single Family
	Area	YPSI NE Huron Riv &		
	Beds	2	Sq Ft (approx)	925
	Baths (FH)	2 (2 0)	Price / Sq Ft	\$131.89
	Year Built	1950	Lot Sq Ft (approx)	16553
	Tax Code	111104404005	Lot Acres (approx)	0.3800
	DOM/CDOM	26/26		

Directions North Of Cross, West Of Prospect

Marketing Remarks Fantastic location just down the block from Corner Brewery and Depot Town. This 1 story home is beautifully updated and move in ready on a Fabulous lot! Lots of major updates including new furnace and humidifier in 2011 with Garner Heating and Cooling. A new roof with lifetime warranty was put on in 2011 from Mr. Roof. In late 2012 a new main sewer line to the house was installed. Updated kitchen with stainless steel appliances. Updated bathroom with a Jacuzzi bath and stand up shower. High ceilings with loft area upstairs doubles as a BR. Finished basement with full bath. Spacious wood deck in back overlooking deep lot. Very charming updated space. Perfect for a young professional, EMU students, a small family.

Presented By: Dave Anderson

Howard Hanna



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www.HowardHanna.com

November 2014

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(RAP05 -0)

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Client Summary Report

Listings as of 11/19/14 at 6:30pm

Page 3

Property Type: Residential Include Property Subtype: Single Family Map Search: Area: 0.21 sq.mi. Statuses: Active, Active-Contingent, Active-LTC, Pending, Sold (5/23/2014 or after)

Status: Active 11/19/14	Listing # R214119360	116 Maple ST Ypsilanti, MI 48198-3025	Listing Price: \$149,900
	County: Washtenaw	Cross St: N Cross E River	



Property Type	Residential	Property Subtype	Single Family
Area	YPSI NE Huron Riv &		
Beds	3	Sq Ft (approx)	1490 Tax Record
Baths (FH)	1 (1 0)	Price / Sq Ft	\$100.60
Year Built	1922	Lot Sq Ft (approx)	8276
Tax Code	111104495008	Lot Acres (approx)	0.1900
DOM/CDOM	0/0		

Directions River St To Maple

Marketing Remarks Welcome Home to the Charming Queen Anne home located within walking distance to Depot Town! This historical home has been beautifully preserved with original woodwork and details. Kitchen has been updated with granite counters, custom cabinets and larger center island. Updated bath with granite and claw foot tub. Cozy Living Room with beautiful fireplace. Attic upstairs provides plenty of storage space or the potential for a second full bath. Newer furnace and central air. Large private backyard with covered deck-great for entertaining! One year home warranty included.

Status: Active-Contingent 09/15/14	Listing # 3225706	325 E Cross Ypsilanti, MI 48198-2939	Listing Price: \$164,900
	County: Washtenaw		



Property Type	Residential	Property Subtype	Single Family
Area	YPSI NE Huron Riv &		
Beds	4	Sq Ft (approx)	2018
Baths (FH)	2 (2 0)	Price / Sq Ft	\$81.71
Year Built	1893	Lot Sq Ft (approx)	8451 ((Tax Record))
Tax Code	11-11-04-497-006	Lot Acres (approx)	0.1940
DOM/CDOM	60/65		

Directions Prospect west on E. Cross

Marketing Remarks Classic 19th Century Queen Anne style home offers original features including carved oak doors & window frames, cast iron floor registers, original gas fireplace, hardwood floors, pocket doors and so much more. Private back yard and large front porch. In the heart of Ypsilanti's Historic District, walk to Depot Town, Sidetrack, Frog Island Park and Riverside Park. New roof & hot water heater. Check <http://www.yhf.org/2013/08/325-east-cross-street/> for brief history of home.

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FLOORPLAN

Borrower: Scott Merritts

File No.: 10012

Property Address: 418 Maple Street

Case No.: Order# 1270090

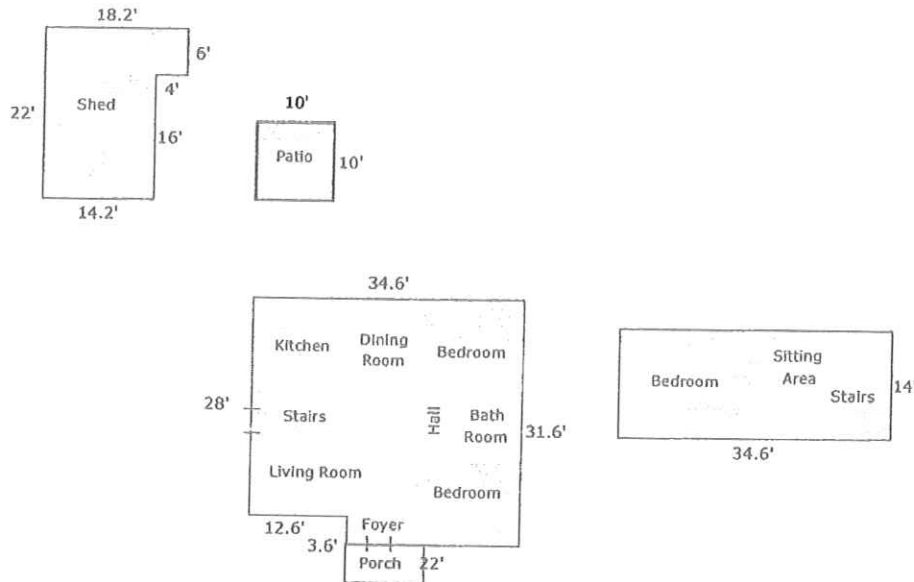
City: Ypsilanti

State: MI

Zip: 48198-3048

Lender: Citimortgage, Inc.

CURRENT SITE PLAN



Sketch by: Apt. Modern™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1048.0	1048.0
GLA2	Second Floor	484.4	484.4
P/P	Patio	100.0	100.0
OTH	Storage	336.4	336.4

LIVING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
28.0 x 34.6	968.8
3.6 x 22.0	79.2
Second Floor	
14.0 x 34.6	484.4

Net LIVABLE Area (rounded) 1532 3 Items (rounded) 1532

FLOORPLAN

Borrower: Scott Meritts

File No.: 10012

Property Address: 418 Maple Street

Case No.: Order# 1270090

City: Ypsilanti

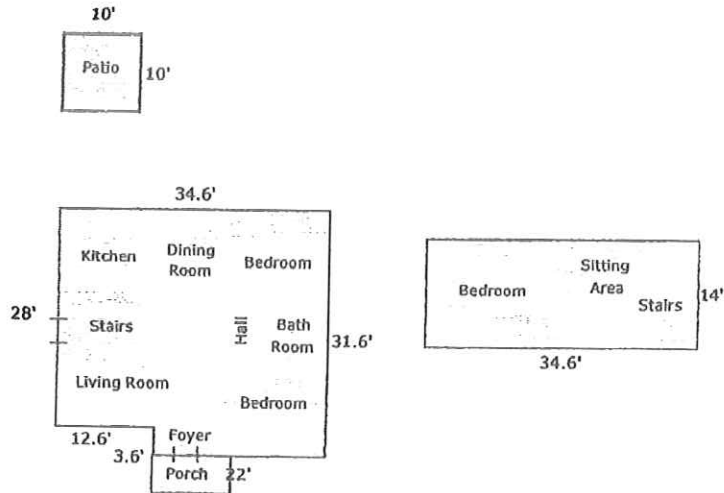
State: MI

Zip: 48198-3048

Lender: Citimortgage, Inc.

PROPOSED SITE PLAN

Proposed
SHED



Sketch by Apex Media™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1048.0	1048.0
GLA2	Second Floor	484.4	484.4
P/P	Patio	100.0	100.0
OTA	Storage	336.4	336.4

LIVING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
28.0 x 34.6	968.8
3.6 x 22.0	79.2
Second Floor	
14.0 x 34.6	484.4

Net LIVABLE Area

(rounded)

1532

3 Items

(rounded)

1532

SAMPLE SHEDS – Colors to be determined



Handy Home Products Princeton 10 ft. x 10 ft. Wood Storage Shed



Handy Home Products Majestic 8 ft. x 12 ft.



418 Maple Street

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 13, 2015

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice-Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Ron Rupert, Michael Condon, Alex Pettit, Jane Schmiedeke, Erika Lindsay
Commissioners Absent:	Anne Stevenson
Staff Present:	Abigail Jaske, HDC Assistant Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Pettit) moves to approve the agenda as amended to add Ypsilanti Public Library (229 W. Michigan Ave) as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

NEW BUSINESS

6 W. Michigan

Applicant: Laura Bernard; owner of the Ann Arbor Professional Pharmacy (present).

Discussion: Application is for signage, including vinyl lettering for the doors and a dimensional sign for the front to fit into existing framing.

Bernard: States that there was a misunderstanding about the signage being approved with the previous application. She states that the sign will look exactly like the banner that is hanging there currently.

Rupert: Inquires as to whether the gooseneck lights that are currently there will still be used.

Bernard: Confirms.

Condon: Inquires as to whether the whole sign will be plastic.

Bernard: States that the sign is a white plastic background and raised acrylic lettering.

Motion: Schmiedeke (second: Rupert) moves to approve the application for 6 W Michigan as submitted.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

417 Oak

Applicant: Eric Lin; owner (present).

Discussion: Application is for the stair installation on the existing deck.

Prebys: States that this is the answer to the study item.

Pettit: Inquires as to whether the color of the stairs was the only question that the HDC had from the last time.

Prebys: States that it is on the application and is listed as opaque stain or painted gray.

Motion: Rupert (second: Condon) moves to approve the application to include the construction and rework of the rear deck at the 417 Oak St. as submitted. The wood will be stained an opaque stain or painted gray.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

47 N. Huron

Applicant: SUR Energy, LLC; John Wakeman, representative for contractor (absent); Dave Strenski (present).

Discussion: Application is for the installation of a solar array on the roof of the structure.

Strenski: The solar panels will be installed on the flat portion of the roof and will not be visible from the street.

Pettit: Inquires as to where the inverter will be mounted.

Strenski: States that the inverter will be installed above the roof behind the second storefront. He states that you will have to be in the hardware store parking lot to see it.

Rupert: Inquires as to how much electricity this will generate.

Strenski: States that all the units are 5000 watts and they will generate 20 kW hours per day. He points out that they are using a standard product with a frame that is designed to be used on a membrane roof but that the engineer was concerned about the load and that they are going to have to spread out the load using treated wood below the frames.

Motion: Condon (second: Pettit) moves approval of the application for 47 N. Huron to include the installation of two solar arrays as described in the application submitted.

Secretary of the Interior Standard:
10- New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

418 Maple

Applicant: Scott Merritts, owner (present).

Discussion: Application is for the demolitions of an accessory structure on the property that was built in 1951.

Merritts: States that he is having an issue with getting enough response from contractors and real estate agents. States that he has only got one response from each and would like to know if there is enough information available with this application.

Schmiedeke: States that it looks like there is sufficient information included with this application.

Prebys: States that it appears that we would have enough info to move forward. States that we need an actual application to make a decision. Explains the process for a demolition application. States that the building in question must have minimal historic or architectural significance and the application could be approved at a meeting if all commissioners present voted a unanimous approval. However, if the commissioners do not all agree, then the decision would need go through the public hearing process.

Merritts: Inquires as to what the vote may be.

Condon: States that the only other thing that may be needed for the commission to decide is to see the structure in person.

Pettit: States that the application appears to be complete.

Prebys: States that the applicant is looking to see how the commission would vote however with one commissioner absent a vote could be of no use since that one commissioner could vote against.

Rupert: States that there is a pretty strong argument for the demolition.

Prebys: States that the garage may have some history since it was a small craft store.

Schmiedeke: Suggests that the owner turn over any photos of the structure to the archives if possible.

Prebys: Inquires as to what will be constructed there instead.

Merritts: States that he is planning on installing a shed on the existing slab of concrete but since the shed will be significantly smaller than the concrete slab the remaining slab will be used as additional parking. He is not planning on rebuilding the structure as it exists.

Schmiedeke: States that both sheds submitted with the application would be acceptable replacement options.

10 N. Washington

Applicant: Elan Ruggill, owner and Todd Ballou, architect (present).

Discussion: Application is for façade improvements including awning removal, painting and window installation.

Ballou: States that the owner is in the process of changing the building from one tenant to multi-tenant structure. He states that the plan is to repaint and they will place windows back in the side of the building where they were previously removed and bricked in. The awning is not original to the structure and will be taken down.

Prebys: Inquires as to what exists behind the awning.

Ballou: States that he is not sure what is behind the awning.

Ruggill: States that he is open to a color suggestion.

Prebys: States that the brick may not have been painted for many years.

Rupert: Advises on window guidelines; double-hung and wood framed are needed. States that he can choose divided lights, if proof is located that they were there previously.

Ballou: States that the historic window opening is much larger than needed and it goes above the existing ceiling. He states that they are not planning on removing the ceiling but that they will end the window at the existing ceiling. States that they plan to use an infill of plywood and a plywood marque out front.

Schmiedeke: States that it is not acceptable.

Rupert: Suggests using a MDO for infill and for the signboard to use an Azek material. Inquires as to what the HDC thinks about leaving the existing brick infill and installing a lintel.

Condon: Agrees and suggests that leaving the brick infill and place a lintel in. This would be lower maintenance.

Schmiedeke: States that she has no problem with the awning removal.

Pettit: States that if there is something discovered under the existing awning that the HDC would prefer that they try and save that.

Schmiedeke: States that there is no issue with the start of the removal of the awning or to removal a small portion of the awning to investigate what is under it.

Rupert: Suggests that the owner takes photos of what is uncovered underneath the awning for documentation.

Prebys: Advises of the application process and the next steps.

229 W Michigan

Applicant: Dave Strenski, applicant (present).

Discussion: Discusses with the HDC what the plans are for the solar panel installation on the Ypsilanti Public Library. The plan is for three different arrays.

Prebys: States that the issue is with the west roof location and how visible it would be from the street.

Strenski: States that the east side is an option as well and would get just as much sun.

Prebys: Advises that the HDC would prefer to see more panels on the roof.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

Property Monitoring:

169 N Washington: Appears that there was a fire at this location and it needs to be monitored. Staff took photos on 12/2/14 and there was a dumpster on the property and a letter was sent to the owner on 12/11/14 advising that any exterior changes need to be brought to the HDC.

525 N Huron: Staff will continue to monitor. Photos were taken on 12/2/14. Staff sent a letter to the owner re: the vinyl windows on the sides, back and front and the metal door on the side. Email response received on 12/24/14 that states that the owner is seeking a loan to finish the work.

214 W Forest: Photos taken 11/6/14, the window on the back has been sided over. Staff sent a second notice on 12/11/14 with no response at this time.

314 E Cross: Per commissioner Schmiedeke she states that the porch is done and requests that staff takes photos.

35 S Huron: Staff took photos on 12/2/14, appears that work is being done. Staff sent a letter on 12/11/14 reminding the owner that any exterior work needs to be brought before the HDC.

106 S Washington: Scheduled for re-inspection by the building department on 1/21/15. The concern is that this structure will only get worse. Staff sent a letter on 12/16/14 advising the owner that the structure needs to be stabilized and recommend immediate action. Received 1/5/15 response from the owner advising that he is still obtaining bids.

613 N Prospect: No update.

221 S Washington: Staff advises that a letter was sent on 10/28/14 to the owner regarding fence needing painting. No response has been received at this time. A second notice will be sent in the spring.

322 E Cross: It was noticed by the HDC that there was a recent outbuilding added to the property. Staff sent a letter on 12/11/14 requesting an application for the additional structure. Staff received a voicemail from the owner replying to the letter and staff left a voicemail advising that the application is still needed.

215 S Washington: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application since it appears that work is in process at this property.

Porch fact sheet: Edits that are needed to the fact sheet are discussed and staff will get a better picture of the example at 109 N River.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of December 9, 2014

Motion: Schmiedeke (second: Rupert) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Condon) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:07 pm