



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Demolition or Moving

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.

If you are considering applying for a permit to demolish or move a structure located within the Ypsilanti Historic District, you should be aware of the following:

A. RESPONSIBILITY OF THE HISTORIC DISTRICT COMMISSION

The Ypsilanti Historic District Commission's legal responsibility is the protection of the historic resources within the Historic District. The demolition or moving of any historic resource constitutes an irreplaceable loss to the Historic District and to the City of Ypsilanti. The demolition or moving of even a non-contributing resource can have serious consequences for the District as a whole. Consequently, demolition and moving are strongly discouraged. The demolition or moving of historic resources within the Historic District must always be the last resort.

B. DEFINITION OF DEMOLITION

The razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect. Destruction by fire when arson by the owner or the owner's agent is proven shall be considered demolition. *(Note: the following guidelines apply only to applications for demolition, not to demolition by neglect or destruction by fire.)*

C. REQUIREMENTS OF APPLICANT

The APPLICANT who proposes to demolish or move a resource in the Historic District must submit an application which shall include all of the following:

- a. Identification of the resource that is to be demolished or removed.
- b. Signatures of the applicant and property owner.
- c. Name and mailing address of the property owner.
- d. Name and mailing address of the applicant.
- e. Specific grounds under the provisions of the Ypsilanti Historic District Ordinance upon which the application for a demolition or moving permit is based.
- f. Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
- g. 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 or moving is the only feasible option. This 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 the property was advertised for sale.
- h. Written evidence of any advice sought by the applicant from a professional(s) experienced in historic preservation work.
- i. It is the applicant's burden to show that the application complies with the ordinance. If the applicant does not meet the burden, the application shall be denied.

(Excerpted from "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District", the full text of which is available at the Planning and Development Department of the City of Ypsilanti, 4th Floor, City Hall)