

## **Notice to Proceed - 1218 W. Huron St.**

### **(a) The resource constitutes a hazard to the safety of the public or to the structure's occupants.**

The structure has little to no salvageable materials. In its current state, the roof is caved in completely on one side and cracked on the other, the foundation and footing is cracked and decayed on an eroding hill and much of the wood is rotted and unstable. It is unsafe for tenants of the house to utilize the garage in the current condition and would need to be demolished completely with minimal if not no salvaging of existing material

### **(d) Retaining the resource is not in the interest of the majority of the community.**

We believe in preserving the historical integrity of Ann Arbor. However the garage is in complete disrepair as it was not maintained by past owners. We are unable to maintain the current structure due to the state that it's in. We have deep concerns regarding the location of the garage with its vicinity of the ravine. Preserving the ravine in its natural state holds historical and aesthetic value, reflecting the way our community has coexisted with nature over the years.

The ravine area is delicate, susceptible to erosion and soil instability. The work involved to shore up the hillside would destroy habitat for existing animals that have made home in the trees and burrowed in the hillside alongside it.

To shore up the area, 5 trees would need to be removed and rebuilding would put the land along the hillside at increased risk of landslides and loss of vital nutrients that support the local ecosystem. Removing the trees and stumps is a disruption to the habitat for wildlife species and will further erode the hillside of the ravine as root systems would need to be removed to not affect a new foundation.

We strongly believe that we could demolish the garage in a delicate manner with minimal disruptions to the ecosystem that surrounds it and that we could do stronger work with preserving the natural area if able to demolish rather than rebuild.

## **1218 W. Huron Garage**

Property owners: Robert Brumley and Guang Yang

Property managers: Baker Street Properties

We ask to be granted permission to move forward with demolishing the garage at 1218 W. Huron St. based on neglect. The structure was not maintained by past owners of this house and is far past normal maintenance. The garage also backs up to a ravine and we feel that it would cause more harm to the natural environment around it than it provides historical significance to the area. The owner is actively improving and maintaining the historical integrity of the house and is dedicated to preserving this asset.

We plan to move forward with demolishing the garage with as little environmental impact as possible to the wildlife and trees that sit directly behind and next to the garage. MFH Construction would do the work and would like to do so in accordance with the HDC.

### **Statement from Realtor representing both the buyer and seller**

Jeffrey Post represented both the buyer, Robert Brumley and Guang Yang and the Seller, Ryan Pantaleo. Jeffrey Post also represented Ryan Pantaleo in the sale from the previous owner.

From Jeffrey Post:

*"The current owner closed on March 15th of this year. The sale came about without it being listed, and the buyer was not aware of any historic district designation, nor was the seller. Frankly, the garage is not an asset of any kind to the past or present owner. This was the condition it was in when Ryan, past owner bought it- and was not told at that time by the listing agent of any historic designation - was nearly unusable. It had little impact on the sale as it was not something neither the tenant or the owner felt was an asset or bonus to owner or renter.*

*The way the garage sits on the back "ledge" of this ravine made it somewhat dangerous to deal with, and so leaving it alone was maybe the best plan. If one were to try to do anything to improve it, I feel it would do great harm to the environment around it both in shoring it up, and getting the equipment back there to support any work one could do."*

## Repairs needed (Larger repairs)

*Estimate from:*

*Michael Huspen, MFH Construction*

*Karen Waisanen, Baker Street Properties*

### **Area around the garage:**

To provide a safe work site and to provide room for construction equipment to do the work on the garage specifically for the foundation work, the area around the garage would need to be cleared. 4 trees (1 mature), a bush and ground covering plants would need to be removed. Due to the hillside being too weak from eroding, safety shoring would need to be in place as well.



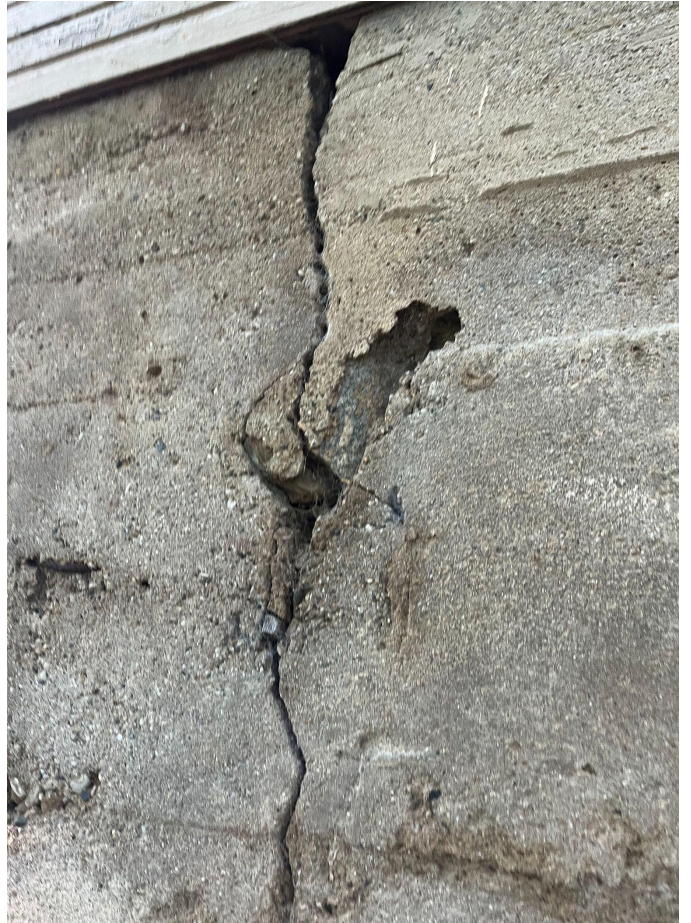


**Foundation walls and footing**

The foundation walls are very eroded and footings disturbed. The entire garage structure would need to be moved off of foundation. They would dig and set footings, then pour or build block foundation walls. The location of the foundation would likely need to be moved away from the eroding hillside..









**Exterior West Side of garage**

Lead based paint scraping to remove flaking paint and repaint. Rotted wood on window sill, some of the window framing and the door sill and framing. Would need to replace the window sill, some of the window framing, door sill and and door framing. Patch siding on the lower right corner.





### Exterior East Side and Back Side of garage

The exterior of the east side has some cracks where wood siding is off and has flaking paint. Would need to be scraped and likely re-paint. Replace boards or secure loose boards when possible.



### Exterior Front side of the garage

Rotting on the inside of the door frames. The doors would need to be straightened and doors would need to be reworked.





## **Interior of the garage:**

### **Subfloor**

The entire floor is weak, rotted and patched together. The current floor is not weight bearing. The floor frame and subfloor need to be replaced.

### **Attic and roof structure**

The east side of the roof is completely caved in. From the interior, the rafters, ridge beam, decking, gable ends and connections are all destroyed. There would be no way to salvage material for the roof. The side of the roof that hasn't fallen has cracks allowing moisture and comprising the whole structure. It would need to be completely re-shingled as well.

### **Interior walls and framing**

Many of the interior boards, framing and joists are rotted and would need to be replaced. Much of the interior had repairs with varying sizes that don't support a strong structure.

### **Electrical**

Electrical is not to code and would need to either be replaced or removed completely.

### **Back windows**

Glass is broken in the two back windows, the framing on most of the windows has rotted and is in need of replacing.

### **Photos of interior:**













## **Rebuild structure**

We strongly believe that we should not be required to rebuild a replica of this garage. This places an enormous and unwarranted financial burden on an owner who has no intention of utilizing a garage. The undertaking involves not only demolishing the existing structure and its foundation, but also relocating it, a task that comes with significant costs.

The current location of the garage is atop an eroding hillside which presents imminent danger which would involve shoring up the area and disrupting the wildlife habitat surrounding the garage.

It is crucial to recognize that the existing garage is ill-suited for contemporary needs, as its dimensions are too compact to accommodate modern vehicles, and its doors are impractical for car entry. Given these realities, imposing such a financial strain on the owner seems unfair. Especially when considering the neighboring property at 1214 W. Huron has a modern garage behind their property.

We urge for a fair evaluation that takes into account not only the financial implications, but the environmental and practical aspects involved.