



## CITY OF ANN ARBOR, MICHIGAN

Community Services Area  
Planning & Development Services Unit  
301 East Huron, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Phone: (734) 794-6261  
Fax: (734) 994-8460

January 4, 2016

Louis Feigelson  
PO Box 7262  
Ann Arbor, MI 48107

Re: 111 South Main Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-132-014

Dear Mr. Feigelson:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your Show Cause hearing for your property at 111 South Main Street.

The meeting will take place on **Wednesday, January 13, 2016 at 1:30 PM on the 2<sup>nd</sup> floor of City Hall in the City Council Chambers.** Please bring materials and interested parties to the meeting for your presentation to the Board if needed.

Sincerely,

Craig Strong, Building Official  
City of Ann Arbor Construction Services  
cstrong@a2gov.org  
(734)794-6261



**CITY OF ANN ARBOR, MICHIGAN**

Community Services Area  
Planning & Development Services Unit  
301 East Huron, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Cstrong@a2gov.org

**DANGEROUS BUILDING  
ORDER TO SHOW CAUSE ON DECEMBER 18, 2015 AT 1:30 P.M.**

December 07, 2015

**BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING**

Louis M. Feigelson  
P.O. Box 7262  
Ann Arbor, MI 48107

Re: 111 South Main Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-132-014

Dear Mr. Feigelson:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **December 18, 2015, at 1:30 p.m.** on the **6th floor Conference Room** in the Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

**N 21.5 FT LOT 5 B1S R4E ORIGINAL PLAT OF ANN ARBOR**

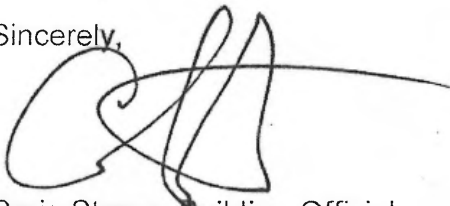
The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board.

A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds. If there are any other parties known to the City who may have an interest in your property, a copy is also being sent by certified and first class mail to the addresses indicated below.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,

A handwritten signature in black ink, appearing to be 'CS', written over a horizontal line.

Craig Strong, Building Official  
City of Ann Arbor Construction Services  
cstrong@a2gov.org

Enclosures

**cc (w/enclosure) by certified and first class mail to:**

Louis M. Feigelson, 1258 Crosby Crescent, Ann Arbor, MI 48103

**Courtesy copy (w/attachment and enclosure) by first class mail to:**

David A. Nacht  
Joseph X. Michaels,  
Nacht, Roumel, Salvatore, Blanchard & Walker, P.C.  
101 North Main Street, Suite 555  
Ann Arbor, Michigan 48104

cc: Sumedh Bahl, Community Services Area Administrator  
Kristen D. Larcom, Senior Asst. City Attorney



**CITY OF ANN ARBOR, MICHIGAN**

Community Services Area  
Planning & Development Services Unit  
301 East Huron, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Phone: (734) 794-6261  
Fax: (734) 994-8460

September 17, 2015

Louis M. Feigelson  
PO Box 7262  
Ann Arbor, MI 48107

Re: 111 South Main Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-132-014

Dear Mr. Feigelson:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your Dangerous Building Notice and Order for the conditions at 111 S Main.

The meeting will take place on Thursday, September 24, 2015 at 1:30 PM on the 2<sup>nd</sup> floor of City Hall in the Council Chambers. Please bring materials and interested parties to the meeting if needed.

Sincerely,

Craig Strong, Building Official  
City of Ann Arbor Construction Services  
cstrong@a2gov.org



**CITY OF ANN ARBOR, MICHIGAN**

Community Services Area  
Planning & Development Services Unit  
301 East Huron, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Fax: (734) 994-8460  
cstrong@a2gov.org

**DANGEROUS BUILDING NOTICE AND ORDER**

September 3, 2015

**BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING**

Louis M. Feigelson  
P.O. Box 7262  
Ann Arbor, MI 48107

Re: 111 South Main Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-132-014

Dear Mr. Feigelson:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address. The property is more fully described in the Assessor's Records as follows:

**N 21.5 FT LOT 5 B1S R4E ORIGINAL PLAT OF ANN ARBOR**

This letter is to provide notice that the City finds that the building on the property is a dangerous building as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 1-7, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render the building[s] dangerous include, but are not limited to, the following:

- significant water damage to the structure
- saturation of the plywood flooring throughout the visible portions of the west 60' and damage to floor joists
- large tree growing from the roof
- framing around tree is severely damaged

- majority of plywood subfloor is damaged beyond repair due to water saturation and not adequate as a subfloor material or bracing material to the joists below
- joists in the floor have an unbraced compression flange and do not meet strength requirements required for the loading
- localized rotting at the bearing points of the joists where water could accumulate
- gross amount of mold growing throughout the building may make other dangerous conditions not visible
- the structure does not meet building code requirements
- Building has been unoccupied for 180 days or more without being listed for sale or lease

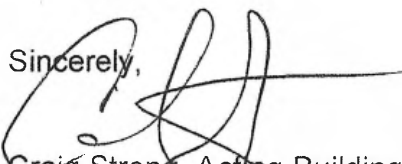
It is requested that you contact the Building Official by the end of the business day on September 15, 2015 to discuss your intentions for demolishing or repairing the buildings listed above.

If there are any other parties known to the City who may have an interest in your property, a copy of this Notice and Order is being sent by certified and first class mail to the addresses indicated below.

Failure to respond and/or to remedy the violations will result in a recommendation for you to appear at a future meeting of the Building Board of Appeals.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the Building Official. I can be reached by email or telephone.

Sincerely,



Craig Strong, Acting Building Official  
City of Ann Arbor Construction Services  
Email: cstrong@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

**cc (w/ enclosure) by certified and first class mail to:**

Louis M. Feigelson, 1258 Crosby Crescent, Ann Arbor, MI 48103

**Courtesy copy (w/attachment and enclosure) by first class mail to:**

David A. Nacht  
Joseph X. Michaels,  
Nacht, Roumel, Salvatore, Blanchard & Walker, P.C.  
101 North Main Street, Suite 555  
Ann Arbor, Michigan 48104

cc: Sumedh Bahl, Community Services Area Administrator  
Kristen D. Larcom, Senior Asst. City Attorney



**CITY OF ANN ARBOR, MICHIGAN**

Community Services Area

Planning and Development Service Unit

Rental Housing Services

301 East Huron, P.O. Box 8647 • Ann Arbor, Michigan • 48107-8647

Fax: (734) 994-8460

# DO NOT REMOVE

Any person(s) violating or removing this notice is subject to a fine of not more than \$500.00 and costs of prosecution or by imprisonment for not more than 90 days, or both.

## NOTICE OF DANGEROUS BUILDING

111 SOUTH MAIN STREET

Ann Arbor MI 48104

- significant water damage to the structure
- saturation of the plywood flooring throughout the visible portions of the west 60' and damage to floor joists
- large tree growing from the roof
- framing around tree is severely damaged
- majority of plywood subfloor is damaged beyond repair due to water saturation and not adequate as a subfloor material or bracing material to the joists below
- joists in the floor have an un braced compression flange and do not meet strength requirements required for the loading
- localized rotting at the bearing points of the joists where water could accumulate
- gross amount of mold growing throughout the building may make other dangerous conditions not visible



- the structure does not meet building code requirements
- Building has been unoccupied for 180 days or more without being listed for sale or lease

**City of Ann Arbor Building Code 8:381 – Dangerous building, prohibitions.**

**It is unlawful and deemed a public nuisance for any owner or agent thereof to keep or maintain any dangerous building or part thereof as defined in Section 8:382. All dangerous buildings shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified in this chapter, the City Attorney may prosecute violations of this chapter and may file suit in the appropriate court or pursue any other legal remedies to abate any nuisance resulting from violation of this chapter.**

For question and inquires about this notice please contact.

Craig Strong at [cstrong@a2gov.org](mailto:cstrong@a2gov.org)

# CITY OF ANN ARBOR

Planning & Development Services  
301 East Huron Street, P.O. Box 8647  
Ann Arbor, MI 48107-8647  
Tel: (734) 794-6267 Fax: (734) 994-8460  
Email: [BuildingDept@a2gov.org](mailto:BuildingDept@a2gov.org)

## NOTICE TO STOP WORK

All referenced Demo work at 1115 Main  
regulated by the Michigan Building Code and/or the Michigan Residential Code  
and/or the Code of the City of Ann Arbor is hereby ordered stopped by the City of  
Ann Arbor Building office due to the following violations:

- Permit under review
- Work without permit

If removed a ticket will  
be issued.

Persons failing to obey this order will be charged with a civil  
infraction and/or a misdemeanor and will be subject to the  
penalties prescribed by law.

10-8-15  
Date

Marvin Shagena  
Building Official/Agent

October 14, 2015

Mr. Craig Strong  
Code Enforcement Services, Inc.  
605 S. Main Street, Ste. 1  
Ann Arbor, MI 48104



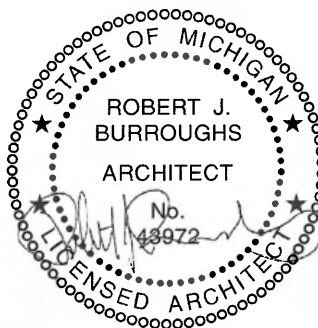
RE: 111 North Main Street – Non-Structural Demolition Request

Dear Craig,

On behalf of our client, please accept this letter as a formal request to begin non-structural exploratory demolition and abatement in the subject property with the ultimate intent of submitting a formal set of design drawings once the scope and extent of water and mold damage has been identified and mitigated. The Owner and Contractor have been notified that this work shall be limited to non-structural drywall and plaster-lathe and they are not to impact any fire-rated wall assemblies. Existing demising walls shall not be modified except for the non-structural and non-fire-rated furring and drywall.

Sincerely,

Robb Burroughs, RA  
Principal



Cc: Pete Deininger



# BUILDING PERMIT

## CITY OF ANN ARBOR

BUILDING DEPARTMENT  
 301 E Huron St, P.O. Box 8647  
 Ann Arbor, MI 48104  
 Phone: (734) 794-6267  
 Fax: (734) 994-8460

PLEASE VISIT THE CITY WEB SITE TO SCHEDULE YOUR INSPECTION - [WWW.A2GOV.ORG/permits](http://WWW.A2GOV.ORG/permits)

Permit Number: **BLDG15-2104**

Construction Type:

Use Group:

Work Type: **DEMOLITION**

Demolition of ALL interior non-bearing walls

Stipulations:

LOCATION	OWNER
111 S MAIN ST 09-09-29-132-014	FEIGELSON LOUIS M PO BOX 7262 Ann Arbor, MI 48107
<p>Approved plans must be retained on job and this card kept posted until final inspection has been made. Permits and inspection notices must be posted at a single location on site (electrical panel, etc.). Where a <b>Certificate of Occupancy is required, such building shall not be occupied until final inspection has been approved. Minimum 24 hour notice required for inspection. You must request inspection.</b></p>	CONTRACTOR
	<p>Deininger Peter Werner 2615 English Oak Ann Arbor, MI 48103 (734) 323-6937</p>

Permit Item	Account Number	Fee Basis	Amount
DEMOLITION-ALL STRUCTURES	0026-033-3330-0000-431	0	150.00

Craig Strong  
 Building Official

Date Issued: **10/22/2015**  
 Date Expires: **06/13/2016**

Fee Total: **\$150.00**  
 Amount Paid: **\$150.00**

**BALANCE DUE: \$0.00**

I agree this permit is only for the work described and does not grant permission for additional work which requires separate permits. I understand that this permit will become invalid, and null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days any time after work has commenced, and that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as authorized agent. I agree to conform to all applicable laws of the State of Michigan and local jurisdiction. All information on the permit application is accurate.

Payment of permit fee constitutes acceptance of above terms.

(12/16/2015 3:14 PM MS)

Met with Peter Pace and Jack from Carlile, Andy Box from fire department.

All four floors are in dangerous condition. floor joists are decaying and broken. Mold on the the walls and flooring are moldy and wet. Flooring on every floor was spongy and in bad shape. Roof is still leaking. On the third floor has support to hold up fourth floor joist, but there was over 50% of broken floor joists. Basement floor joist were decaying and moldy.

Building is in dangerous condition.

CODE IS-0268

# CODE ENFORCEMENT SERVICES

A division of Carlisle/Wortman Associates, Inc.  
605 S. Main Street, Suite 1  
Ann Arbor, Michigan 48104

Phone: 734-662-2200  
Fax: 734-662-1935

December 16, 2015

Craig Strong - Building Official  
City of Ann Arbor  
100 N. Fifth Ave.  
Ann Arbor, MI. 48104

RE: 111 S. Main St.

Dear Craig;

I inspected the building located at 111 S. Main Street in Ann Arbor as you requested. I was accompanied on the inspection by Andy Box, Ann Arbor Fire Inspector, Marv Shagawnee, Ann Arbor Building Inspector, Peter Pace of Code Enforcement Services, and Peter Dieninger, the contractor that has a permit to do interior demolition in the building. The purpose of the inspection was to determine if the building was a dangerous building as defined by the City of Ann Arbor building codes being Chapter 101, Section 8:382.

The building is a multistory building of Type III-B construction. The building had roof leaks due to holes in the roof. The interior wall coverings had been removed exposing the roof and floor joists, flooring, and wall structure.

The inspecting revealed the building to be a dangerous building per the City Code, specifically;

1. Due to the building being open at the roof water has entered the building and penetrated through all floors. Mold is evident on all the structural floor and roof members, and on the floor system. The existence of the mold renders this building manifestly unsafe for occupancy. Section 8:382 (6).
2. Floor and roof joists, and flooring material has deteriorated due to moisture and mold such that they do not have the structural strength to meet the minimum requirements of the Michigan Building Code. Section 8:382 (2).

Based upon these findings it is my opinion the building is a dangerous building under the provisions of the City of Ann Arbor building code. The owner of this building shall be required to appropriately treat the entire interior of the building to eliminate all the mold and mold spores. The owner shall provide the City Building Department with evidence the treatment has eliminated the existence of all the mold. All the structural system including roof, flooring, and partitions within the building should be removed and

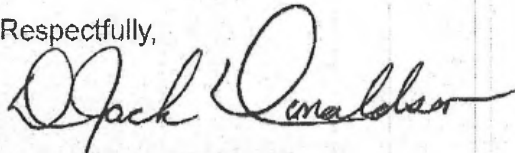
replaced with new materials complying with the current building code requirements for structural capabilities for the use intended. The existing exterior walls may remain after the mold remediation.

An alternative to complete removal of all the interior structural system the owner or contractor shall provide the building department with the certification of the structural capabilities of any members they desire to retain. This certification shall be prepared by a structural engineer registered in the State of Michigan and shall clearly delineate which members may remain as they meet the building code strength requirements.

The above work shall be completed and proper documentation shall be provided to the City prior to any occupancy of the building. Proper permits shall be obtained prior to any of the required work commencing.

If you have questions concerning this project please contact me. I can be reached at (734) 223-5103.

Respectfully,

A handwritten signature in cursive script, appearing to read "D. Jack Donaldson".

D. Jack Donaldson, P.E.  
Construction Code Division  
1010-2023