

DEMOLITION or MOVING of STRUCTURES Located within the YPSILANTI HISTORIC DISTRICT

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

1. 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. Signatures of the applicant and property owner.
 - b. Name and mailing address of the property owner.
 - c. Name and mailing address of the applicant.
 - d. Specific grounds under the provisions of the Ypsilanti Historic District Ordinance upon which the application for a demolition or moving permit is based.
 - e. Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - f. 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.
 - g. Written evidence of any advice sought by the applicant from a professional(s) experienced in historic preservation work.
 - h. 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)