HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
Phone: 734.794.6265 ext. 42608 jthacher@a2gov.org
Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# 21-222
	BLDG#_____
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER			HISTORIC DISTRICT
Moiz Bhabhrawala			Old West Side
PROPERTY ADDRESS			CITY
630 S Ashley			ANN ARBOR
ZIPCODE	DAYTIME PHONE NUMBER	EMAIL ADDRESS	
48103	( )		
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP
2637 Pin Oak Drive		Ann Arbor	MI 48103

PROPERTY OWNER'S SIGNATURE

SIGN HERE | PRINT NAME | DATE

APPLICANT INFORMATION

NAME OF APPLICANT *(IF DIFFERENT FROM ABOVE)*
Derek Delacourt, Community Services Area Administrator

ADDRESS OF APPLICANT			CITY
301 E Huron St			Ann Arbor
STATE	ZIPCODE	PHONE / CELL #	FAX No
MI	48104	(734) 794-6000	( )

EMAIL ADDRESS

APPLICANT'S SIGNATURE *(if different from Property Owner)*

SIGN HERE | PRINT NAME x Derek Delacourt | DATE 6/18/2021

BUILDING USE – CHECK ALL THAT APPLY

☐ SINGLE FAMILY	☐ DUPLEX	☐ RENTAL	☐ MULTIPLE FAMILY	☒ COMMERCIAL	☐ INSTITUTIONAL

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Demolish non-contributing structure in order to remove contaminated soil. See attached project description, photos, and contamination information.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

The dry cleaning business on this site caused soil contamination from PCE. Since the structure does not contribute to the history of the neighborhood, removing it will result in the most complete remediation and best public health outcome.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

APPLICATION CONTINUED ON OTHER SIDE

HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	**FEE**
Application for Staff Approval	$35.00
Work started without approvals	Additional $50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	$100.00
Work started without approvals	Additional $250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	$300.00
Addition: taller than single story	$550.00
New Structure - Accessory	$100.00
New Structure – Principal	$850.00
Replacement of single and 2-family window(s)	$100 + $25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	$700.00
Replacement of multi-family and commercial window (s)	$100 + $50/window
Replacement of commercial storefront	$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	$1000.0
Demolition of a non-contributing structure	$250.00
Relocation of a contributing structure	$750.00
Relocation of a non-contributing structure	$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	☐ HDC COA	☐ HDC Denial
	☐ HDC NTP	☐ Staff COA
Staff Signature		
Comments		
Fee:	$_____	
Payment Type	☐ Check: #_____ ☐ Cash ☐ Credit Card	

South and East Elevations

East Elevation

North Elevation

North Side Elevation

North Side Elevation

West Rear Elevation

West Rear Elevation

South Side Elevation


CINTAS
CINTAS
4MP 265


CLEANERS
STOP

MICHIGAN DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY

ARMEN CLEANERS – CORRECTIVE ACTIONS

PROJECT UPDATE

Armen Cleaners in Ann Arbor, MI, building and signage, December 2006

CONTACT INFORMATION:

Dan Wilde
EGLE Project Manager
WildeD1@Michigan.gov
517-285-6999

PROJECT SUMMARY

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) will soon begin building demolition and soil removal activities at Armen Cleaners located at 630 South Ashley Street in Ann Arbor, Washtenaw County, Michigan. **Figure 1** shows the remediation overview. The dry cleaner has been in operation since the 1950s and has had historic releases of the dry-cleaning solvent, tetrachloroethylene (PCE) into the environment. PCE is a volatile organic compound that can form a vapor from soil or groundwater sources and volatilize into indoor air. Exposure to PCE can cause dizziness, headaches, sleepiness, incoordination, nausea, unconsciousness, and even death.

HIGHLIGHT OF ACTIVITIES TO DATE

In 1985, improper handling of waste was documented and release of PCE to soil and groundwater was first discovered. A soil excavation and groundwater investigation were conducted.

In the 1990s, the United States Environmental Protection Agency (U.S. EPA) conducted additional investigations identifying remnant PCE in soil and groundwater. EGLE began further investigations to define the extent of contaminated water and soil.

In the 2000s, several investigations were conducted by EGLE and the U.S. EPA to delineate the extent of soil, groundwater, and vapor. Investigations showed that PCE may have entered the storm sewer running north to south along Ashley Street. Adjacent storm sewer samples were collected showing PCE concentrations of 7.2 ppb, which exceeds the Part 201 Drinking Water Protection Criteria of 5 ppb, prompting the City of Ann Arbor to conduct a dye test of a sump to evaluate connectivity to the sewer system.

Approximately a dozen other homes were screened for risk associated with the volatilization to indoor air pathway (VIAP). A vapor intrusion investigation resulted in the installation of granulated activated carbon air purifying units at one adjacent property.

In the 2010s, further vapor intrusion investigations resulted in replacement of the carbon air purifying units in the adjacent residential home with a permanent sub-slab depressurization system (SSDS). The SSDS was installed by the U.S. EPA and has since been monitored on an annual basis for performance by EGLE. Updated groundwater information led to another full round of VIAP screening for more than a dozen properties in the area.

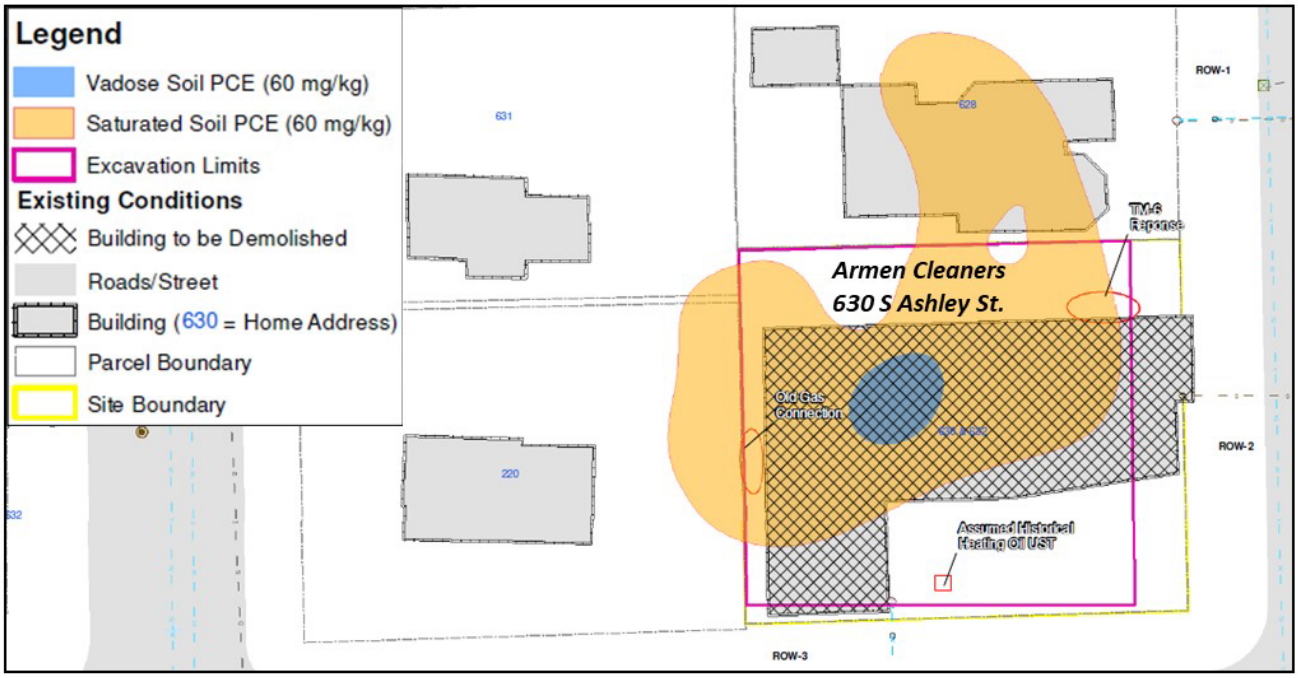


Figure 1 - Remediation overview figure for demolition, excavation, and disposal of hazardous PCE. Taken from Draft Remedial Investigation and Feasibility Study Report, Figure 9, February 2021.

In 2020, feasibility and cost analysis for several remediation options were evaluated. After evaluation and with discussion among site stakeholders (City of Ann Arbor, neighbors/citizen of Ann Arbor; Washtenaw County), EGLE began planning for a remedial excavation of the source property. As currently planned, the remediation will also include two phases of biodegradation treatments of the groundwater to help decrease elevated PCE levels that have migrated off-site.

In 2021, EGLE has been planning for the demolition and excavation of contaminated soil at the Armen Cleaners property to take place in the fall of 2021. Building surveys and abatement in preparation for the demolition have begun. Workplan specifications have been finalized and EGLE is working to secure a contractor to complete the work. The work is anticipated to be completed by the end of the year, with site redevelopment activities likely to commence in 2022.

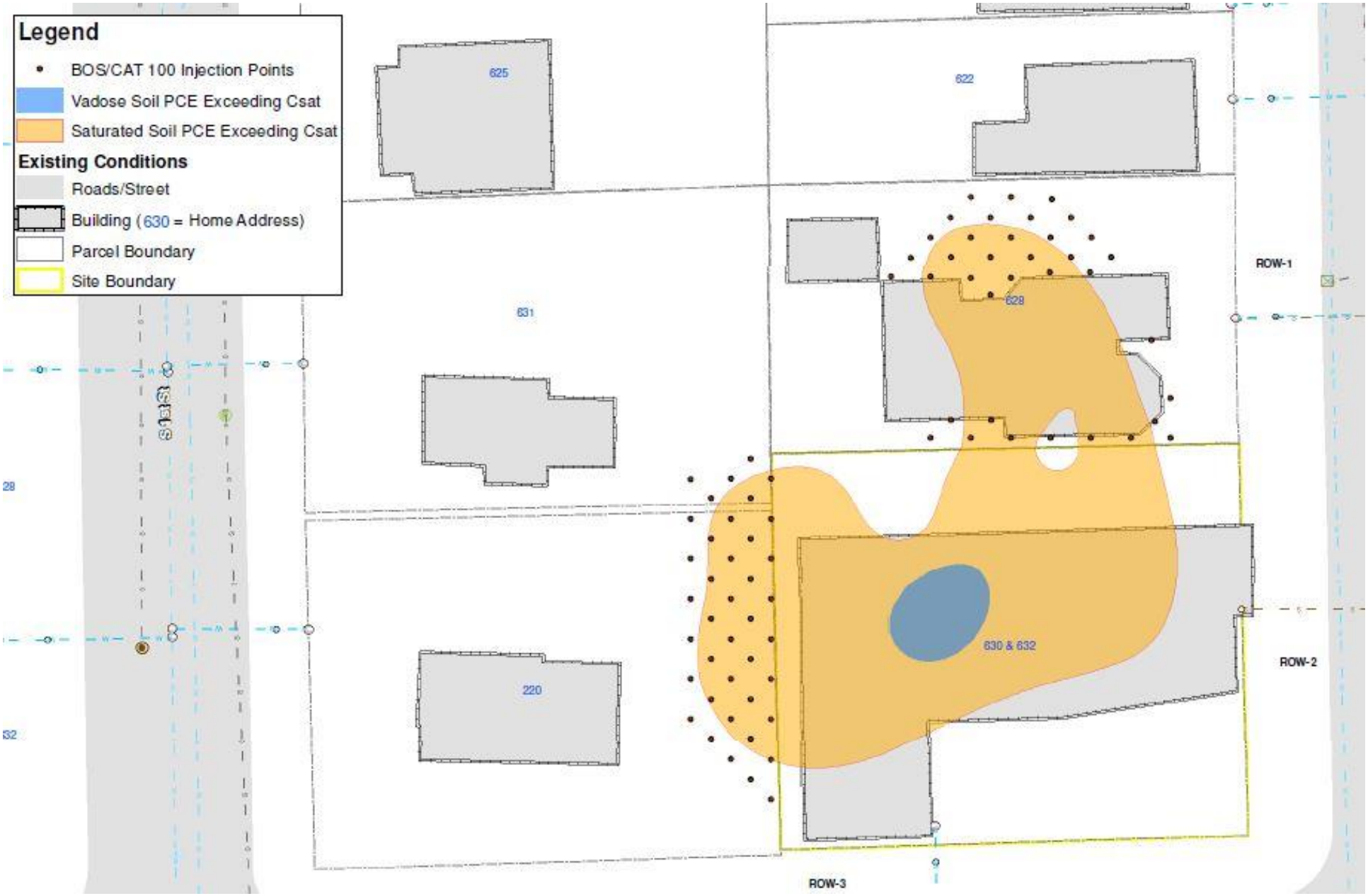
CURRENT ACTIVITIES:

- Demolition of the dry-cleaning building structure.
- Excavation and disposal of contaminated soils.
- Dewatering and treatment of contaminated groundwater during excavation.
- Backfilling of excavation with clean fill material in preparation for redevelopment.
- Continued monitoring of contaminated groundwater and soil vapor.
- Initial planning for off-site remediation of elevated PCE groundwater.

Michigan's Environmental Justice Policy promotes the fair, non-discriminatory treatment and meaningful involvement of Michigan's residents regarding the development, implementation, and enforcement of environmental laws, regulations, and policies by this state. Fair, non-discriminatory treatment intends that no group of people, including racial, ethnic, or low-income populations, will bear a disproportionately greater burden resulting from environmental laws, regulations, policies, and decision-making.

Meaningful involvement of residents ensures an appropriate opportunity to participate in decisions about a proposed activity that will affect their environment and/or health.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.


Legend
BOS/CAT 100 Injection Points
Vadose Soil PCE Exceeding Csat
Saturated Soil PCE Exceeding Csat
Existing Conditions
Roads/Street
Building (630 = Home Address)
Parcel Boundary
Site Boundary
625
622
631
629
630 & 632
220
ROW-1
ROW-2
ROW-3
S 1st S

United States Environmental Protection Agency

EPA Begins Sampling Homes for Unsafe Fumes

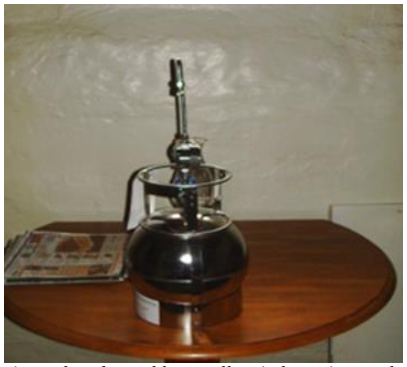
Ann Arbor, Michigan November 2016

U.S. Environmental Protection Agency is beginning a vapor intrusion study in the residential area near Armen Dry Cleaners to ensure that fumes from volatile organic compounds, or VOC's, are not seeping into homes at unsafe levels. Although VOC's can be found in common household products, exposure to high levels of VOC's can affect your health. Short-term exposure to high levels of VOC's can cause headaches and dizziness; eye, nose and throat discomfort; irritation to your respiratory tract; and also allergic skin reactions. Long-term exposure can cause damage to your liver, kidneys, and nervous system; and may also cause cancer. The VOC of concern at the Armen Cleaners site is a chemical called tetrachloroethylene, or PCE, which is commonly used in the dry cleaning industry.

Beginning this month, EPA will work with owners and residents to schedule appointments for air sampling. The sampling process will take place over a three-day period. EPA crews will start by removing household VOC's from the sampling areas in the basement, first floor, and front or back porches at your property. The products EPA will remove from the sample areas include paints, wood preservatives, cleansers, disinfectants, aerosol sprays, air fresheners, hobby supplies, gasoline, and other automotive products. Removing these products from your home will give EPA a more accurate understanding of the nature and extent of contamination caused by the dry cleaners.

EPA will return on day two to drill a small hole in the basement floor and seal vapor pins in place with cement. Then, EPA will install a device called a SUMMA canister to the sealed vapor pin to collect sub-slab air samples. Drilling will not occur on the first floor or on your front and back porch. Instead, EPA will place a SUMMA canister on a flat surface to collect air samples overnight. The following day, EPA will remove the canisters and fill or cap the drilled hole of the basement floor. The canisters will be sent to an EPA laboratory to be analyzed.

SUMMA canister installed in basement.



Canister placed on table to collect indoor air sample.

For more information

To learn more about the EPA's indoor air testing in Ann Arbor contact:

For technical questions:
Jon Gulch
On-Scene Coordinator
734-692-7686
gulch.jon@epa.gov

For general questions:
Ruth Muhtsun
Community Involvement Coordinator
312-886-6595
muhtsun.ruth@epa.gov

EPA Chicago Office address:
U.S. EPA Region 5
77 W. Jackson Blvd.
Chicago, IL 60604

For health related questions, contact:
Washtenaw County Public Health Department
705 N. Zeeb
Ann Arbor, MI 48107
734-222-3800

Michigan Department of Human and Health Services
333 S. Grand Ave
Lansing, MI 48909
1-800-648-6942

Once the results are finalized, an EPA representative will contact you to meet and discuss the sampling results and discuss the next steps necessary to protect your air quality and health. If EPA finds low levels of VOC's from the collected air samples, then no further action will be needed. However, if vapors at harmful levels are discovered, EPA will install a mitigation system that will draw harmful vapors from below your home and disperse them out into the outdoor air. The vapors are significantly diluted when released to the outside air and degraded by sunlight. After a mitigation system is installed, EPA will resample your indoor air to ensure the system is working properly.

Vapor mitigation system installed on the outside of a house.

EPA will also share your air sampling results with the Washtenaw County Public Health Department and the Michigan Department of Health and Human Services. These local health agencies may determine that certain levels of VOC's will require additional precautionary measures to protect your health. One possibility may be a temporary relocation of residents until indoor air levels are safe. The Washtenaw County Public Health Department will work with residents individually to coordinate any needed relocations.

Site History

The Armen Cleaners site is located near downtown Ann Arbor in a primarily residential area. Armen Cleaners is an active commercial dry cleaners located in the neighborhood and has been in operation since the 1940s. In 1985, improper waste handling was discovered after neighbors complained about strong odors coming from the facility. This investigation also led to the discovery of PCE contaminated soil and groundwater. The owner/operator initially conducted a soil excavation and groundwater investigation, but those efforts were never completed.

In 2000, the Michigan Department of Environmental Quality conducted a soil and groundwater investigation to define the extent of contamination. During this investigation, it was discovered that the levels of contamination were higher than expected. As a result, the study was expanded to determine if the indoor air of nearby residential properties was being impacted. One nearby home was found to have high levels of contamination. In 2002, MDEQ placed air purifying units containing carbon filters where the highest indoor air concentrations of PCE had been detected. The carbon filters are replaced every 5 years by the MDEQ, with the most recent replacement occurring in August/September 2016.

From 2003 – 2004, EPA assisted the Michigan Department of Community Health and MDEQ in an investigation of indoor air in the neighborhood surrounding Armen Cleaners to determine whether additional homes were impacted by contaminated groundwater flowing below. During this investigation, PCE was detected in ambient outdoor air at various locations in the residential neighborhood surrounding the Armen Cleaners site. In addition, PCE was measured in air using EPA's Trace Atmospheric Gas Analyzer coming from roof vents on the Armen Cleaners building. These roof vents are at approximately the same level as the second floor apartments and back porches of the adjacent properties.

MDEQ continued monitoring the air quality of nearby residences but did not see a decrease in PCE levels. In 2016, MDEQ conducted groundwater sampling in preparation for completing an indoor air study at the residences near Armen Cleaners. Based on the results of the groundwater sampling, which indicated that high concentrations of PCE were still present, MDEQ and the Michigan Department of Health and Human Services sought assistance from the EPA.