



# CITY OF ANN ARBOR, MICHIGAN

301 E. Huron Street, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

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Planning & Development Services - Planning (734) 794-6265

Community Services Area

## HISTORIC DISTRICT COMMISSION DETERMINATION

**ADDRESS:** 304 South Main Street

**FILE NO:** HDC13-227

**DISTRICT:** Main Street Historic District

## APPROVED with CONDITIONS

### OWNER

**Name:** Liberty Main LLC  
**Address:** 19727 Allen Rd, Suite 11  
Brownstown Twp, MI 48183  
**Phone:**

### APPLICANT

Mitchell & Mouat Architects, Inc  
113 South Fourth Avenue  
Ann Arbor, MI 48104  
(734) 665-6070

**DETERMINATION:** to **APPROVE WITH CONDITIONS** the application at 304 South Main Street, a contributing property in the Main Street Historic District, and issue a Certificate of Appropriateness to: alter the storefront windows, install a new door, and install two signs, on the condition that the projecting sign does not exceed 24" in diameter. The work as proposed is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9 and the guidelines for storefronts, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to storefronts and signs.

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale,

and architectural features to protect the historic integrity of the property and its environment.

Only the above work has been approved. Do not begin work before contacting Planning and Development Services to OBTAIN ALL REQUIRED BUILDING PERMITS for all approved work. Your building permit application will be compared to the work approved under this Certificate of Appropriateness to ensure consistency. You are also responsible for scheduling inspections for building permits once the work is completed. Failure to comply with Historic District regulations may result in a fine and/or the owner being required to restore the property to its original condition. Please notify the Historic Preservation Coordinator when you commence work so your project may be monitored in a timely manner. Any deviations from the approved application (including, but not limited to, the project's size, scale, massing, setbacks, or materials) must be approved by the Historic District Commission.

This certificate of appropriateness is being mailed to the owner listed above, and a copy mailed to the applicant, if different.

By:   
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Jill Thacher, City Planner/Historic Preservation Coordinator

Determination Date: January 9, 2014      Notification Date: January 24, 2014

This Certificate of Appropriateness will no longer be valid after January 9, 2017.

c: 304 S Main Street file