



**City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING  
SERVICES**

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 f. 734.994.8312 planning@a2gov.org

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 330 S. MAIN ST

Historic District: DOWNTOWN

Name of Property Owner (If different from the applicant):  
330 S. MAIN ST INVESTMENT, LLC

Address of Property Owner: 330 S. MAIN ST ANN ARBOR

Daytime Phone and E-mail of Property Owner: (734) 846-8048

Signature of Property Owner: [Signature] Date: 12-20-13

**Section 2: Applicant Information**

Name of Applicant: ATTILA HUTH

Address of Applicant: 719 FIFTH ST. ANN ARBOR

Daytime Phone: (734) 904-2002 Fax: ( )

E-mail: ATTILAH@SBCGLOBAL.NET

Applicant's Relationship to Property: owner architect  contractor  other

Signature of applicant: [Signature] Date: 12-20-13

**Section 3: Building Use (check all that apply)**

Residential  Single Family  Multiple Family  Rental

Commercial  Institutional

**Section 4: Stille-DeRossett-Hale Single State Construction Code Act  
(This item MUST BE INITIALED for your application to be PROCESSED)**

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here: AA

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes. REMOVE REAR WALKIN  
COOLER STRUCTURE - REPLACE W/ WOODEN FIRE ESCAPE  
STAIRWAY. FILL REAR WINDOW OPENING W/ NEW GLAZING  
REPLACE 2ND FLOOR MISSING WINDOWS - REPAIR REMAINING  
WINDOWS, INSTALL NEW 2ND FLOOR REAR DOOR  
INSTALL BARRIER FREE RAMPED ACCESS TO FRONT DOOR

2. Provide a description of existing conditions. MANY 2ND FLOOR WINDOWS MISSING, OR SEVERALLY DETERIORATED  
NO FRONT DOOR BARRIER FREE ACCESS TO GND. FL. STOREFRONT  
GENERAL DETERIORATION / LACK OF MAINTENANCE

3. What are the reasons for the proposed changes? PROVIDE NEW ACCESS TO  
SECOND FLOOR DUE TO INTERNAL GROUND FLOOR CHANGES  
MISSING & SEVERELY DETERIORATED SECOND FLOOR WINDOWS

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. SEE BOOKLET

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**STAFF USE ONLY**

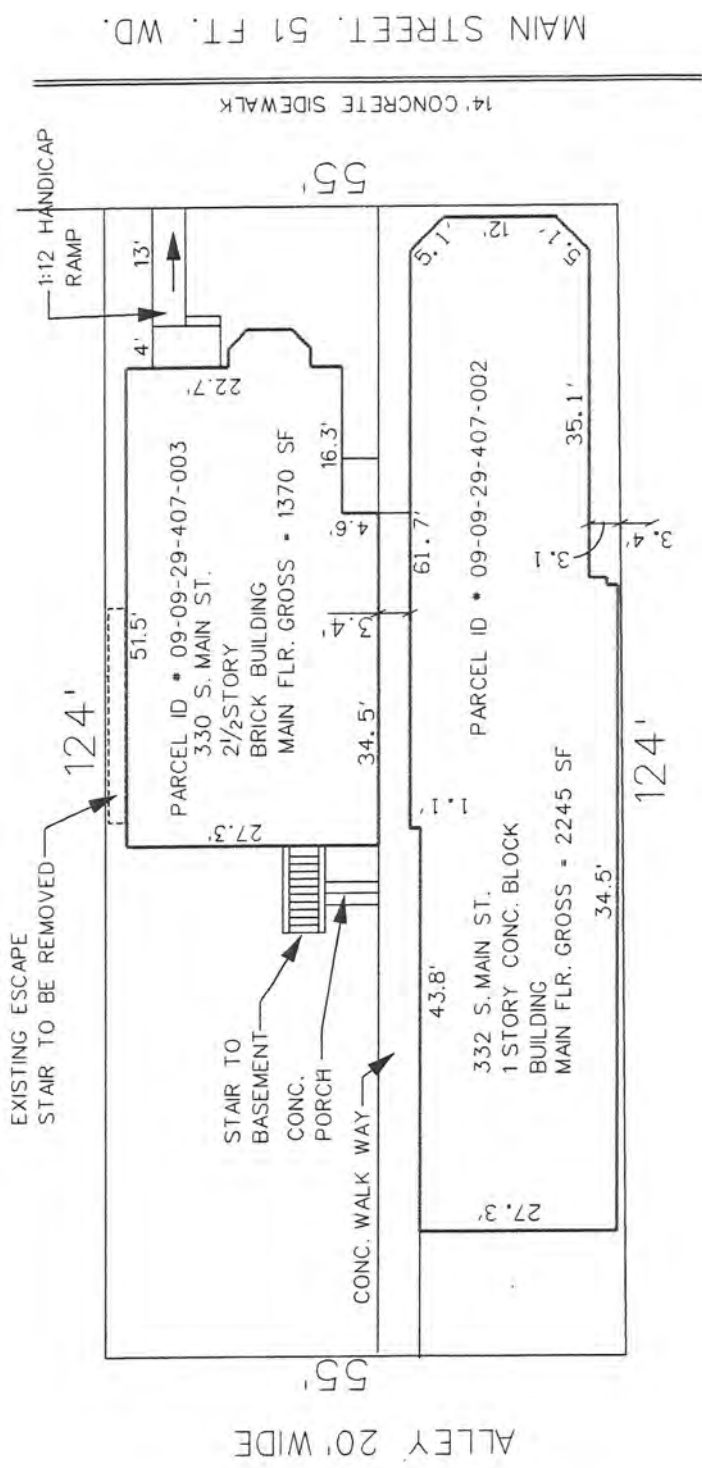
Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC  
Project No.: \_\_\_\_\_ HDC \_\_\_\_\_ Fee Paid: \_\_\_\_\_  
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_  
Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial  
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA  
Comments:



# RETAIL & APT. 330 S. MAIN ST.

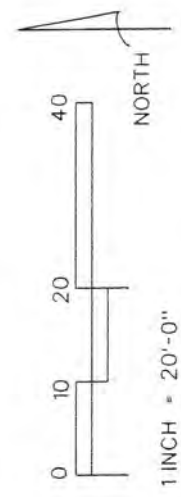
FORMERLY CHOCOLATE HOUSE  
FORMERLY LOVIN SPOONFUL

ATTILA HUTH & CO. INC.  
DESIGN – ENGINEERING – CONSTRUCTION  
719 FIFTH ST. ANN ARBOR MICH. 48103  
(734) 904-2002 [ATTILAH@SBCGLOBAL.NET](mailto:ATTILAH@SBCGLOBAL.NET)

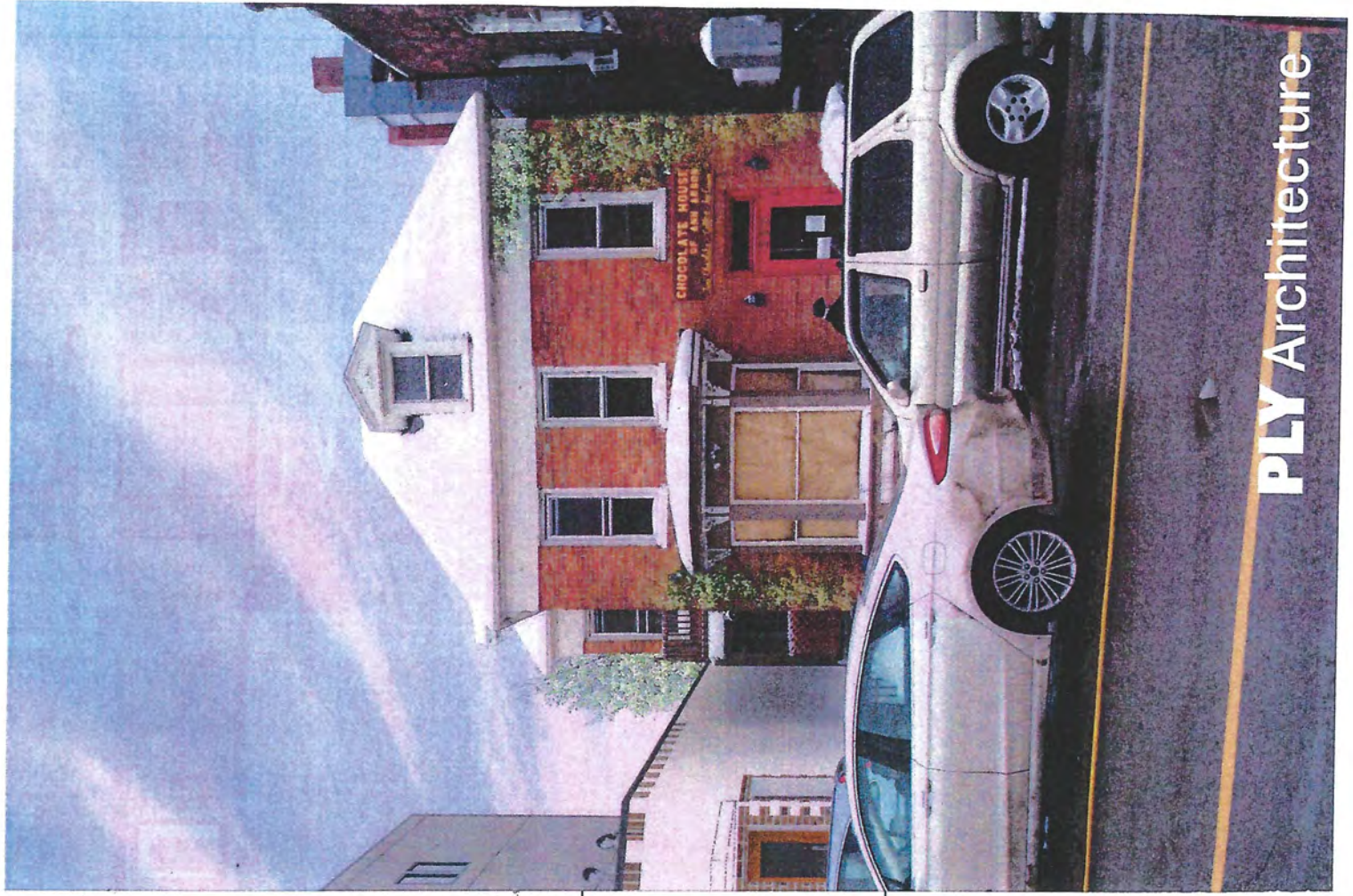


# Site Plan

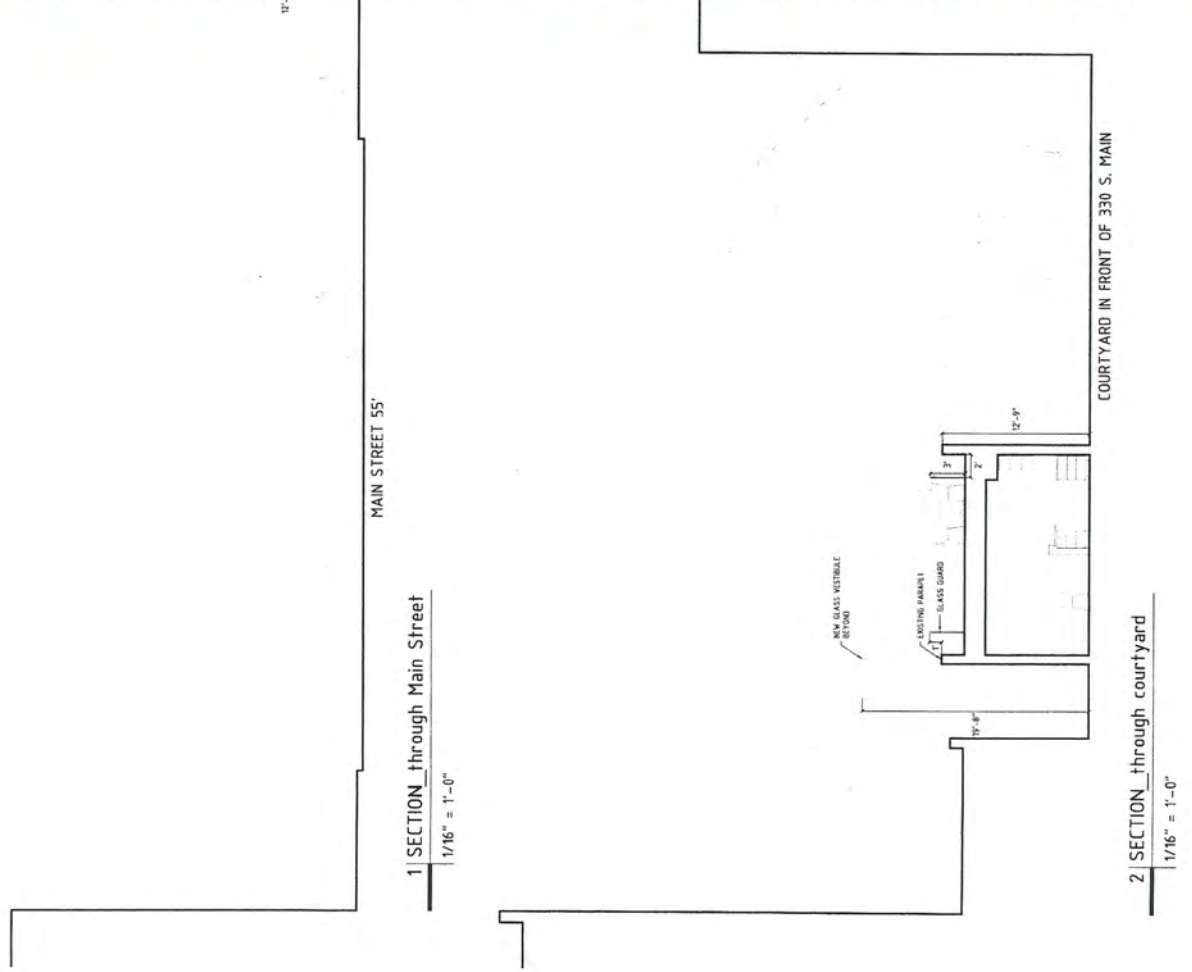
SCALE: 1" = 20'-0"



SIGHT LINES



PLY Architecture

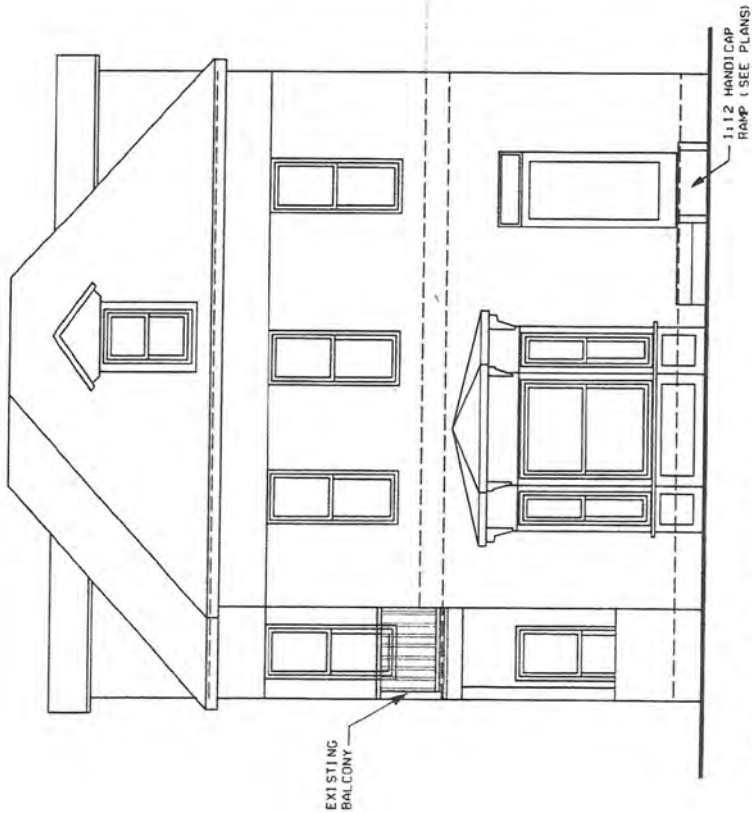


MAIN STREET 55'

1 | SECTION through Main Street  
1/16" = 1'-0"

COURTYARD IN FRONT OF 330 S. MAIN

2 | SECTION through courtyard  
1/16" = 1'-0"

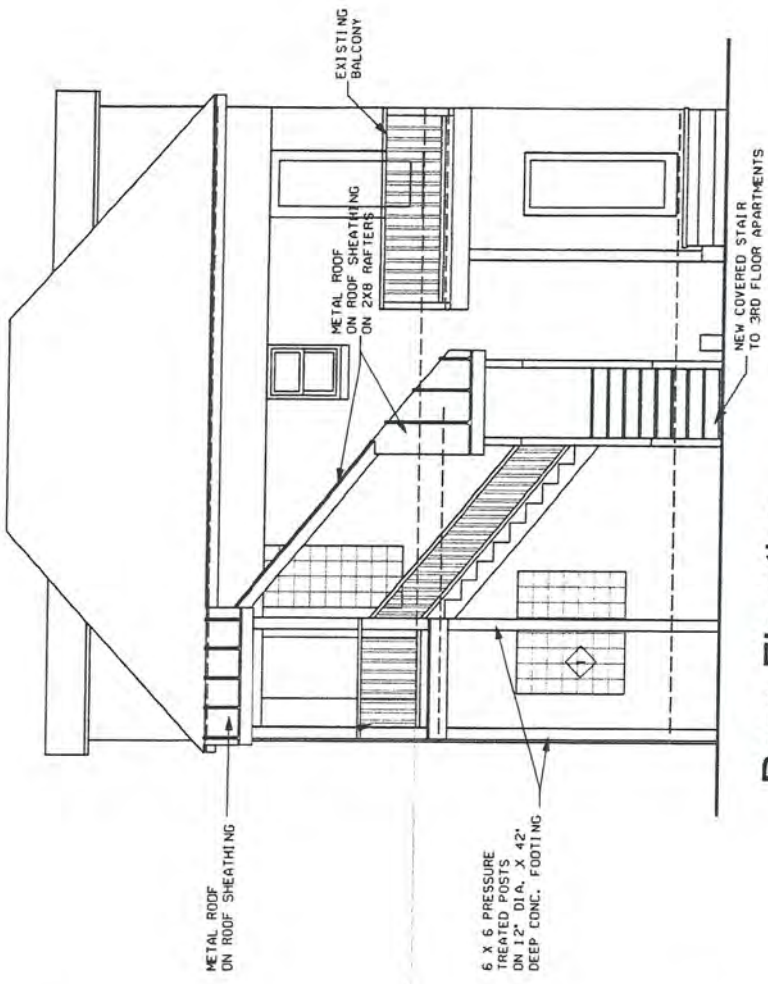


EXISTING BALCONY

1:12 HANDICAP RAMP (SEE PLANS)

## Front Elevation

SCALE - 1/4" = 1'-0"



METAL ROOF ON ROOF SHEATHING

EXISTING BALCONY

METAL ROOF ON ROOF SHEATHING ON 2X8 RAFTERS

6 X 6 PRESSURE TREATED POSTS ON 12" DIA. X 42" DEEP CONC. FOOTING

NEW COVERED STAIR TO 3RD FLOOR APARTMENTS

## Rear Elevation

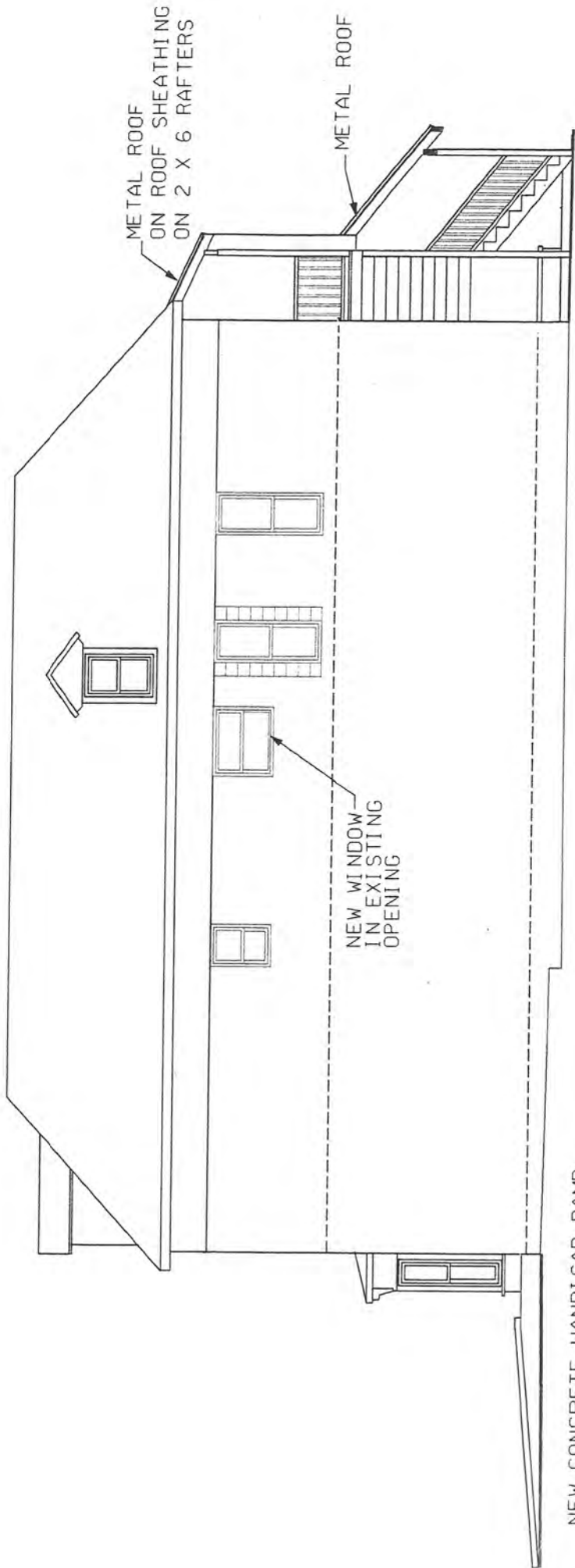
SCALE - 1/4" = 1'-0"

### ELEVATION NOTES

- 1 INFILL EXISTING OPENING WITH 8" GLASS BLOCK. SILL HEIGHT TO BE 18" MIN. ABOVE FLOOR



CURRENT REAR (WEST)  
ELEVATION

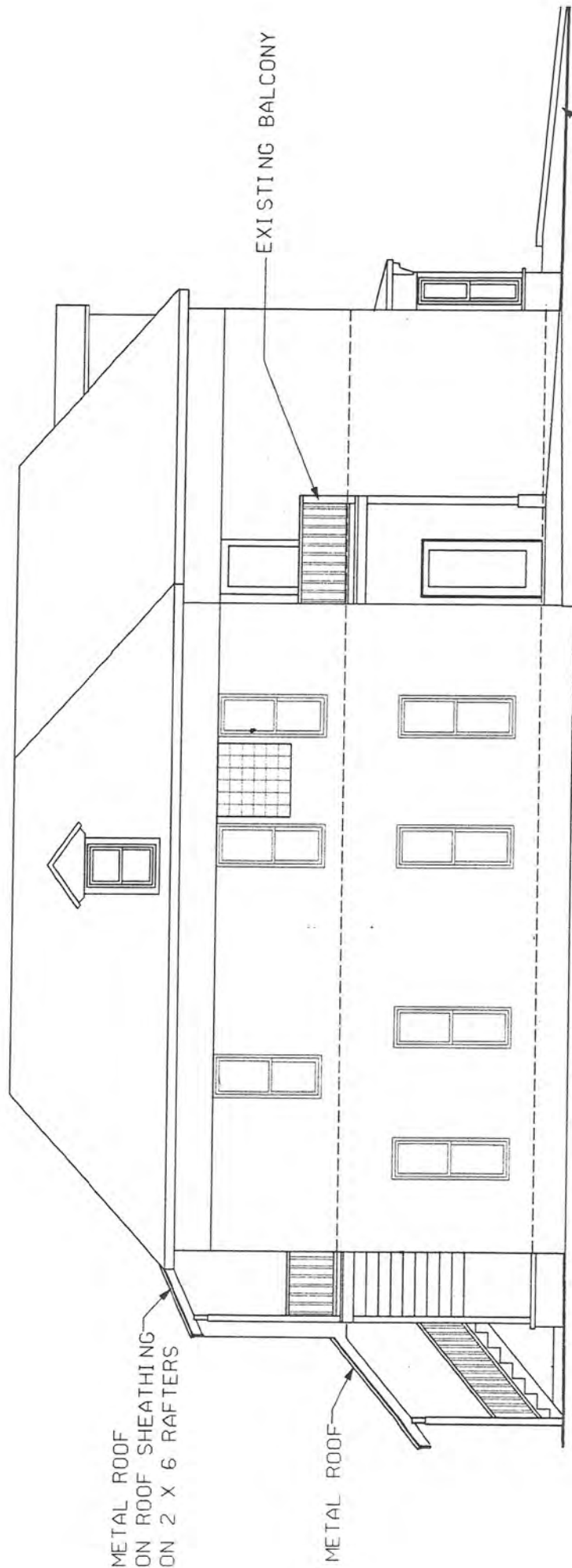


**North Elevation**

SCALE - 1/8" = 1'-0"

NEW CONCRETE HANDICAP RAMP  
WITH 4" HIGH CURB EACH SIDE  
SLOPE TO BE 1:12





NEW CONCRETE HANDICAP RAMP  
WITH 4" HIGH CURB EACH SIDE  
SLOPE TO BE 1:12

**South Elevation**

SCALE - 1/8" = 1'-0"

SOUTH SIDE STORE ENTRY



INTERIOR OF SECOND FLOOR  
EAST WINDOWS

NORTH FACING WINDOWS





SOUTH FACING WINDOWS



EXISTING NORTH SIDE SECOND FLOOR EGRESS WINDOW,



WEST BALCONY DOORWAY



SOUTH-EAST BALCONY DOORWAY



POSSIBLE 2ND FL. WINDOWS - ANDERSEN 400 SERIES

# TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

**Table of Tilt-Wash Double-Hung Window Sizes**  
Scale 1/8" = 1'-0" (1:96)

Window Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
<b>Minimum Rough Opening</b>	1'-10 1/8"	2'-2 1/8"	2'-6 1/8"	2'-8 1/8"	2'-10 1/8"	3'-0 1/8"	3'-2 1/8"	3'-6 1/8"	3'-10 1/8"
<b>Unobstructed Glass (lower sash only)</b>	15"	19"	23"	25"	27"	29"	31"	35"	39"
3'-0 7/8"									
3'-4 7/8"									
3'-8 7/8"									
4'-0 7/8"									
4'-4 7/8"									
4'-8 7/8"									
5'-0 7/8"									
5'-4 7/8"									
5'-8 7/8"									
6'-0 7/8"									
6'-4 7/8"									

Divided light shows sash

Colored window for these heights in all widths

Colored window for these heights in all widths

Colored window for these heights in all widths

Colored window for these heights in all widths

Colored window for these heights in all widths

Colored window for these heights in all widths

Colored window for these heights in all widths

Colored window for these heights in all widths

\* Window Dimensions outside frame to face  
 • Minimum Rough Opening may need to be increased of building wraps, brackets, fasteners, installation instructions  
 ° Meet or exceed 100 sq. ft. clear opening height of 88-89.

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