



CITY OF ANN ARBOR, MICHIGAN

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www.a2gov.org

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

Community Services Area

HISTORIC DISTRICT COMMISSION DETERMINATION

ADDRESS: 330 South Main Street

FILE NO: HDC13-231

DISTRICT: Main Street Historic District

APPROVED with CONDITIONS

OWNER

Name: 330 S Main St Investment, LLC
Address: 330 S Main Street
Ann Arbor, MI 48104
Phone: (734) 846-8048

APPLICANT

Attila Huth
719 Fifth Street
Ann Arbor, MI 48103
(734) 904-2002

DETERMINATION: to **APPROVE WITH CONDITIONS** the application at 330 South Main Street, a contributing property in the Main Street Historic District, and issue a Certificate of Appropriateness to: remove a rear addition; infill a rear first floor door opening with two double-hung windows; install a rear exterior stairway to the second floor apartment; install a door to the stairway on the second-floor on the condition that the existing glass-blocked opening is used, not a new opening; replace all of the second-floor non-original windows; and install a barrier-free ramp to the front door. The work as proposed and conditioned 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 1, 2, 9 and 10, and the guidelines for entrances and porches and windows, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to doors, windows, and barrier-free accommodations.

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

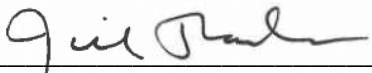
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- (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.

- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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: 

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: 330 S Main Street file