



City of Plymouth Historic District Commission Regular Meeting Agenda

Wednesday, March 4, 2020 – 7:00 p.m.

Plymouth City Hall Commission Chambers

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

- 1) CALL TO ORDER
 - a) Pledge of Allegiance
 - b) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the February 5, 2020 Meeting Minutes
- 4) APPROVAL OF THE AGENDA
- 5) COMMISSIONER COMMENTS
- 6) OLD BUSINESS
 - a) H19-10: Rear porch at 260 S. Union
 - b) H19-06: Exterior modification, landscaping, and new construction at 587 W. Ann Arbor Trail, 686 Maple, and 674 Maple
- 7) NEW BUSINESS
 - a) 2020 Goals
- 8) REPORTS AND CORRESPONDENCE
- 9) ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2017-2022

GOAL I - QUALITY OF LIFE

OBJECTIVES

1. Support the neighborhoods with high-quality customer service
2. Engage in collaboration with private entities and surrounding municipalities to implement the Joint Recreation Master Plan
3. Improve communication with the public across multiple platforms
4. Maintain a high level of cleanliness throughout the City
5. Support and host a diverse variety of events that foster community and placemaking

ONE YEAR TASKS 2020-21

- Liquor/marijuana license review
- Rooftop seating review
- Adopt Downtown Development Authority (DDA) Master Plan and identify funding sources for implementation
- Begin implementation of Kellogg Park Master Plan with fountain replacement
- Establish format & requirements for public parks sponsorship
- Resident education programs on zoning basics, ordinance change and update, services, and recycling
- City webpage - create city-wide F.A.Q. "Index" page and push out link
- Increase social media presence – 1k new followers/subscribers/etc.
- Review and evaluate City truck routes
- Complete update to Special Events Policy

GOAL II - FINANCIAL STABILITY

OBJECTIVES

1. Approve balanced budgets that maintain fiscal responsibility
2. Advocate for increased revenue sharing with the State of Michigan
3. Encourage and engage in partnerships, both public and private, to share costs of services and equipment
4. Address the issue of legacy costs
5. Seek out and implement efficient and effective inter-departmental collaboration
6. Market our successes to attract new economic and investment opportunities

ONE YEAR TASKS 2020-21

- Actively promote and participate in the 2020 census
- Explore internal and external supplemental funding of legacy costs
- Target revenue enhancements for large-scale capital projects, including grants and millage
- Assist the Michigan Municipal League (MML) in facilitating and increasing support for state revenue sharing initiatives
- Redesign Capital Improvement Plan and evaluate future funding process for Equipment Fund
- Create a rate card for payment in lieu of paid parking
- Develop financial plan for public safety model
- Identify cost estimates, timeframe and potential funding sources for central parking deck
- Complete road bond sale – phase one

GOAL III - ECONOMIC VITALITY

OBJECTIVES

1. Continue to support and improve active, vibrant downtown branding
2. Support community and economic development projects and initiatives
3. Support a mix of industrial, commercial and residential development
4. Reference the Master Plan in economic decision-making

ONE YEAR TASKS 2020-21

- Continued administration of development projects and proposals including Wilcox Mill, Saxton's, Pulte, Starkweather School, Lumber Mart, and various residential builds
- Branding – consistency across all communications (email, letterhead, agenda)
- Provide annual process and risk-management training to all boards and commissions
- Continue implementing Redevelopment Ready Community (RRC) plan to achieve certification
- Develop list of transitional properties and utilize Michigan Economic Development Corporation (MEDC), Wayne County, others to market
- Explore marketing partnerships (schools, Chamber, hotels, available publications etc.)

GOAL IV - SERVICE AND INFRASTRUCTURE

OBJECTIVES

1. Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention and succession planning
2. Support and deliver safe and responsive emergency services
3. Maintain a sophisticated and responsive technology to communicate and manage data
4. Continually record, maintain, update, and improve City infrastructure

ONE YEAR TASKS 2020-21

- Administration to make parking recommendation to City Commission by end of first quarter
- Implement updates to parking system according to direction given by City Commission
- Actively engage employees for further career development for succession planning with special focus on the depth of Cultural Center staffing
- Continue Asset Management Plan
- Review Insurance Services Office (ISO) Report and International City/County Management Association (ICMA) Study & begin meeting to discuss viable options for the future delivery of emergency services
- Approve third version of agreement on sanitary sewer with Western Township Utilities Authority (WTUA) based on delay by Wayne County
- Develop multi-modal transportation policy to City Commission
- Implement 2020 street repairs
- Restore Commercial Motor Vehicle (CMV) enforcement
- Continue geographic information system (GIS) mapping of the City
- Define process/educate citizenry/pursue adoption/Implement form-based codes



City of Plymouth Historic District Commission Meeting Minutes

Wednesday, February 5, 2020 – 7:00 p.m.

Plymouth City Hall Commission Chambers

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Cole called the meeting to order at 7:00 p.m.

PRESENT: Linda Filipczak, Jeremy Borys, Joshua Mrozowski, John Townsend, Stan Cole, Colleen Polin

ABESENT: Linda May

Also present was Community Development Director, John Buzuvis and City Commission Liaison, Suzi Deal.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

A motion was made by Comm. Townsend and seconded by Comm. Filipczak to approve the meeting minutes from January 9, 2020, as amended or administratively clarified.

MOTION APPROVED 6-0

4. APPROVAL OF THE AGENDA

A motion was made by Comm. Cole and seconded by Comm. Borys to approve the agenda as presented.

MOTION APPROVED 6-0

5. ELECTION OF OFFICERS

Comm. Cole nominated Comm. Polin to be Chairman for the 2020 calendar year. There were no other nominations.

MOTION APPROVED 6-0

Comm. Townsend nominated Comm. Cole to be Vice-Chairman for the 2020 calendar year. There were no other nominations.

MOTION APPROVED 6-0

6. COMMISSIONER COMMENTS

None.

7. OLD BUSINESS

a) H19-10: Rear Porch at 260 S. Union

Joe Phillips, applicant, presented his case. He explained the renovations that were completed to upgrade the building in 1994, which included new windows and openings, new siding, handicapped ramp, and reconstruction of the rear porch. He explained that all four side of the building were altered drastically. He explained the only elements of the rear porch that are wood are the balusters, rails, and newel posts. Mr. Phillips explained the original rear porch and wood columns were removed in 1994 and the porch was constructed with a brick façade on block on a concrete foundation with a concrete slab. He explained that the building foundation is sculptured block. He explained the other synthetic materials that currently exist on the

building: facias and returns are pre-finished, aluminum clad wood, the porch soffits are vinyl with pre-finished aluminum trim, the siding and trim are vinyl, the windows are all vinyl, and the rear door is fiberglass clad, pre-finished metal. He explained that while the rear porch was likely original, the materials were not. He referenced specific sections of the Secretary of Interior Standards on pages 74, 156, 158, and 232.

Citizen Comments

None.

Board Discussion

Comm. Borys asked why composite material was proposed instead of wood.

Mr. Phillips explained that composite is easier to maintain than wood, long term.

Comm. Townsend asked if 20 years was an appropriate amount of time to expect a wooden porch to last.

Mr. Phillips explained that for an exterior, commercial structure like this he would expect it to last longer than 20 years.

Comm. Cole explained that they are being asked to interpret the rehabilitation standards. He explained that he reached out to the State Historic Preservation Office for clarity on this project. He explained the Board will have to discuss if it was feasible to use wood again. He explained that based on the 1994 picture the porch appears to be original. He would classify the work completed on the porch at that time as reconstruction. He explained there were a few different approaches the Board could take: like for like replacement (require wood), allow composite (which may further dilute the historic character of the house), or ideally, require the porch to be rebuild the back to its original state. He asked the Board to discuss if approving composite materials instead of wood would further dilute the historic character since the other exterior materials are not historic. He further explained that likely when the use of the building changed, the railing would have been required rather than keeping it an open porch like the photo shows. He felt that because the railing was a safety feature it was acceptable for it to be of composite material.

Chair Polin asked for clarification on what exactly was being replaced and the project's scope.

Mr. Phillips clarified that rails and spindles would be replaced, as written in the application.

Comm. Townsend agreed with Chair Polin's assessment that there was some conflicting information related to what would be replaced within the application.

Comm. Mrozowski read a portion of Preservation Brief 45 related to preserving historic wood porches, stating "greater emphasis is placed on material authenticity and material integrity when maintaining and repairing individually significant historic properties".

Chair Polin stated modern materials cannot be pieced in with historic materials.

Mr. Phillips clarified that the repair would be of the railing system holistically, not individually.

Comm. Townsend wanted more specific information to be presented to them.

Comm. Filipczak agreed and wanted details so they didn't have to assume what would and wouldn't be replaced.

Comm. Mrozowski asked what would qualify as integrating composite materials with wood materials.

Comm. Cole stated that if top and bottom rail were wood and the rail between was composite – that would qualify as an integration of materials. He further clarified that the entire system must be compatible, but it does not have to be compatible with the material it butts up to (i.e. decking or siding).

Comm. Borys believed the whole system should be replaced with composite materials: handrails, balusters, and the newel post.

Comm. Cole agreed but did not believe the column needed to be made of composite material. He wanted to see more specific dimensions on the parts of the handrail system to ensure it would look identical.

Comm. Townsend asked if it was a like for like replacement related to the size of the railing system.

Comm. Cole asked if the Board would accept composite.

The Board agreed.

Chair Polin asked for dimensions to be provided.

Mr. Phillips asked for the Board to approve the allowance of the columns, newel posts, and rails to be composite. He explained he needed to verify if they are or are not planned to be composite and the specific details.

A motion was made by Comm. Borys, supported by Comm. Townsend, to approve the Certificate of Appropriateness for H19-10, 260 S. Union, to replace the rear porch railing system. The finding of facts is that the project meets Secretary of the Interior Standards numbers 6 and 9 that the new feature will match the old in design, color, and texture. Additional finding of facts is that the porch is not original, the porch is not on the front of the building, and there are other composite materials on the façade of the building. The approval has the following conditions: composite materials may be used for the handrails, balusters, and newel posts; the wood columns may not be replaced with composite materials; photographic evidence must be provided to show what currently exists; and final drawings shall be provided of the porch system to be installed.

MOTION APPROVED 6-0

8. NEW BUSINESS

a) City Strategic Plan Presentation by City Commission Liaison Deal

City Comm. Deal presented the Strategic Plan that was adopted by the City Commission on January 20, 2020. She asked the Board to consider some goals they could accomplish in the 2020 calendar year. She suggested goals like reviewing the ordinance and asking questions, developing a process for administrative review, and selecting an approved palette of paint colors.

Comm. Cole suggested design standards and having some approvals allowed by having guidelines set. He also suggested updating the 1994 Historic District Study.

City Comm. Deal suggested settling on three goals. She also suggested an informal training to discuss standards, to make strong motions, and to practice scenario-based reviews.

Comm Borys suggested reviewing a five-year history of the Board's approvals and denials.

Comm. Filipczak asked how applications are determined to be complete. She asked what the Board's expectations were regarding details required.

City Comm. Deal suggested reviewing the application for what should and should not be included in an applicant's submission.

Comm. Filipczak suggested reviewing other communities' applications for what they require for a complete submission.

Comm. Mrozowski explained that completeness of application is different from clarity in the application.

Comm. Filipczak agreed and stated the Board should not have to make assumptions.

City Comm. Deal asked the Board to consider some potential goals for next month's meeting.

Comm. Cole wanted a goal to be how to handle violations that occur within the district.

Comm. Townsend clarified that an appropriate follow-up process needs to be established.

Dave Rucinski, 1392 Maple, asked how about design guidelines and how a complete application is ensured when an applicant is out of state.

9. REPORTS AND CORRESPONDENCE

a) Sharing lessons learned memo

The Board did not discuss this agenda item.

10. ADJOURNMENT

A motion was made by Comm. Townsend, supported by Comm. Filipczak, to adjourn the meeting at 8:39 PM.



City of Plymouth Historic District Commission
201 S. Main Plymouth, MI 48170
Administrative Review of 260 S. Union
Case Number H19-10
Agenda Date: March 4, 2020

Address: 260 S. Union
Year Built: Unknown, Remodeled 1923
Historical Significance: Architecture

Proposed Changes: Rehabilitation of the rear porch – installation of vinyl posts, vinyl post base and cap trim, and composite railing, balusters, and newel posts

Standards for Rehabilitation

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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

SAMPLE MOTION LANGUAGE

1. Motion to Approve Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard number(s) ___ and would give consideration and/or significance to the City of Plymouth Ordinance review criteria number(s) ___. Vote "Yes" to approve application. Vote "No" to deny application.

2. Motion to Approve Application with Conditions

I move that the Commission issue a Certificate of Appropriateness for application number ___, provided that the following conditions are met: (list conditions). The Findings of Fact are as follows: (list facts of finding). The work would then meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. Vote "Yes" to approve application with conditions. Vote "No" to deny application with conditions.

3. Motion to Postpone Review

I move that the Commission Postpone Review of application number ___ until the next regular meeting scheduled for ___. Vote "Yes" to approve postponing the review. Vote "No" to deny postponing the review.

4. Motion to Deny Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list findings of facts that do not warrant the project's approval). The work as proposed does not meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would not give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. Vote "No" to deny the application. Vote "Yes" to approve the application.

Note: Voting "No" to positively framed motion is the easiest way to deny an application's request for a Certificate of Appropriateness. FYI: Making a motion for approval and then voting "No" to deny is the same as making a motion to deny an application and then voting "Yes".

5. Motion to Issue a Notice to Proceed

May be used in special conditions or emergencies.

I move that the Commission issue a Notice to Proceed for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed does (not) meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would (not) give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. The work which is approved with this Notice to Proceed is as follows: (list approved work). The work that is not approved/not appropriate requires the following conditions to be met: (list conditions). The proposed work will substantially improve or correct the following: (list notice to proceed options). Additional work desired which is not approved within this Notice to Proceed is to be resubmitted for a Certificate of Appropriateness. Vote "Yes" to approve notice to proceed. Vote "No" to deny notice to proceed.

260 S. UNION STREET

SUBMITTAL FOR MARCH 4, 2020 HISTORIC DISTRICT COMMISSION MEETING

PROJECT DESCRIPTION

This project involves rehabilitation on the rear elevation of an existing building. None of the work proposed affects original character defining features of the building. Unfortunately, what is now believed to may have been the original porch foundations and deck were removed in 1994. The turned wood columns illustrated in the 1994 photograph were not original. In summary, the porch construction which exists is not original. It is the intention of the owner to remove and replace all non-original porch columns, railings, balusters and newel posts installed in 1994.

PROJECT INFORMATION

Please note that previous alterations have resulted in very little of the original building finish materials being visible:

1. Building has been re-sided in vinyl siding.
2. Soffits have been closed in with vinyl soffit material.
3. Building trim throughout is vinyl or aluminum.
4. Windows have all been replaced. (Vinyl)
5. Doors have all been replaced. (Fiberglass Finish)
6. Extruded foam shutters have been added.

Exterior wood remaining:

1. Front porch floor. (original)
2. Front porch sill, columns and headers. (original)
3. Ramp and landing. (pre 1994)
4. Trim below door thresholds. (assumed 1994)

PROJECT REQUEST

Allow for the installation of vinyl posts and vinyl post base & cap trim along with the installation of composite railing, balusters and newel posts. This acknowledges that work proposed is being done on the back of the building, does not alter an original character defining element, would be in harmony with existing non-wood adjacent materials. Maintenance of the new materials would match that of the surrounding materials (no painting).

SUBMITTAL CONTENTS

This Sheet

Photos of Existing Porch

Drawing of Proposed Porch

Detail of Post

Detail of Post Base And Cap Trim

Four (4) Pages of Trex - "Transcend" Railing, Baluster And Newel Post Information

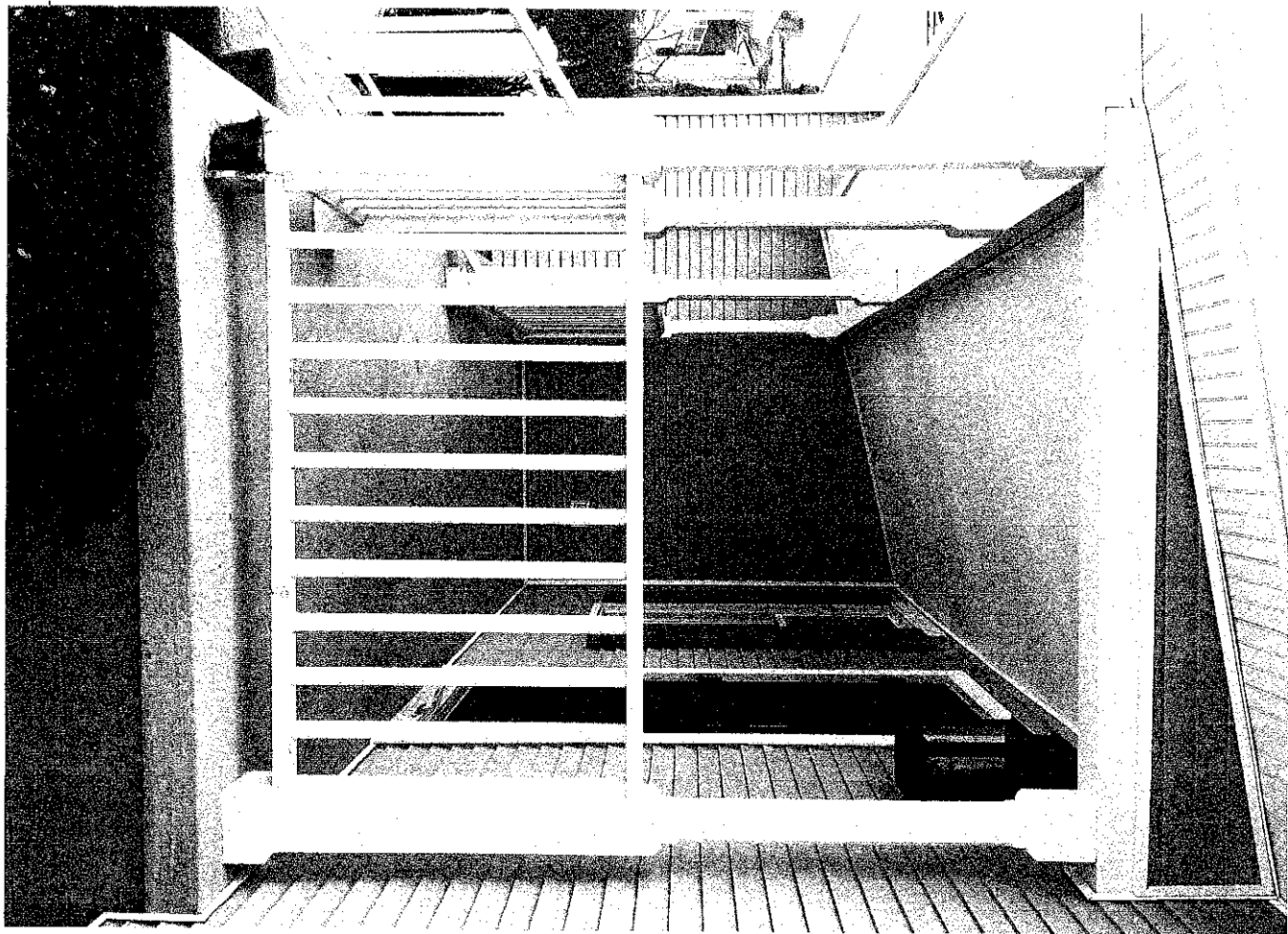
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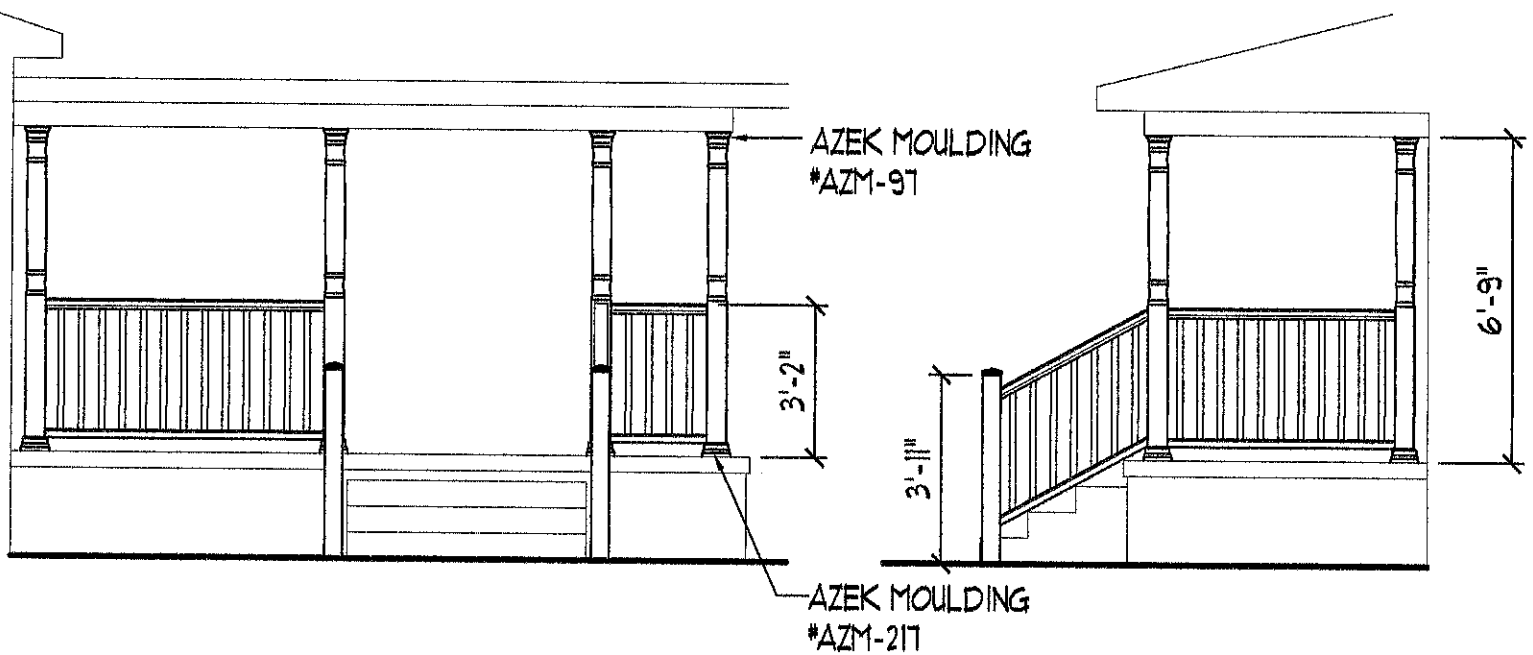
FEB 17 2020

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

H19-10 260 S. Union
Rear Porch Repair (Revised)
HD Mtg 3/4/20

02-17-20 HDC Submittal)



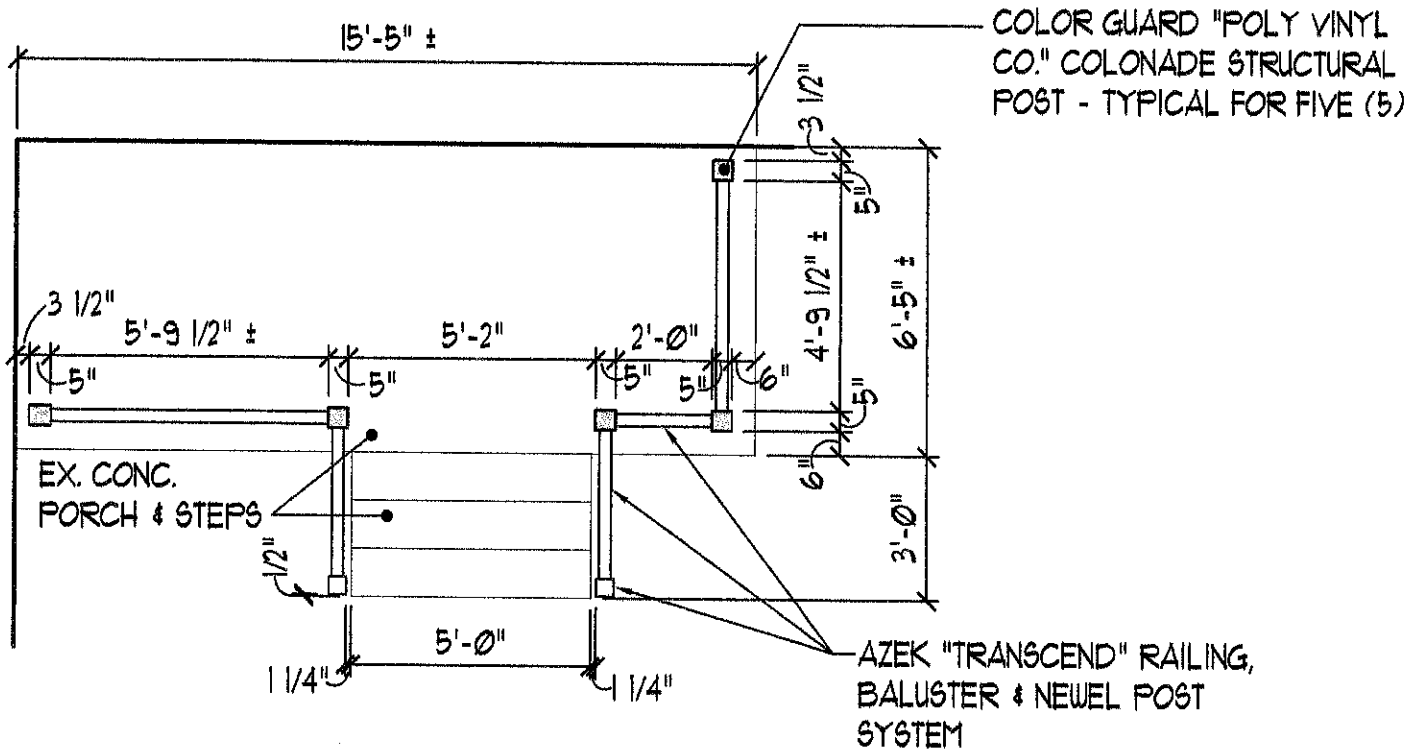


PROPOSED FRONT ELEVATION

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

PROPOSED SIDE ELEVATION

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



PROPOSED PORCH PLAN

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

STRUCTURAL POST

COLONNADE

Porch posts provide the industry's easiest installation.

Rated at 5,400# load-bearing capacity.

Size

5" x 5" x 108"

Colors



Polar White



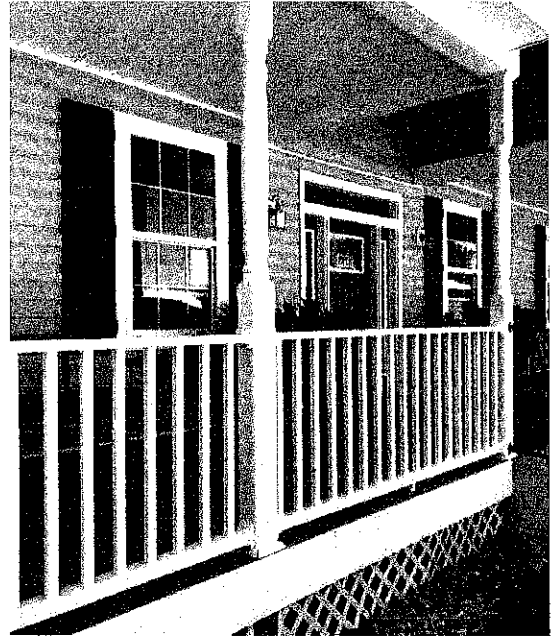
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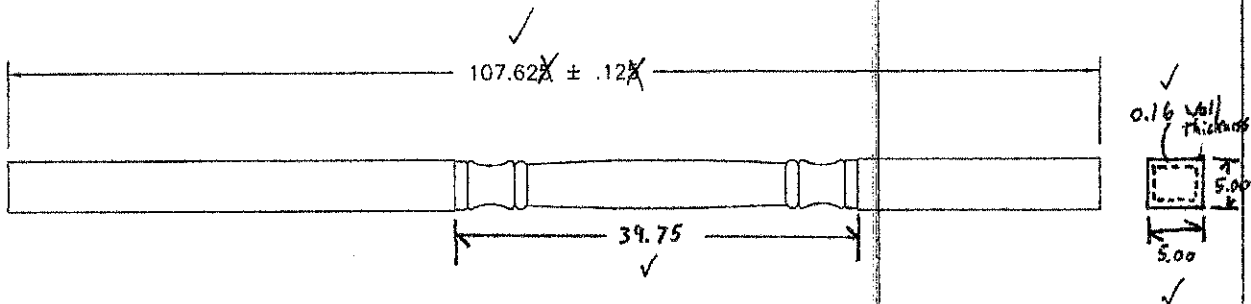


Tan



Clay





Architectural Testing

Test sample complies with these details.
Deviations are noted.

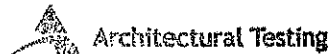
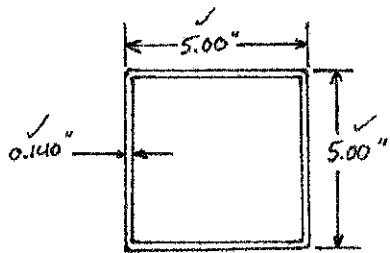
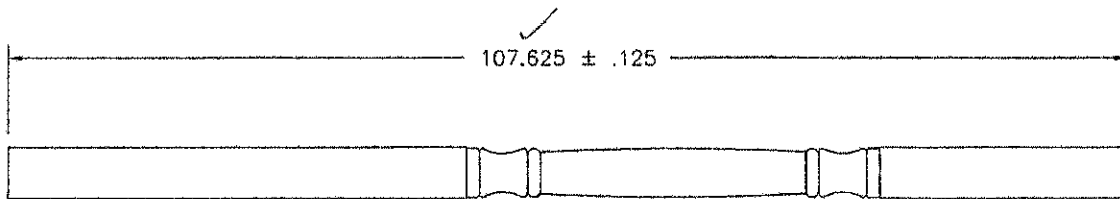
Report# 81773.01
Date 7/01/08 Tech DKC

LENGTH--

NOTES:

- 1 ALL COMPONENT ITEMS MUST FIT MOLDED TUBE
- 2 REFERENCE COLONADE SAMPLE BOARD FOR FINISH REQUIREMENTS
- 3
- 4

Poly Vinyl Co.	
CUSTOM EXTRUSIONS	
DRAWER 300 SHEBOYGAN FALLS, WI 53085	
PH. (920) 467-4685 FAX. (920) 467-3271	
WALL	LOG .3
AREA--	REV. 1
FLEXIBLE	DR. BY DH
RIGID	SCALE
TOLERANCES--	DATE 5/22/01
XX ± .020	DIE
XXX ± .010	
ANGLES	
BUILDING PRODUCTS	
PART NO.	W55-108CP



Architectural Testing

Test sample complies with these details.
Deviations are noted.

Report# 68888.01-119-16
Date 1/16/07 Tech 716

LENGTH--

NOTES:

- 1 ALL COMPONENT ITEMS MUST FIT MOLDED TUBE
- 2 REFERENCE COLONADE SAMPLE BOARD FOR FINISH REQUIREMENTS
- 3
- 4

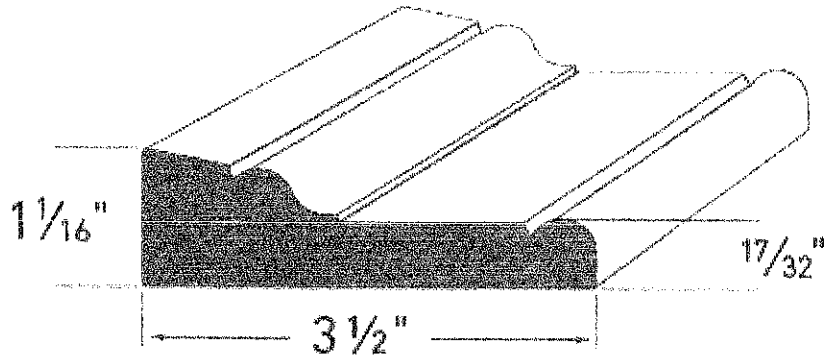
Poly Vinyl Co.	
CUSTOM EXTRUSIONS	
DRAWER 300 SHEBOYGAN FALLS, WI 53085	
PH. (920) 467-4685 FAX. (920) 467-3271	
WALL	LOG .3
AREA--	REV. 1
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RIGID	SCALE
TOLERANCES--	DATE 5/22/01
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XXX ± .010	
ANGLES	
BUILDING PRODUCTS	
PART NO.	W55-108CP

Options

CASING PROFILE

J-CASING

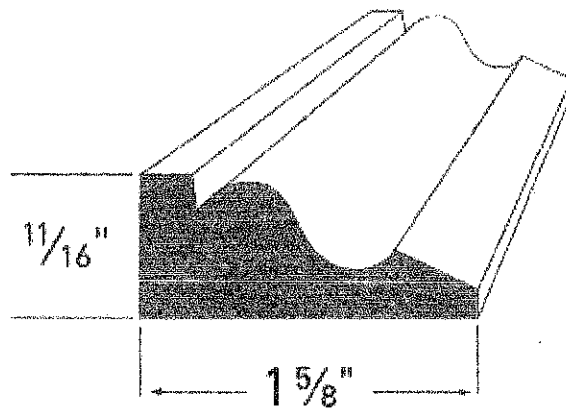
J-QUICK CORNER



Adams Casing AZM-97

Casing Profiles Moulding | AZEK Exteriors

Page 4 of 11



Band Moulding AZM-217

LENGTH: 16'

ICC-ES Evaluation Report

ESR-3947

Reissued September 2019

This report is subject to renewal September 2020.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES

Section: 06 50 00—Structural Plastics

Section: 06 63 00—Plastic Railings

REPORT HOLDER:

TREX COMPANY INC.

EVALUATION SUBJECT:

TREX® TRANSCEND® SERIES RAILING SYSTEM
TREX® SELECT® SERIES RAILING SYSTEM

1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2015, 2012 and 2009 *International Building Code*® (IBC)
- 2015, 2012 and 2009 *International Residential Code*® (IRC)

Property evaluated:

- Structural
- Durability
- Surface-burning Characteristics

1.2 Evaluation to the following green code(s) and/or standards:

- 2016 California Green Building Standards Code (CALGreen), Title 24, Part 11
- 2015, 2012 and 2008 ICC 700 *National Green Building Standard*™ (ICC 700-2015, ICC 700-2012 and ICC 700-2008)

Attributes verified:

- See Section 3.1

2.0 USES

The Trex® Transcend® Series Railing System and Trex® Select® Series Railing System described in this report are limited to exterior use as guards for balconies, porches, and decks in Residential Group R buildings of Type V-B construction and other types of construction in applications where untreated wood is permitted by IBC Section 1406.3 or in buildings constructed in accordance with the IRC.

3.0 DESCRIPTION

3.1 General:

Trex® Transcend® Series Railing System and Trex® Select® Series Railing System are guards consisting of

top and bottom rails, balusters, baluster spacers, rail-to-post brackets, foot blocks, with decorative post sleeves, post sleeve caps and post sleeve skirts. The top and bottom rails, post sleeves, and the Transcend and Select balusters are composed of extruded wood-plastic composite core material, with a polyvinyl chloride (PVC) or acrylic cap layer.

The attributes of the railing systems have been verified as conforming to the provisions of (i) CALGreen Section A5.406.1.2 for reduced maintenance; (ii) ICC 700-2015 and ICC 700-2012 Sections 601.7, 11.601.7, and 12.1(A).601.7 for site-applied finishing materials; and (iii) ICC 700-2008 Section 601.7 for site-applied finishing materials. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance.

3.2 Guards:

3.2.1 Trex® Transcend® Series Railing System: The height of the railing assembly is 36 inches or 42 inches (914.4 mm or 1066.8 mm) above the walking surface. The top rail has overall dimensions of 3.31 inches wide by 2.45 inches tall (84.1 mm by 62.2 mm). The bottom rail has overall dimensions of 3.0 inches wide by 2.0 inches tall (76.2 mm by 50.8 mm). The balusters can be either 1.42 inch (36.1 mm) or 1.125 inch (28.6 mm) square profiles. A baluster spacer, made of PVC with a PVC or acrylic cap layer, is installed onto the top and bottom rails. Each post is covered with a 4.45 inch (113 mm) square composite post sleeve. Rails are attached to posts with nylon composite brackets.

Transcend® Series Railing System components are available in 7 colors: Charcoal Black, Classic White, Fire Pit, Gravel Path, Rope Swing, Tree House, and Vintage Lantern.

3.2.2 Trex® Select® Series Railing System: The height of the railing assembly is 36 inches (914.4 mm) above the walking surface. The top rail has overall dimensions of 2.75 inches wide by 2.0 inches tall (69.9 mm by 50.8 mm). The bottom rail has overall dimensions of 2.0 inches wide by 2.75 inches tall (50.8 mm by 69.9 mm). The balusters are 1.125 inch (28.6 mm) square profiles. Balusters are installed directly into openings machined into the upper and lower rails. Each post is covered with a 4.45 inch (113 mm) square composite post sleeve. Rails are attached to posts with nylon brackets.

Select® Series Railing System is available in white color.

3.3 Durability:

When subjected to weathering, insect attack, and other decaying elements, the material used to manufacture the Trex® Transcend® Railing System and Trex® Select® Railing System are equivalent in durability to code-complying, preservative-treated or naturally durable lumber when used in locations in described in Section 2.0 of this report. Trex® Transcend® Railing System and Trex® Select® Railing System have been evaluated for structural performance when exposed to temperatures from -20°F (-29°C) to 125°F (52°C).

3.4 Surface-burning Characteristics:

When tested in accordance with ASTM E84, Trex® Transcend® Railing System and Trex® Select® Railing System have a flame-spread index of no greater than 200.

4.0 DESIGN AND INSTALLATION

4.1 General:

The Trex® Transcend® Series Railing System and Trex® Select® Series Railing System must be installed in accordance with the manufacturer's published installation instructions, the approved construction documents and this report. The manufacturer's published installation instructions must be available at all times on the jobsites during installation.

4.2 Design:

The Trex® Transcend® Series Railing System and Trex® Select® Series Railing System are satisfactory to resist loads specified in Section 1607.8.1 of the 2015 and 2012 IBC, Section 1607.7.1 of the 2009 IBC and Table R301.5 of the IRC, when installed at the maximum clear distance between the posts as noted in Table 1. When the railing is supported on one or both ends by the supporting structure, the maximum clear distance between the post and supporting structure or between the structures must comply with the spans noted in Table 1.

4.3 Installation:

4.3.1 Trex® Transcend® Series Railing System:

Composite post sleeves are installed over a conventional treated wood 4x4 post, having a minimum specific gravity of 0.55. The attachment of the posts to the deck structure must be adequate and is outside the scope of this report. The top and bottom rail assemblies are attached to the composite post sleeves using mounting brackets. The bracket screws are installed through the composite post sleeve, into the 4x4 wooden post using two #8 x 2-inch-long (50.8 mm) wood screws. Each mounting bracket attaches to the top and bottom rail using two #12 x 1.5-inch-long (38.1 mm) self-drilling flathead screws. Baluster spacers are installed in the top and bottom rails to hold the balusters in place. Foot blocks are installed at mid-span of the bottom rail between the deck surface and the rail using one #10 x 2-inch-long (50.8 mm) screw.

4.3.2 Trex® Select® Series Railing System:

Composite post sleeves are installed over a conventional treated wood 4x4 post, having a minimum specific gravity of 0.55. The attachment of the posts to the deck structure must be adequate and is outside the scope of this report. The top and bottom rail assemblies are attached to the composite post sleeves using mounting brackets. The bracket screws are installed through the composite post sleeve, into the 4x4 wooden post using four #8 x 2-inch-long (50.8 mm) wood screws. Each mounting bracket attaches to the top and bottom rail using four #10 x 1-inch-long (25.4 mm) pan-head screws. Balusters are installed directly into the holes in the rail profiles. Foot blocks are

installed at mid-span of the bottom rail between the deck surface and the rail using one #10 x 2-inch-long (50.8 mm) screw.

5.0 CONDITIONS OF USE

The Trex® Transcend® Series Railing System and Trex® Select® Series Railing System described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 This Trex® Transcend® Series Railing System and Trex® Select® Series Railing System are limited to exterior use as guards for balconies, porches, and decks in Residential Group R buildings of Type V-B construction and other types of construction in applications where untreated wood is permitted by IBC Section 1406.3, or in building constructed in accordance with the IRC.

5.2 Installation of the Trex® Transcend® Series Railing System and Trex® Select® Series Railing System must comply with this evaluation report, the manufacturer's published installation instructions and the applicable code. When the manufacturer's published installation instructions differ from this evaluation report, this evaluation report governs.

5.3 Only those types of fasteners and fastening methods described in this evaluation report have been evaluated for the installation of Trex® Transcend® Railing System and Trex® Select® Railing System. The compatibility of fasteners with the supporting construction, including chemically treated wood, is outside the scope of this report.

5.4 The Trex® Transcend® Series Railing System and Trex® Select® Series Railing System must be directly fastened to supporting construction having adequate strength and stiffness. Where required by the code official, engineering calculations and construction documents consistent with this report must be submitted for approval. The calculations must verify that the supporting construction complies with the applicable building code requirements and is adequate to resist the loads imparted upon it from the products and systems discussed in this report. The documents must contain details of the attachment to the supporting structure consistent with the requirements of this report. The documents must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

5.5 The use of Trex® Transcend® Series Railing System and Trex® Select® Series Railing System on stairs has not been evaluated and is outside the scope of this evaluation report.

5.6 Structural posts and attachment of the posts to the supporting structure are outside the scope of this report.

5.7 The Trex® Transcend® Railing System and Trex® Select® Railing System are manufactured in Winchester, Virginia, under a quality-control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Deck Board Span Ratings and Guardrail systems (Guards and Handrails) (AC174), dated January 2012 (Editorially revised December 2014).

7.0 IDENTIFICATION

7.1 The Trex® Transcend® Series Railing System and Trex® Select® Series Railing System described in this report are identified by a stamp on each individual piece or on the packaging, bearing the report holder's name (Trex Company, Inc.), the product name (The Trex® Transcend® Series Railing System or Trex® Select® Series Railing System), the allowable span, ICC-ES evaluation report number (ESR-3947).

7.2 The report holder's contact information is the following:

TREX COMPANY INC.
160 EXETER DRIVE
WINCHESTER, VIRGINIA 22602
(540) 542-6300
www.trex.com

TABLE 1—MAXIMUM GUARDRAIL SYSTEM SPANS¹

PRODUCT NAME / COMPONENT	APPLICABLE BUILDING CODE ^{2,3}		MAXIMUM SPAN ^{4,5} (Inches)
	IBC	IRC	
Trex® Transcend® Railing System	Yes	Yes	67.5
Trex® Transcend® Railing System	No ⁶	Yes	91.75
Trex® Select® Railing System	No ⁶	Yes	68.25

For SI: 1 inch = 25.4 mm; 1 foot = 305 mm.

¹The ability of the supporting construction, including posts, to resist the reactionary loads must be justified to the satisfaction of the code official.

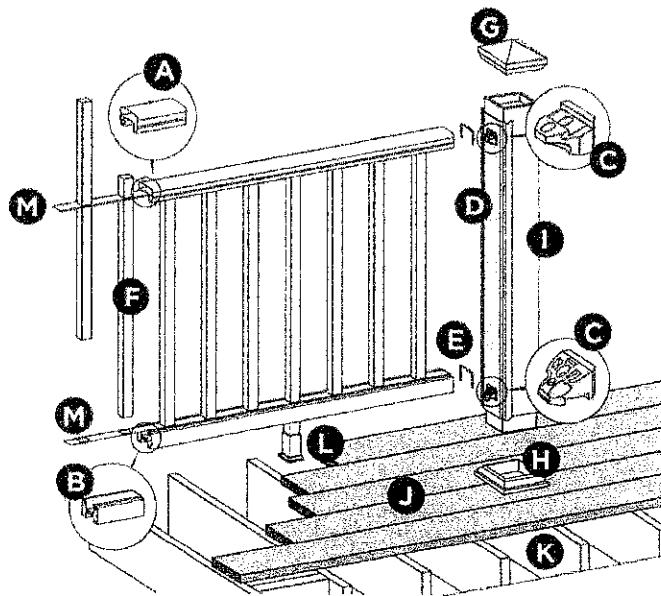
²Indicates compliance with the respective building codes.

³The minimum height of the top rails is 42 inches in accordance with Section 1015 of the 2015 IBC and Section 1013 of the 2012 and 2009 IBC and 36 inches in accordance with IRC Section R312.

⁴Maximum span is the clear distance measured from edge-of-post to edge-of-post, edge-of-post to edge-of-structure, or edge-of-structure to edge-of-structure.

⁵Maximum allowable span has been adjusted for durability. No further increases are permitted.

⁶Exempt in One- and Two-Family Dwellings.



- A. Top Rail
- B. Bottom Rail
- C. Railing Bracket
- D. **Assembly Guide Template
- E. **Gaskets
- F. Balusters
- G. Post Cap
- H. Post Skirt
- I. Trex® Composite Post Sleeve
- J. **Trex® Decking
- K. **Code-Approved Wood Joists
- L. Trex® Footblock
- M. Baluster Spacer

Note: Items marked with ** are outside the scope of this report.

FIGURE 1—TYPICAL TREX® TRANSCEND® SERIES RAILING ASSEMBLY

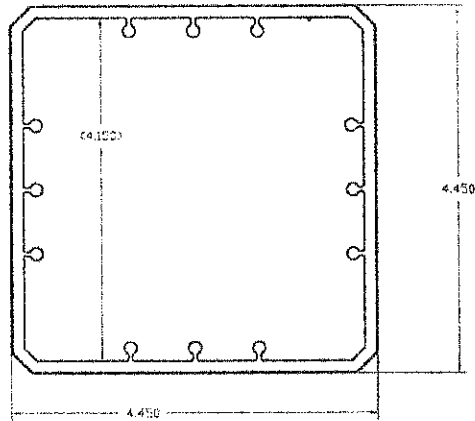


FIGURE 5—TREX® TRANSCEND® AND SELECT® SERIES COMPOSITE POST SLEEVE

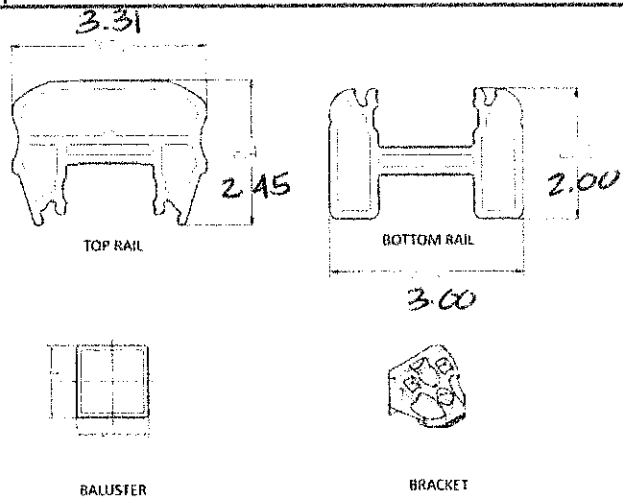


FIGURE 2—TREX® TRANSCEND® SERIES RAILING COMPONENTS



City of Plymouth Historic District Commission
201 S. Main Plymouth, MI 48170
Administrative Review of Jewell Maple Development
Case Number H19-06
Agenda Date: March 4, 2020

Address: 583-585 W. Ann Arbor Trail
Commonly Known As: Jewell Blaich Hall
Year Built: 1926
Historical Significance: Architecture

Proposed Changes: Partial Demolition, New Windows, New Sunshades, New Doors, New Roof, New Siding, Building Cleaning

Standards for Rehabilitation

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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

Address: 587 W. Ann Arbor Trail
Commonly Known As: Saxton's Building and public parking lot
Year Built: 1960, enclosed in 1965
Historical Significance: Non-contributing

Proposed Changes: Partial Demolition, Updated Surface Parking Lot, New Parking Lot Landscaping

Sec. 18-654. - Duties and powers.

(a) It shall be the duty of the historic district commission to review all plans for the construction, addition, alteration, repair, moving, excavation or demolition of structures in the historic district and it shall have the power to pass upon such plans before a permit for such activity can be granted. In reviewing the plans, the commission shall follow the U.S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 CFR 67, or their equivalent as approved or established by the state bureau of history of the department of state, and shall also give consideration and significance to:

- (1) The historical or architectural value and significance of the historic resource and its relationship to the historic value of the surrounding area;
- (2) The relationship of the exterior architectural features of such historic resource to the rest of the resources and to the surrounding area;
- (3) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used;
- (4) To any other factor, including aesthetics, which it deems pertinent;
- (5) The proposed major changes to open spaces in a historic district. The HDC shall review plans for major changes to these open spaces, such as the removal of large trees (over 12 inches in diameter as measured four feet above ground) or the making of major contour changes in terrain features. The HDC may use its discretion to decide if proposed changes are major in nature or not.

(b) The HDC shall review and act upon exterior features of a resource, and shall not review and act upon interior arrangements unless interior work will cause visible changes to the exterior of the historic resource. The HDC shall not disapprove applications except in regard to considerations as set forth in subsection (a) of this section.

(c) The HDC may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The HDC shall provide to such delegated authorities specific written standards for issuing the certificates of appropriateness under this subsection. Such delegated authorities shall come before the next regularly scheduled HDC meeting and the HDC shall review the certificates of appropriateness so issued. These reviews are to serve the purpose of keeping the HDC informed as to what certificates of appropriateness for minor work have been issued since the last HDC meeting. On a quarterly basis, the HDC shall review the certificates of appropriateness, if any, issued by the aforesaid delegated authority to determine whether or not the delegated responsibilities should be continued.

(d) In case of an application for work affecting the appearance of a resource or for the alteration, moving or demolition of a resource which the commission deems so valuable to the city that the loss thereof will adversely affect the public purpose of the city, the historic district commission shall endeavor to work out with the owner an economically feasible plan for preservation of the historic resource.

Address: 674 Maple

Year Built: Unknown, likely prior to 1920

Historical Significance: Architecture

Proposed Changes: New Construction

Sec. 18-654. - Duties and powers.

(a) It shall be the duty of the historic district commission to review all plans for the construction, addition, alteration, repair, moving, excavation or demolition of structures in the historic district and it shall have the power to pass upon such plans before a permit for such activity can be granted. In reviewing the plans, the commission shall follow the U.S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 CFR 67, or their equivalent as approved or established by the state bureau of history of the department of state, and shall also give consideration and significance to:

- (1) The historical or architectural value and significance of the historic resource and its relationship to the historic value of the surrounding area;
- (2) The relationship of the exterior architectural features of such historic resource to the rest of the resources and to the surrounding area;
- (3) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used;
- (4) To any other factor, including aesthetics, which it deems pertinent;
- (5) The proposed major changes to open spaces in a historic district. The HDC shall review plans for major changes to these open spaces, such as the removal of large trees (over 12 inches in diameter as measured four feet above ground) or the making of major contour changes in terrain features. The HDC may use its discretion to decide if proposed changes are major in nature or not.

(b) The HDC shall review and act upon exterior features of a resource, and shall not review and act upon interior arrangements unless interior work will cause visible changes to the exterior of the historic resource. The HDC shall not disapprove applications except in regard to considerations as set forth in subsection (a) of this section.

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(d) In case of an application for work affecting the appearance of a resource or for the alteration, moving or demolition of a resource which the commission deems so valuable to the city that the loss thereof will adversely affect the public purpose of the city, the historic district commission shall endeavor to work out with the owner an economically feasible plan for preservation of the historic resource.

Address: 686 Maple

Year Built: 1920

Historical Significance: Architecture

Proposed Changes: New Construction

Sec. 18-654. - Duties and powers.

(a) It shall be the duty of the historic district commission to review all plans for the construction, addition, alteration, repair, moving, excavation or demolition of structures in the historic district and it shall have the power to pass upon such plans before a permit for such activity can be granted. In reviewing the plans, the commission shall follow the U.S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 CFR 67, or their equivalent as approved or established by the state bureau of history of the department of state, and shall also give consideration and significance to:

- (1) The historical or architectural value and significance of the historic resource and its relationship to the historic value of the surrounding area;
- (2) The relationship of the exterior architectural features of such historic resource to the rest of the resources and to the surrounding area;
- (3) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used;
- (4) To any other factor, including aesthetics, which it deems pertinent;
- (5) The proposed major changes to open spaces in a historic district. The HDC shall review plans for major changes to these open spaces, such as the removal of large trees (over 12 inches in diameter as measured four feet above ground) or the making of major contour changes in terrain features. The HDC may use its discretion to decide if proposed changes are major in nature or not.

(b) The HDC shall review and act upon exterior features of a resource, and shall not review and act upon interior arrangements unless interior work will cause visible changes to the exterior of the historic resource. The HDC shall not disapprove applications except in regard to considerations as set forth in subsection (a) of this section.

(c) The HDC may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The HDC shall provide to such delegated authorities specific written standards for issuing the certificates of appropriateness under this subsection. Such delegated authorities shall come before the next regularly scheduled HDC meeting and the HDC shall review the certificates of appropriateness so issued. These reviews are to serve the purpose of keeping the HDC informed as to what certificates of appropriateness for minor work have been issued since the last HDC meeting. On a quarterly basis, the HDC shall review the certificates of appropriateness, if any, issued by the aforesaid delegated authority to determine whether or not the delegated responsibilities should be continued.

(d) In case of an application for work affecting the appearance of a resource or for the alteration, moving or demolition of a resource which the commission deems so valuable to the city that the loss thereof will adversely affect the public purpose of the city, the historic district commission shall endeavor to work out with the owner an economically feasible plan for preservation of the historic resource.

SAMPLE MOTION LANGUAGE

1. Motion to Approve Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard number(s) ___ and would give consideration and/or significance to the City of Plymouth Ordinance review criteria number(s) ___. Vote "Yes" to approve application. Vote "No" to deny application.

2. Motion to Approve Application with Conditions

I move that the Commission issue a Certificate of Appropriateness for application number ___, provided that the following conditions are met: (list conditions). The Findings of Fact are as follows: (list facts of finding). The work would then meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. Vote "Yes" to approve application with conditions. Vote "No" to deny application with conditions.

3. Motion to Postpone Review

I move that the Commission Postpone Review of application number ___ until the next regular meeting scheduled for ____. Vote "Yes" to approve postponing the review. Vote "No" to deny postponing the review.

4. Motion to Deny Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list findings of facts that do not warrant the project's approval). The work as proposed does not meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would not give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. Vote "No" to deny the application. Vote "Yes" to approve the application.

Note: Voting "No" to positively framed motion is the easiest way to deny an application's request for a Certificate of Appropriateness. FYI: Making a motion for approval and then voting "No" to deny is the same as making a motion to deny an application and then voting "Yes".

5. Motion to Issue a Notice to Proceed

May be used in special conditions or emergencies.

I move that the Commission issue a Notice to Proceed for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed does (not) meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would (not) give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. The work which is approved with this Notice to Proceed is as follows: (list approved work). The work that is not approved/not appropriate requires the following conditions to be met: (list conditions). The proposed work will substantially improve or correct the following: (list notice to proceed options). Additional work desired which is not approved within this Notice to Proceed is to be resubmitted for a Certificate of Appropriateness. Vote "Yes" to approve notice to proceed. Vote "No" to deny notice to proceed.

Jewell Maple Development
101 N. Main Street Suite 350
Ann Arbor, MI 48104

February 11, 2020

VIA HAND DELIVERY

Historic District Commission
City of Plymouth
201 S. Main Street
Plymouth, MI 48170

RE: March 4, 2020 HDC meeting - H19-06 Renovation of Jewell-Blaich Hall and new construction at 686 and 674 Maple.

Dear Commissioners:

As you know, Jewell Maple Development (JMD) has proposed a redevelopment project that consists in relevant part of rehabilitating Jewell-Blaich Hall and constructing 10 new townhomes.

On August 7, 2019, the HDC issued a notice to proceed to demolish the Saxton building and the houses located at 686 Maple and 674 Maple to make way for the new townhomes. The demolitions are conditioned upon getting final site plan and PUD approval from the Planning Commission and City Commission for the proposed development project. We have applied to get certificates of approval from the HDC for the Jewell-Blaich rehabilitation.

We last appeared at the January 9, 2020 HDC meeting at which we submitted a study and recommendation from Daniel Schneider Architects (DSA)¹ who specialize in saving and rehabilitating existing historical buildings. The DSA recommendation detailed the following elements of the Jewell Blaich rehabilitation plan: (1) proposed treatment of the windows, (2) storefront glass and framing, including transom, (3) tile bulkheads, (4) entry doors and (5) canopies. We also submitted architectural drawings from Alexander V. Bogaerts & Associates depicting the rehabilitation plan and the new townhomes.

We will return on March 4, 2020 to obtain final approval on the window replacement and lighting and to provide an update on the tile bulkheads, entry doors and canopies. We are also seeking final approval on the canopies and clarification that we can move ahead with the already approved work on the tile and entry doors based upon the updated information.

For your ease of reference, at the January 9, 2020 meeting, the Commission voted to approve a Certificate of Appropriateness for H19-06 with respect to the Townhomes, with conditions not

¹Mr. Schneider has been recognized by the Michigan State Historic Preservation Office as meeting or exceeding the professional requirements for "Historic Architecture" under federal regulations. See SHPO List of Consultants Meeting Federal Qualifications for Historical Architects.

H 19-06 **HD Mtg 3/4/20**
686,674 Maple & 587 W. AA Trail
New construction at 686 & 674 Maple.
Landscape, paving & exterior
modifications at 587 W. AA Trail

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COMMUNITY DEVELOPMENT

relevant for this meeting, and the Jewell Blaich rehabilitation with the following conditions for the Jewell Building:

further investigation shall be conducted for the window color prior to final approval, ceiling mounted lighting that is not recessed shall be used in both storefronts, replacement tile and signage including lighting shall be presented to HDC for final approval, the MEP system shall be presented to HDC for final approval, the center door shall be preserved, if the two storefront doors cannot be repaired and replacement is required then the specifics shall be presented to the HDC for final approval, the painted logo on the west property line shall be protected.

As detailed below, we are requesting that the HDC find that:

- The conditions have been met for final approval of the (1) 26 replacements windows with the dark sash color; and
- (2) ceiling mounted lighting.

Additionally:

- We are providing updates regarding tile and storefront door replacements and request confirmation that we may begin the restoration and repair work relative to the doors and tile.
- As earlier discussed, we understand the need to present plans for final approval of the signage and the MEP system when appropriate.
- Finally, approval of the canopies was not made part of the January 9, 2020 motion. We are asking for approval of the canopies as detailed in Schneider's earlier letter and approval the second story awnings.

WINDOWS

We have found compelling support to change the color of the window sash to black. First, photographic evidence shows that the window sash was once painted a darker color (estimated Circa 1955) to match the first-floor storefront. **See attached letter from Daniel Schneider Architects**

Second, the Secretary of Interior has produced a guide for the treatment of replacement windows using the Secretary of Interior's Rehabilitation Standards. See Technical Preservation Services, "Planning Successful Rehabilitation Projects." <https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm>

The guide contains a two-track recommendation depending on whether all or some of the windows are being replaced. The replacement of windows begins with Rehabilitation Standard No. 6. Once it is determined, however, that all the windows will be replaced, the technical guide explains that the standards merely require that replacement windows be compatible "with the historic appearance and character of the building." The guidelines do not require that the sash on the new windows match the windows that are being fully replaced.

The guide provides as follows:

Replacement Windows Where No Historic Windows Remain

Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building. *Although replacement windows may be based on physical or pictorial documentation, if available, recreation of the missing historic windows is not required to meet the Standards.* Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building. The general type of window – industrial steel, wood double-hung, etc. – that is appropriate can usually be determined from the proportions of the openings, and the period and historic function of the building. The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, *but need not replicate the missing historic window.* In many cases, this may be accomplished using substitute materials. There may be some additional flexibility with regard to the details of windows on secondary elevations that are not highly visible, consistent with the approach outlined for replacing existing historic windows. Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.”
(Emphasis added)

When all the windows are being replaced there is no requirement to match the sash color of the windows that no longer exist. This is especially true when as here no historic evidence exists that the current sash color has any particular stylistic or historic significance in itself.

As the Commission knows, the Local Historic Districts Act, MCL 399.201, et al (Act 169 of 1970) requires that the HDC applies the Secretary of Interior’s rehabilitation standard.

The Secretary defines “Rehabilitation” as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.” The Developer’s rehabilitation plan is preserving the portions and features of the property which are significant to its historic, architectural, and cultural values while appropriately replacing a feature (the windows) that is beyond repair and utility and which use as is would not allow an efficient contemporary use of the property. The only question is whether the replacement windows are compatible with the historic appearance and character of the building. Compatibility does not mean recreating the windows that are being replaced.

We submit that we have presented the HDC with new windows that are compatible with the historic appearance and character of the Jewell Building and ask that the windows be approved.

LIGHTING

Alexander V. Bogaerts & Associates' updated architectural plans show the replacement of the recessed ceiling mounted lighting fixture to which the HDC had previously objected. It has been replaced with a ceiling hung fixture.

UPDATE: TILE BULKHEADS (STOREFRONT BASE)

The HDC approved our proposal to remove the nonoriginal western suite tile and replace it with new compatible tiles matching the size and pattern as shown in the 1929 historic photograph.

We noted that the eastern suite tiles appear to be originals. They are in different states of repair. We proposed to rehabilitate any of the eastern tiles that need to be and can be repaired. If the tile cannot be saved, we proposed to replace the tile to match the existing original tiles that are being preserved. If matching tiles cannot be located, we proposed to leave the damaged tiles in place and secured in the most appropriate method available.

UPDATE: We could not locate matching eastern tiles. If we can locate them, we will bring this item back but in the meantime plan to take the course as detailed immediately above and approved on January 9, 2020.

ENTRY DOORS

We advised the Commission that the condition of the three wood entrance doors was mostly worn showing typical wear and deterioration from daily use and impacts from weather and people. Doors show previous repairs, modifications and lack of proper weather-stripping. Not all hardware is ADA compliant and doors do not allow proper, full closure when in locked position.

We stated that only the center doors were original, would remain in place and would be repaired/restored to match existing and new ADA complaint hardware installed. We also advised that the east and west suite doors are not original and would be replaced with new historically appropriate stained wood stile and rail/glass doors with new ADA-compliant hardware

UPDATE: We have not located replacement doors. In the meantime, we would like to begin the approved work and keep the existing east and west doors. We will return to the HDC for approval of any new doors that we locate.

EXTERIOR CANOPIES

Please recall that we advised the Commission previously that the design included adding three new canopies to the façade of the Jewell Building, and two on the west elevation: one over an existing exterior stair leading down to the lower level and one above the new door to the right/south of the stair.

We provided guidance from the National Park Service, Technical Preservation Service's Preservation Brief #44: The Use of Awnings on Historic Buildings, Repair, Replacement and New Design allows new, compatible awnings on historic buildings with the following description:

Where no awning currently exists, and there is no evidence of a past one, it may still be possible to add an awning to a historic building without altering distinctive features, damaging historic fabric or changing the building's historic character. A new awning should be compatible with the features and characteristics of a historic building, as well as with neighboring buildings, or the historic district, if applicable. Historic photographs of similar neighboring buildings with awnings, can also be helpful in choosing an appropriate installation. When selecting and installing a new awning, a number of other factors should be considered: shape, scale, massing, placement, signage, and color.

We could not find historic documentation that canopies, or awnings were ever installed on the Jewell Building. We proposed small and simple canopies above existing first floor openings and existing stairs in order to provide weather protection to the original storefront and entry door remaining historic materials and to provide a location for minimal address signage without attaching such signage directly to the historic masonry facade. The canopies add a level of safety as a device for shielding water and ice from accumulating near these building entrances.

UPDATE: The HDC did not reference the canopies in its January 9, 2020 motion. We ask for a decision on our request which we are modifying to include the second-floor canopies in the same style as the first-floor canopies. We believe that adding canopies to the second floor is consistent with the Secretary's technical guidelines on the addition of awnings.

We have also found a historic photograph from the original Kellogg Park Historic District Study, which shows that 838-846 Penniman Avenue (Pettingale's Grocery) had awnings on its second-floor windows. This is significant because Pettingale's grocery building, like Jewell- Blauch hall, is a two-story commercial store front from the 1920's. It appears from the 2017 Kellogg Park Historic District Study that the awnings have since been removed or are not visible in the picture of the structure shown in the study. However, the earlier study provides better evidence that second story windows on a store front structure from the 1920's is consistent with the historic character of the Jewell-Blauch building.

CONCLUSION AND ACTION REQUESTED

We request that the HDC pass a resolution approving the issuance of a certificate of appropriateness under the Secretary of Interior Standards 2, 5, 6, and 7, the National Park Service, Technical Preservation Service's Preservation Brief #44: "The Use of Awnings on Historic Buildings, Repair, Replacement and New Design" and the National Park Service, Technical Preservation Services, "Planning Successful Rehabilitation Projects", for

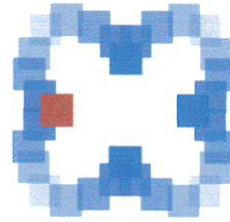
- (1) Replacement of 26 windows with black window sash as provided in the DSA report;
- (2) Ceiling light fixture shown on architectural plans; and
- (3) Installation of canopies as detailed in DSA report but also including canopies on second story windows.

We further request as needed any final approval to move forward with the

(1) repair and rehabilitation of the existing eastern bulkhead tiles for which we could not locate a suitable match; and

(2) Repair, restoration and other treatment of the east and west entry doors;

Very truly yours,



DANIEL SCHNEIDER ARCHITECTS
DESIGN + PRESERVATION

February 11, 2020

Plymouth Historic District Commission
201 S. Main Street, Second Floor
Plymouth, Michigan 48170

RE: Jewell-Blaich Building
585 West Ann Arbor Trail, Plymouth, MI
Replacement Window Sash Color Responses

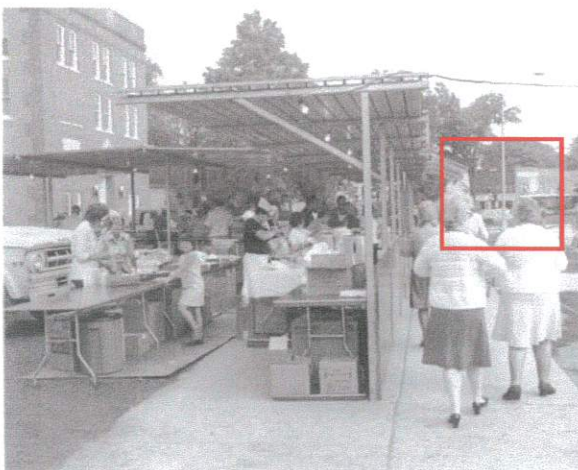
Dear Commissioners:

As a response to our discussion from the HDC meeting on January 9, 2020, I offer the following additional information to support our intention to provide a dark colored sash and trim for the replacement windows in conjunction with the Jewell Building rehabilitation. Our team believes that dark colored sash and trim would be the most appropriate and historically-sensitive option for these new windows, and would also help to blend these new windows in with the dark colored first floor storefront framing members which in turn would unify the entire façade. Support for the dark colored sash is as follows:

Secretary's Standards for Rehabilitation No. 4:

"Most properties change over time, those changes that have acquired historic significance in their own right shall be retained and preserved."

Photographic evidence indicates that the window sash at one time (estimated circa 1955) were painted a dark color to match the first-floor storefront. See photos below:



Historical photos do indicate two different sash colors, light and dark, and both could be considered important to the significance of the building although actual dates for when the paint colors were changed are not known. Paint scrapings conducted in January 2020 on window sash did not uncover any base paint layer underneath the current paint covering, so either the windows were fully scraped and all paint removed before repainting (unlikely) or the current windows are not original and were replaced when the paint changed from the dark circa 1955 color to the current lighter color. In either instance it can be stated that both light and dark sash colors were used in the past.

NPS, Technical Preservation Services, "Planning Successful Rehabilitation Projects."

Guidance for *Replacement Windows Where No Historic Windows Remain*, include the following:

"The decision-making process for selecting replacement windows divides into two tracks depending on whether historic windows remain in place or no historic windows survive."

The replacement of windows begins with Rehabilitation Standard No. 6. Once it is determined, however, that all the windows will be replaced, the technical guide explains that the standards merely require that replacement windows be compatible "with the historic appearance and character of the building."

"Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building. *Although replacement windows may be based on physical or pictorial documentation, if available, recreation of the missing historic windows is not required to meet the Standards.* Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building. The general type of window – industrial steel, wood double-hung, etc. – that is appropriate can usually be determined from the proportions of the openings, and the period and historic function of the building. The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, *but need not replicate the missing historic window.* In many cases, this may be accomplished using substitute materials. There may be some additional flexibility with regard to the details of windows on secondary elevations that are not highly visible, consistent with the approach outlined for replacing existing historic windows. Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards." (Emphasis added)

The Standards for Rehabilitation are general guidelines and are open to interpretation. Details for replacement windows, including sash color, can therefore be deemed appropriate when they match the historical character of the building. This historic character can be related to adjacent or nearby masonry commercial buildings of a similar style or age which normally exhibit dark colored sash.

Guidance from the NPS however clarifies as stated that replacement of all the windows requires only that the replacement windows are compatible with the historic appearance and character of the building.

Under the Local Historic Districts Act, MCL 399.201, et al (Act 169 of 1970) the HDC applies the Secretary of Interior's rehabilitation standard which is one of four standards for the treatment of historic property. The Secretary defines "Rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Plymouth Historic District Study Committee Report

Reference notes from the 2017 Kellogg Park Historic District Study Report, pages 9-12, do not list the windows as a feature of this building or as significant materials. The Statement of Significance and Descriptive Notes also do not mention the windows or note their importance to the history of the structure. The report however does list windows for other properties when they are important to the history of that building.

A project meets the Standards when the overall effect of all work is consistent with the property's historic character

Guidance from the National Park Service, Technical Preservation Services states that not all of the work to a historic building needs to meet the Standards for the whole work to be appropriate. Guidance reads as follows:

Found at: <https://www.nps.gov/tps/standards/applying-rehabilitation/cumulative-effect.htm>

“The goal of the Historic Preservation Tax Incentives program is the rehabilitation and successful reuse of historic properties. Program regulations define rehabilitation as “the process of returning a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient use while preserving those portions and features of the building and its site and environment which are significant to its historic, architectural, and cultural values as determined by the Secretary [of the Interior].” (36 CFR 67.2(b)). This accommodation of change is basic to the process of rehabilitation and distinguishes it from restoration. It is the owner’s choice as to what or how much work will be undertaken in a project. There is no requirement that missing historic features be restored, that intrusive or incompatible additions be removed, or that insensitive, non-historic changes be reversed.”

“A project meets the Standards when the overall effect of all work on the property is one of consistency with the property’s historic character. The Guidelines for Rehabilitating Historic Buildings are intended to assist in applying the Standards, but they are not codified as program requirements. Divided into “Recommended” and “Not Recommended” treatments, the Guidelines are designed to assist building owners in planning rehabilitation projects that meet the Standards. Each property exhibits a unique set of conditions; thus, the evaluation of any single aspect of the proposed work can only be made in the context of those conditions and all the other work that constitutes the project. In some cases, a single aspect of a project may not be consistent with recommendations found in the Guidelines, yet its impact on the character of the property as a whole is small enough that the overall project meets the Standards. In other cases, similar work, in combination with numerous other treatments not recommended by the Guidelines, can contribute to a project not meeting the Standards.”

“The amount of change to features and spaces that can be accommodated within the Standards will vary according to the roles they play in establishing the character of the property. The Standards use language such as “distinctive feature” and “spaces that characterize a property,” suggesting that all features and spaces do not carry equal weight in determining the character of an historic property. This does not mean that features and spaces fit into absolute categories of either “character-defining” or not. Rather, the components of a property can be seen as falling into a continuum of importance.”

“The more important a feature or space is to the historic character of a property, the less it can be changed without damaging the character as a whole. On the other hand, aspects less critical to the historic character may be altered more substantially with less effect on the character of the building

as a whole. However, even when the features being changed are minor, changes that are too numerous or radical can in some instances alter the overall character of the building.”

“Similarly, features and spaces that have been so substantially changed outside the period of significance or are so severely deteriorated as no longer to convey historic character can be more readily altered than those aspects of a property that retain a high degree of integrity. Historic character, however, is not readily lost through deterioration, and most deteriorated historic features must be replaced to match when they are beyond repair.”

“Determination that a project meets the Standards is based on the **cumulative effect** of all the work in the context of the specific existing conditions, evaluated through the professional review of the State Historic Preservation Office and the National Park Service.”

In conclusion, the Developer’s rehabilitation plan is preserving the portions and features of the property which are significant and appropriately replacing a feature (the windows) that are beyond repair and utility and if left in place as-is would not allow an efficient contemporary use of the property. The only question is whether the replacement windows are compatible with the historic appearance and character of the building. Compatibility does not mean recreating the windows that are being replaced. We submit that we have presented the HDC with new windows that are compatible with the historic appearance and character of the Jewell Building.

Please let me know if you have any questions or require additional information. I look forward to speak with the Commission again at the next meeting.

Sincerely,



Daniel Schneider, AIA
President
Daniel Schneider Architects, LLC