



# City of Plymouth Historic District Commission Regular Meeting Agenda

Wednesday, April 1, 2020 – 7:00 p.m.

Zoom Meeting: <https://zoom.us/j/786154917>

City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

Topic: Historic District Commission – Regular Meeting  
Time: April 1, 2020 at 7:00 PM Eastern Time (US and Canada)  
Join Zoom Meeting  
Website – <https://zoom.us>  
Meeting ID – 786 154 917

*Statement of explanation of the reason why the public body is meeting electronically:*

*On March 10, 2020 the Governor of the State of Michigan declared a State of Emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL 10.31 – 33. These sections provide the governor with broad powers and duties to cope with dangers to this state or to the people of the state.*

*As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency. Due to the emergency situation and the request of the Governor to not gather in groups of 10 or more it is necessary for some public boards to meet electronically.*

- 1) **CALL TO ORDER**
  - a) Pledge of Allegiance
  - b) Roll Call
- 2) **CITIZEN COMMENTS**
- 3) **APPROVAL OF THE MINUTES**
  - a) Approval of the March 4, 2020 Meeting Minutes
  - b) Approval of March 23, 2020 Special Meeting Minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **COMMISSIONER COMMENTS**
- 6) **OLD BUSINESS**
  - a) H20-02: Addition, windows, doors, paving, painting & landscaping at 271 S. Main
  - b) H20-03: Roof replacement & painting at 260 S. Union
- 7) **NEW BUSINESS- None**
- 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, March 4, 2020 – 7:00 p.m.**  
**City Hall Commission Chambers**

City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

**1. CALL TO ORDER**

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

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

ABESENT: Joshua Mrozowski

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. Borys and seconded by Comm. Filipczak to approve the meeting minutes from February 5, 2020, as amended.

MOTION APPROVED 6-0

**4. APPROVAL OF THE AGENDA**

A motion was made by Comm. Cole and seconded by Comm. Filipczak to approve the agenda as amended.

MOTION APPROVED 6-0

**5. OLD BUSINESS**

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

Joe Phillips, applicant, presented his case. He explained that the proposed changes are from the fascia line to the concrete slab including 5 columns, three areas of balusters, and newel posts. He explained the rear porch is not a character defining feature, nor is it original and much of the building has been covered with non-traditional materials including vinyl, aluminum, and fiberglass. Mr. Phillips explained there is no connection between this porch and the front porch, which does have original wooden elements, and to require wood on the rear porch would not be appropriate. Mr. Phillips referenced Secretary of Interior Standards number 9 and explained that there is no historic material in that area at all and that the existing material will be replaced, not destroyed. He showed material samples for the columns and explained the material that would be used for the molding.

**Citizen Comments**

None.

**Board Discussion**

Chair Polin asked about the trex system and if it offers a composite post.

Mr. Phillips responded that he did not believe they did because the columns are structural.

Comm. Cole asked if the wood columns are deteriorated beyond repair.

Mr. Phillips responded that the base was deteriorated, but that the intent was to replace the wood columns with material that did not require maintenance.

Comm. Cole explained that the porch and its materials are not original but that the rear porch is a character defining feature and is visible to the public. He stated there is not much wood left and he didn't want to see the historic character diluted further. He was not in support of changing the columns to the proposed material. Chair Polin explained that mixing materials was generally not suggested or supported by the Michigan Historic Preservation Network. She asked if this approval would include the handrails, because that was approved at the previous meeting.

Mr. Buzuvis read the approval motion made at the previous meeting to clarify.

Comm. Borys wanted to see photographic evidence and finalized drawings to feel confident in the previous approval motion. He asked if the rear porch was as important as the front porch.

Comm. Townsend stated the porch is very visible, it is not like a typical residential rear porch.

Comm. Borys explained that he viewed two options, the first is that the rear porch is not as significant as the front porch and as such can be treated different. The second is that the rear porch is as significant as the front porch and should be held to the letter of the Secretary of Interior Standards. He believed that the manufacturer would group together components of the railing system, and that if the column wasn't part of the railing system then it must be considered differently.

Mr. Phillips explained that the rear porch was far from a character defining feature of the house. He believed that it was not as important as the front porch.

Comm. Borys asked if Mr. Phillips had presented new evidence to change the approval motion from the previous month's meeting to include approval for the column to be composite material.

Mr. Phillips clarified that the complete information presented to the Board for consideration is using a non-wood material for the columns. He requested that material be approved.

Comm. Townsend was opposed to the vinyl columns.

Comm. May was opposed to composite columns because wood was an available option.

The Board discussed a clarifying motion.

A motion was made by Comm. Cole, 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 1, 2, 6, and 9 and City Ordinance number 4. The approval has the following conditions: all components of the railing system, newel posts, and columns shall be composite materials – no vinyl, plastic, or fiberglass materials are allowed.

MOTION APPROVED 6-0

#### **b) H19-06: Exterior modification at 587 W. Ann Arbor Trail**

Chair Polin recused herself from this agenda item.

The Board discussed and clarified the previous motion. They determined the items listed in the motion were not approved.

Dan Schneider, preservation architect, presented his case. He explained the proposed changes to the windows including color and the ceiling mounted, recessed lighting. He explained the desire to have the dark color sash based on the historical photos contained in the submittal. Mr. Schneider explained there has been both dark and light-colored sashes on the windows. He explained they believed the dark color sash was more historically appropriate.

#### **Citizen Comments**

None.

## Board Discussion

Comm. Cole asked if any windows are original.

Mr. Schneider explained it was hard to tell. He explained they think some are original because of the style and condition. He confirmed that they believed the windows on the front are original but are unsure after doing a paint scraping which resulted in no underlying paint color.

Comm. Cole referred to the historic photo that advertised the building opening which showed white windows. He stated that if the windows are original, they should be restored, not replaced, and are to be replaced, then they should be replaced with wood.

Mr. Ferrantino explained there are 26 windows on the second floor and maybe eight of them are wood. He asked if they are okay with allowing replacement windows – wood for wood or can they replace with clad?

Comm. Cole stated he believed clad, but not vinyl, replacement windows would be permissible. He stated that he preferred white based on the historic photo contained in the submission.

Mr. Schneider confirmed the replacement windows would be aluminum or aluminum clad, not vinyl. He explained they are requesting all dark window frames to unify the building.

Comm. Cole gave examples of buildings which have contrasting windows colors between floors.

Comm. Townsend stated there are lots of white windows in review of historical photos.

Comm. Borys agreed with Comm. Cole and the photographic evidence provided. He wanted all window not including the storefront to be white, but for them to be able to be replaced with clad windows.

Mr. Schneider explained they intend to retain the tile and doors. He explained if they are beyond repair and must replace them, they will return to the HDC.

Mr. Abanatha explained the lighting plan which includes the three front canopies on the front/storefront width, the over stair light, and the entry door. He explained the doors and overhangs are proposed to be black. He disagreed with the Board's desire to have white windows.

Comm. Cole discussed the previously approved canopies. He clarified that the awnings didn't have to be a specific color. He was not in favor of the proposed second floor awnings.

Mr. Ferrantino clarified the windows are not original windows and did not believe they should be white.

Comm. Borys explained that the window being original or not did not have any bearing on the color of the replacement windows.

Mr. Abanatha wanted the flexibility to choose between white or black windows.

Susan Friedlander, attorney, explained the difference between rehabilitation and preservation and clarified that Michigan is a rehabilitation state. She explained that they want to keep the building in productive use, and it would be arbitrary to require white window sashes in a rehabilitation. She asked the Board to consider if having another color besides white would be less historic and if it would do a disservice to the historical nature. She explained that style is more important than color to historic nature.

City Comm. Deal asked if a lighter color would be acceptable, instead of white.

Comm. Townsend was in favor of a light color, since that's what the historical photo shows.

Comm. Cole read from the Secretary of Interior Standard related to the windows. He explained that white windows do not make the building unusable.

Comm. Townsend reiterated that there's a case for window replacement and they won't require them to save non-original windows. He restated that there is ample evidence of a light-colored window. He did not believe that the light color would impact the value or attractiveness or the historical characteristics of the building.

Mr. Ferrantino felt that the color was subjective and asked for clarification if the new windows would have to be light.

Comm. Filipczak asked if there was a standard for what part of the building new windows should be matched to.

Mr. Schneider explained that the new windows are a modification and should be differentiated from the other windows.

Comm. Cole didn't believe mullions were an appropriate addition to the window. He stated that the windows are a replacement, not restoration of originals with original color, and there is evidence of light and dark

windows. He was considering allowing a color that was not light and because they're replacement. Comm. Filipczak agreed with Comm. Cole's classification and consideration of replacement window standards. Comm. Cole read the replacement windows guidelines and it does not recommend replacement windows that do not match.

Comm. Filipczak and Comm. Cole discussed what "match" meant – the whole, the integrity of the building, or the color.

The Board considered the years and window sash colors of photos provided in the submission. They discussed the standards and how they support the color choice.

Comm. Townsend clarified the desired characteristics of the replacement windows would be aluminum clad wood windows that are double hung within existing openings with no mullions.

Comm. Cole explained the ceiling-hung light, not recessed, with black housing. He explained there is no photographic evidence for the second story canopies. He wanted the doors and tile to be restored or for the applicant to come back.

Ms. Friedlander believed that second floor canopies were compatible for a 1920s era building.

Comm. Cole did not want to establish a false sense of history with the installation of canopies.

A motion was made by Comm. Townsend, supported by Comm. Filipczak, to approve the Certificate of Appropriateness for H19-06, 587 W. Ann Arbor Trail, for exterior modification. The finding of facts is that the project meets Secretary of the Interior Standards numbers 2, 5, 6, and 7 and City Ordinance numbers 1, 2, 3, and 4. The approval has the multiple conditions. Signage, signage lighting, and MET system shall be presented to the HDC for final approval. Tile on the front of the building, the center door, and the two storefront doors shall be restored, and if restoration is not possible, then changes shall be presented to the HDC for final approval. Logos on west building wall shall be preserved. Second floor canopies are not allowed. Work can continue for the two storefronts, doors, and tiles. All replacement windows shall match existing openings and be of aluminum clad wood double hung with no mullions except where new windows will be where there are wall openings into the first floor. Windows shall be a color compatible with building and other windows. Lighting as presented is approved.

MOTION APPROVED 5-0

Chair Polin rejoined the Board.

## **6. NEW BUSINESS**

### **a) 2020 Goals**

The Board was directed to send goal ideas to City Comm. Liaison Suzi Deal for her compilation and their future discussion.

## **7. COMMISSION COMMENTS**

None.

## **8. REPORTS AND CORRESPONDENCE**

None.

## **9. ADJOURNMENT**

A motion was made by Comm. May, supported by Comm. Filipczak, to adjourn the meeting at 9:00 PM.



# City of Plymouth Historic District Commission Special Meeting Minutes

Monday, March 23, 2020 – 5:00 p.m.

Zoom Meeting: <https://zoom.us/j/110042671>

City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

Topic: Historic District Commission - Special Meeting  
Time: Mar 23, 2020 05:00 PM Eastern Time (US and Canada)  
Join Zoom Meeting  
Website – <https://zoom.us>  
Meeting ID - 110 042 671

Statement of explanation of the reason why the public body is meeting electronically:

On March 10, 2020 the Governor of the State of Michigan declared a State of Emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL10.31 – 33. These sections provide the governor with broad powers and duties to cope with dangers to this state or to the people of the state.

As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency. Due to the emergency situation and the request of the Governor to not gather in groups of 10 or more it is necessary for some public boards to meet electronically.

## 1. CALL TO ORDER

Chair Polin called the meeting to order at 5:00 p.m.

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

ABESENT: None

Also present was Community Development Director John Buzuvis (CDD), City Commission Liaison Suzi Deal, and Ted Barker, President of Shaw Construction- General Contractor for Project.

## 2. CITIZEN COMMENTS

None.

## 3. NEW BUSINESS

a) Fountain Replacement for 381 S. Main St. (Kellogg Park), H20-04 Wilcox Foundation/City of Plymouth  
Community Development Director thanked the Commissioner's for making time for a Special Meeting and embracing the technology with which the meeting is being conducted. CDD explained to the Commission that the HDC had previously approved the general concept of the replacement fountain in September 2017 and that the approval granted at that time required that the final selected materials and design elements be presented to the Commission once made. This is the next step as the design/materials have been finalized and directed the Commissioners to reference their packets for further information. Specifically calling attention to the photos of the stone for the exterior base of the fountain and the granite material sample for the seating surface of the fountain.

**Commissioner Townsend**- inquired as to the final height of the water elevation (above the fountain basin) when the water is on and as to what type of lighting configuration would be used and if the lights would have the capability to change, strobe, dance etc.?

**Ted Barker**- Indicated that he was not certain as to what the height of the water would be above the fountain basin when the water was on but that he was happy to provide that information when available. He further indicated that the lighting control system was not specifically called out but with LED lights there are capabilities to adjust the functioning of the lighting as necessary for color, patterns etc.

**CDD**- indicated that per the HDC approval in 2017 the lights may be changed for special events (pink lights for Breast Cancer 3-Day) and may alternate colors by light in a pattern (red light, blue light, white light next to each other) but that the lights wouldn't dance, strobe, flash etc.

**Commissioner Cole**- Asked the CDD to clarify that as a requirement of the 2017 approval the applicant was requesting the HDC to approval the materials as presented.

**CDD** Confirmed that the items being improved included the materials and final design details as enclosed in the packet and required by the original approval of the project in 2017.-

**Commissioner Filipczak**- Asked how the stacked stone would be installed and if there would be any resultant sharp points or edges created as it will be installed on a radius?

**Ted Barker**- Responded that the radius of the exterior of the fountain was large enough to allow for an installation of the stacked stone that would not create sharp points or edges but a smooth finish very similar to what is currently in place on the exterior of the base of the fountain.

**Commissioner May**- Asked what color the mortar for the installation of the stacked stone would be and how much mortar, if any, would be visible?

**Ted Barker**- indicated that the final mortar color selection had not been made yet but that he believed it would be dark in color to match the stone selected

**Dave Rucinski Resident**- Indicated that he did not believe any mortar would be visible as the stone would be installed in a brick pattern with no visible mortar joints and the stacked stone materials were selected to be complimentary to the granite selection and create a change in texture and color variation that would be attractive as a component of the project

**Commissioner Cole**- asked John Buzuvis to hold up the physical samples of the stacked stone materials as well as the granite for visual reference rather than just a photo.

**CDD**- held up the samples and indicated per the rendering the stacked stone would be in a brick pattern with a mixture of 4"x4" and 8"x8" stone pieces and provided a visual reference by holding the two pieces up in a brick pattern configuration

Brief discussion was had on the sheen of the materials being matte finished but that they may look different when wet.

A motion was made by Commissioner Filipczak and seconded by Commissioner Townsend to approve the materials and finalized design concept as presented with the findings of fact referencing the City of Plymouth Ordinance Section 18-654 (a) 1, 2, 3, 4

Ayes: Mrozowski, May, Townsend, Cole, Borys, Filipczak, Polin

Nays: None

Motion Carried Unanimously

#### 4. ADJOURNMENT

A motion was made by Comm. Townsend, supported by Comm. May, to adjourn the meeting at 5:24 PM.

Motion Carried Unanimously



City of Plymouth Historic District Commission  
201 S. Main Plymouth, MI 48170  
Administrative Review of Jewell Maple Development  
Case Number H20-02  
Agenda Date: April 1, 2020

Address: 271 S. Main  
Year Built: 1953  
Historical Significance: Non-contributing structure

Proposed Changes: Building addition and storefront alteration

**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.

# APPLICATION FOR DETERMINATION OF APPROPRIATENESS

Please consult the following submittal checklist to ensure you submit a complete application and supporting information about the type of work proposed.

Property Location (Address of Work): 271 S. MAIN STREET

Contributing Structure     Non-Contributing Structure

Building Owner: BRIAN LANGLOIS - OPERATIONS DIRECTOR

Building Owner Address: 271 S. MAIN ST. PLYMOUTH MI 48170

Phone: (734) 891-0560    Email: BRIAN.LANGLOIS@GWCARES.ORG

Applicant: JOSEPH PHILIPS - ARCHITECT, LLC

Phone: (734) 455-8354    Email: JOSEPHPHILIPSARCHITECT@GMAIL.COM

Applicant's Role:  Building Owner     Architect     Contractor     Other

### TYPE OF WORK PROPOSED (Check all that apply):

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> New Construction              | <input type="checkbox"/> Sign / Awning Install / Replacement          | <input type="checkbox"/> Porch Reconstruction/Repair   |
| <input checked="" type="checkbox"/> Addition           | <input type="checkbox"/> Fence Install / Replacement                  | <input checked="" type="checkbox"/> Paint Color Change |
| <input checked="" type="checkbox"/> Alteration         | <input checked="" type="checkbox"/> Paving Install / Replacement      | <input type="checkbox"/> Building Cleaning             |
| <input checked="" type="checkbox"/> Window Replacement | <input type="checkbox"/> Wall Install / Replacement                   | <input type="checkbox"/> Other                         |
| <input checked="" type="checkbox"/> Door Replacement   | <input checked="" type="checkbox"/> Landscaping Install / Replacement |  |
| <input type="checkbox"/> Roof Replacement              |   |  |
| <input type="checkbox"/> Siding Replacement            |   |  |

**Application Deadline:** The Historic District Commission typically meets the first Wednesday of each month. Please confirm meeting date as meeting schedules may change due to holidays or other unforeseen circumstances. Application material must be completed and submitted to the Community Development Department by 3:00PM on the third Monday of the previous month in order to be placed on the agenda for the following month's meeting. Please check the city's website for exact submission deadlines.

### PLEASE PROVIDE TEN (10) COPIES OF ALL SUBMITTALS

Submittal must include index of sheets (what is included) and all sheets must be numbered and dated.

Applicant's Signature JOSEPH PHILIPS    Date 03/16/20

I, as the Building Owner, confirm with my signature below that I am aware of and approve the work proposed.

Building Owner's Signature Brian Langlois    Date 3.4.20

**H20-02    271 S. Main**  
 Addition, windows, doors, paving,  
 painting & landscaping  
 HD Mtg 4/1/20

**RECEIVED**

MAR 16 2020

CITY OF PLYMOUTH  
 COMMUNITY DEVELOPMENT

RECEIVED

MAR 16 2020

CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT

**H20-02 271 S. Main**  
Addition, windows, doors, paving,  
painting & landscaping  
HD Mtg 4/1/20

# JOSEPH PHILIPS

ARCHITECT, LLC

921 Wing Street

Plymouth, Michigan 48170

(734) 455-8354

(734) 455-8350 Fax

josephphilipsarchitect@gmail.com

MARCH 16, 2020

HISTORIC DISTRICT COMMISSION  
CITY OF PLYMOUTH  
201 S. MAIN STREET  
PLYMOUTH, MICHIGAN 48170

RE: *GROWTH WORKS – BUILDING ADDITION AND STOREFRONT ALTERATIONS*  
*JP Project No. 19593*

DEAR COMMISSIONERS:

THE OWNER'S OF GROWTH WORKS INTEND TO ALTER THE STOREFRONT FAÇADE OF THEIR BUILDING AND CONSTRUCT AN ADDITION.

OVERALL THE PROJECT SCOPE INCLUDES THE FOLLOWING:

1. SITEWORK:

- a. REWORK FRONT LANDSCAPE & SIGNAGE AREA TO ADD PROMINENCE TO THE PROPOSED DOUBLE DOOR ENTRANCE TO THE BUILDING.
- b. INCREASE BRICK PAVER AREA IN FRONT OF THE BUILDING.
- c. RESTRIPE THE PARKING LOT.
- d. ADD A BRICK PAVER AREA AT REAR OF PARKING LOT ADJACENT TO SECONDARY ENTRANCES.

2. STOREFRONT FAÇADE AND ADDITION:

- a. REMOVE NON-ORIGINAL CONSTRUCTION ON THE EXTERIOR FACE OF THE EXISTING CONCRETE BLOCK. INFILL THE FAÇADE AREA AND A PORTION OF THE SOUTH ELEVATION THAT IS CURRENTLY ONE STORY TO INCREASE THE AMOUNT OF TWO STORY CONSTRUCTION.
- b. CLAD A PORTION OF THE EXISTING BUILDING AND ALL NEW CONSTRUCTION WITH FULL FACE BRICK, DOOR & WINDOW FENESTRATIONS THAT PORTRAY A MORE TRADITIONAL PRESENCE TO THE BUILDING.

3. SOUTH ELEVATION:

- a. INSTALL TWO (2) WINDOWS ON THE SOUTH ELEVATION OF THE EXISTING BUILDING THAT MATCH THE DESIGN OF THE REMAINDER OF THE BUILDING THAT IS NOT PROPOSED FOR ALTERATIONS.

NOTE: LAST NOVEMBER, APPROVAL WAS GRANTED BY THE HDC TO INSTALL THREE(3) WINDOWS ON THE SOUTH ELEVATION OF THE BUILDING. SINCE THEN THE DESIGN WAS RECONSIDERED AND THOSE WINDOWS WERE NOT INSTALLED.

PLEASE SEE "PROJECT NARRATIVE" ON THE TITLE SHEET FOR ADDITIONAL INFORMATION. I LOOK FORWARD TO ANSWERING ANY QUESTIONS YOU MAY HAVE AT THE UPCOMING MEETING.

SINCERELY,

JOSEPH PHILIPS, AIA  
JOSEPH PHILIPS - ARCHITECT, LLC

JP/jp

cc BRIAN LANGLOIS – GROWTH WORKS  
FILE

19593SYNOPSIS2.DOC

# GROWTH WORKS

---

271 SOUTH WING STREET, PLYMOUTH, MICHIGAN



STREET ELEVATION

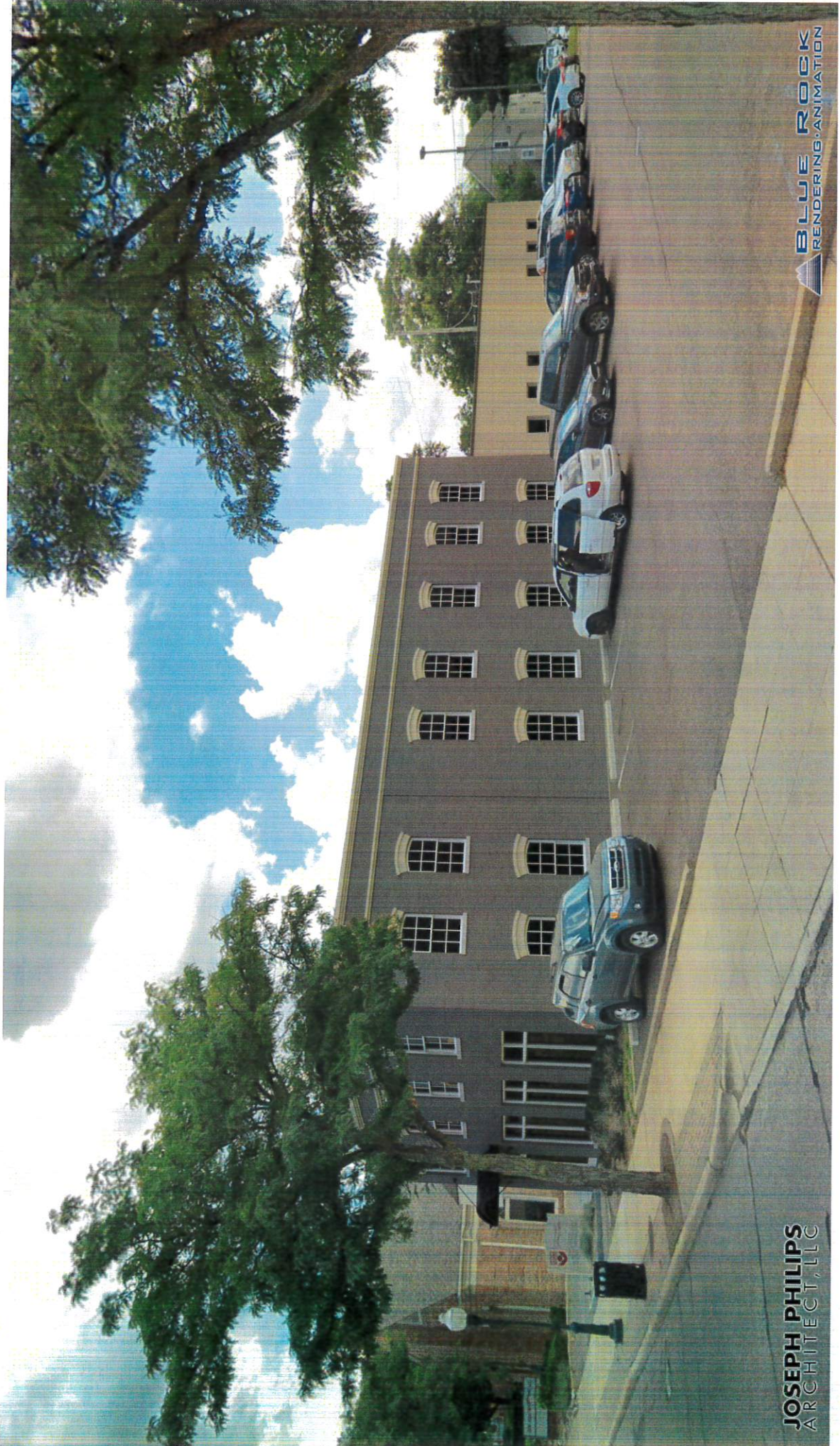


SIDE ELEVATION



**JOSEPH PHILIPS**  
ARCHITECT, LLC

**BLUE ROCK**  
RENDERING ANIMATION



**JOSEPH PHILIPS**  
ARCHITECT, LLC

**BLUE ROCK**  
RENDERING ANIMATION



# 400 Series Woodwright® Double-Hung Windows (2002 to Present)

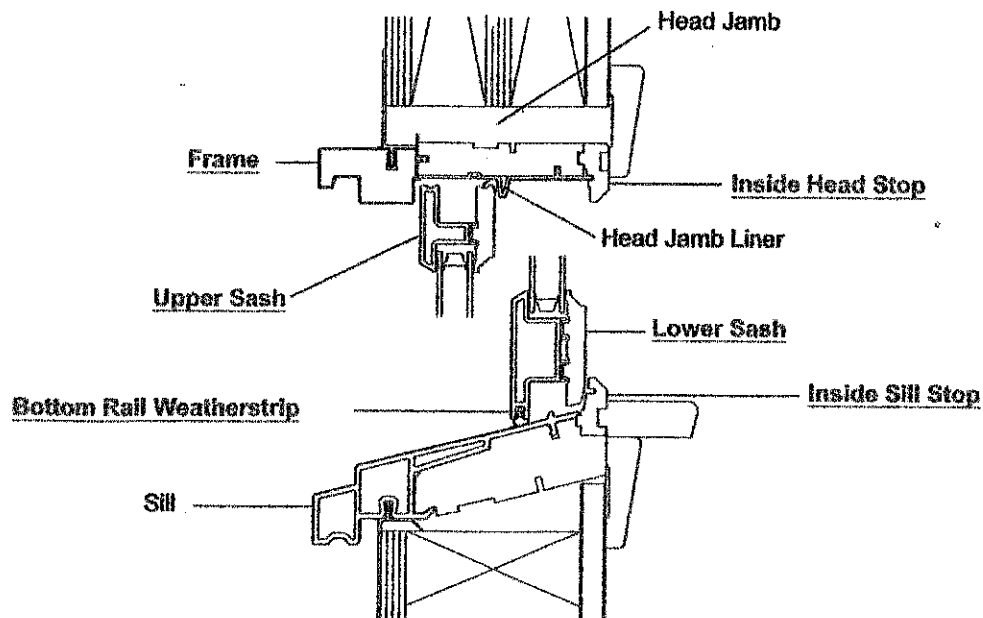
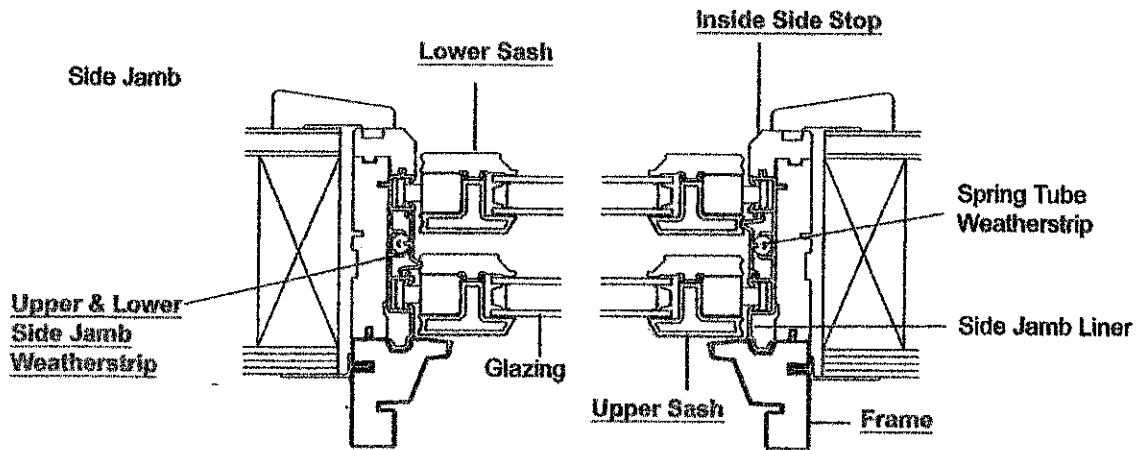
Standard Windows

## Frames

### Frames

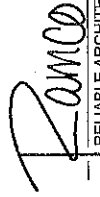
#### Frame Assembly

**Note:**  
See latest [Product Details](#).

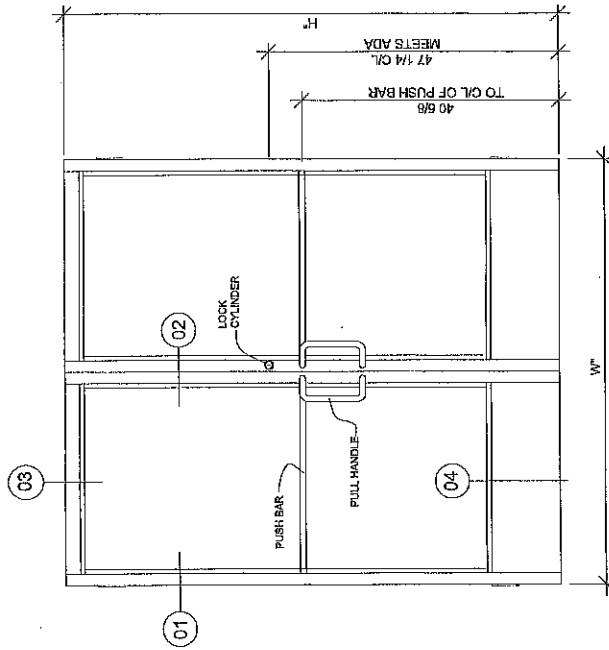


**Woodwright® Double-Hung Frame Assembly**

# STANDARD ENTRANCES



RELIABLE ARCHITECTURAL METALS COMPANY  
 9751 ERWIN STREET  
 DISTRICT, MI 48218  
 PH: 800-445-0263 FAX: 313-924-8877



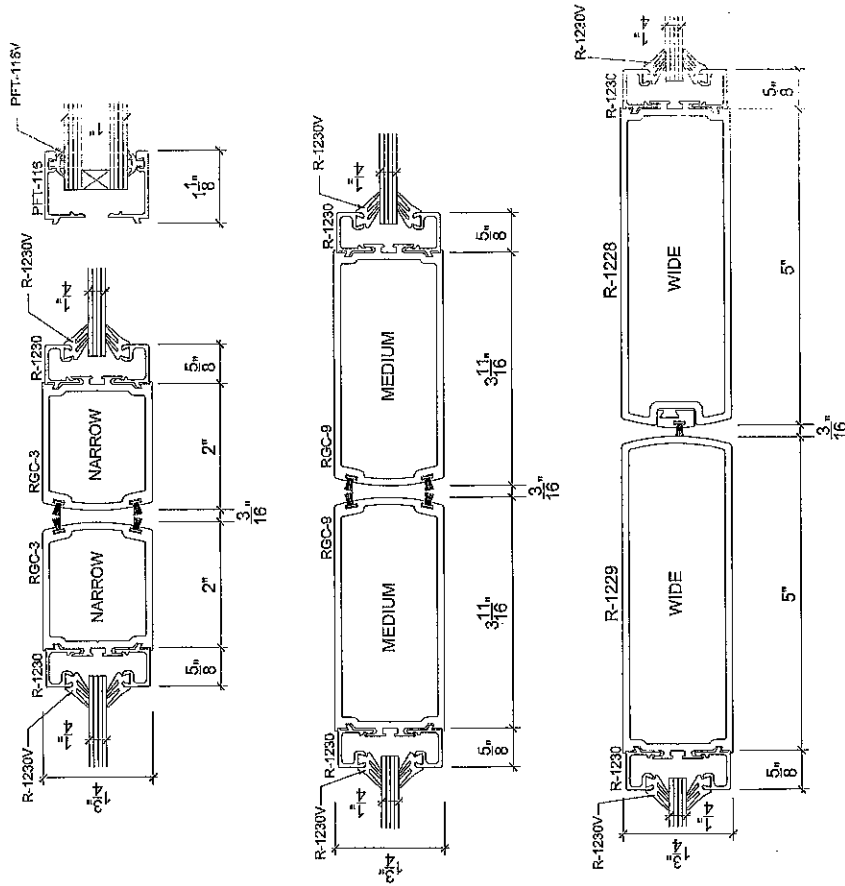
PAIR OF DOORS STANDARD SIZES			
STYLE	HANDING	SWING	HEIGHT (H)
NARROW	PAIR	SINGLE OR DOUBLE	84"
NARROW	PAIR	SINGLE OR DOUBLE	84"
MEDIUM	PAIR	SINGLE OR DOUBLE	84"
MEDIUM	PAIR	SINGLE OR DOUBLE	84"
WIDE	PAIR	SINGLE OR DOUBLE	84"
WIDE	PAIR	SINGLE OR DOUBLE	84"

# MEETING RAILS

1/2 SCALE



RELIABLE ARCHITECTURAL METALS COMPANY  
 9751 ERWIN STREET  
 DISTRICT, MI 48218  
 PH: 800-445-0263 FAX: 313-924-8877

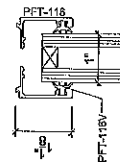
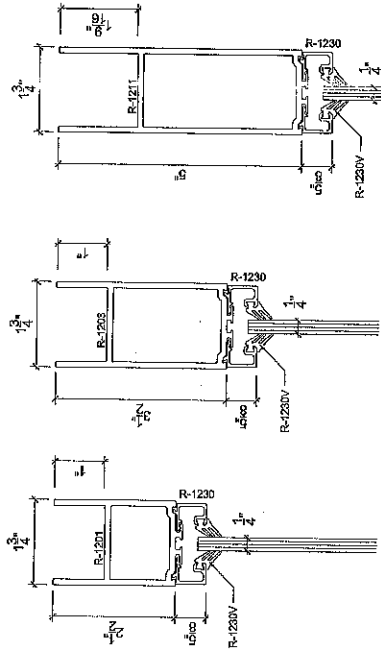


## SECTION 2

Rainco 2008

### TOP RAILS 1/2 SCALE

**Rainco**  
 RELIABLE ARCHITECTURAL METALS COMPANY  
 9761 ERWIN STREET  
 DETROIT, MI 48218  
 PH: 800.445.0263 FAX: 313.824.8877



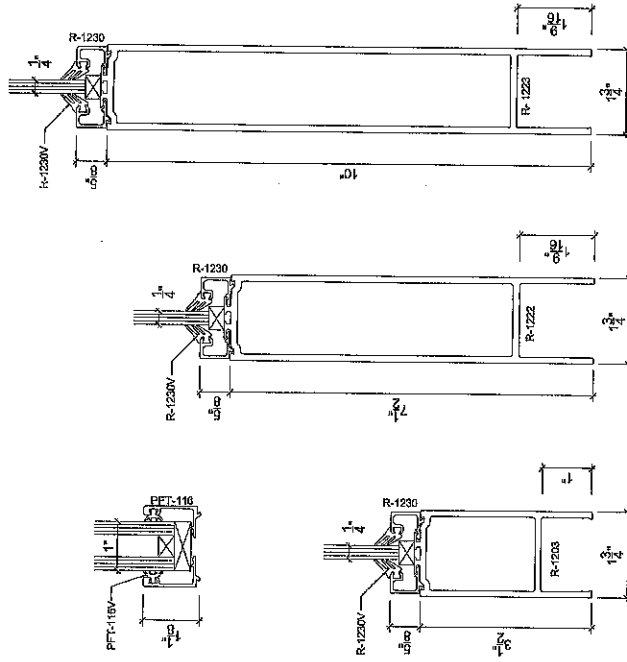
### SECTION 3

www.raincometals.com

Rainco 2008

### BOTTOM RAILS 1/2 SCALE

**Rainco**  
 RELIABLE ARCHITECTURAL METALS COMPANY  
 9761 ERWIN STREET  
 DETROIT, MI 48218  
 PH: 800.445.0263 FAX: 313.824.8877

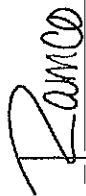


### SECTION 4

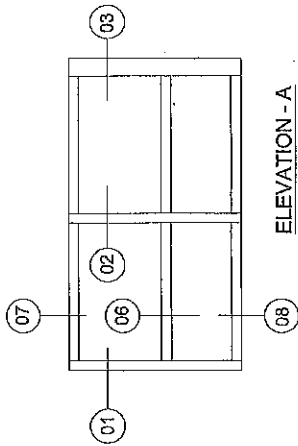
www.raincometals.com

Ramco 2009

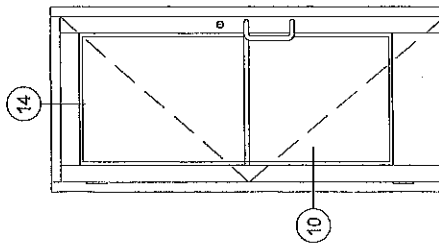
# 1800 SERIES STOREFRONT TYPICAL ELEVATIONS (1" GLAZING)



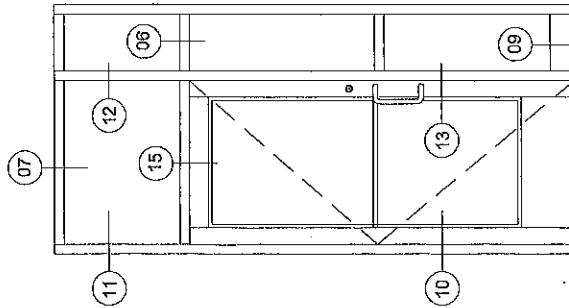
RELIABLE ARCHITECTURAL METALS COMPANY  
9751 ERWIN STREET  
DETROIT, MI 48213  
PH: 800.446.0263 FAX: 313.924.8877



ELEVATION - A



ELEVATION - B



ELEVATION - C

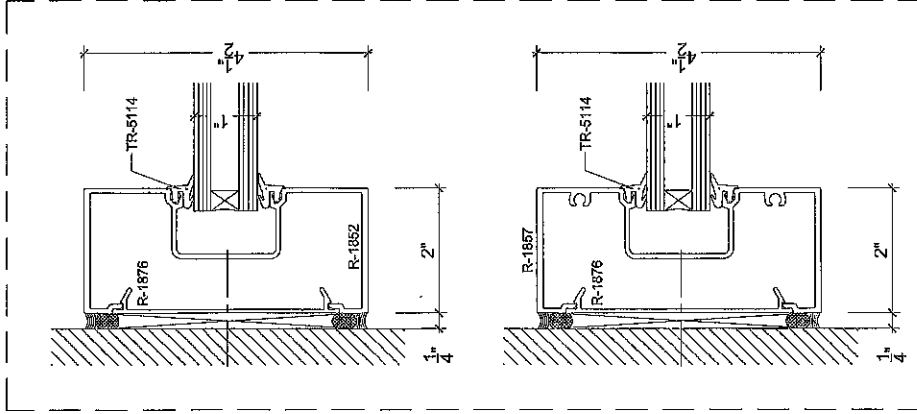
www.ramcometals.com

Ramco 2009

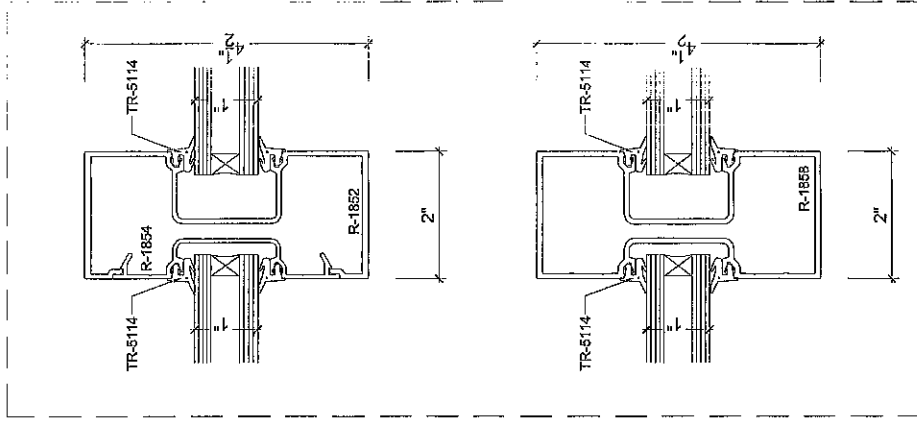
# 1800 SERIES DETAILS 1/2" SCALE



RELIABLE ARCHITECTURAL METALS COMPANY  
9751 ERWIN STREET  
DETROIT, MI 48213  
PH: 800.446.0263 FAX: 313.924.8877



SECTION 1



SECTION 2

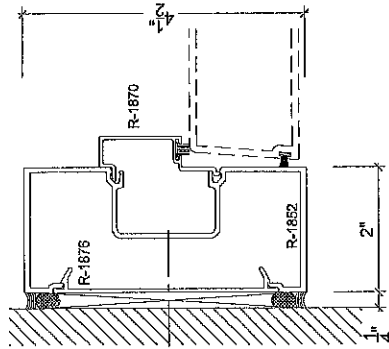
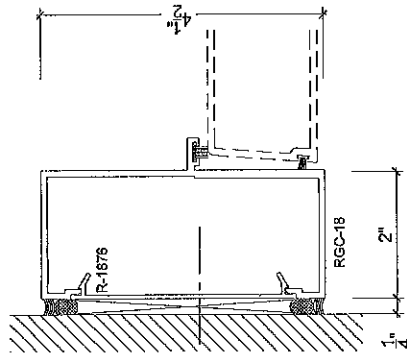
www.ramcometals.com

# 1800 SERIES

DETAILS  
1/2 SCALE



RELIABLE ARCHITECTURAL METALS COMPANY  
9751 ERWIN STREET  
DETROIT, MI 48213  
PH: 800.446.0263 FAX: 313.924.8877



## SECTION 10

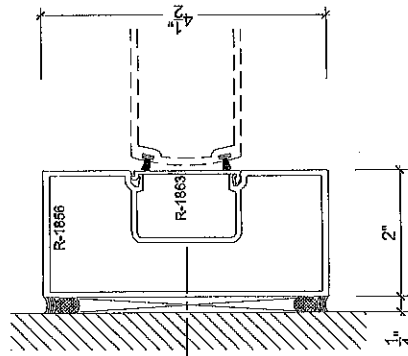
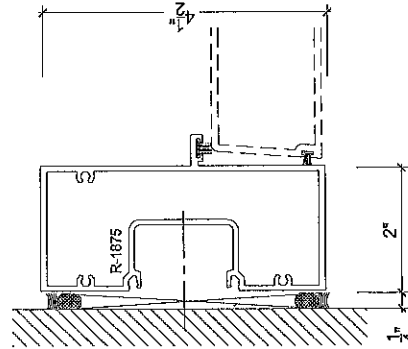
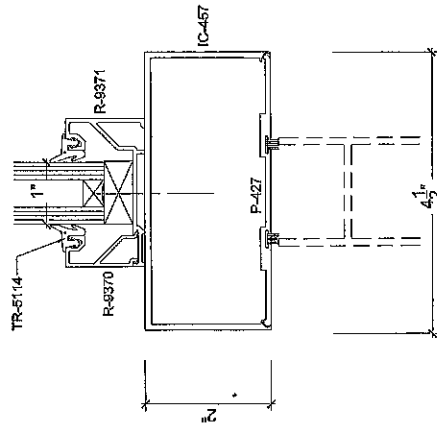
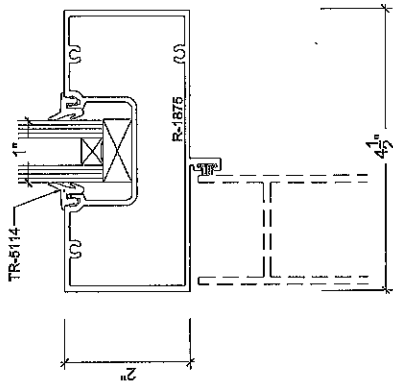
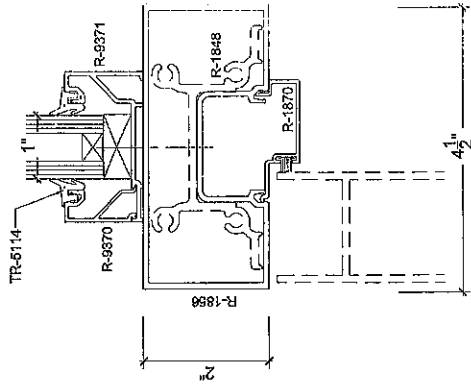
www.ramcometals.com

# 1800 SERIES

DETAILS  
1/2 SCALE



RELIABLE ARCHITECTURAL METALS COMPANY  
9751 ERWIN STREET  
DETROIT, MI 48213  
PH: 800.446.0263 FAX: 313.924.8877



## SECTION 15

www.ramcometals.com

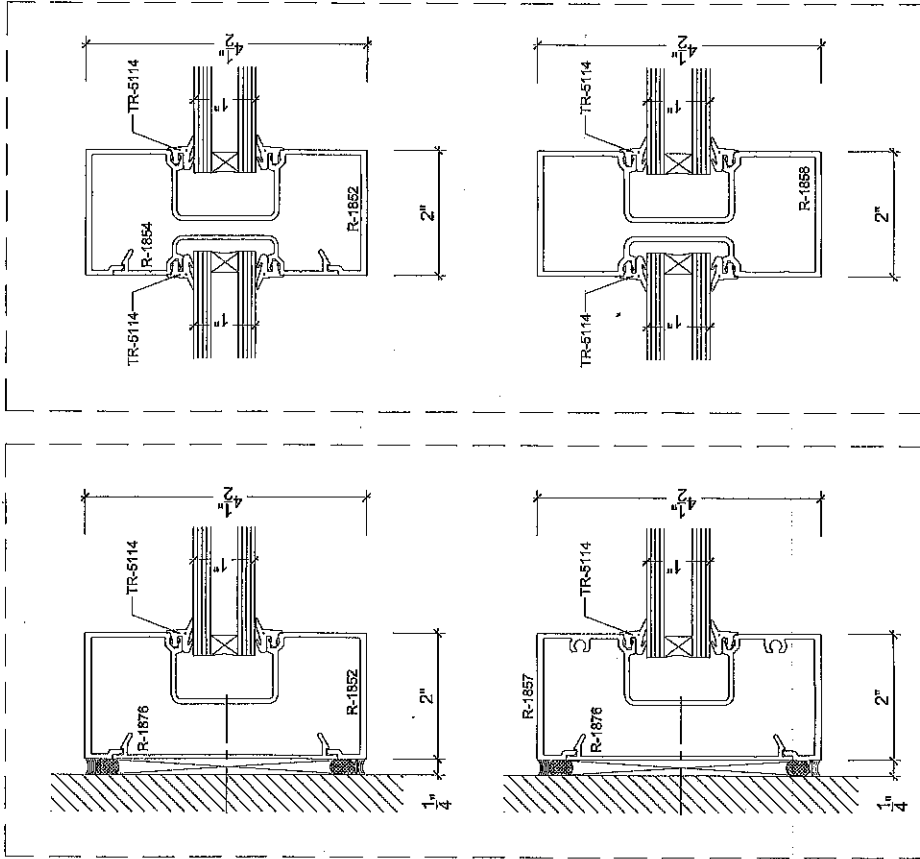
Ramco 2009

# 1800 SERIES

DETAILS  
1/2 SCALE



RELIABLE ARCHITECTURAL METALS COMPANY  
9751 ERWIN STREET  
DETROIT, MI 48213  
PH: 800.445.0263 FAX: 313.924.8877



SECTION 1

SECTION 2

www.ramcometals.com

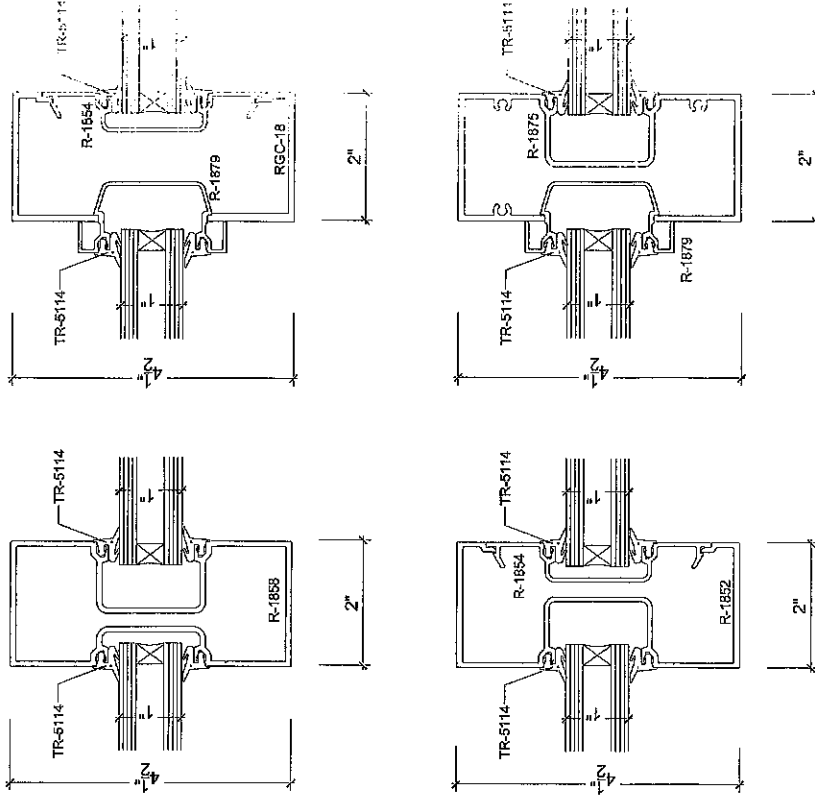
Ramco 2009

# 1800 SERIES

DETAILS  
1/2 SCALE



RELIABLE ARCHITECTURAL METALS COMPANY  
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DETROIT, MI 48213  
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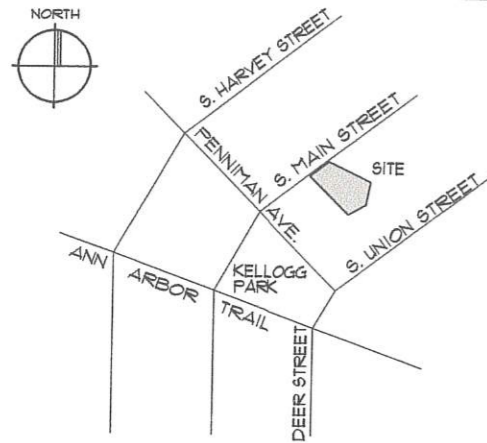
SECTION 12

www.ramcometals.com

# GROWTH WORKS - ADDITION & ALTERATIONS

271 SOUTH MAIN STREET

LOCATION MAP :



## SITE PLAN NOTES :

- SP1 PAINT OUT ALL EXISTING PAINT STRIPS WITH-IN PARKING LOT.
- SP2 REPAIR CRACKS AND SEALCOAT PARKING LOT. EXTENT OF REPAIR IS TO BE DISCUSSED WITH OWNER
- SP3 CONCRETE PARKING BUMPERS.
- SP4 REMOVE EXISTING ASPHALT, CONCRETE, PAVERS, LANDSCAPING, LANDSCAPE TIES, ETC. AND INSTALL PAVERS.
- SP5 PAVES INSTALLATION TO PREVENT RAIN WATER FROM ENTERING DOORS.
- SP6 4" x 18" VAN ACCESSIBLE BARRIER FREE PARKING SIGN BELOW 12" x 18" ACCESSIBLE BARRIER FREE PARKING SIGN ON 1 1/2" SQUARE GALVANIZED STEEL POST SET IN 8" dia. x 3'-6" DEEP CONCRETE FOOTING. MOUNT BOTTOM OF VAN ACCESSIBLE BARRIER FREE PARKING SIGN AT 6'-8" ABOVE GRADE AND EXTEND POST 3'-0" INTO FOOTING.
- SP7 ACCESSIBLE BARRIER FREE LOGO TO BE PAINTED "ACCESSIBLE BLUE".
- SP8 4" WIDE "ACCESSIBLE BLUE" PAINT BORDER & STRIPES AT 45 DEGREES AT 2'-0" O.C.
- SP9 4" WIDE "ACCESSIBLE BLUE" PAINT STRIPES
- SP10 4" WIDE WHITE PAINT STRIPE PARKING SPACE INDICATION - TYPICAL UNO.
- SP11 REWORK EXISTING PLANTER TO REDUCE SIZE FROM 6'-1" WIDE TO 4'-0" WIDE. PLANTER DEPTH TO REMAIN AS IS.
- SP12 REWORK NORTH END OF EXISTING LANDSCAPE AREA AS INDICATED.
- SP13 EXPAND EXISTING BRICK PAVES AREA TO BUTT TIGHT TO REWORKED PLANTER AND LANDSCAPE AREA.

## INDEX OF CONSTRUCTION DRAWINGS :

SHT. NO.	SHEET TITLE	CURRENT ISSUE
	EXISTING AND PROPOSED SITE PLANS	03/16/20
PD1	PROPOSED FLOOR PLANS - TOTAL ADDITION	03/16/20
PD2	PROPOSED EXTERIOR ELEVATIONS - TOTAL ADDITION	03/16/20
PD3	ENLARGED FLOOR PLAN & ELEVATION	03/16/20
ALT1	PROPOSED FLOOR PLANS - PARTIAL ADDITION	03/16/20
ALT2	PROPOSED EXTERIOR ELEVATIONS - PARTIAL ADDITION	03/16/20
EC1	EXISTING FLOOR PLANS	03/16/20
EC2	EXISTING EXTERIOR ELEVATIONS	03/16/20
T-1	TOPOGRAPHIC SURVEY	03/16/20

## PLYMOUTH, MICHIGAN

ISSUED FOR :

03/16/20 DRAWINGS ARE SUBMITTED THIS DATE TO THE CITY OF PLYMOUTH FOR HISTORIC DISTRICT COMMISSION AND PLANNING APPROVAL.

## ABOUT GROWTH WORKS :

GROWTH WORKS PROVIDES SERVICES THAT ADDRESS INDIVIDUAL NEEDS AND PROVIDE PERSONAL CARE AND SUPPORT TO EACH OF THEIR CLIENTS. GROWTH WORKS IS LICENSED BY THE STATE OF MICHIGAN AS A SUBSTANCE ABUSE SERVICE PROVIDER, THEIR CHEMICAL DEPENDENCY SERVICES AND YOUTH ASSISTANCE PROGRAMMING ARE EACH ACCREDITED BY THE JOINT COMMISSION FOR ACCREDITATION OF HEALTHCARE ORGANIZATIONS.

## PROJECT NARRATIVE :

THIS PROJECT INVOLVES A FACADE ALTERATION AND SMALL ADDITION TO "GROWTH WORKS" A COUNSELING CENTER. THE BUILDING WAS ORIGINALLY CONSTRUCTED IN 1934 AND ADDED TO IN 1953. IT IS THE OWNER'S DESIRE TO CONSTRUCT THE TOTAL PROJECT (DEFINED ON THE DRAWINGS), BUT HAVE AN ALTERNATE PLAN (ALSO DEFINED ON THE DRAWINGS) FOR CONSIDERATION, SHOULD ECONOMIC ISSUES ARISE.

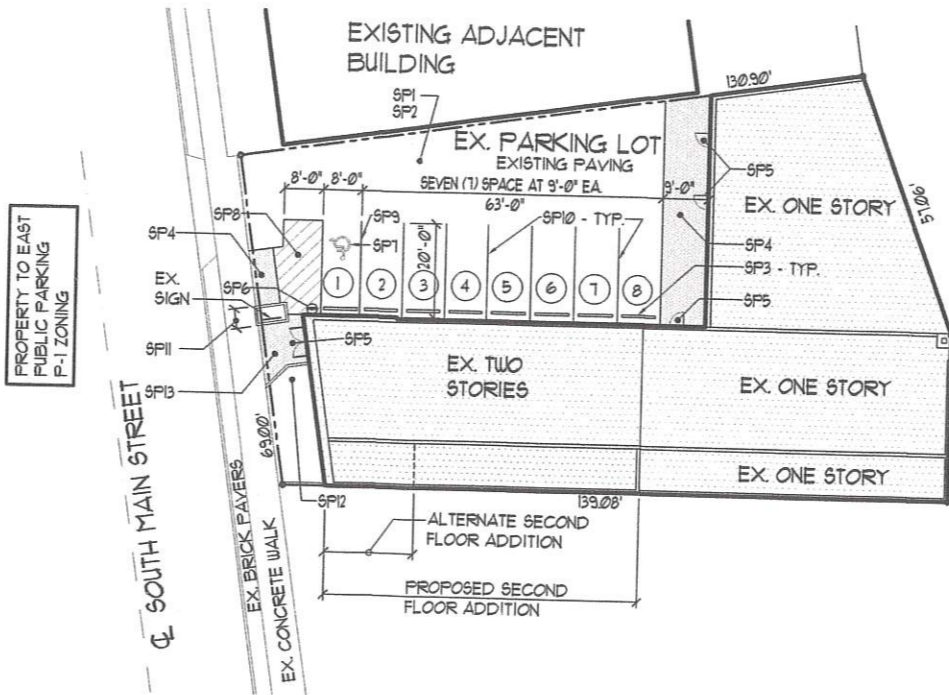
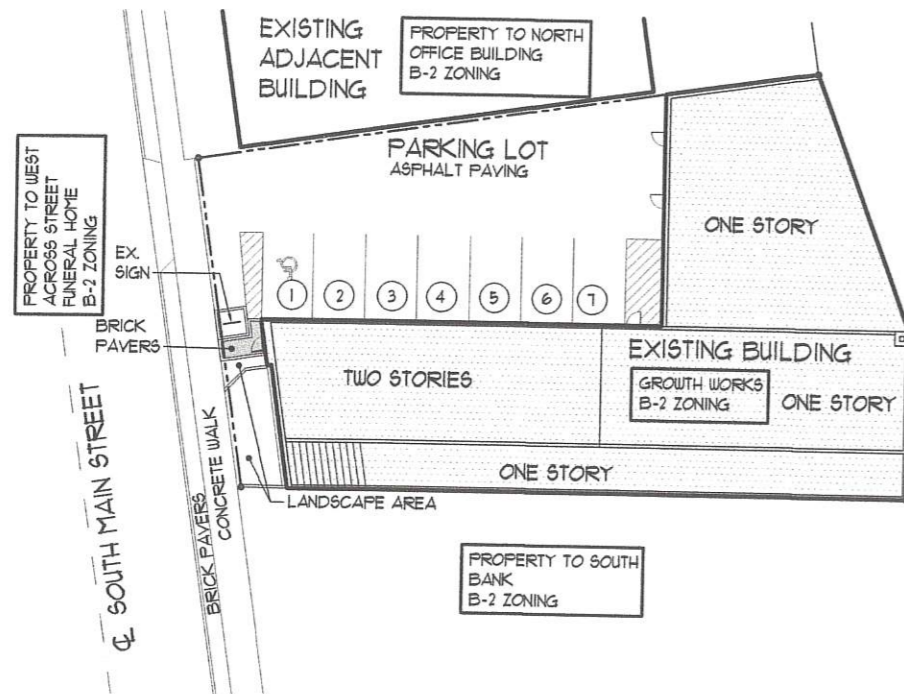
THE BUILDING IS LOCATED WITHIN THE CITY OF PLYMOUTH HISTORIC DISTRICT, BUT IS CONSIDERED AS NON-CONTRIBUTING BECAUSE OF PREVIOUS ALTERATIONS.

## PARKING INFORMATION :

EXISTING PARKING SEVEN (7) PARKING SPACES TOTAL INCLUDING ONE (1) ACCESSIBLE SPACE.  
 PROPOSED PARKING EIGHT (8) PARKING SPACES TOTAL INCLUDING ONE (1) ACCESSIBLE SPACE.  
 271 S. MAIN IS A SITE THAT WAS DEVELOPED PRIOR TO THE EXECUTION OF ZONING ORDINANCE REQUIRED OFFSTREET PARKING. THE FOOTPRINT OF THE BUILDING ON THIS SITE HAS REMAINED THE SAME SINCE 1953. THE PROPOSED ADDITION TO THIS SITE WILL NOT INCREASE THE NEED FOR PARKING. AS WITH MANY CURRENT BUSINESS MODELS, THE OFFICE IS NOT FULLY OCCUPIED AT ANY ONE TIME DURING NORMAL BUSINESS HOURS. THE ADDITION AREA WILL PROVIDE OFFICE SPACE GIVING A LITTLE MORE "ELBOW ROOM" FOR EXISTING EMPLOYEES. SESSIONS HELD DURING THE EVENING HOURS ARE TYPICALLY WHERE THE NEED FOR PARKING WOULD BE THE GREATEST. WITH THIS BEING THE SITUATION AND BECAUSE OF SERVICE PROGRAM REQUIREMENTS, MOST CLIENTS HAVE TRANSPORTATION SERVICES DROP THEM OFF AND PICK THEM UP FROM SERVICES BEING PROVIDED ON SITE.

## BUILDING SQUARE FOOTAGE :

EXISTING BUILDING	
FIRST FLOOR	6,109 SQ. FT.
SECOND FLOOR	1,140 SQ. FT.
PROPOSED TOTAL ADDITION	
FIRST FLOOR	60 SQ. FT.
SECOND FLOOR	659 SQ. FT.
PROPOSED PARTIAL ADDITION - ALTERNATE	
FIRST FLOOR	44 SQ. FT.
SECOND FLOOR	211 SQ. FT.
TOTAL SQUARE FOOTAGE EXISTING	8,449 SQ. FT. (6,159 SQ. FT. USABLE)
TOTAL SQUARE FOOTAGE WITH FULL ADDITION	9,168 SQ. FT. (7,334 SQ. FT. USABLE)
TOTAL SQUARE FOOTAGE WITH PARTIAL ADDITION - ALTERNATE	8,104 SQ. FT. (6,363 SQ. FT. USABLE)



SITE NOTE : INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A COPY OF A TOPOGRAPHIC SURVEY DRAWN BY GLA SURVEYORS & ENGINEERS, JOB NO. 1475-225. JOSEPH PHILIPS-ARCHITECT, LLC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.



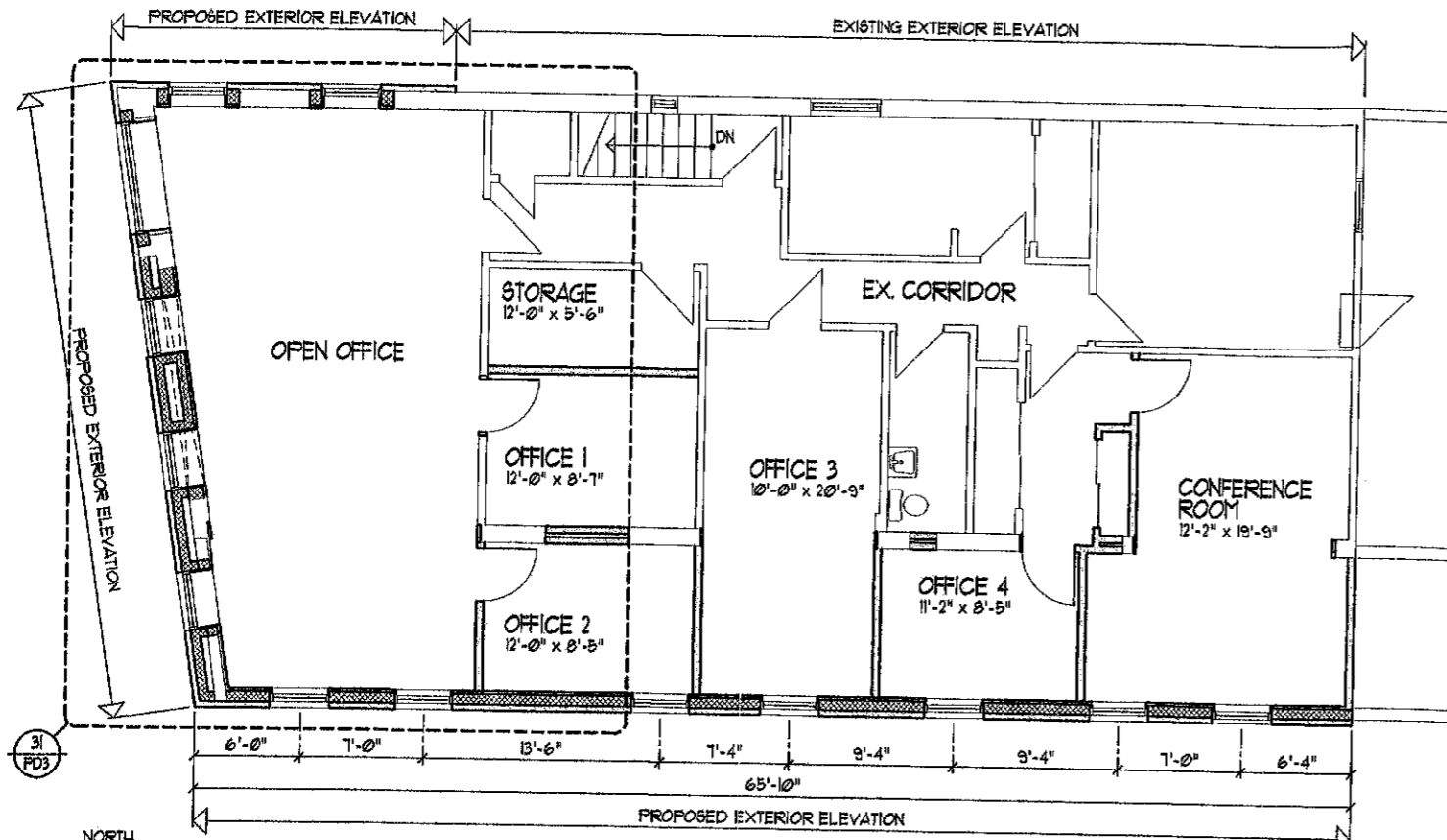
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MAR 16 2020

CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT

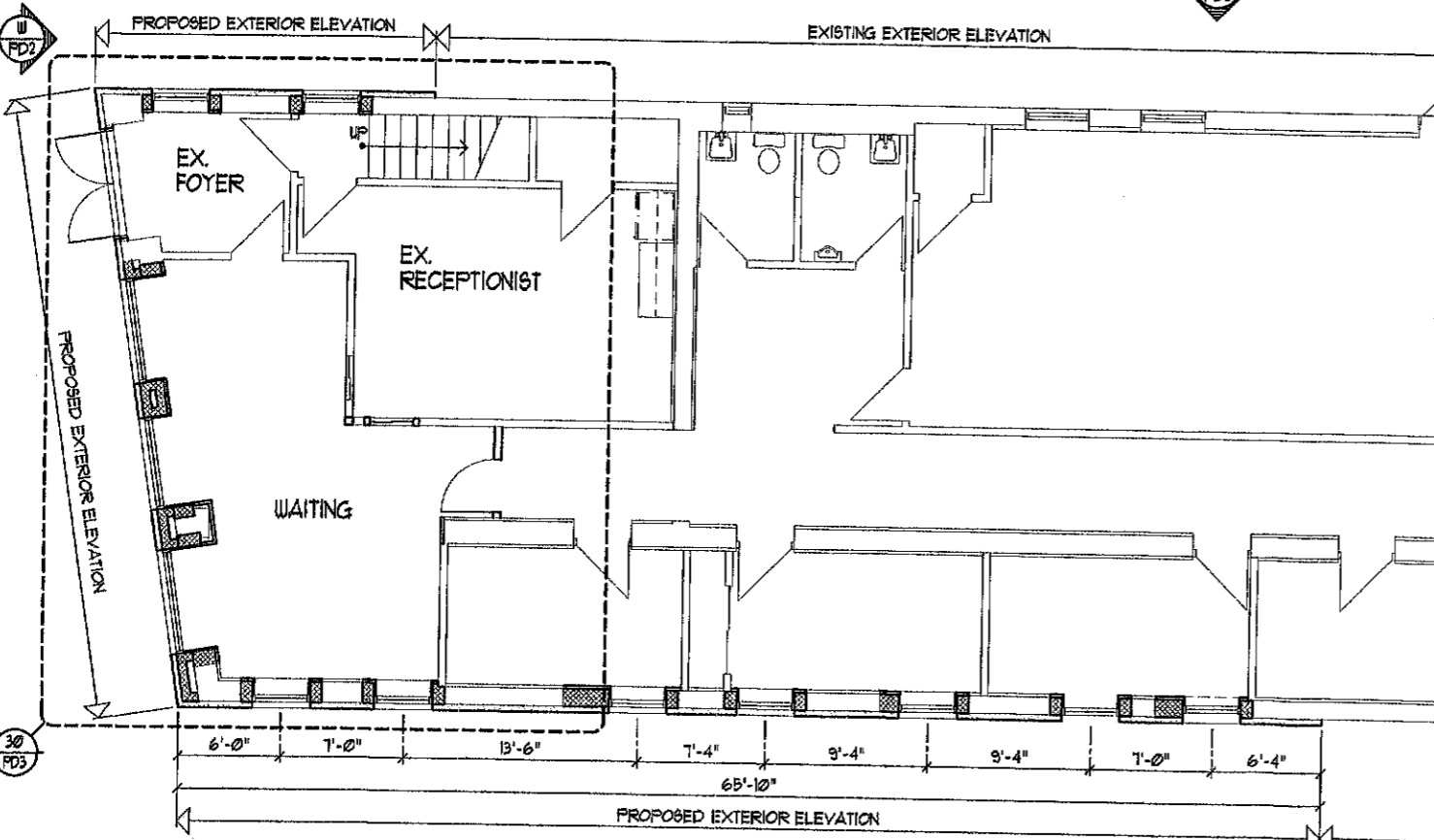
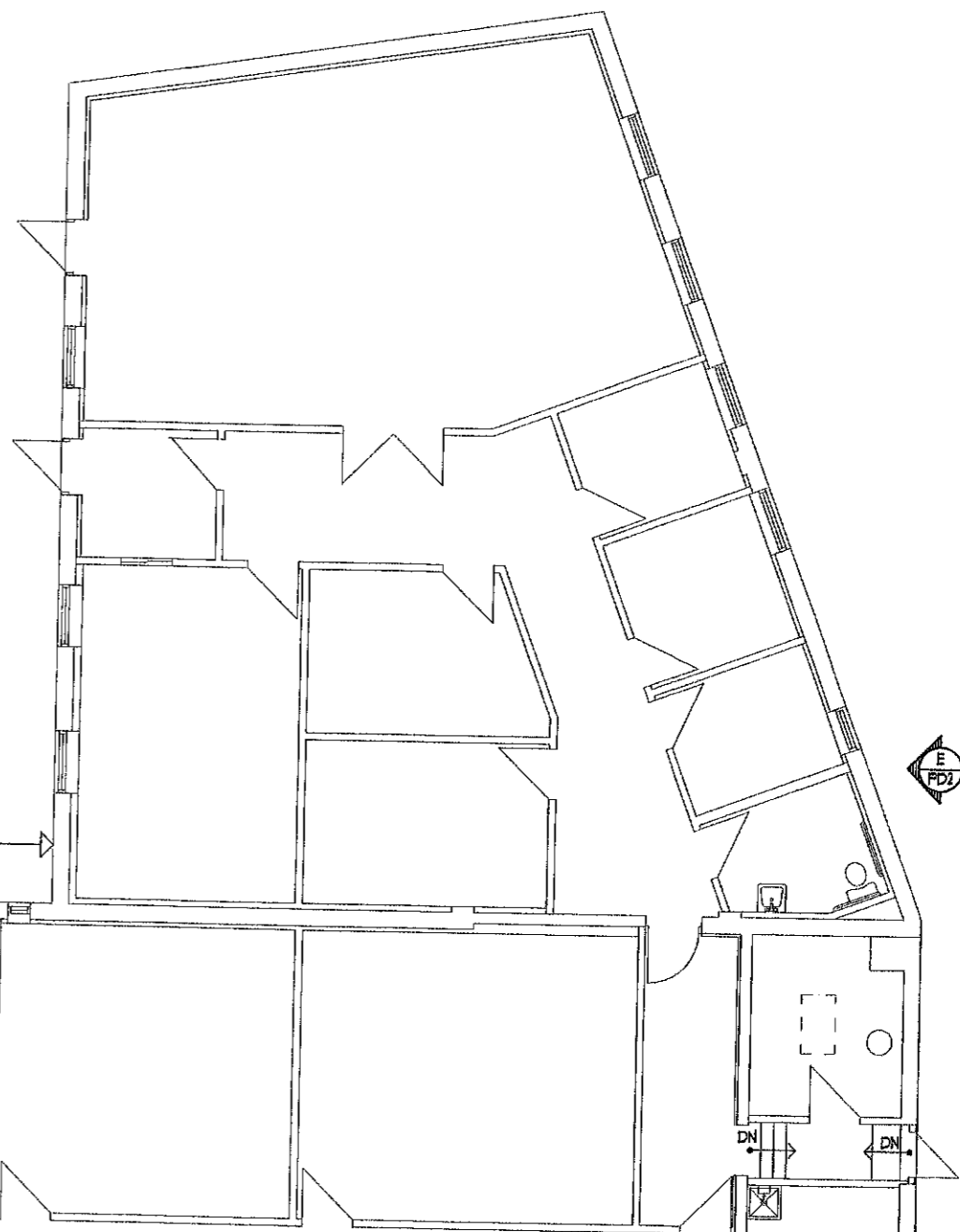
H20-02 271 S. Main  
Addition, windows, doors, paving,  
painting & landscaping  
HD Mtg 4/1/20

JOSEPH PHILIPS ARCHITECT, LLC  
 PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS  
 271 SOUTH MAIN, PLYMOUTH, MICHIGAN  
 PROPOSED FIRST FLOOR PLAN  
 STATUS:  PRELIM  REVIEW  PERMIT  CONSTR.  REVISED  
 DATE: 03/16/20 APPROVAL  
 JOB NO: 19593  
 SHEET NO: TITLE  
 593\_PD\_03  
 JOSEPH PHILIPS ARCHITECT, LLC MEMBER AMERICAN INSTITUTE OF ARCHITECTS 921 WING STREET, PLYMOUTH, MICHIGAN 48174 PHONE: (734) 455-8354 EMAIL: JOSEPHPHILIPSARCHITECT@GMAIL.COM WWW.JOSEPHPHILIPSARCHITECT.COM

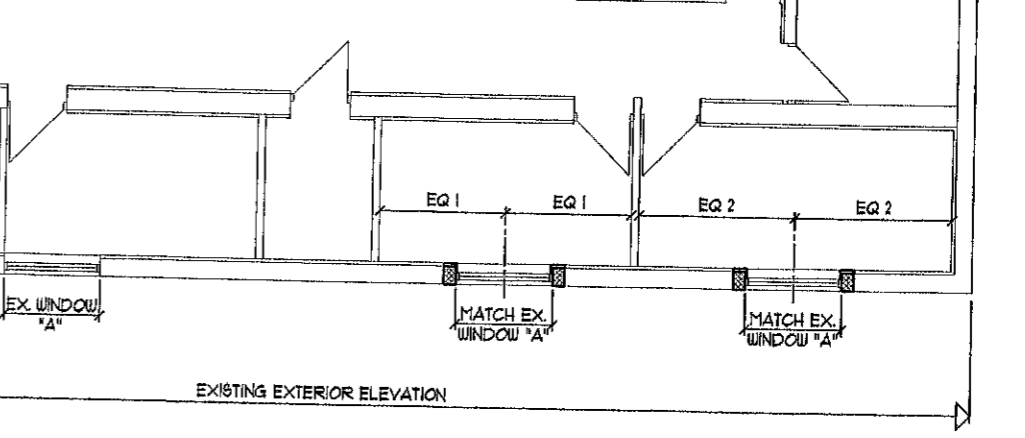


**PROPOSED SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"  
 NORTH

NOTE:  
 SHADED AREA INDICATES ACTUAL  
 INCREASE IN SECOND FLOOR  
 SQUARE FOOTAGE (659 SQ. FT.)



**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"  
 NORTH



**JOSEPH PHILIPS ARCHITECT, LLC**  
 WWW.JOSEPHPHILIPSARCHITECT.COM

CONSTRUCTION DOCUMENTS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SEALS AND APPROVALS OF THE ARCHITECT. ALL TRADES INVOLVED WITH CONSTRUCTION ARE TO CONFORM WITH LOCAL CODES AND REGULATIONS. PROJECT TO BEGIN WORK.

DATE: 05/16/20 APPROVAL: PD1  
 SHEET NO: 593\_PD\_05

PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS  
 271 SOUTH MAIN, PLYMOUTH, MICHIGAN  
 PROPOSED FLOOR PLANS - TOTAL ADDITION

STATUS:  
 PRELIM  
 REVIEW  
 PERMIT  
 CONSTR.  
 REVISED

DATE: 05/16/20 APPROVAL: PD1  
 SHEET NO: 593\_PD\_05

JOSEPH PHILIPS ARCHITECT, LLC MEMBER AMERICAN INSTITUTE OF ARCHITECTS 921 WING STREET, PLYMOUTH, MICHIGAN 48170 PHONE: (734) 455-8854 EMAIL: JOSEPHPHILIPSARCHITECT@GMAIL.COM



PRE-FINISHED "ANDERSEN 400 SERIES" OR EQUAL DOUBLE HUNG WINDOW UNITS - TYPICAL FOR (14) FOURTEEN WINDOWS

23'-0"±

32  
FD3

EXISTING "WALLSIDE WINDOW" - TYPICAL UNLESS NOTED OTHERWISE

PROPOSED "WALLSIDE WINDOW" TO MATCH EXISTING - TYPICAL FOR TWO (2) WINDOWS

EXISTING CONCRETE BLOCK

CONCRETE BLOCK WILL TO MATCH EXISTING

WINDOW HEIGHT

WINDOW HEIGHT

PRE-FINISHED "ANDERSEN 400 SERIES" OR EQUAL DOUBLE HUNG WINDOW UNITS - TYPICAL FOR (4) FOUR WINDOWS

W/A 3040

W/A 3040

W/A 3040

W/A 3040

W WEST ELEVATION  
FD1 SCALE: 3/16" = 1'-0"

S SOUTH ELEVATION  
FD1 SCALE: 3/16" = 1'-0"

E EAST ELEVATION  
FD1 SCALE: 3/16" = 1'-0"

N NORTH ELEVATION  
FD1 SCALE: 3/16" = 1'-0"

**JOSEPH PHILIPS ARCHITECT, LLC**  
WWW.JOSEPHPHILIPSARCHITECT.COM

PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS  
271 SOUTH MAIN, PLYMOUTH, MICHIGAN  
PROPOSED EXTERIOR ELEVATIONS - TOTAL ADDITION

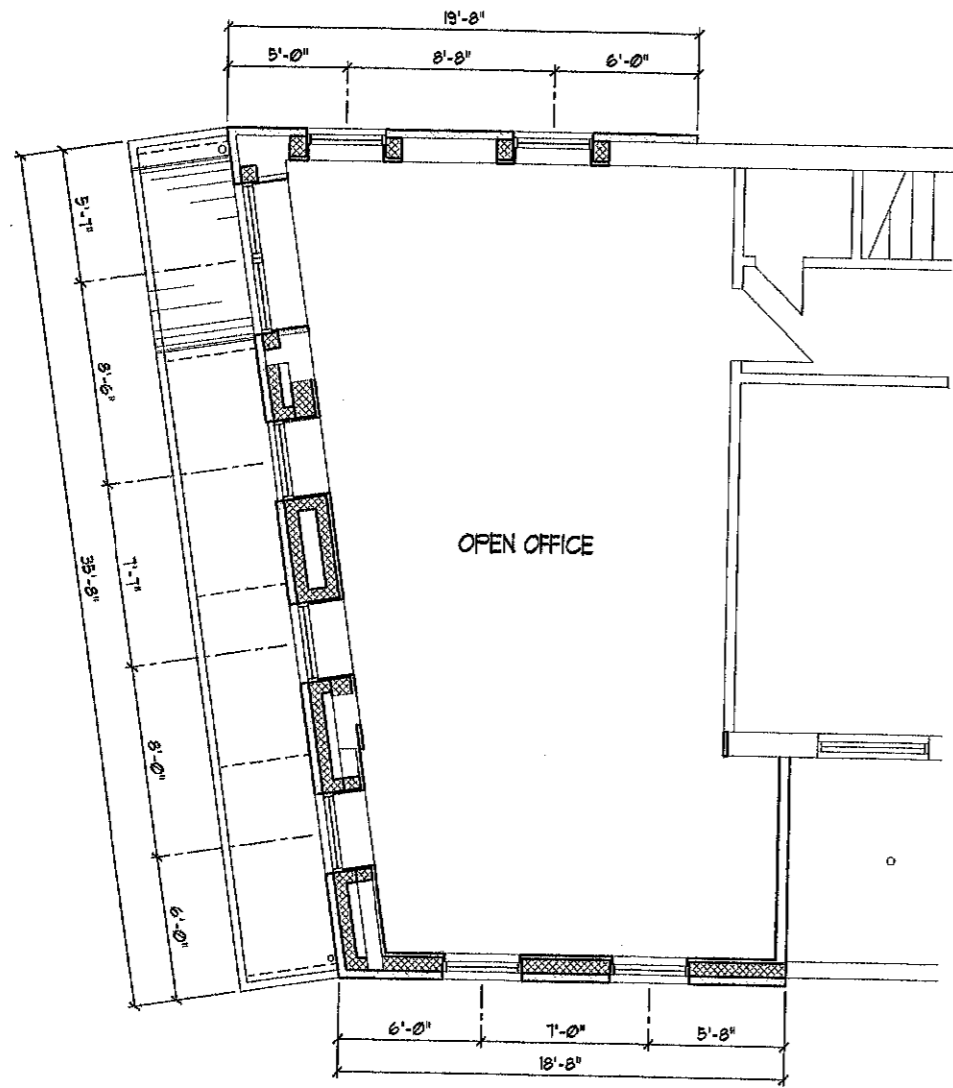
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 REVIEW  
 PERMIT  
 CONSTR  
 REVISED

DATE: 03/16/20 APPROVAL  
**PD2**  
 599\_PD\_09

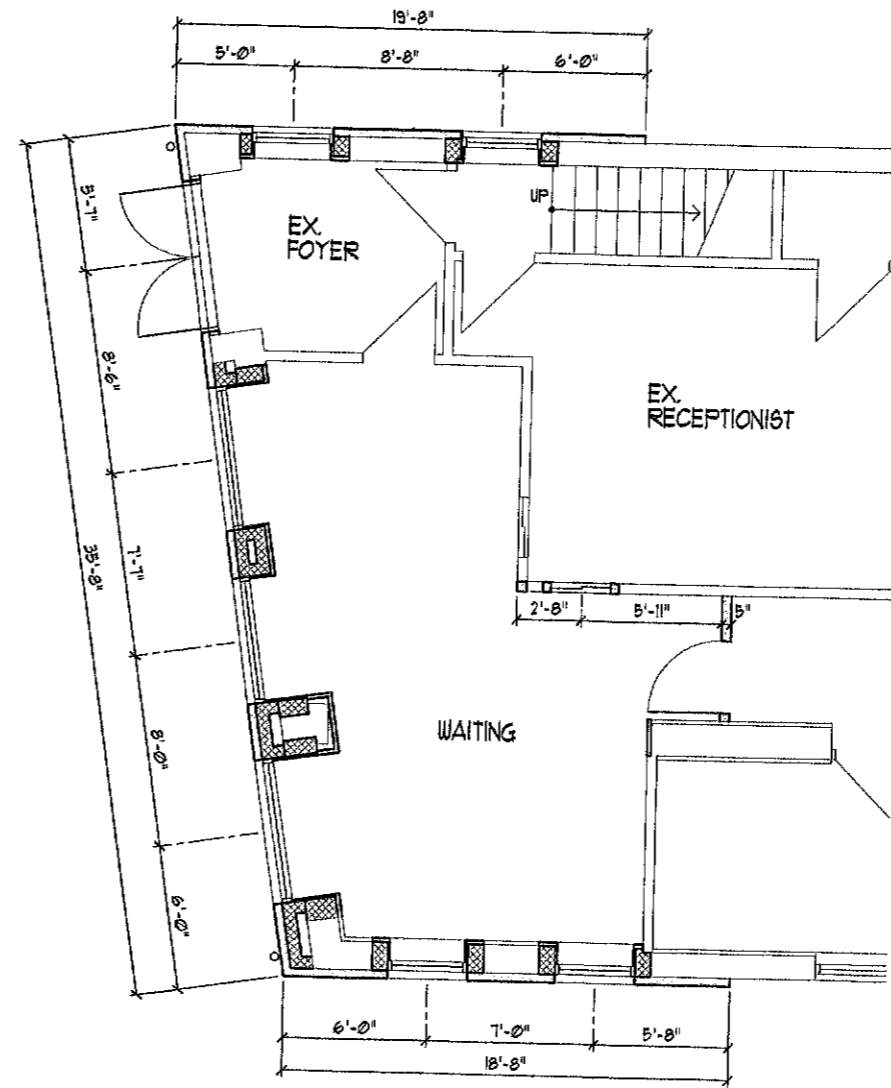
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32 ENLARGED WEST ELEVATION  
 PD2 SCALE: 1/4" = 1'-0"  
 ALT2



31 ENLARGED SECOND FLOOR PLAN  
 PD1 SCALE: 1/4" = 1'-0"  
 ALT1



30 ENLARGED FIRST FLOOR PLAN  
 PD1 SCALE: 1/4" = 1'-0"  
 ALT1

**JOSEPH PHILIPS ARCHITECT, LLC**

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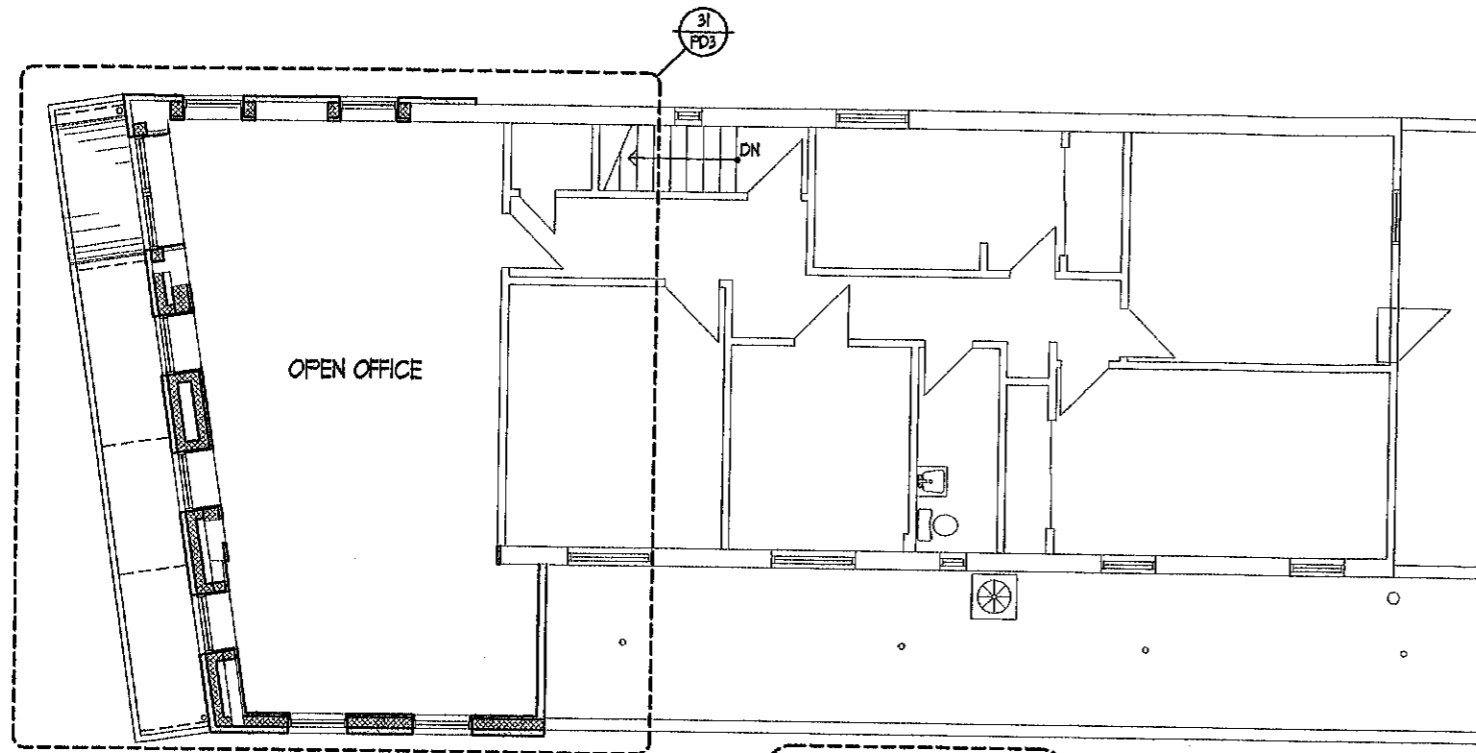
PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS  
 271 SOUTH MAIN, PLYMOUTH, MICHIGAN  
 ENLARGED FLOOR PLANS & ELEVATION - PARTIAL ADDITION

STATUS:  
 PRELIM  
 REVIEW  
 PERMIT  
 CONSTR  
 REVISED

DATE: 09/16/20 APPROVAL

JOB NO: 19593  
 SHEET NO: PD3  
 593\_PD\_03

JOSEPH PHILIPS ARCHITECT, LLC MEMBER AMERICAN INSTITUTE OF ARCHITECTS 921 WING STREET, PLYMOUTH, MICHIGAN 48170 PHONE: (734) 455-8354 EMAIL: JOSEPHPHILIPSARCHITECT@GMAIL.COM WWW.JOSEPHPHILIPSARCHITECT.COM



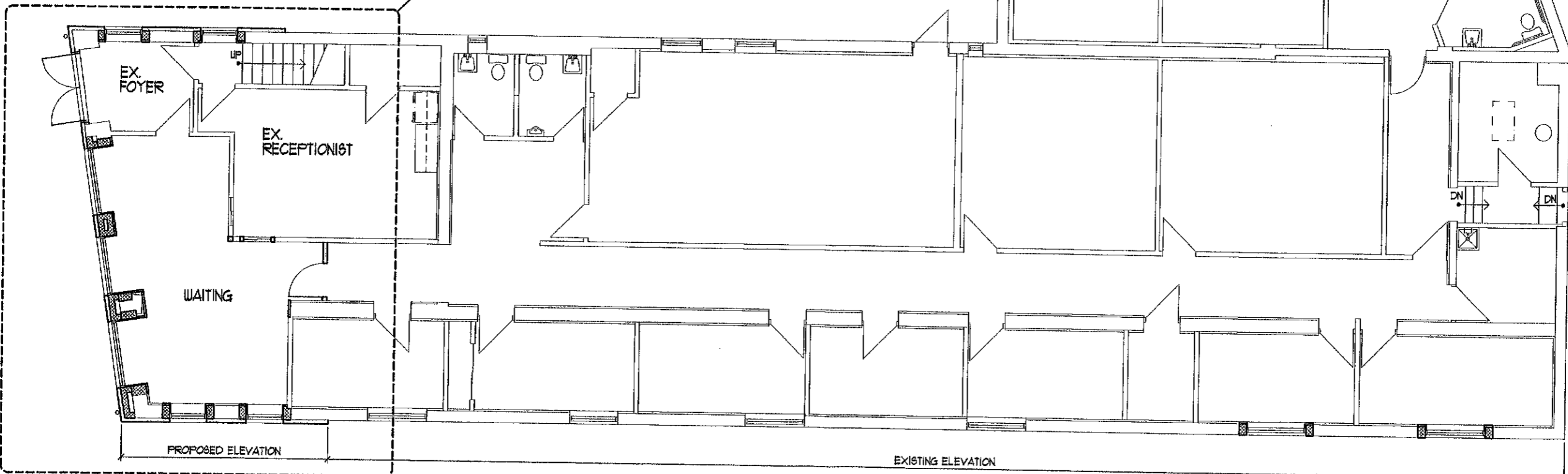
NORTH



**PROPOSED SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"

NOTE:  
 SHADED AREA INDICATES ACTUAL  
 INCREASE IN SECOND FLOOR  
 SQUARE FOOTAGE (211 SQ. FT.)



NORTH

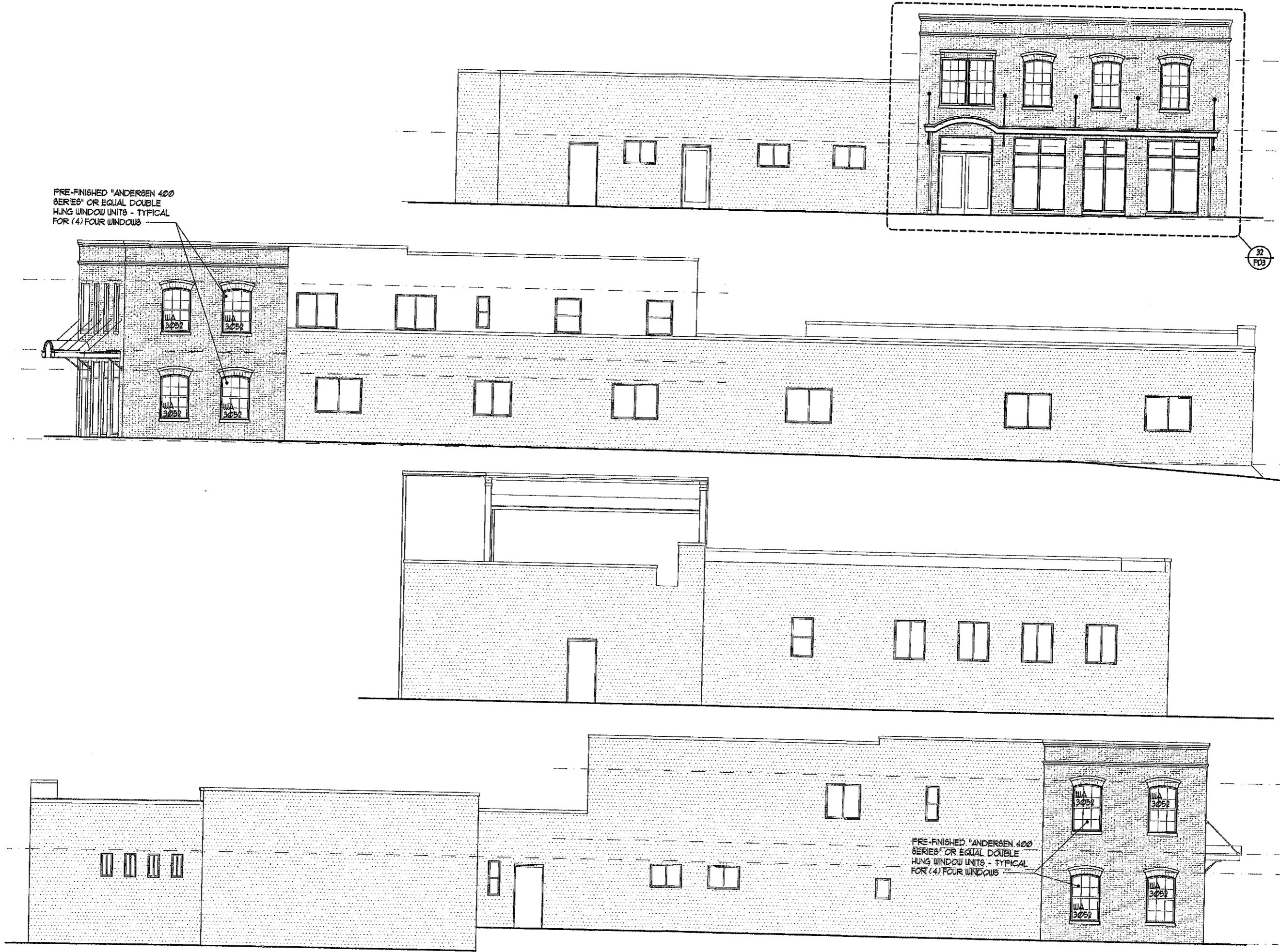


**PROPOSED FIRST FLOOR PLAN**

SCALE: 3/16" = 1'-0"



JOB NO: 19593 SHEET NO: <b>ALT1</b> 593_PD_03	DATE: 03/16/20 APPROVAL	STATUS: <input type="checkbox"/> PRELIM <input checked="" type="checkbox"/> REVIEW <input checked="" type="checkbox"/> PERMIT <input type="checkbox"/> CONSTR <input type="checkbox"/> REVISED	PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS 271 SOUTH MAIN, PLYMOUTH, MICHIGAN PROPOSED FLOOR PLANS - PARTIAL ADDITION	CONSTRUCTION PERMIT FOR CONSTRUCTION UNIT PERMITS ARE ISSUED BY THE GOVERNING AUTHORITIES. ALL TRADES INVOLVED MUST BE LICENSED AND REGISTERED CURRENT ISSUES AND OF COURSE WITH GENERAL CONTRACTOR PRIOR TO BEGINNING WORK. © COPYRIGHT 2019	<b>JOSEPH PHILIPS          ARCHITECT, LLC</b> EMAIL: JOSEPHPHILIPSARCHITECT@GMAIL.COM WWW.JOSEPHPHILIPSARCHITECT.COM
	PROJECT LOCATION: 921 WING STREET, PLYMOUTH, MICHIGAN 48170 PHONE: (734) 455-8354				



PRE-FINISHED "ANDERSEN 400 SERIES" OR EQUAL DOUBLE HUNG WINDOW UNITS - TYPICAL FOR (4) FOUR WINDOWS

PRE-FINISHED "ANDERSEN 400 SERIES" OR EQUAL DOUBLE HUNG WINDOW UNITS - TYPICAL FOR (4) FOUR WINDOWS

32  
F03

**N** NORTH ELEVATION  
ALT SCALE: 3/16" = 1'-0"

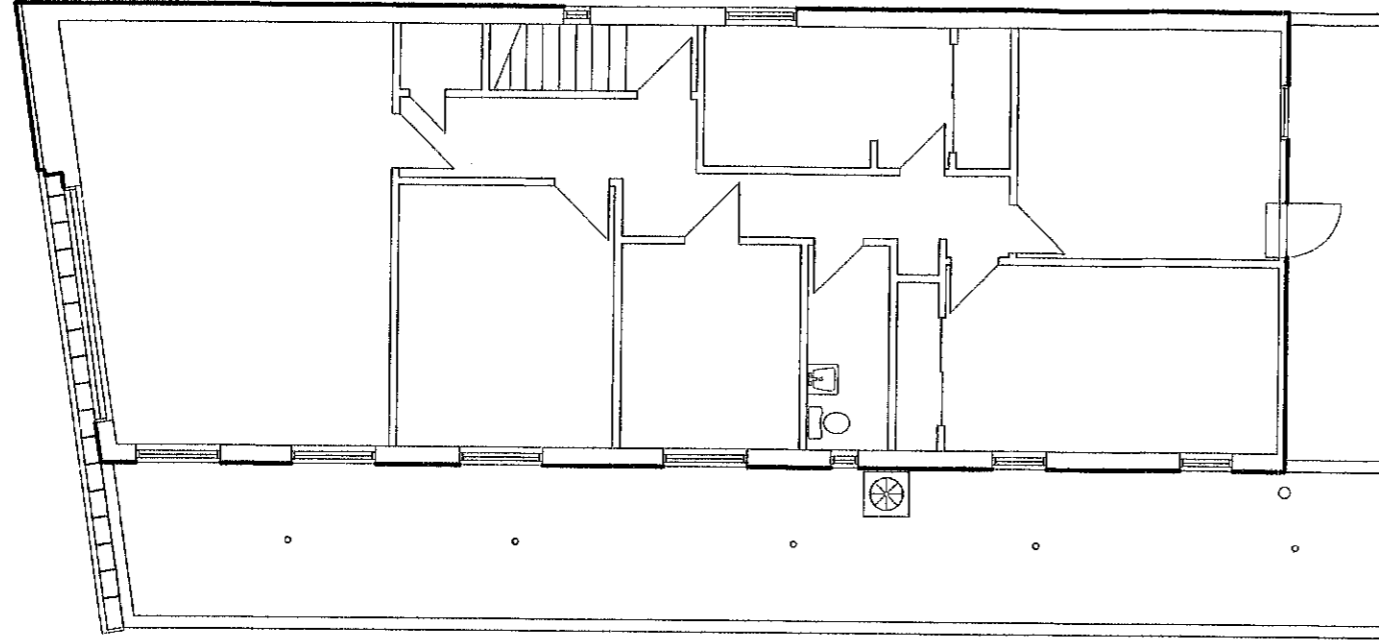
**E** EAST ELEVATION  
ALT SCALE: 3/16" = 1'-0"

**S** SOUTH ELEVATION  
ALT SCALE: 3/16" = 1'-0"

**W** WEST ELEVATION  
ALT SCALE: 3/16" = 1'-0"

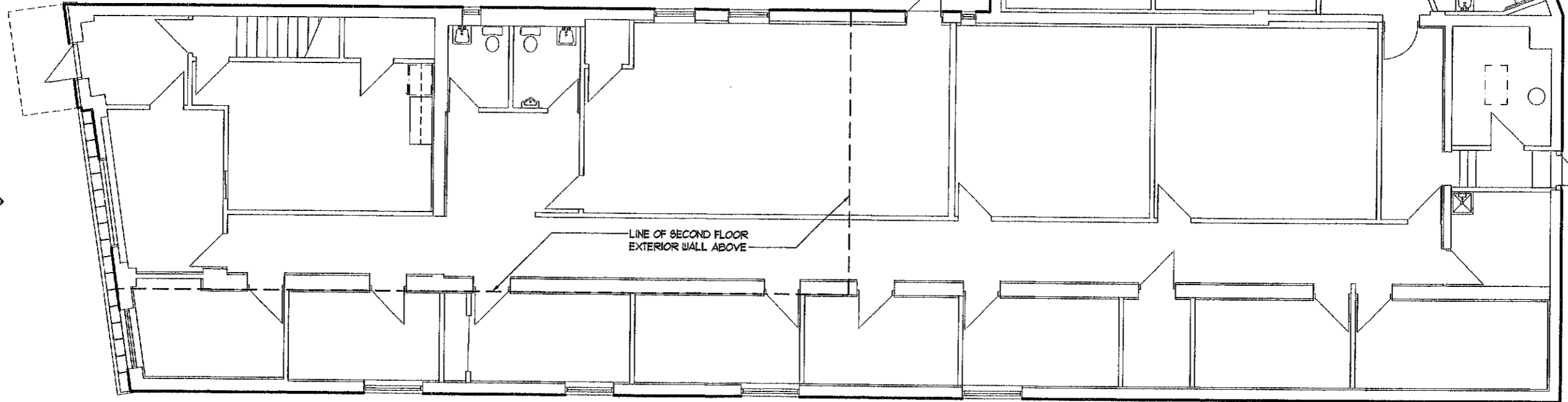
JOB NO: 19593	DATE: 09/16/20	STATUS: <input type="checkbox"/> PRELIM <input checked="" type="checkbox"/> REVIEW <input type="checkbox"/> PERMIT <input type="checkbox"/> CONSTR. <input type="checkbox"/> REVISED	PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS 271 SOUTH MAIN, PLYMOUTH, MICHIGAN
SHEET NO: ALT2	APPROVAL	PROPOSED EXTERIOR ELEVATIONS - PARTIAL ADDITION	MEMBER AMERICAN INSTITUTE OF ARCHITECTS 921 WING STREET, PLYMOUTH, MICHIGAN 48170 PHONE: (734) 455-8354 EMAIL: JOSEPHPHILIPSARCHITECT@GMAIL.COM WWW.JOSEPHPHILIPSARCHITECT.COM
598_PD_09			CONSTRUCTION DOCUMENTS NOT TO BE USED FOR CONSTRUCTION UNTIL PERMITS ARE ISSUED BY THE GOVERNING AGENCIES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ISSUE DATE OF DOCUMENTS WITH GENERAL CONTRACTOR PRIOR TO BEGINNING WORK. P.C.O. PLYMOUTH 2019

**JOSEPH PHILIPS ARCHITECT, LLC**



**SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"



**FIRST FLOOR PLAN**

SCALE: 3/16" = 1'-0"

LINE OF SECOND FLOOR  
EXTERIOR WALL ABOVE

**JOSEPH PHILIPS ARCHITECT, LLC**  
 WWW.JOSEPHPHILIPSARCHITECT.COM  
 EMAIL: JOSEPHPHILIPSARCHITECT@GMAIL.COM  
 PHONE: (734) 455-8354

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10/29/18

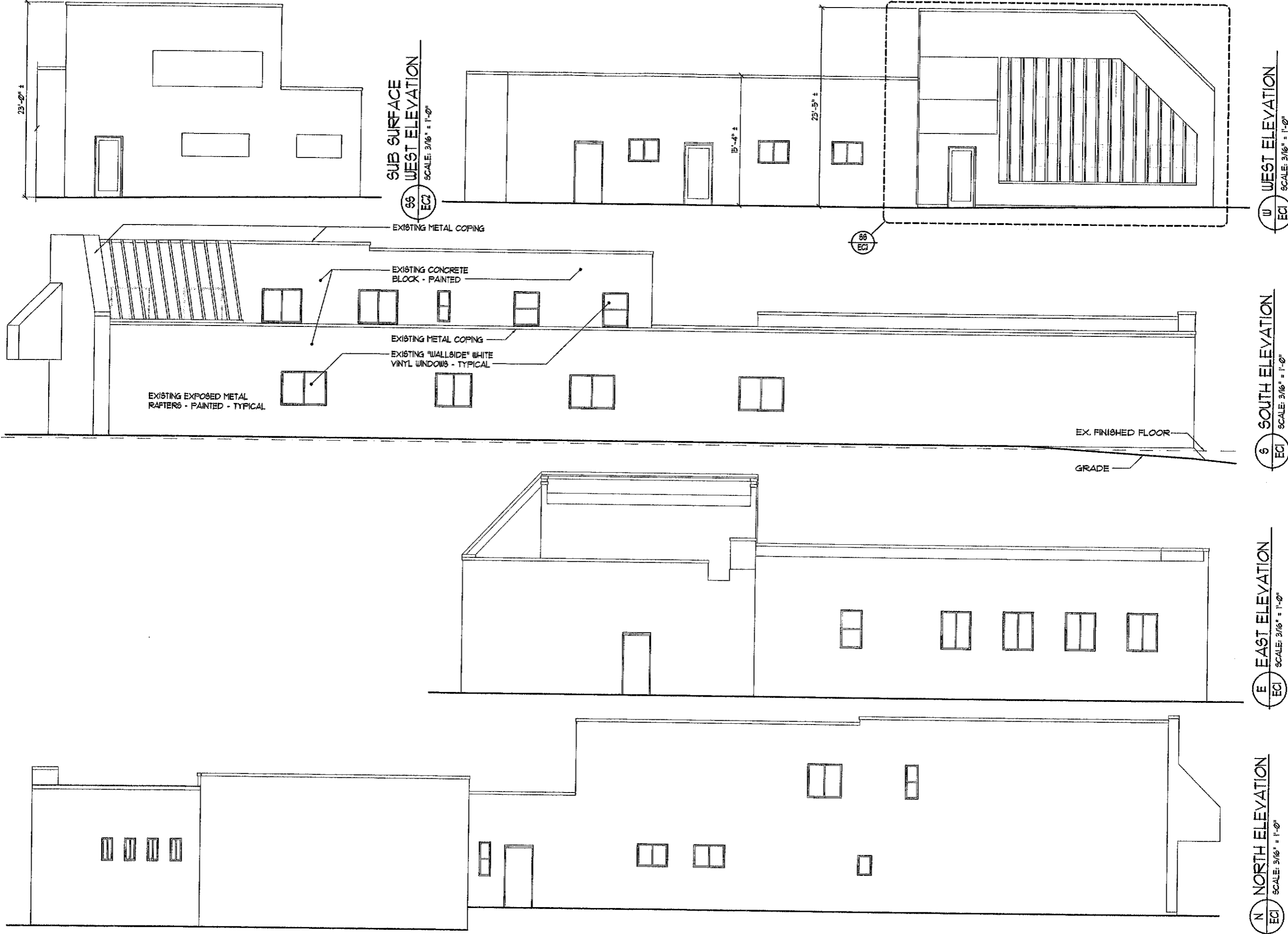
PROJECT: **GROWTH WORKS - ADDITION & ALTERATIONS**  
 271 SOUTH MAIN, PLYMOUTH, MICHIGAN  
 EXISTING FLOOR PLANS

STATUS:  
 PRELIM.  
 REVIEW  
 PERMIT  
 CONSTR.  
 REVISED

DATE: 03/16/20 APPROVAL

JOB NO: 19593  
 SHEET NO: **EC1**  
 593\_EC\_03

MEMBER AMERICAN INSTITUTE OF ARCHITECTS 921 WING STREET, PLYMOUTH, MICHIGAN 48170



**N NORTH ELEVATION**  
 ECI SCALE: 3/16" = 1'-0"

**E EAST ELEVATION**  
 ECI SCALE: 3/16" = 1'-0"

**S SOUTH ELEVATION**  
 ECI SCALE: 3/16" = 1'-0"

**W WEST ELEVATION**  
 ECI SCALE: 3/16" = 1'-0"

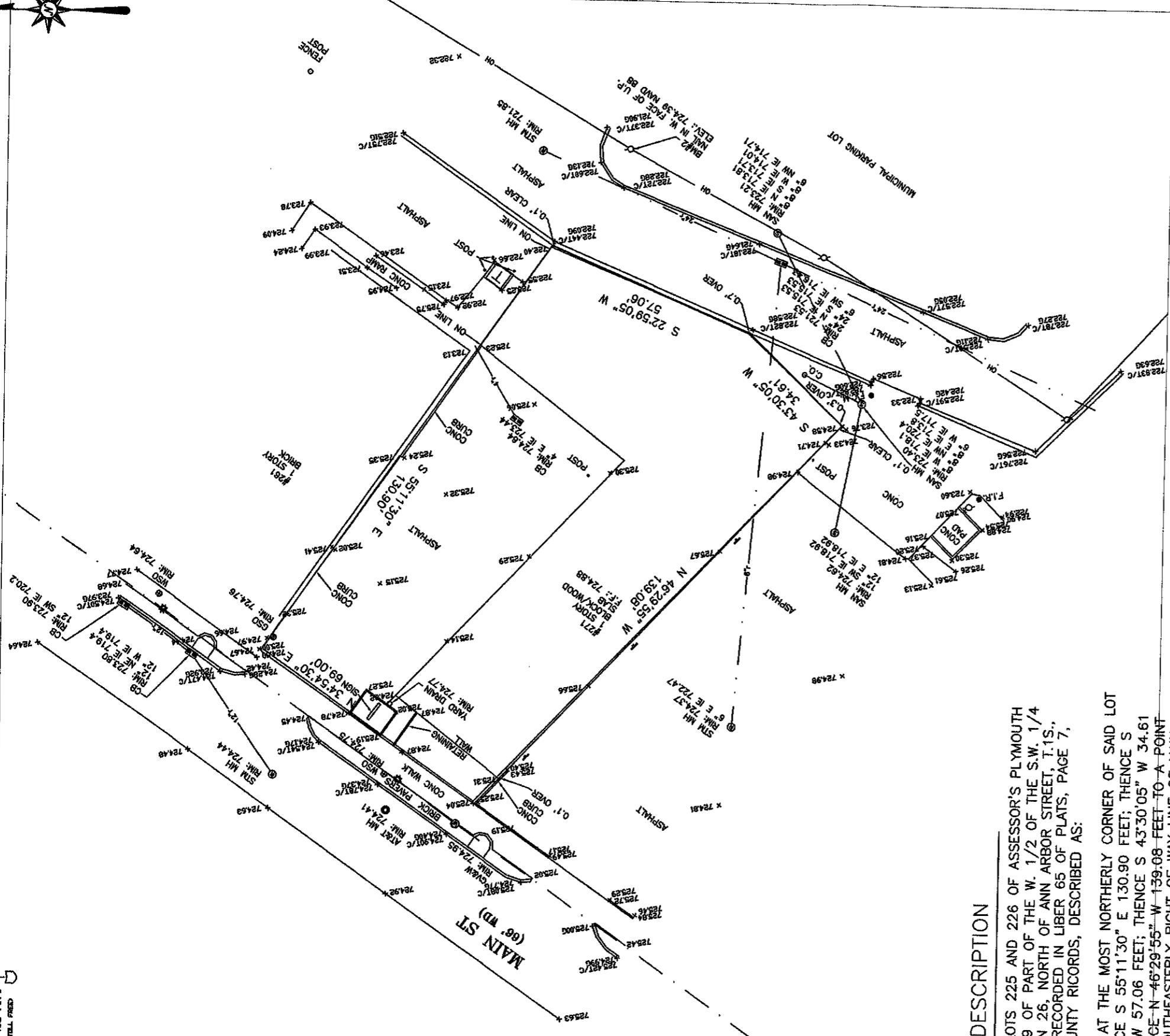
**SUB SURFACE WEST ELEVATION**  
 ECI SCALE: 3/16" = 1'-0"

JOB NO: 19593	DATE: 03/16/20	STATUS: <input type="checkbox"/> PRELIM. <input checked="" type="checkbox"/> REVIEW <input type="checkbox"/> PERMIT <input type="checkbox"/> CONSTR. <input type="checkbox"/> REVISED	PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS 271 SOUTH MAIN, PLYMOUTH, MICHIGAN EXISTING EXTERIOR ELEVATIONS	<p><b>JOSEPH PHILIPS ARCHITECT, LLC</b>          MEMBER AMERICAN INSTITUTE OF ARCHITECTS 921 WING STREET, PLYMOUTH, MICHIGAN 48170 PHONE: (734) 455-8854 EMAIL: JOSEPHPHILIPSARCHITECT@GMAIL.COM WWW.JOSEPHPHILIPSARCHITECT.COM</p>
SHEET NO: <b>EC2</b>	APPROVAL	10/29/18	<p>CONSTRUCTION          THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNTIL PERMITS ARE ISSUED BY THE GOVERNING AGENCIES. THE CONTRACTOR SHALL VERIFY CURRENT ISSUE DATES OF DOCUMENTS WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.          JOSEPH PHILIPS ARCHITECT, LLC</p>	

HOUSE NAME

72 HOURS BEFORE YOU DIG  
CALL MISS BIG  
800-482-7171  
MISS BIG  
STELL. FREE

# SITE PLAN



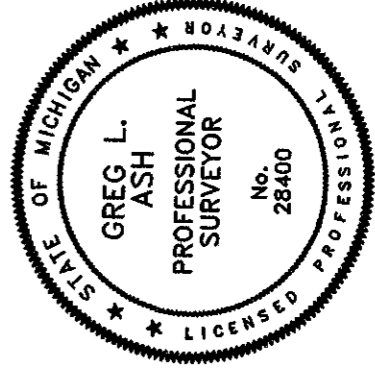
## LEGAL DESCRIPTION

PART OF LOTS 225 AND 226 OF ASSESSOR'S PLYMOUTH PLAT NO. 9 OF PART OF THE W. 1/2 OF THE S.W. 1/4 OF SECTION 26, NORTH OF ANN ARBOR STREET, T.1S., R.8E., AS RECORDED IN LIBER 65 OF PLATS, PAGE 7, WAYNE COUNTY RECORDS, DESCRIBED AS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 225; THENCE S 55°11'30" E 130.90 FEET; THENCE S 22°59'05" W 57.06 FEET; THENCE S 43°30'05" W 34.61 FEET; THENCE N 46°29'55" W 139.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MAIN STREET (66' SIDE); AND THENCE N 34°54'30" E 69.00 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.252 ACRES (10981.7 SQ. FT.) OF LAND, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY.

## LEGEND

B.M.	STORM MANHOLE	STORM MANHOLE
FINISHED FLOOR	STORM CATCH BASIN	STORM CATCH BASIN
FINISHED GRADE	SANITARY MANHOLE	SANITARY MANHOLE
EXISTING	GATE VALVE & WELL	GATE VALVE & WELL
FIELD MEASURE	DET. EDISON MANHOLE	DET. EDISON MANHOLE
INVERT ELEVATION	WATER/GAS SHUT OFF	WATER/GAS SHUT OFF
GAS MAIN	FIRE HYDRANT	FIRE HYDRANT
WATERMAIN	UTILITY POLE	UTILITY POLE
STORM SEWER	SOIL BORING	SOIL BORING
SANITARY SEWER	SEPTIC TANK	SEPTIC TANK
OVERHEAD WIRES	WELL	WELL
1" WATER SERVICE	POLE OR POST	POLE OR POST
6" SANITARY LEAD	MAILBOX	MAILBOX
PROP. SUMP LEAD	SECTION CORNER	SECTION CORNER
FENCE	LIGHT	LIGHT
PROP. ELEVATION	DECIDUOUS TREE	DECIDUOUS TREE
EX. SPOT ELEVATION	EVERGREEN TREE	EVERGREEN TREE



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON XX/XX/XX AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

GREG L. ASH, P.L.S. #28400



8495 N. TERRITORIAL RD.  
PLYMOUTH, MI 48170  
PHONE: (734) 416-9650  
FAX: (734) 416-9657  
www.glasurveyor.com

CLIENT:  
BRIAN LANGLOIS  
GROWTH WORKS INC  
271 S. MAIN ST  
PLYMOUTH, MI 48170

DATE: 02/26/20  
JOB NO.: 1475-225  
FILE NO.: 1475-225

SCALE: 0' = 30' 30' = 60'

SHEET: 1 OF 1

DRAWN BY: KID



City of Plymouth Historic District Commission  
201 S. Main Plymouth, MI 48170  
Administrative Review of 260 S. Union  
Case Number H20-01  
Agenda Date: April 1, 2020

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

Proposed Changes: New roof – change in color of shingles and color change for exterior doors and shutters

*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.

# APPLICATION FOR DETERMINATION OF APPROPRIATENESS

Please consult the following submittal checklist to ensure you submit a complete application and supporting information about the type of work proposed.

Property Location (Address of Work): 260 S Union St Plymouth, MI 48170

Contributing Structure     Non-Contributing Structure

Building Owner: NKBISK Properties LLC (Nicholas and Kacey Biskelonis)

Building Owner Address: 250 Auburn St. Plymouth, MI 48170

Phone: 734-730-6971    Email: Nicholas.biskelonis@gmail.com

Applicant: Nicholas Biskelonis

Phone: " \_\_\_\_\_ "    Email: " \_\_\_\_\_ "

Applicant's Role:  Building Owner     Architect     Contractor     Other \_\_\_\_\_

**TYPE OF WORK PROPOSED (Check all that apply):**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New Construction            | <input type="checkbox"/> Sign / Awning Install / Replacement | <input type="checkbox"/> Porch Reconstruction/Repair                   |
| <input type="checkbox"/> Addition                    | <input type="checkbox"/> Fence Install / Replacement         | <input checked="" type="checkbox"/> Paint Color Change (Doors/Windows) |
| <input type="checkbox"/> Alteration                  | <input type="checkbox"/> Paving Install / Replacement        | <input type="checkbox"/> Building Cleaning                             |
| <input type="checkbox"/> Window Replacement          | <input type="checkbox"/> Wall Install / Replacement          | <input type="checkbox"/> Other   |
| <input type="checkbox"/> Door Replacement            | <input type="checkbox"/> Landscaping Install / Replacement   |  |
| <input checked="" type="checkbox"/> Roof Replacement |  |  |
| <input type="checkbox"/> Siding Replacement          |  |  |

**Application Deadline:** The Historic District Commission typically meets the first Wednesday of each month. Please confirm meeting date as meeting schedules may change due to holidays or other unforeseen circumstances. Application material must be completed and submitted to the Community Development Department by 3:00PM on the third Monday of the previous month in order to be placed on the agenda for the following month's meeting. Please check the city's website for exact submission deadlines.

**PLEASE PROVIDE TEN (10) COPIES OF ALL SUBMITTALS**  
 Submittal must include index of sheets (what is included) and all sheets must be numbered and dated.

*Nicholas Biskelonis*    3/11/2020  
 Applicant's Signature    Date

I, as the Building Owner, confirm with my signature below that I am aware of and approve the work proposed.

*Nicholas Biskelonis*    3/11/2020  
 Building Owner's Signature    Date

**H20-03    260 S. Union**  
 Roof replacement and painting  
 HD Mtg 4/1/20

**RECEIVED**  
 3  
 MAR 18 2020  
 CITY OF PLYMOUTH  
 COMMUNITY DEVELOPMENT

# SUBMITTAL CHECKLIST

## New Construction / Additions / Alterations:

- Completed Application for Determination of Appropriateness
- Synopsis: description of the project in words
- Completed materials finish list
- Detailed justification of why items need to be altered, added on to, or newly constructed
- Historic photographs of the site and building
- Photographs of site and building as they exist today
- Scaled drawings including, but not limited to:
  - existing and proposed site plan showing all property lines, easements, setbacks, changes and landscape features
  - existing and proposed floor plans
  - existing and proposed elevations
  - existing and proposed cross sections and other details as needed
  - material samples and colors for roofing, siding, and trim
  - complete list and specific information on all exterior materials (windows, doors, garage doors, exterior lighting and fencing) including manufacturer's name, brochure, colors, textures and finish / materials
  - statement of impact of the new construction/additions/alterations on surrounding properties and buildings such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping and visual appearance
  - the time frame for the project including an approximate start date, exterior completion date, landscaping completion date, and occupation date
- Color exterior elevation and/or rendering of the proposed building, addition and / or alteration
- New construction or a substantial addition requires a streetscape view (to scale) with the proposed new project inserted

## Proposed Replacement Projects:

- Completed Application for Determination of Appropriateness
- Synopsis: description of the project in words
- Completed materials finish list
- Detailed justification of why item(s) need to be replaced
- Historic photographs of the site and building (could not locate on historic website)
- Photographs of the existing materials proposed for replacement or maintenance and repair
- Photographs of existing site and building with proposed changes indicated
- Description of existing material and color (provide sample if possible)
- Manufacturer's brochures, data sheets, color samples, material samples of proposed materials to be used and what they are replacing

## Window Replacement:

- The information listed under Proposed Replacement Projects as well as:
- Number of windows to be replaced
- Dimensions of all windows especially frame width and thickness
- Photographs of all four sides of the existing building indicating affected windows
- Photographs of other projects incorporating these replacement components

**Door and Garage Door Replacement:**

- The information listed under Proposed Replacement Projects as well as:
- Number of doors to be replaced
- Dimensions of all doors especially frame width and thickness
- Photographs of all four sides of the existing building indicating affected doors
- Photographs of other projects incorporating these replacement components

**Roof Replacement:**

- The information listed under Proposed Replacement Projects as well as:
- Material samples (for asphalt shingles, a 3"x3" piece is sufficient)
- Dimensions of proposed replacement roof
- Detailed description of proposed work, including related work such as gutters, soffit and fascia
- Photographs of other projects incorporating these replacement components

**Siding Replacement:**

- The information listed under Proposed Replacement Projects as well as:
- Material samples
- A set of scaled and dimensioned elevations
- Dimensions of proposed replacement siding
- Detail description of proposed work, including related work such as trim and details
- Photographs of other projects incorporating these replacement components

**Sign and Awning Installation/Replacement:**

- Completed Application for Determination of Appropriateness
- Synopsis: description of the project in words
- Completed materials finish list
- Detailed justification of why signs/awnings need to be replaced/installed
- Historic photographs of the site and building
- Photographs of site and building as they exist today
- Number / letter, font size, color and material sample
- Scaled and dimensioned drawing of the front and side elevations indicating size and location of the proposed signage / awning
- Scaled cross-section drawing of building elevation indicating proposed signage / awning
- Detailed description including the colors, materials and location(s) of existing signs
- Identification of all materials to be used in the construction of the sign and / or awning

**Fence, Paving, Walls, Landscaping Installation / Removal:**

- Completed Application for Determination of Appropriateness
- Synopsis: description of the project in words
- Completed materials finish list
- Detailed justification of why item(s) need to be installed/removed
- Historic photographs of the site and building
- Photographs of site and building as they exist today
- Scaled and dimensioned site plan showing:
  - existing lot lines
  - existing buildings
  - location and dimensions of existing and proposed sidewalks, driveways, fencing (including height), landscape materials and other landscape features
  - location of the adjacent structures
- Photographs of the existing site with proposed changes indicated
- Material and color samples from fencing, walls, paving
- Brochure(s) showing fencing and other manufactured landscape items proposed

**Porch Reconstruction and Other Repairs:**

- Completed Application for Determination of Appropriateness
- Synopsis: description of the project in words
- Completed materials finish list
- Detailed justification of why item(s) need to be reconstructed/repaired
- Historic photographs of the site and building
- Photographs of the site and building as they exist today
- Description of existing materials and property
- A description of the proposed replacement materials and colors (including samples if possible)
- A set of scaled and dimensioned drawings that include:
  - existing and proposed site plan showing all changes
  - existing and proposed floor plans
  - existing and proposed elevation
  - existing and proposed sections and other details as needed

**Paint Color Change:**

- Completed Application for Determination of Appropriateness
- Synopsis: description of the project in words
- Completed materials finish list
- Historic photographs of the site and building (could not locate on historic website)
- Photographs of the site and building as they exist today
- Samples of the proposed paint color (i.e., paint chips) and a list of locations where paint color will be applied, along with photographs and / or diagrams showing locations

**Building Cleaning:**

- Completed Application for Determination of Appropriateness
- Synopsis: description of the project in words
- Completed materials finish list
- Historic photographs of the site and building
- Photographs of the site and building as they exist today
- A description of the cleaning method, including the names of chemicals and the pressure of any washes or application(s)
- Brochures for cleaning agents
- A description of the surface treatment after cleaning (i.e. material, color, brick / mortar)

## 260 S Union St. Plymouth, MI 48170

### Application for Determination of Appropriateness

#### Proposed Replacement Project – Roof

Replace the existing roof (GAF Timberline HD Slate) with the same material, different color (GAF Timberline HD Weathered Wood). Based on the professional inspection (results below) that was completed on 2/4/2020 by BPG Inspection Services, the current roof is near the end of its expected service life. Please see visual representation and product details in the attached PowerPoint.

#### Roofing

##### ROOF COVERINGS

27. Mineral loss is moderate to heavy and shingles are brittle--a sign of advanced aging. This roof is near the end of its expected service life.  
- SUGGESTION: Budget to replace the roof soon.

##### ROOF DRAINAGE SYSTEMS/GUTTERS & DOWNSPOUTS

28. We suggest extending downspout drainage well away from the foundation to reduce the chances of water intrusion into the structure.

We suggest adding gutters and downspouts as an upgrade in areas where they are not installed to help shed water away from the structure and reduce the risk for deterioration and water intrusion.

##### OTHER INFORMATION

29. There is moss or other plant growth on the shingles that should be treated and removed. The moss usually forms on north facing sections and/or areas that are shaded by trees. If not treated and removed this could shorten the life expectancy of the shingles

#### Attic

#### Paint Color Change – Exterior Doors

The current doors are a dark green color, and our request it to paint them Sherwin Williams Naval (Navy Blue). Please see visual representation and product details in the attached PowerPoint. There are 2 exterior front doors and 2 exterior rear doors.

#### Paint Color Change – Shutters

The current shutters are a tan green color, and our request it to paint them Sherwin Williams Naval (Navy Blue). Please see visual representation and product details in the attached PowerPoint. There are 6 front shutters and 6 rear shutters.

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MAR 16 2020

CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT

260 S Union St. Plymouth, MI 48170

Application for Determination of Appropriateness

RECEIVED

MAR 16 2020

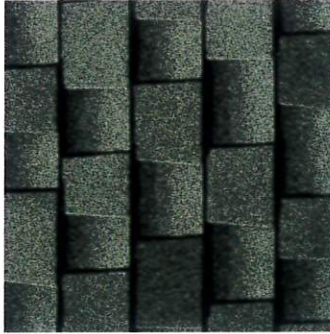
CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT

# 260 S Union St. Exterior Photos



# Exterior Colors

**Current Roof:** GAF  
Timberline HD Slate



**Request for Roof:**  
GAF Timberline HD  
Weathered Wood



**Doors and Shutters:**  
Sherwin Williams Naval

SW 6244  
**Naval**  
Interior / Exterior  
Location Number: 253-C6

253 Naval

COORDINATING COLORS

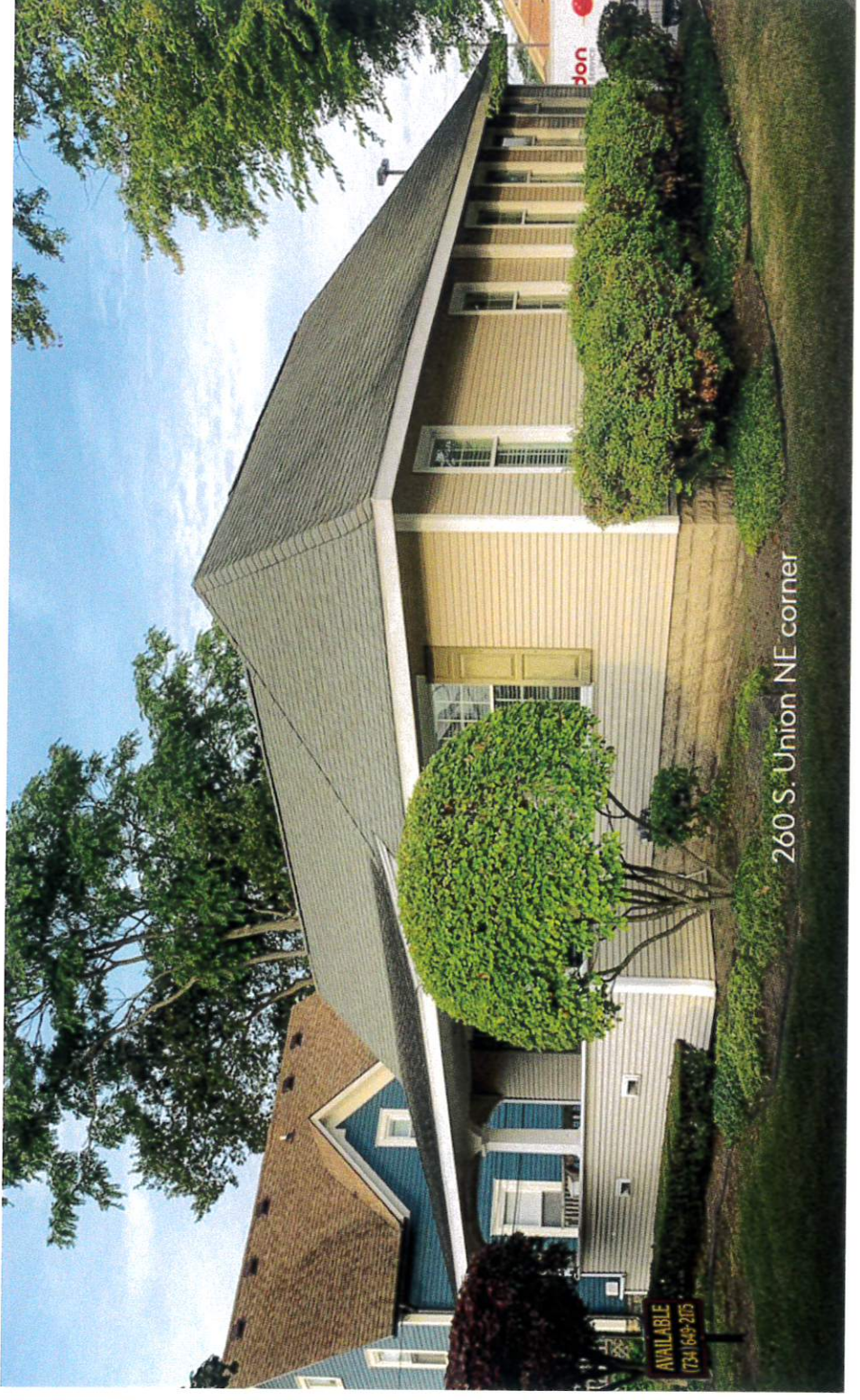
SW 6156  
**Ramie**

SW 2842  
**Roycroft Suede**

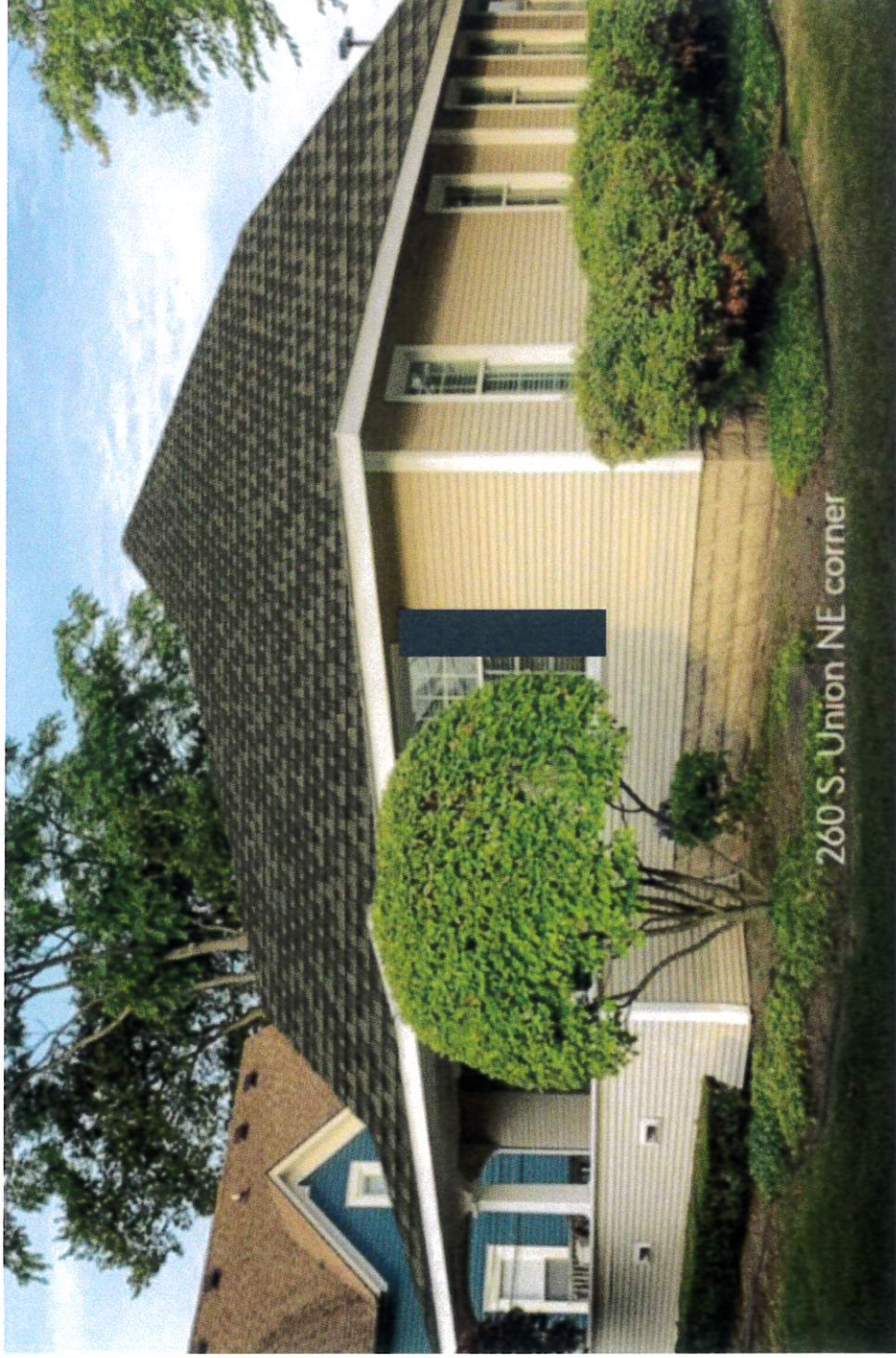
SW 6238  
**Icicle**

DETAILS

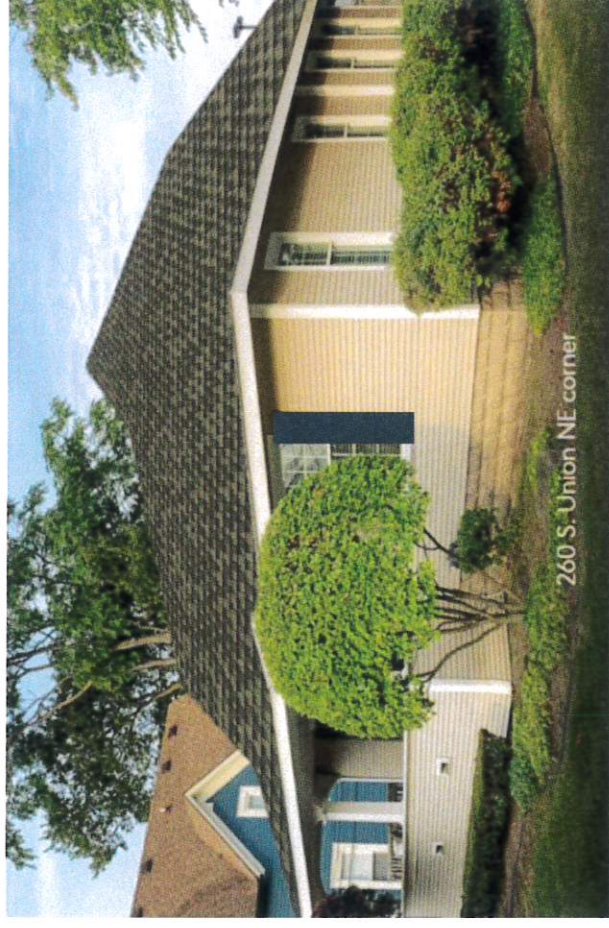
# 260 S Union St – Current Front of Building



# 260 S Union St – Request for Front of Building



# 260 S Union St – Before and After



# 260 S Union St – Current Rear of Building



# 260 S Union St – Request for Rear of Building

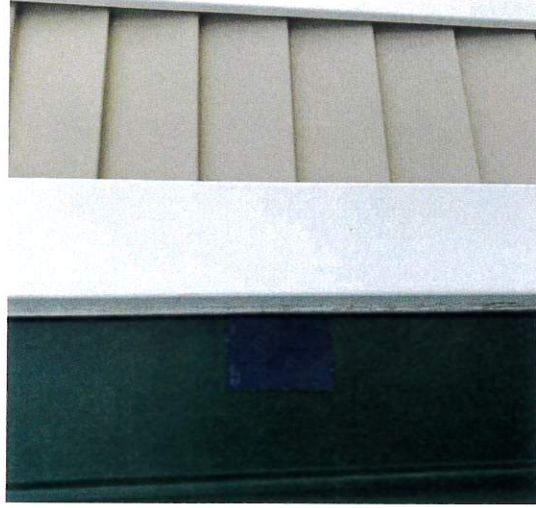


# 260 S Union St – Before and After

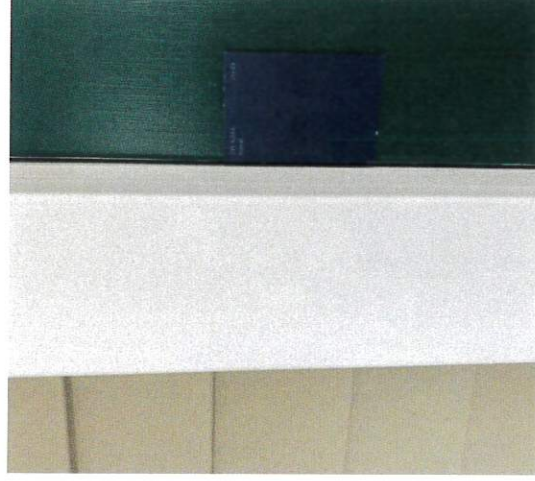


# Sample Photos

Proposed color (Naval) next  
to current door color



Proposed color (Naval) next  
to current door color



Proposed color (Naval) next  
to current shutter color



# Photos – GAF Timberline HD Weathered Wood

