



City of Plymouth Historic District Commission

Regular Meeting Agenda

Wednesday, May 5, 2021 – 7:00 p.m.
ONLINE Zoom Meeting

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

Join the Webinar <https://us02web.zoom.us/j/86549357138>

Webinar ID: 865 4935 7138

Passcode: 502952

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.

- 1) CALL TO ORDER
- 2) CITIZENS COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the April 7, 2021, Regular Meeting Minutes
- 4) APPROVAL OF THE AGENDA
- 5) COMMISSION COMMENTS
- 6) OLD BUSINESS
 - a. H21-01: Revised exterior modifications at 248 S. Union
- 7) NEW BUSINESS
 - a) H21-04: Outdoor patio area in private alleyway at 290 S. Main
- 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.

GOAL I - QUALITY OF LIFE
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Support the neighborhoods with high-quality customer service Engage in collaboration with private entities and surrounding municipalities to implement the Joint Recreation Master Plan Improve communication with the public across multiple platforms Maintain a high level of cleanliness throughout the City Support and host a diverse variety of events that foster community and placemaking

ONE-YEAR TASKS 2021

- Restore sports and recreational programs that were halted by COVID-19 as soon as possible
- Review and evaluate the special event policy with safety considerations
- Address challenges with the Kellogg Park improvements with safety considerations
- Move Kellogg Park Fountain project forward
- Continue to re-engage service clubs to help enhance parks and public properties
- Increase followers by 2,000 on all our communications platforms
- Develop an internal and external communications plan
- Upgrade City Hall facilities to accommodate remote meetings and remote participation
- Continue investigating multi-modal transportation opportunities
- Revisit noise ordinance

GOAL II - FINANCIAL STABILITY
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Approve balanced budgets that maintain fiscal responsibility Advocate for increased revenue sharing with the State of Michigan Encourage and engage in partnerships, both public and private, to share costs of services and equipment Address the issue of legacy costs Seek out and implement efficient and effective inter-departmental collaboration Market our successes to attract new economic and investment opportunities

ONE-YEAR TASKS 2021

- Identify mechanisms for funding sources for capital improvement projects
- Increase funding to the Public Improvement Fund
- Create a potential package for financing emergency structural repairs
- Develop a comprehensive asset management plan that includes a review of the equipment fleet
- Search out other possible revenue streams through continued association with the CWW and the MML
- Develop a financial plan for public safety
- Continue to make extra payments towards legacy costs
- Monitor outside influences on our revenue sources, including unfunded mandates, the 35th District Court and the PCCS
- Negotiate three labor contracts

GOAL III - ECONOMIC VITALITY
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Continue to support and improve active, vibrant downtown branding Support community and economic development projects and initiatives Support a mix of industrial, commercial and residential development Reference the Master Plan in economic decision-making

ONE-YEAR TASKS 2021

- Complete Saxton’s development
- Develop municipal parking lot at Saxton’s site
- Support development of 23 parcels adjacent to the Starkweather School property
- Continue to administer the grant and the brownfield plan to support the Pulte project’s completion
- Finish Redevelopment Ready Community (RRC) certification by the end of 2021
- Develop an annual training calendar for the Planning Commission, the Historic District Commission, the Zoning Board of Appeals and the DDA, and identify a funding source
- Implement temporary plans to assist businesses in recovery efforts

GOAL IV - SERVICE AND INFRASTRUCTURE
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention, succession planning Support and deliver safe and responsive emergency services Maintain a sophisticated and responsive technology to communicate and manage data Continually record, maintain, update, and improve City infrastructure

ONE-YEAR TASKS 2021

- Explore enhanced pedestrian safety opportunities into targeted intersections
- Research funding opportunities for ADA compliance at the PCC
- Implement 2021 infrastructure program
- Continue training for future career development and succession planning
- Conduct a traffic study to determine whether to make additional streets one way
- Update mapping resources including parcel data, completing 50% by the end of the year
- Update/replace current technology to ensure compliance with new regulations, rules, and operating systems
- Revisit paid parking



City of Plymouth
Historic District Commission
Regular Meeting Minutes
Wednesday, April 7, 2021 - 7:00 p.m.

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

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

Online Zoom Meeting

1. CALL TO ORDER

- a. Chair Colleen Polin called the meeting to order at 7:01 p.m.

Present: Chair Polin, Members Stanley Cole, Linda Filipczak, Gania Kandalajt, Joshua Mrozowski
John Townsend

Excused: Member Jeremy Borys

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

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

After amending the recorded time of adjournment, Townsend offered a motion, seconded by Kandalajt, to approve the minutes of the of the March 3, 2021 meeting.

There was a roll call vote.

Yes: Cole, Filipczak, Kandalajt, Mrozowski, Polin, Townsend

MOTION PASSED 6-0

4. APPROVAL OF THE AGENDA

Filipczak offered a motion, seconded by Kandalajt, to approve the agenda of the April 7, 2021 meeting.

There was a roll call vote.

Yes: Cole, Filipczak, Kandalajt, Mrozowski, Polin, Townsend

MOTION PASSED 6-0

5. COMMISSION COMMENTS

Polin said she was told the door at 248 Union St. is missing because it is being refinished, not being disposed of.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

- a. H21-03: New benches and podium at 381 S. Main, Kellogg Park

Commission members had a discussion about the foundation under the benches and podium and the possibility of disturbing landscaping during installation. They also discussed the fountain's appearance and the history of making the decision to use different façade materials than the existing fountain. There was also a discussion about whether the fountain is a contributing structure. It was determined that it is.

Citizen Comments

Ellen Elliott, 404 Irvin, said she thought the fountain design shown in the meeting packet was inconsistent with the design that was approved.

Dave Rucinski, 1392 Maple, said the design was the one he remembered being approved and he is in favor of approving the podium and benches.

Townsend offered a motion, seconded by Cole, to issue a Certificate of Appropriateness for H21-03: New benches and podium at 381 S. Main St, Kellogg Park.

Findings of Fact

The work proposed meets the Secretary of Interior Standards 1, 2, 3, 5 and 9 and City of Plymouth Ordinance 18-654, numbers 1, 2, 4 and 5.

Condition

The podium façade must match the approved façade of the fountain.

Friendly Amendment

There was a friendly amendment to include the word "materials" in the condition portion of the motion, making it read, "The podium façade must match the approved façade materials of the fountain."

There was a roll call vote.

Yes: Cole, Filipczak, Kandalajt, Mrozowski, Polin, Townsend

MOTION PASSED 6-0

b. 2021 Goals Discussion

The goals discussion was postponed. Buzuvis said the group would continue to meet via Zoom until at least the end of May.

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

A motion to adjourn was offered at 7:53 p.m. by Filipczak and seconded by Mrozowski.

There was a roll call vote.

Yes: Cole, Filipczak, Kandalajt, Mrozowski, Polin, Townsend

MOTION PASSED 6-0



Historic District Commission
201 S. Main Plymouth, MI 48170
Administrative Review of 248 S. Union
Case Number H21-01
Agenda Date: May 5, 2021

Address: 248 S. Union
Year Built: circa 1920
Historical Significance: Architecture

Proposed Changes: Exterior modifications including window replacement, door replacement, roof replacement, and landscaping and paving installation

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.

Application Review

Application includes the following applicable information:		YES	NO	N/A
Proposed window replacement project				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why window replacement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing window material including color and condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the affected windows as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Cut sheets (manufacturer information) for all replacement windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Material samples and colors of windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Number of windows to be replaced	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions of windows including frame thickness and frame width	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Photographs of other projects incorporating the window replacement component	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed door replacement – NO LONGER APPLICABLE, DOOR WILL BE REPAIRED				
1.	Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Synopsis: description of the project in words	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Detailed justification of why door replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Description of the existing door material including color and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Photographs of the affected doors as they exist today	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Cut sheets (manufacturer information) for all replacement doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.	Material samples and colors of doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Number of doors to be replaced	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.	Dimensions of doors including frame thickness and frame width	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Photographs of other projects incorporating the door replacement component	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed roof replacement				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words including related work such as gutters, soffit, and fascia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why roof replacement is necessary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information		YES	NO	N/A
5.	Historic photographs of the building	[X]	[]	[]
6.	Description of the existing roof material including color and condition	[]	[X]	[]
7.	Photographs of the roof as it exists today	[X]	[]	[]
8.	Photographs of the building with proposed changes indicated	[X]	[]	[]
9.	Cut sheets (manufacturer information) for replacement roof	[X]	[]	[]
10.	Material samples and colors of roof	[X]	[]	[]
11.	Dimensions of replacement roof	[]	[X]	[]
12.	Photographs of other projects incorporating the roof replacement component	[X]	[]	[]
Site improvements: fence, walls, paving, or landscaping installation				
1.	Completed application	[X]	[]	[]
2.	Synopsis: description of the project in words	[X]	[]	[]
3.	Materials finish list	[]	[X]	[]
4.	Detailed justification of why site improvement is necessary	[X]	[]	[]
5.	Historic photographs of the building and site	[X]	[]	[]
6.	Photographs of the building and site as it exists today	[X]	[]	[]
7.	Scaled and dimensioned site plan showing existing lot lines	[X]	[]	[]
8.	Scaled and dimensioned site plan showing existing buildings	[X]	[]	[]
9.	Scaled and dimensioned site plan showing where fencing, paving, walls, or landscaping will be placed	[X]	[]	[]
10.	Identification of all materials used in the construction of fencing, paving, walls, or landscaping	[X]	[]	[]
11.	Material samples including number, letter, font size, and colors of fencing, paving, or walls	[]	[X]	[]

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) ___.

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".

Vote "No" to deny the application. Vote "Yes" to approve the application.

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.

CITY OF PLYMOUTH
HISTORIC DISTRICT COMMISSION APPLICATION

Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 248 S. Union, Plymouth, MI 48170	<input type="checkbox"/> Contributing structure <input type="checkbox"/> Non-contributing structure	Date of Application
Name of Property Owner Buster Holden Holdings, LLC	Phone Number 734-455-1230	
Mailing Address 248 S. Union	Email Address (Required) cam@millercalabrese.com	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name Cameron A. Miller	Phone Number 734-455-1230			
Applicant/Company Address PO Box 5533	City Plymouth	State MI	Zip Code 48170	
Email Address (Required) cam@millercalabrese.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name D. J. Maltese Construction Corporation	Phone Number (734) 737-0500			
Company Address 412 N. Main	City Plymouth	State MI	Zip Code 48170	
Registration Number	Expiration Date	Email Address (Required) djmaltese@djmaltese.com		

IV. Type of Project (Please Select All that Apply)

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

V. Description of Work

Roof is being replaced with same type of marterial. The color will complement original siding color.
Remove current vinyl siding and aluminum storm windows and doors with Hardiboard siding color to match original. No storm windows or doors will be needed as new proposed windows and doors are energy sdving. The prior front door will not be replace and is being completely restored and refinished The single pane window will be replaced with a new double pane window of the same size so the storm door can be removed.

VI. Applicant Signature

Signature of Applicant 	Date 04/21/2021
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VII. Property Owner Signature

Signature of Property Owner 	Date 04/21/2021
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VIII. Submittal Checklist * see attached addendum and David Schaff detail drawings.

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why the changes are necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled drawings to include existing and proposed floor plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled drawings to include existing and proposed elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Material samples and colors for roofing, siding, and trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Color rendering of exterior elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed window replacement project * See attached addendum and David Schaff detailed drawings.				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why window replacement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing window material including color and condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the affected windows as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please include the following applicable information		YES	NO	N/A
9.	Cut sheets (manufacturer information) for all replacement windows	[X]	[]	[]
10.	Material samples and colors of windows	[X]	[]	[]
11.	Number of windows to be replaced	[X]	[]	[]
12.	Dimensions of windows including frame thickness and frame width	[X]	[]	[]
13.	Photographs of other projects incorporating the window replacement component	[Y]	[]	[]
Proposed door or garage door replacement				
1.	Completed application	[]	[]	[X]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why door replacement is necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Description of the existing door material including color and condition	[]	[]	[]
7.	Photographs of the affected doors as they exist today	[]	[]	[]
8.	Photographs of the building with proposed changes indicated	[]	[]	[]
9.	Cut sheets (manufacturer information) for all replacement doors	[]	[]	[]
10.	Material samples and colors of doors	[]	[]	[]
11.	Number of doors to be replaced	[]	[]	[]
12.	Dimensions of doors including frame thickness and frame width	[]	[]	[]
13.	Photographs of other projects incorporating the door replacement component	[]	[]	[]
Proposed roof replacement * See attached addendum and David Schaff detailed drawings.				
1.	Completed application	[X]	[]	[]
2.	Synopsis: description of the project in words including related work such as gutters, soffit, and fascia	[X]	[]	[]
3.	Materials finish list	[X]	[]	[]
4.	Detailed justification of why roof replacement is necessary	[X]	[]	[]
5.	Historic photographs of the building	[X]	[]	[]
6.	Description of the existing roof material including color and condition	[X]	[]	[]
7.	Photographs of the roof as it exists today	[X]	[]	[]
8.	Photographs of the building with proposed changes indicated	[X]	[]	[]
9.	Cut sheets (manufacturer information) for replacement roof	[X]	[]	[]
10.	Material samples and colors of roof	[X]	[]	[]
11.	Dimensions of replacement roof	[X]	[]	[]
12.	Photographs of other projects incorporating the roof replacement component	[X]	[]	[]
Proposed siding replacement * See attached addendum and David Schaff detailed drawings.				
1.	Completed application	[X]	[]	[]
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	[X]	[]	[]
3.	Materials finish list	[X]	[]	[]

Please include the following applicable information		YES	NO	N/A
4.	Detailed justification of why siding replacement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing siding material including width, color, and condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the siding as it exists today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Scaled and dimensioned elevations showing the replacement siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Cut sheets (manufacturer information) for replacement siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Material samples and colors of siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions including full profile of replacement siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Photographs of other projects incorporating the roof replacement component	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sign and awning installation or replacement				
1.	Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Description of the existing signage/awning material including location, size, material, color, and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Photographs of the building as it exists today	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.	Identification of all materials used in the construction of signage and/or awning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Material samples including number, letter, font size, and colors of signage and/or awning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site improvements: fence, walls, paving, or landscaping installation * see attached				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why site improvement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building and site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as it exists today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Scaled and dimensioned site plan showing existing lot lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled and dimensioned site plan showing existing buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled and dimensioned site plan showing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Identification of all materials used in the construction of signage and/or awning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Material samples including number, letter, font size, and colors of signage and/or awning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information		YES	NO	N/A
Porch reconstruction or repair				
1.	Completed application	[]	[]	[X]
2.	Synopsis: description of the project in words	[]	[]	[X]
3.	Materials finish list	[]	[]	[X]
4.	Detailed justification of why the changes are necessary	[]	[]	[X]
5.	Historic photographs of the building	[]	[]	[X]
6.	Photographs of the building and site as they exist today	[]	[]	[X]
7.	Description of the existing porch material including location, size, material, color, and condition	[]	[]	[X]
8.	Scaled drawings to include existing and proposed site plan	[]	[]	[X]
9.	Scaled drawings to include existing and proposed floor plans	[]	[]	[X]
10.	Scaled drawings to include existing and proposed elevations	[]	[]	[X]
11.	Scaled drawings to include existing and proposed cross sections and other details as needed	[]	[]	[X]
12.	Cut sheets (manufacturer information) for proposed replacement porch materials	[]	[]	[X]
13.	Material samples and colors for porch	[]	[]	[X]
Paint color change * See attached addendum and David Schaff detailed drawings.				
1.	Completed application	[X]	[]	[]
2.	Synopsis: description of the project in words	[X]	[]	[]
3.	Materials finish list	[X]	[]	[]
4.	Detailed justification of why the changes are necessary	[X]	[]	[]
5.	Historic photographs of the building	[X]	[]	[]
6.	Photographs of the building and site as they exist today	[X]	[]	[]
7.	Samples of the proposed paint color (paint chip)	[X]	[]	[]
8.	Photographs and/or diagrams showing the locations and colors where paint will be applied	[X]	[]	[]
Building cleaning				
1.	Completed application	[]	[]	[X]
2.	Synopsis: description of the project in words	[]	[]	[X]
3.	Materials finish list	[]	[]	[X]
4.	Detailed justification of why the changes are necessary	[]	[]	[X]
5.	Historic photographs of the building	[]	[]	[X]
6.	Photographs of the building and site as they exist today	[]	[]	[X]
7.	Description of the cleaning method including the names of chemicals and the pressure of any washes or applications	[]	[]	[X]
8.	Brochure for cleaning agents	[]	[]	[X]
9.	Description of the treatment of the building exterior (surface) after cleaning – painting, sealing, tuck pointing, etc.	[]	[]	[X]

Application Addendum

V. Description of Work

The Roof is being replaced with same type of material, which is the asphalt Owens Corning style Tru Definitions, but the color is being changed to Sierra Grey. The color is to complement the original siding color, which is cityscape (Sherwin Williams #7067).

We are removing the current vinyl siding and replacing it with Hardiboard manufactured by James Hardy Building Products, and painting it cityscape (Sherwin Williams #7067) to match original siding color of the home, circa 1920.

The front door is being completely repaired and refinished The glass is being replaced with a new double pane window of the same size so that the aluminum storm door that is currently there can be removed.

VIII.

13. The entire neighborhood will benefit from the extensive work done to save the structure and from the replacement of inferior quality materials currently on the building.

14. Current estimated time for occupancy is June 2021. Landscaping work to follow.

Window replacement:

A sample of the proposed window has been and is available at the City of Plymouth Building Department. Additionally, see attached brochure which includes cutout drawings.

2. Current single pane windows are not original and are largely rotted. Proposed replacement windows are top of the line vinyl replacement by Alliance. We are replacing the windows with vinyl frames and sashes. Construction profiles are to match as closely as possible to the style and sectional profiles of the existing non-serviceable windows. The windows will no longer require aluminum storm windows on them since the windows we are proposing are insulated. The proposed windows are white in color, per the submitted profile.

4. Current non original windows are nonfunctioning and rotted.
6. Current color of windows on exterior can not be determined as what wood is badly rotted and has many layers of paint that is peeling so badly that color cannot be determined. The proposed replacement windows will match the original color of the original windows. (white)

Roof: Samples of the roofing material and color are and have been available to view at the City of Plymouth Building Department.

Siding:

Samples of the proposed Hardiboard siding for the bottom of the building were previously provided. Sample of the textured Hardiboard siding to be used on the top of the building is available to see at the City of Plymouth building department.

To see where the division between the two textures will be see David Schaff detailed drawings.

4. Current siding is vinyl, and it shows its age. Color and material are not keeping with historic colors and textures used originally.
6. Current vinyl siding is tan in color and shows its age. Additionally, utility meters had to be installed and moved per BOCA code. The moving of meters left open areas of no vinyl siding and exposed asbestos siding instead.

Landscaping:

2. Dirt yard and dead misshapen trees will be replaced with landscape plan as submitted. Some current tree roots have invaded the basement walls and the trees must be removed for the sake of the structure.

Color Change:

A portion of the original siding is available at the City of Plymouth building department.

Current siding is vinyl and shows its age and is tan in color. Proposed siding will match the original in color and textures.(color samples previously provided)

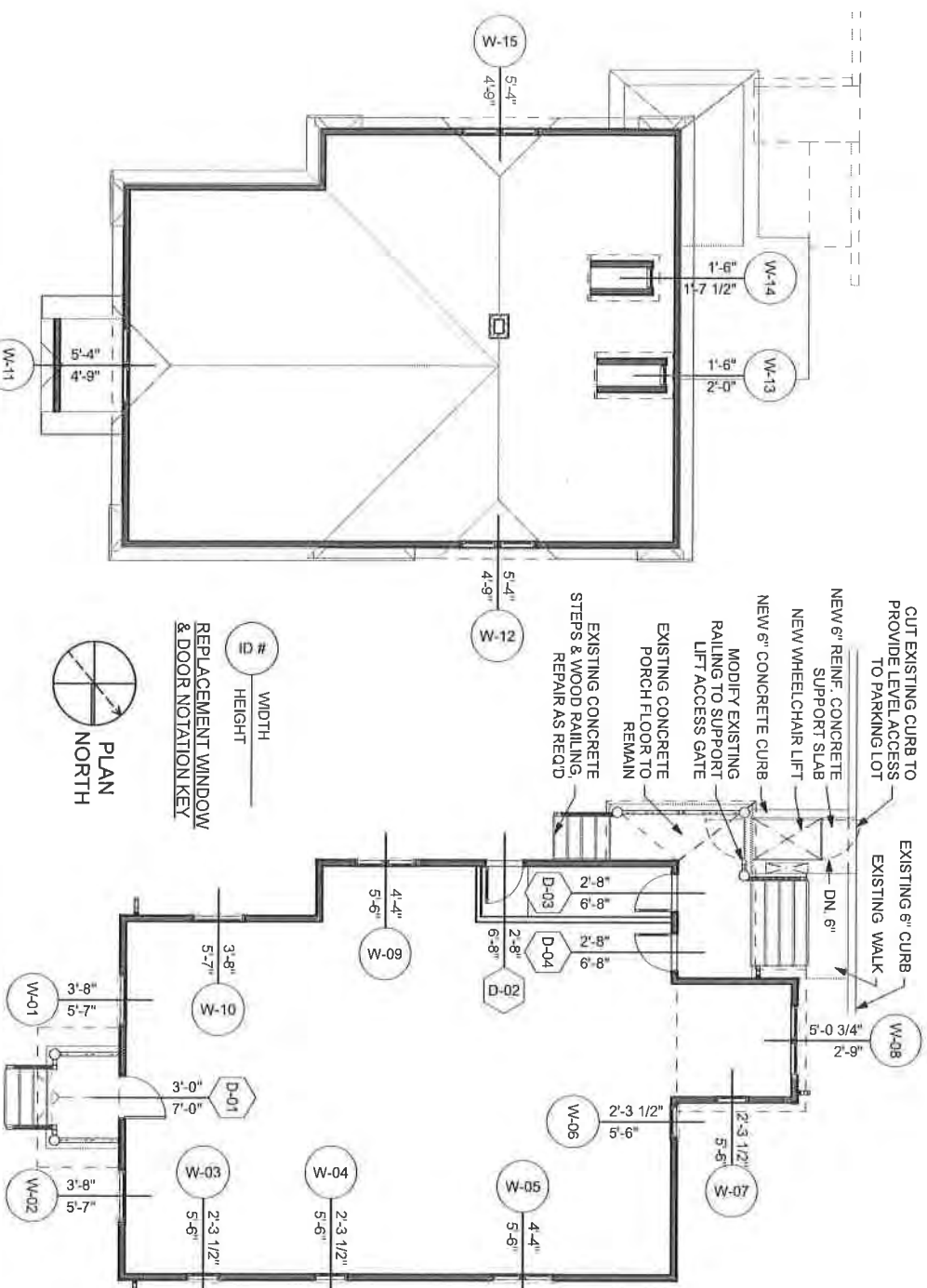


Owner: Buster-Holden Holdings, LLC
 Contact: Cameron Miller
 (734) 455-1230

ds

General Notes:

- 5/4" EXTERIOR TRIM, I.E. CORNER BOARD, SKIRT BOARD, FRIEZE BOARD & WINDOW TRIM SHALL BE 1" ACTUAL THICKNESS PVC IN WIDTH LISTED OR REQUIRED BY FIELD CONDITIONS AS MANUFACTURED BY THE AZEK COMPANY FIELD PAINTED, COLOR: WHITE.
- FIBER-CEMENT, LAP SIDING SHALL BE "HARDIEPLANK", 6" EXPOSURE, STAGGERED EDGE PANEL, AS MANUFACTURED BY JAMES HARDIE BUILDING PRODUCTS INC. FIELD PAINTED COLOR: CITYSCAPE, # SW7067.
- FIBER-CEMENT, SHINGLE SIDING SHALL BE "HARDIESHINGLE", 6" EXPOSURE, FINISH AS MANUFACTURED BY JAMES HARDIE BUILDING PRODUCTS INC. FIELD PAINTED COLOR: CITYSCAPE, # SW7067.
- RANDOM-OVERLAY-TAB, ASPHALT SHINGLES SHALL BE, MIN. 30-YEAR WARRANTY, AS MANUFACTURED BY OWENS CORNING, STYLE: TRU DEFINITIONS, COLOR: SIERRA GRAY. PER SUBMITTED SAMPLE NEW WINDOW UNITS SHALL BE VINYL FRAME & SASH UNITS, WITH CONSTRUCTION PROFILES TO MATCH AS CLOSELY AS POSSIBLE THE STYLE AND SECTIONAL PROFILES OF THE EXISTING NON-SERVICEABLE UNITS TO BE REPLACED, WITH 1" INSULATED GLAZING, AS MANUFACTURED BY ALLIANCE WINDOW, COLOR: WHITE, PER SUBMITTED PROFILE.
- NEW EXTERIOR DOORS & FRAMES WITH INSULATED EMBOSSED-FIBERGLASS DOOR LEAVES, CLAD WOOD FRAMES, AND A.D.A. COMPLIANT HARDWARE, AS MANUFACTURED BY THERMA-TRU DOORS, STYLE SHALL BE HALF-LITE, 2-PANEL, LEADED GLASS-GLAZED, EXTERIOR TYPE WITH 2" BRICKMOLD CASING, STAIN COLOR: MAHOGANY. NEW DOORS SHALL REPLACE EXISTING STEEL INSULATED UNITS TO CREATE A CLOSER MATCH TO THE EXISTING EAST ELEVATION DOOR, WHICH SHALL BE REPAIRED, REGLAZED, & REFINISHED.
- REPAIRED GUTTERS & RAIN CONDUCTORS SHALL BE 5", K-STYLE, WITH 3" x 4" RECTANGULAR CONDUCTORS, COLOR: WHITE.
- WHEELCHAIR PLATFORM LIFT, HERCULES II RES MODEL, WITH 750 LB LOAD CAPACITY, 44" MAXIMUM VERTICAL TRAVEL RANGE, AND 36" x 60" PLATFORM, AS MANUFACTURED BY AMERIGLIDE ACCESSIBILITY SOLUTIONS, COLOR: ATLAS GREY, INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SUPPORT SPECIFICATIONS.

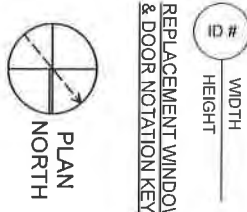


Second Floor Plan

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

First Floor Plan

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

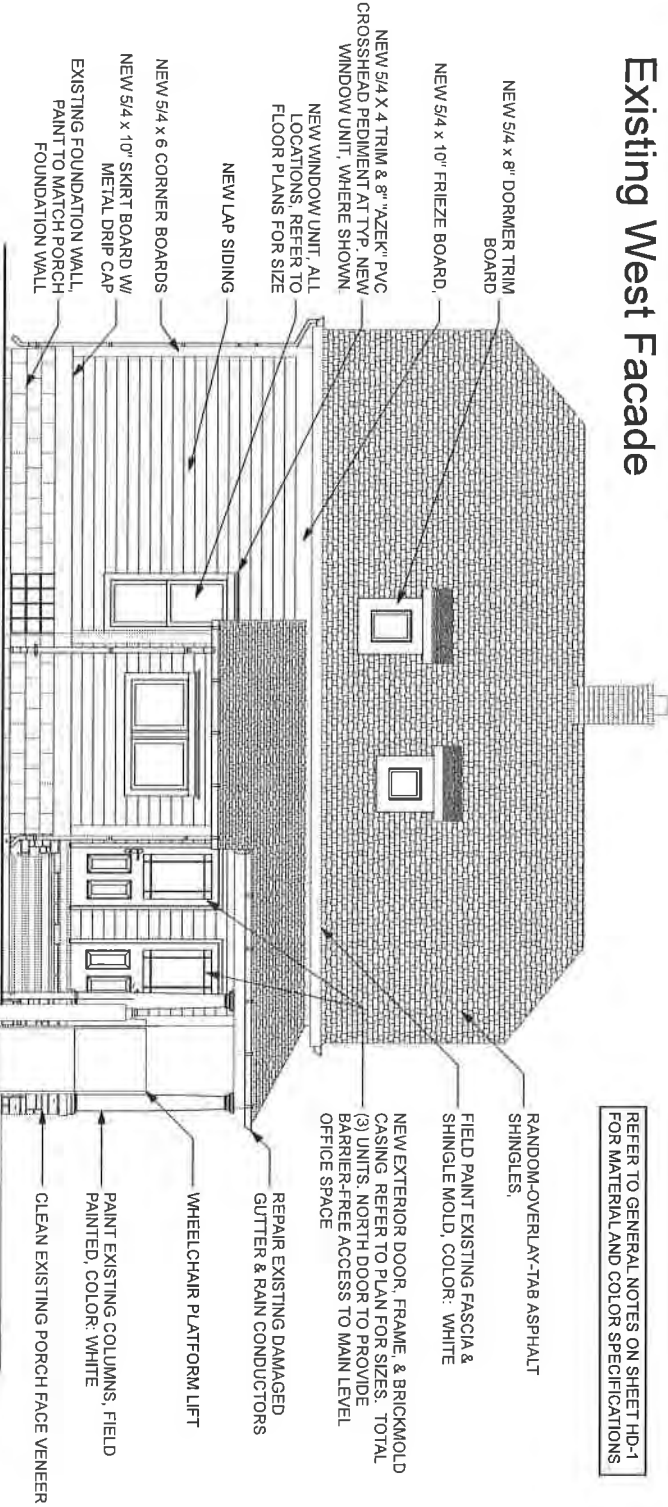




- EXISTING FASCIA & SHINGLE MOLD TO REMAIN
- REMOVE ALL EXISTING VINYL SIDING
- REMOVE EXISTING ALUMINUM WINDOW & CORNER TRIM
- REMOVE ALL EXISTING WINDOW SASHES & STORM GLAZING
- REPAIR EXISTING DAMAGED GUTTER & RAIN CONDUCTORS

Existing West Facade

- REMOVE EXISTING SHINGLE ROOF
- REPAIR EXISTING DAMAGED GUTTER & RAIN CONDUCTORS
- REMOVE EXISTING EXTERIOR & STORM DOORS
- EXISTING PORCH COLUMNS TO REMAIN
- EXISTING PORCH RAILING TO REMAIN
- EXISTING PORCH STEPS TO REMAIN



REFER TO GENERAL NOTES ON SHEET HD-1 FOR MATERIAL AND COLOR SPECIFICATIONS

Proposed West Elevation

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

HD-2

RELEASED FOR HISTORIC COM. APPROVAL DATE: 4-01-2021 PROJECT NO: 21101

Historic Office Building Renovation
 Miller & Calabrese P.C. Attorneys at Law
 248 S. Union Street, Plymouth' Michigan

David E Schaff Architectural Consultant, (734) 377 7110
 1361 Harlsough St. Plymouth, MI 48170
 schaffde@hotmail.com

ds

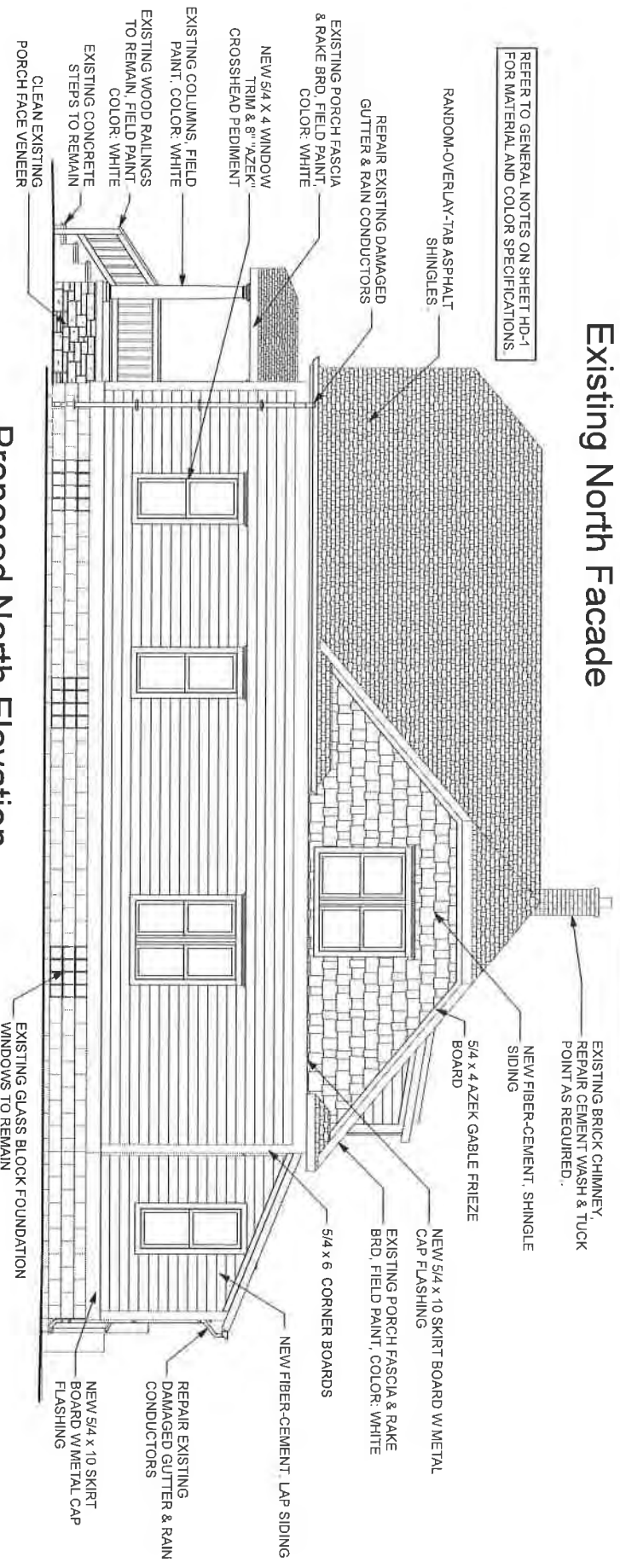


Existing North Facade

- REMOVE EXISTING SHINGLE ROOF
- REPAIR EXISTING DAMAGED GUTTER & RAIN CONDUCTORS
- REMOVE EXISTING STORM DOORS
- EXISTING PORCH COLUMNS TO REMAIN
- EXISTING PORCH RAILING TO REMAIN
- EXISTING PORCH STEPS TO REMAIN

- EXISTING ALUMINUM CLAD RAKE BOARDS & SHINGLE MOLDS TO REMAIN
- REMOVE ALL EXISTING VINYL SIDING
- REMOVE EXISTING ALUMINUM WINDOW & CORNER TRIM
- REMOVE ALL EXISTING WINDOW SASHES & STORM GLAZING
- REMOVE ALL EXISTING BASEMENT WINDOW SHIELDS

REFER TO GENERAL NOTES ON SHEET HD-1 FOR MATERIAL AND COLOR SPECIFICATIONS



Proposed North Elevation

DATE: 4/1/2021

HD-3

RELEASED FOR:
HISTORIC COM
APPROVAL
DATE: 4/1/2021
PROJECT NO. 21101

Historic Office Building Renovation
Miller & Calabrese P.C. Attorneys at Law
248 S. Union Street, Plymouth, Michigan

David E. Schaff, Architectural
Consultant (234) 327-7110
1361 Harbourside St. Plymouth, MI 48170
schaffde@holmal.com



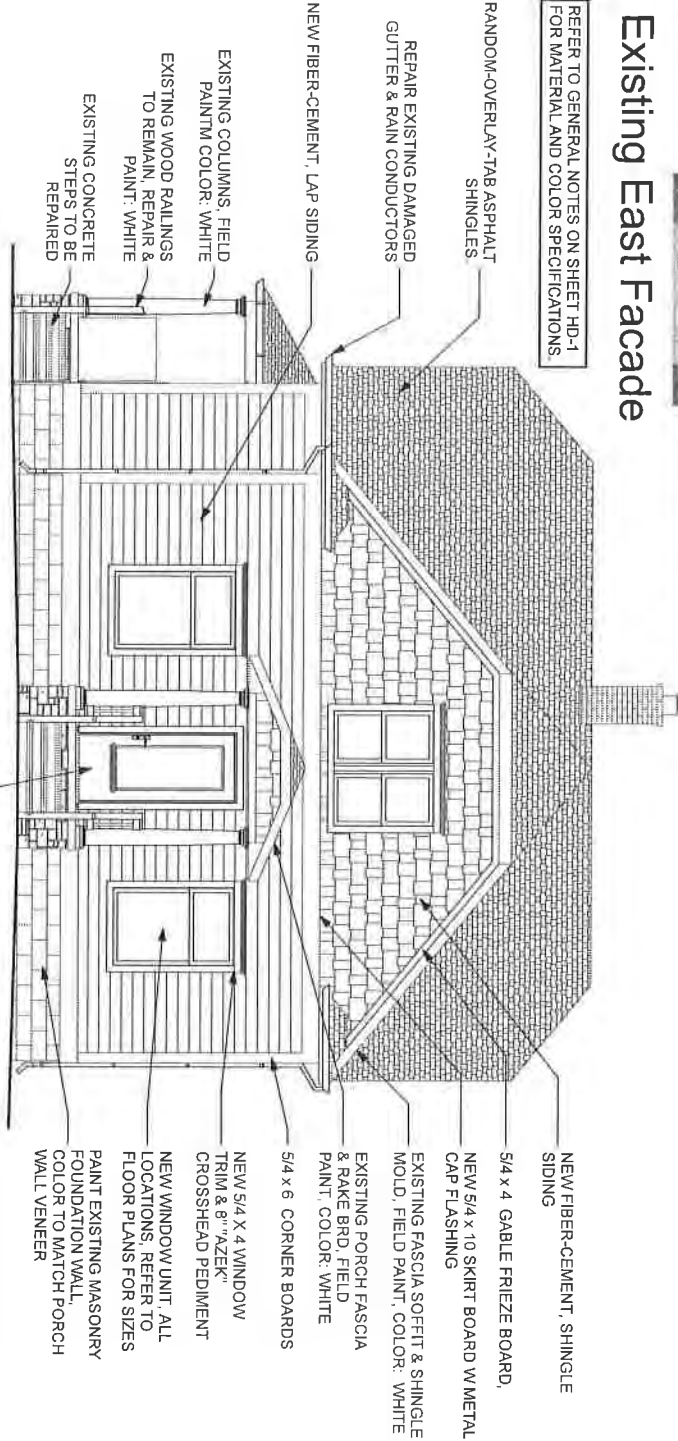


- EXISTING ALUMINUM CLAD RAKE BOARDS & SHINGLE MOLDS TO REMAIN
- REPAIR EXISTING DAMAGED GUTTER & RAIN CONDUCTORS
- REMOVE ALL EXISTING VINYL SIDING
- REMOVE EXISTING ALUMINUM WINDOW & CORNER TRIM
- REMOVE ALL EXISTING WINDOW SASHES & STORM GLAZING

- REMOVE EXISTING SHINGLE ROOF
- REMOVE EXISTING STORM DOORS
- EXISTING PORCH COLUMNS TO REMAIN
- EXISTING PORCH RAILING TO REMAIN
- EXISTING PORCH STEPS TO REMAIN

Existing East Facade

REFER TO GENERAL NOTES ON SHEET HD-1 FOR MATERIAL AND COLOR SPECIFICATIONS.



- RANDOM-OVERLAY-TAB ASPHALT SHINGLES
- REPAIR EXISTING DAMAGED GUTTER & RAIN CONDUCTORS
- NEW FIBER-CEMENT, LAP SIDING
- EXISTING COLUMNS, FIELD PAINTM COLOR: WHITE
- EXISTING WOOD RAILINGS TO REMAIN, REPAIR & PAINT: WHITE
- EXISTING CONCRETE STEPS TO BE REPAIRED
- NEW FIBER-CEMENT, SHINGLE SIDING
- 5/4 x 4 GABLE FRIEZE BOARD, NEW 5/4 x 10 SKIRT BOARD W/METAL CAP FLASHING
- EXISTING FASCIA SOFFIT & SHINGLE MOLD, FIELD PAINT, COLOR: WHITE
- EXISTING PORCH FASCIA & RAKE BRD, FIELD PAINT, COLOR: WHITE
- 5/4 x 6 CORNER BOARDS
- NEW 5/4 X 4 WINDOW TRIM & 8" "AZEK" CROSSHEAD PEDIMENT
- NEW WINDOW UNIT, ALL LOCATIONS, REFER TO FLOOR PLANS FOR SIZES
- PAINT EXISTING MASONRY FOUNDATION WALL, COLOR TO MATCH PORCH WALL VENEER
- REPAIR & REFINISH EXISTING WOOD ENTRANCE DOOR, INSTALL NEW INSULATED GLASS PANEL, REPLACE EXISTING FRAME, TRIM & HARDWARE.

Proposed East Elevation

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

HD-4

Historic Office Building Renovation
 Miller & Calabrese P.C. Attorneys at Law
 248 S. Union Street, Plymouth, Michigan

David E. Schaff, Architectural
 Consultant (734) 327-2110
 1361 Harborside St., Plymouth, MI 48170
 schaffde@hotmail.com



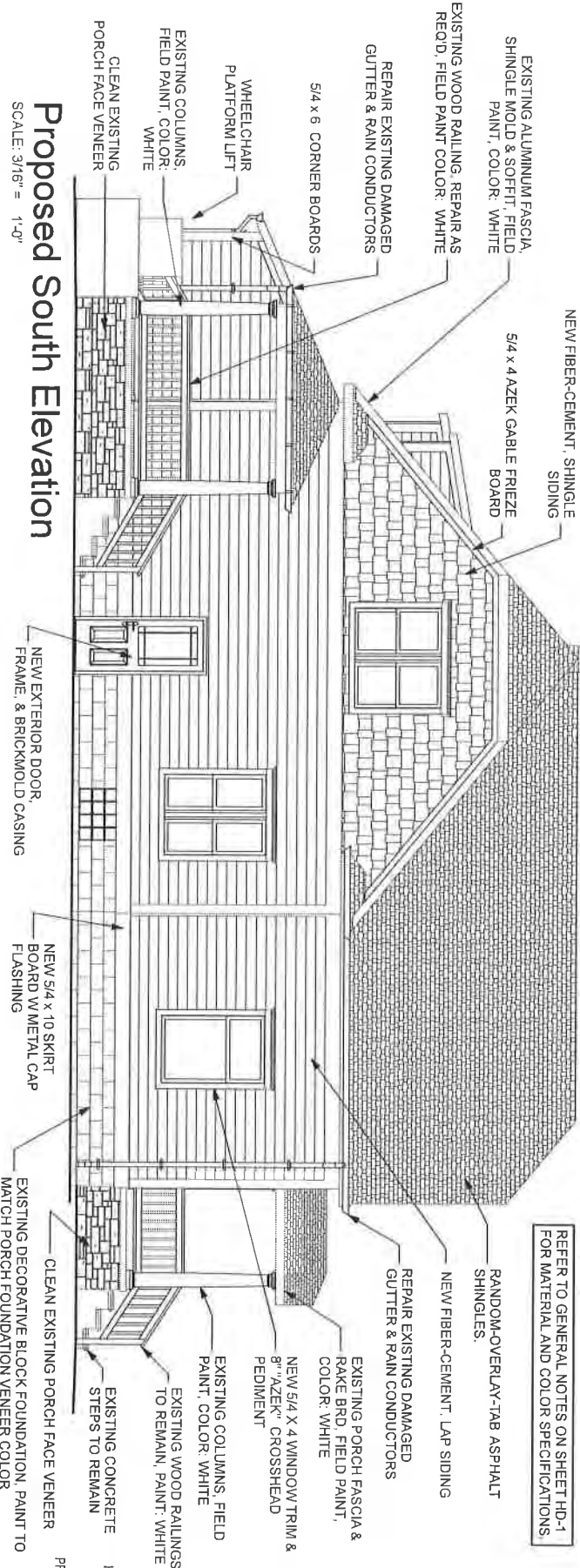
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 DATE: 4-01-2021
 PROJECT NO: 21101



Existing South Facade

- EXISTING ALUMINUM CLAD RAKE BOARD, SHINGLE MOLD & SOFFIT TO REMAIN
- REPAIR EXISTING DAMAGED GUTTER & RAIN CONDUCTORS
- REMOVE EXISTING EXTERIOR DOOR & FRAME
- EXISTING PORCH COLUMNS TO REMAIN
- EXISTING PORCH RAILING TO REMAIN, REPAIR AS REQ'D
- EXISTING PORCH STEPS TO REMAIN, REPAIR AS REQUIRED

- REMOVE EXISTING SHINGLE ROOF
- REPAIR EXISTING DAMAGED GUTTER & RAIN CONDUCTORS
- REMOVE ALL EXISTING VINYL SIDING
- REMOVE EXISTING ALUMINUM WINDOW & CORNER TRIM
- REMOVE ALL EXISTING WINDOW SASHES & STORM GLAZING
- REMOVE ALL EXISTING WINDOW SHUTTERS



Proposed South Elevation

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

HD-5

RELEASED FOR:
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APPROVAL
DATE: 4/1-2021
PROJECT NO: 21101

Historic Office Building Renovation
Miller & Calabrese P.C. Attorneys at Law
248 S. Union Street, Plymouth, Michigan

David E. Schaff, Architectural
Consultant (734) 377-7110
1361 Harbough St. Plymouth, MI 48170
schaffde@hotmail.com





The Hawthorne



midwaywindows.com



Windows that Lend Grace and Beauty

The process of selecting new windows involves careful consideration. You need to be confident your new windows will enhance your home's beauty and deliver a lifetime of reliable performance.

Alliance Window Systems' Hawthorne series is designed to answer all these needs.

Our "flagship" series, the Hawthorne, marries traditional architectural design with state-of-the-art manufacturing.

The result? Windows that endure the test of time in classic style, to lend grace and beauty to your home's décor, season after season, year after year. All Hawthorne models come standard with the Alliance Window Systems' InnovativE[®] insulating glass package, full Clear-View screens, and the industry's best warranty.

The Hawthorne doesn't stop at beauty and durability. You'll appreciate how easy it is to maintain, clean and operate.

The Hawthorne: A Wise Investment

Double-Hung Windows Keep Your Home Safe and Snug. When the weather outside turns frightful, you can rely on our heavy-walled, multi-chambered, double-hung model to keep you safe from the elements. Hawthorne double-hung windows are rigorously engineered and tested to be weather-tight and energy efficient. The balance system is guaranteed to operate for life.

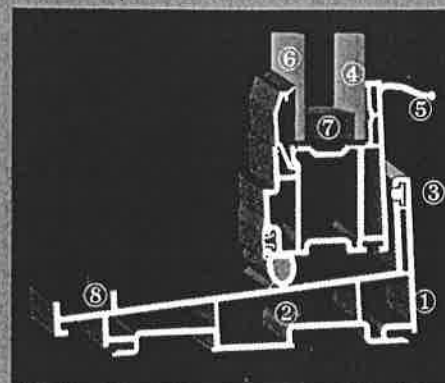


Double-Hung Features

- Double strength glass is standard.
- Three layers of weather stripping is standard on all sashes.
- Balance covers are standard for a finished interior look.
- Non-corrosive hardware includes a lifetime of trouble-free performance.
- Cam lock action draws sashes closer together for positive lock.
- Additional security provided by an interlocking meeting rail.
- Extruded full screen for durability.



Anatomy of Efficiency



- (1) Heavy walled (0.070") PVC framing acts as a natural insulator
- (2) Closed cell compression seal at sloped sill resists air and water penetration
- (3) Triple-fin seal weather stripping at sill further reduces air infiltration
- (4) 3/4" Insulating glass provides optimum energy efficiency
- (5) Dual hollows at lift rail add strength and insulation
- (6) Innovative[®] high performance glass utilizes Low E coating specifically engineered for local requirements
- (7) "Warm edge" low conductance spacer resists energy flow through the edge of glass
- (8) Rigid leg on sill prevents "screen rattle" even on windy days

Invite the Light In!



Twin-Vent Slider Features

- Two sets of double-wheeled brass rollers transfer weight of glass directly to frame reducing stress on sash members.
- Rollers glide on integral track system allowing for effortless fingertip operation.
- Both sashes lift out for easy cleaning.
- Independent weep chambers on frame assure effective water run-off.

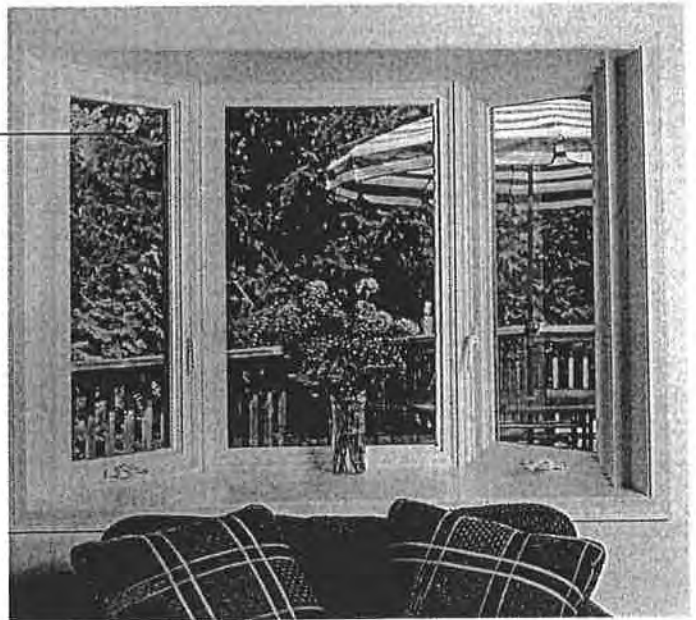
Casement Features

- Sash opens 90 degrees so windows can be cleaned easily from inside your home.
- All components are corrosion resistant providing years of trouble-free performance.
- Multi-point locking system locks sash at multiple points for utmost security.
- Three layers of weather stripping assure effective barrier to air and water penetration.
- Top rated hardware system allows even the largest casements to be effortlessly and smoothly operated.
- Narrow frame maximizes the exposed glass area.



Bow & Bay Features

- For maximum support and precision, adjustable turn-buckle cable support system is standard.
- Knee brace supports are optional.
- Insulated seatboard (R-9) provides greater resistance to cold and condensation and is available in oak or birch both unfinished and prefinished.
- Weatherproof vinyl capping system for maximum weather protection and minimal maintenance.

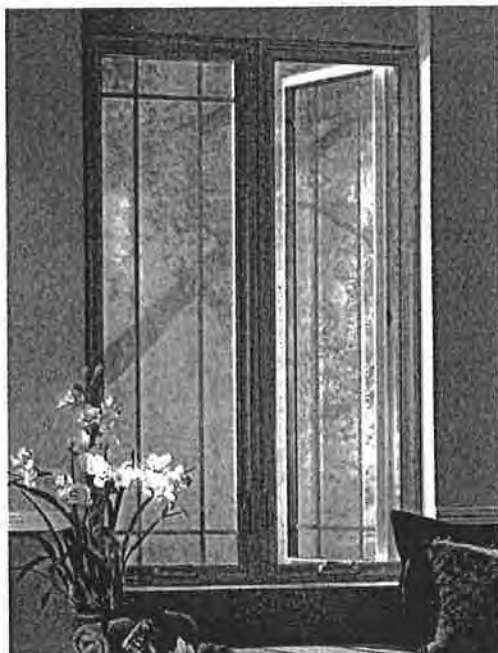


Exterior & Interior Colors*

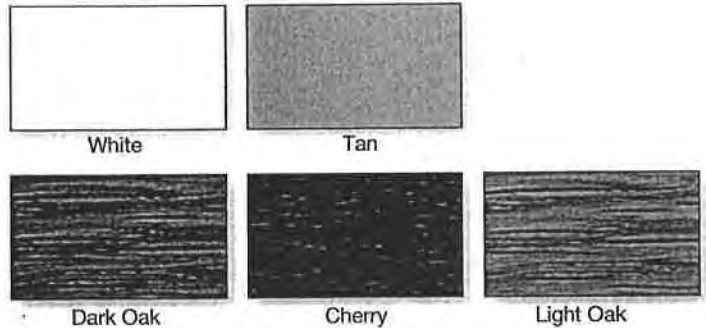
You'll appreciate the many colors available in our Hawthorne series. Customers can choose from 45 standard mix and match combinations available from our exterior color selections, and interior colors and woodgrain finishes. We can also custom match any exterior color!

*Note: Colors and woodgrains shown are printed representations. Contact your local Alliance Window Systems® dealer to view actual samples.

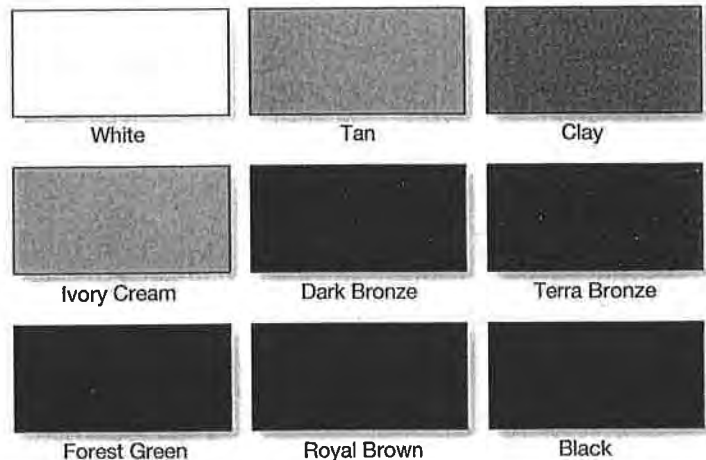
Exterior color options are available on all Alliance Window Systems® products. When grids are ordered, the color will be made to match exterior frame color.



Standard Interior Colors



Standard Exterior Colors

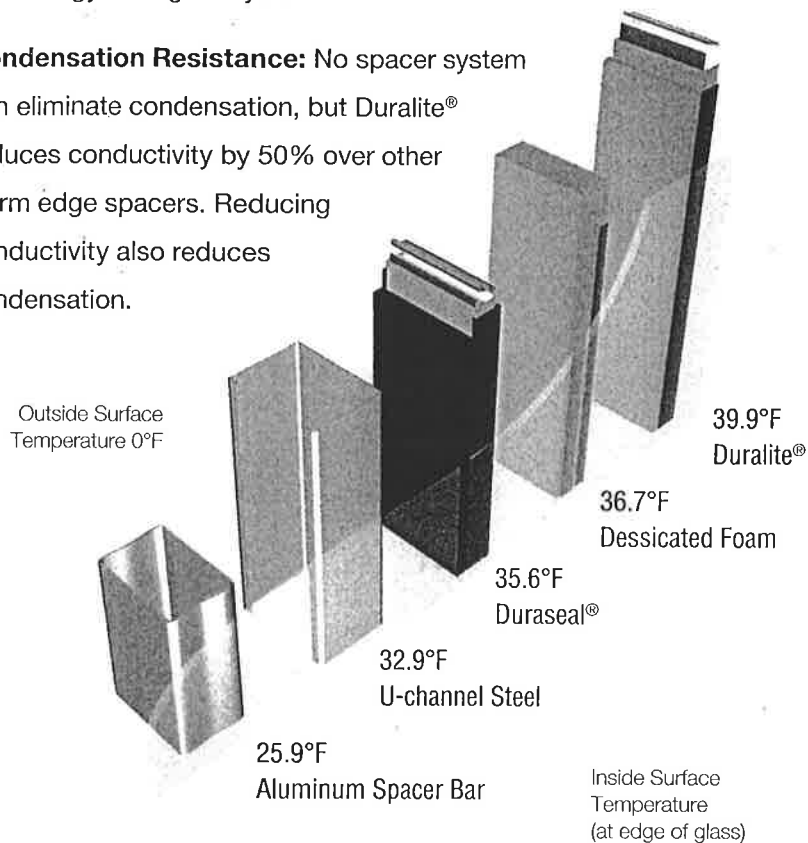


Casement, slider and double-hung windows are available in three laminated wood grain interiors – Dark Oak, Cherry and Light Oak. (Light Oak is shown.)

Duralite® Warm Edge Spacer

Midway Windows uses only Duralite® spacers which are the best spacers in comparison testing with other commonly used insulated glass systems. Duralite® spacers yield a lower window U-value – up to 0.03 over other less efficient systems. And that means more comfort and energy savings for you.

Condensation Resistance: No spacer system can eliminate condensation, but Duralite® reduces conductivity by 50% over other warm edge spacers. Reducing conductivity also reduces condensation.

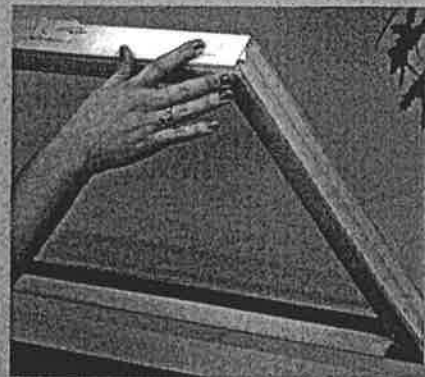


The Hawthorne: A Remarkable Window

Product	U Value	Solar Heat Gain Coefficient	Air Infiltration
Hawthorne Double-Hung – InnovativE® Glass Package*	0.27	0.28	0.12
Hawthorne Casement – InnovativE® Glass Package*	0.27	0.27	0.03
Hawthorne Twin-Vent Slider – InnovativE® Glass Package*	0.27	0.28	0.09

*The InnovativE® Glass Package comes standard with double strength glass, Low E coating, Duralite® spacer and Argon gas fill.

Easy Operation and Cleaning



Window cleaning is simplified with tilt-in upper and lower sashes.

Options

Choices include standard and custom pattern grids in your choice of flat, contour or pencil muntin bars that fit securely within the insulating glass air space.

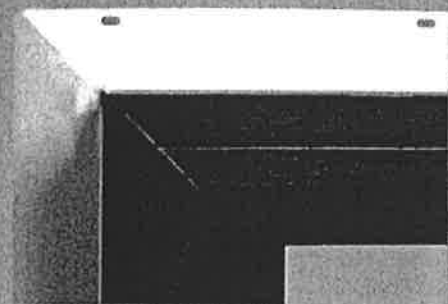
Other options include upgrade Low E coatings, triple glazing, tinted and obscure glass, choice of nine exterior colors available with white, tan or three woodgrain interior finishes.

Insulating Foam-in-Frame

- Adds rigidity to frame
- Enhances sound-deadening qualities of frame
- Enhances energy efficiency of frame through increased thermal performance
- Foam fills entire cavity to provide complete coverage without voids

Integral Fin

- The Hawthorne family of products is available with an integral fin. This includes Double Hungs, Twin-Vent Sliders, Three-Lite Sliders and Picture Windows.





Our Lifetime Warranty

Alliance is not just our name. It also accurately describes our approach to doing business, and it's why we can provide such an exceptional warranty on every window we offer for your consideration. A proud, independent regional fabricator of excellent experience and reputation meticulously crafts each of our windows. By linking these carefully selected and exceptional fabricators into a national network, or alliance, we are able to be so confident of the quality that is designed and built into our windows, we can back our entire product line with an unsurpassed warranty.

Of course, other window companies may also say they offer a warranty, but we urge you to carefully read their fine print. They may, for example, guarantee the vinyl extrusion, but what about all the moving parts or the insulated glass? The Alliance Assurance Plus® Limited Lifetime Warranty covers it all – for life! Even more remarkable, if a factory defect needs repair within the first five years, we will even provide the labor required.

Many windows leave you wide open to unpleasant surprises. Select a window from Alliance Window Systems® and you'll know it's backed by a warranty second to none.



22264 Novi Rd., Novi, 48375
248.308.3745

Visit midwaywindows.com



Look for the ENERGY STAR label on qualified products.

RIGHT LOWER MIDDLE







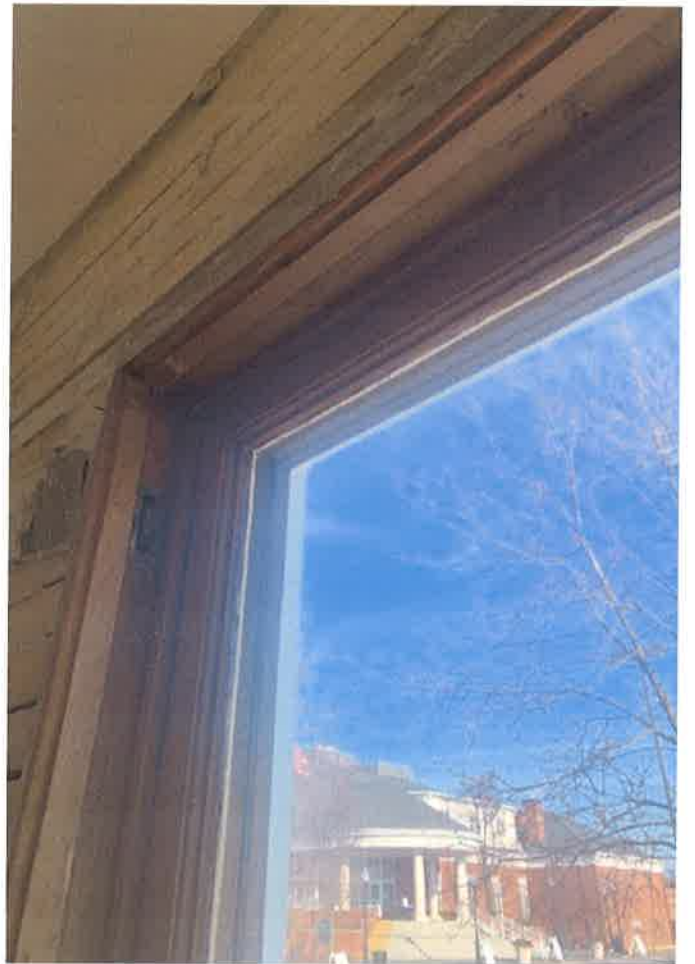
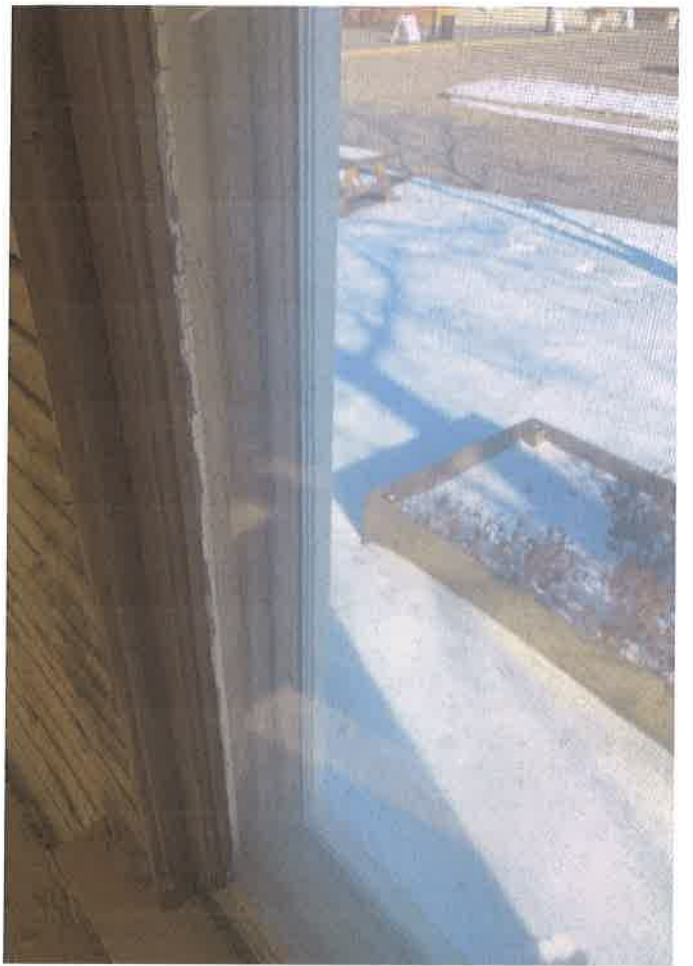




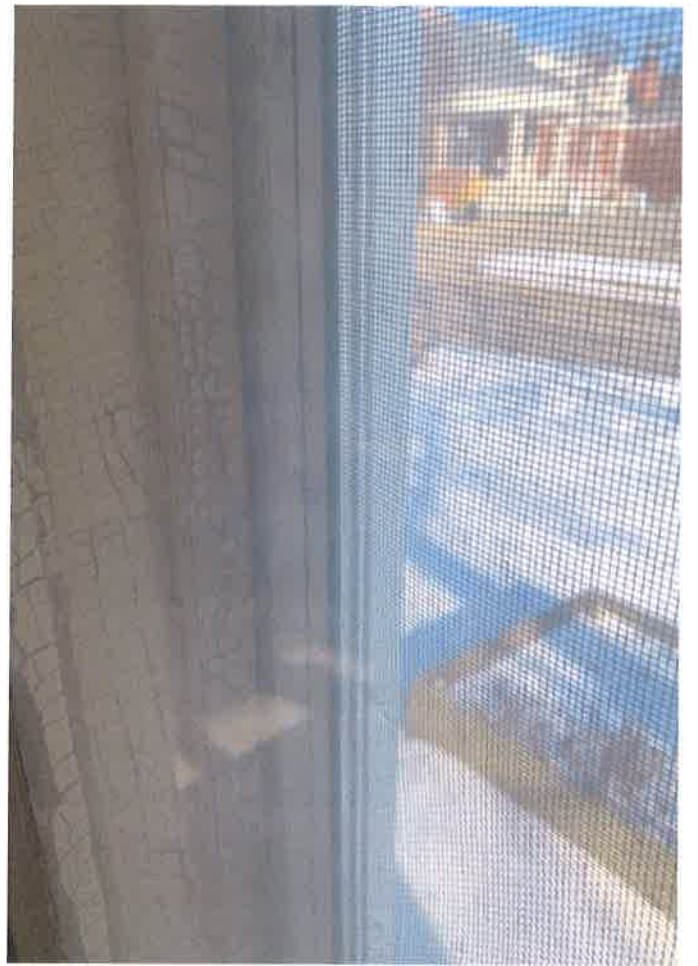
RIGHT LOWER LEFT









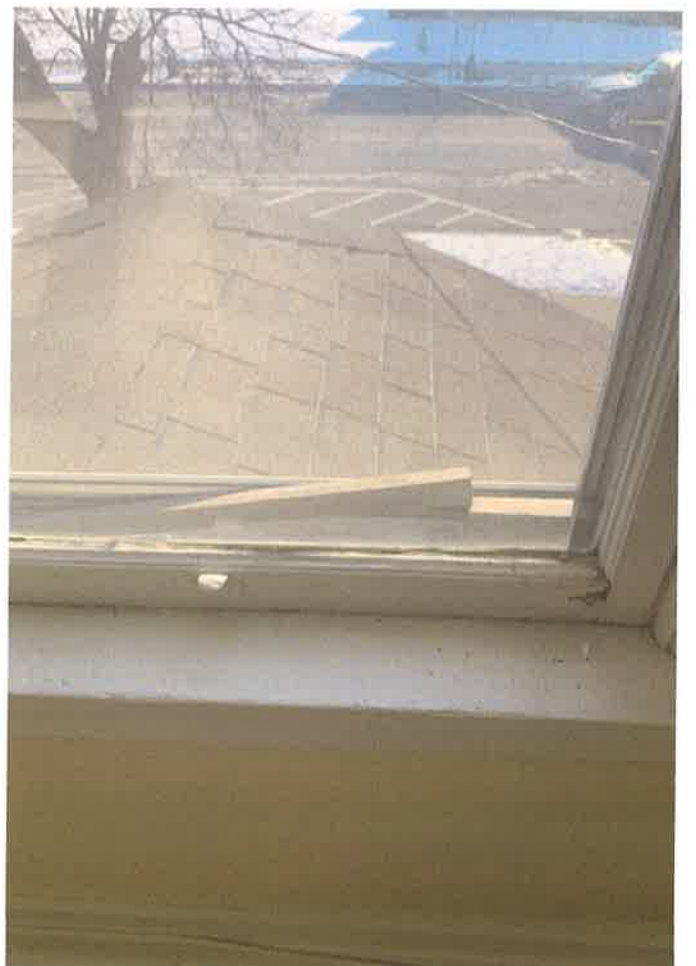
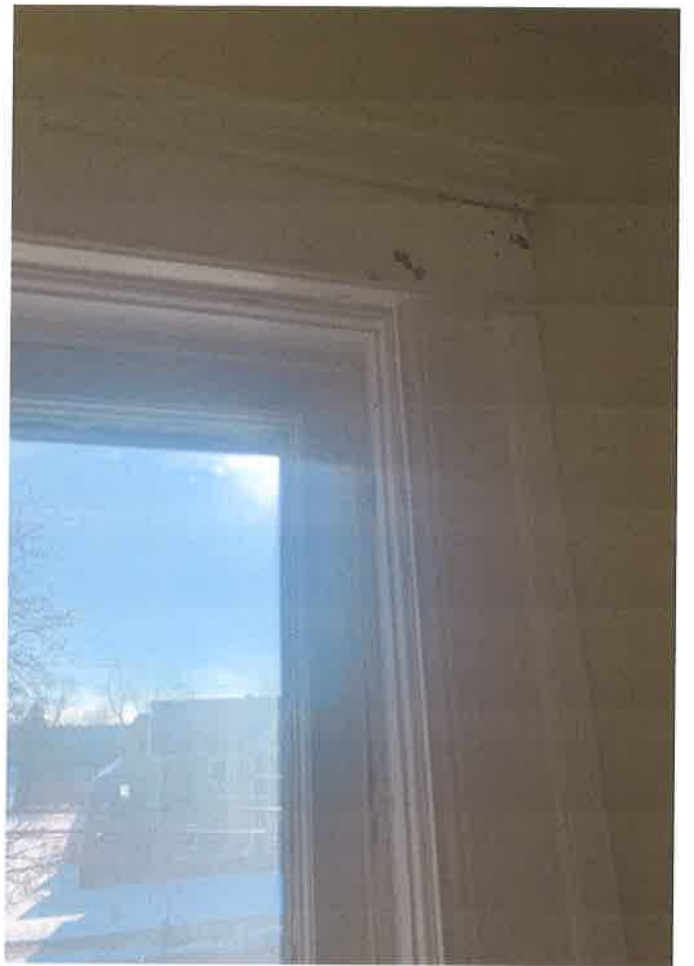


FRONT UPPER













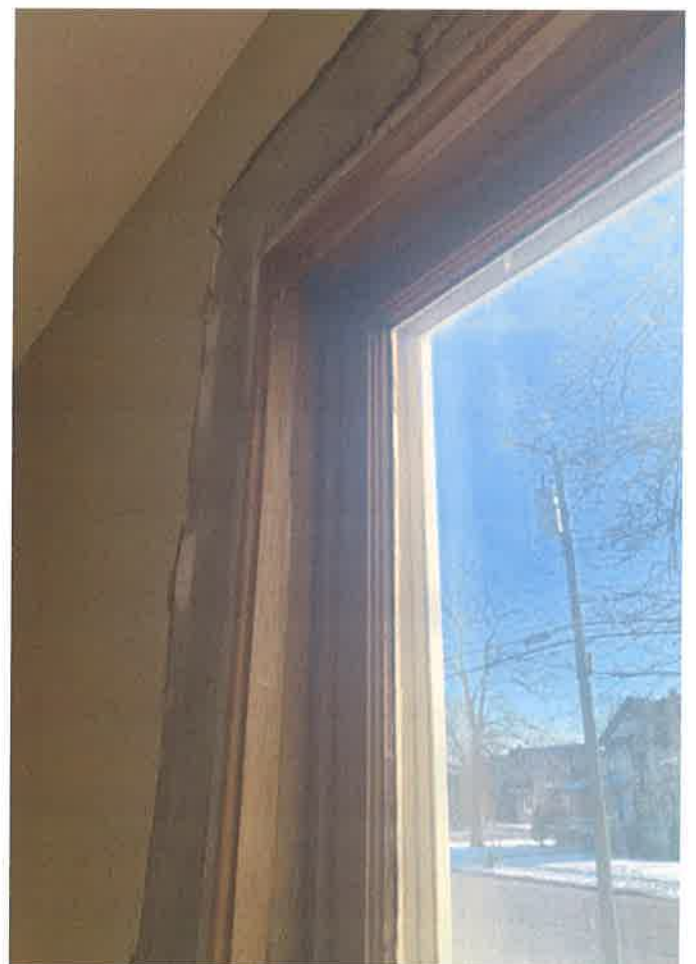
FRONT LOWER LEFT







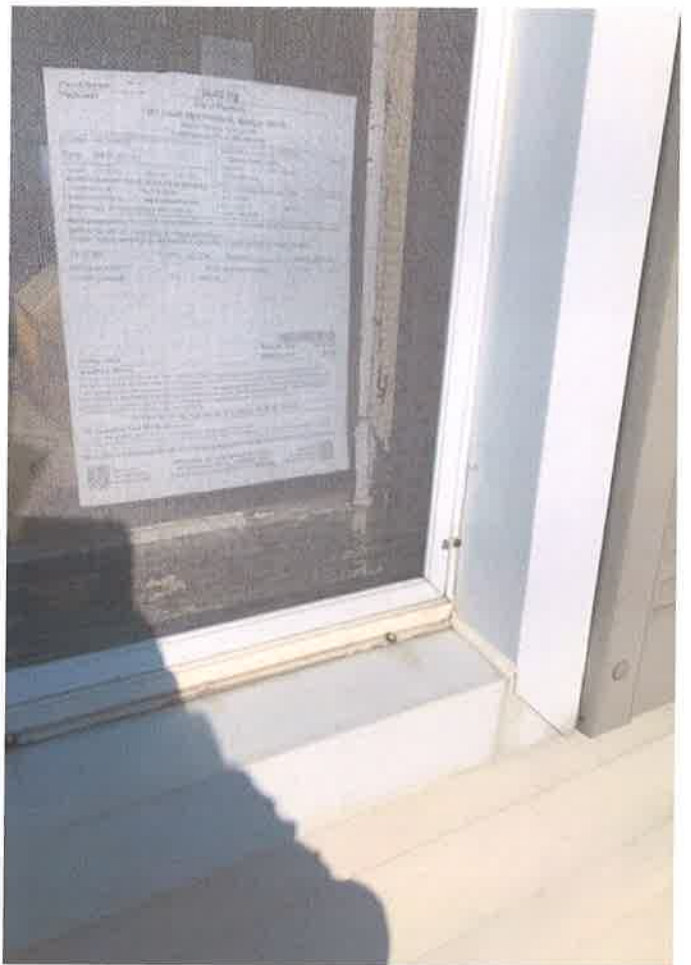






FRONT LOWER RIGHT



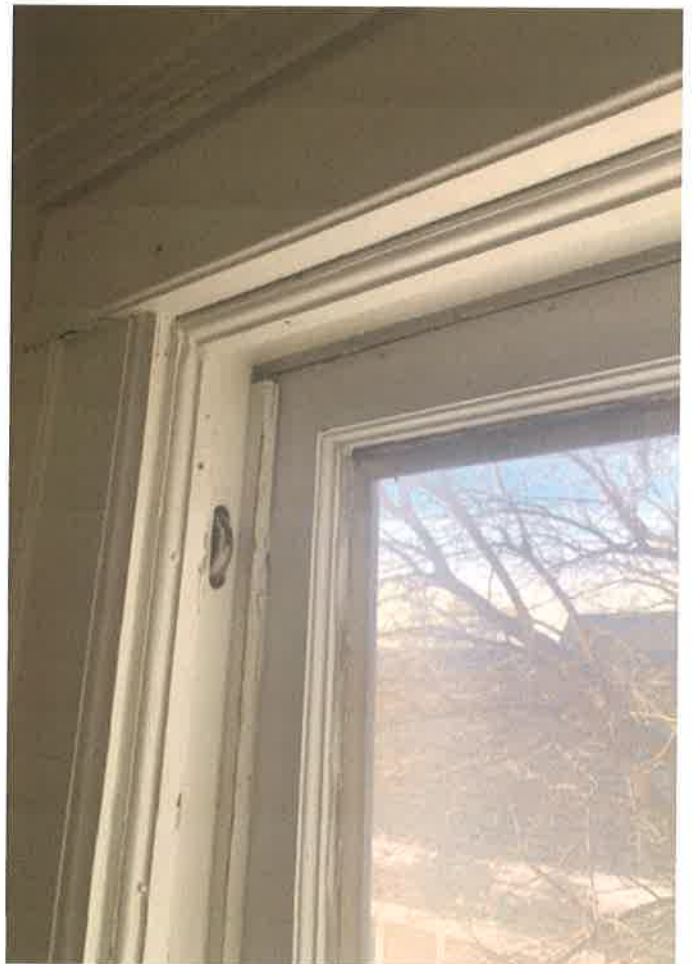


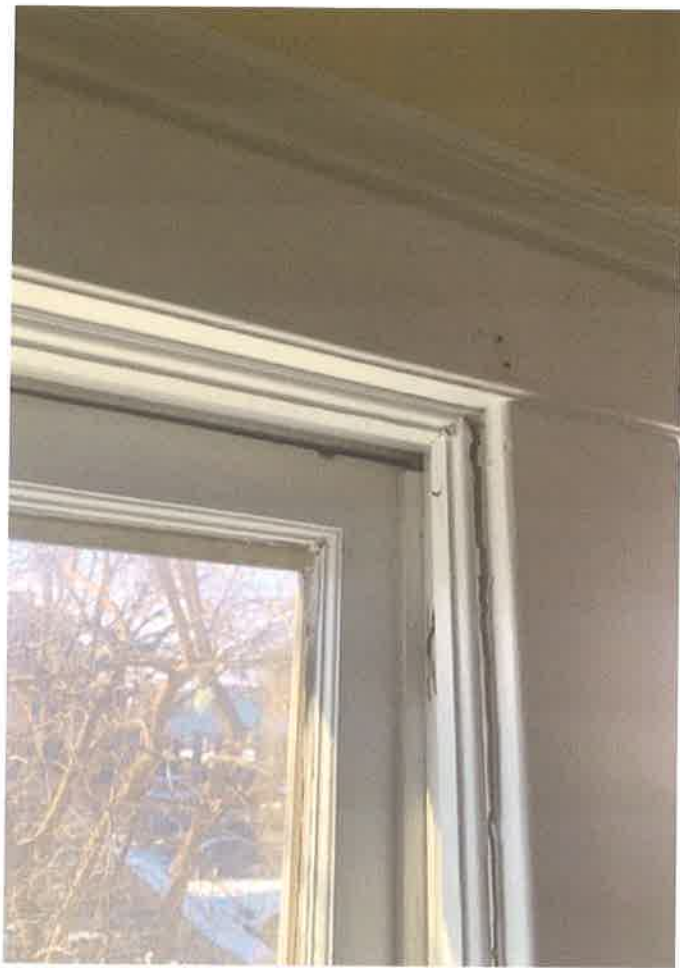






LEFT UPPER



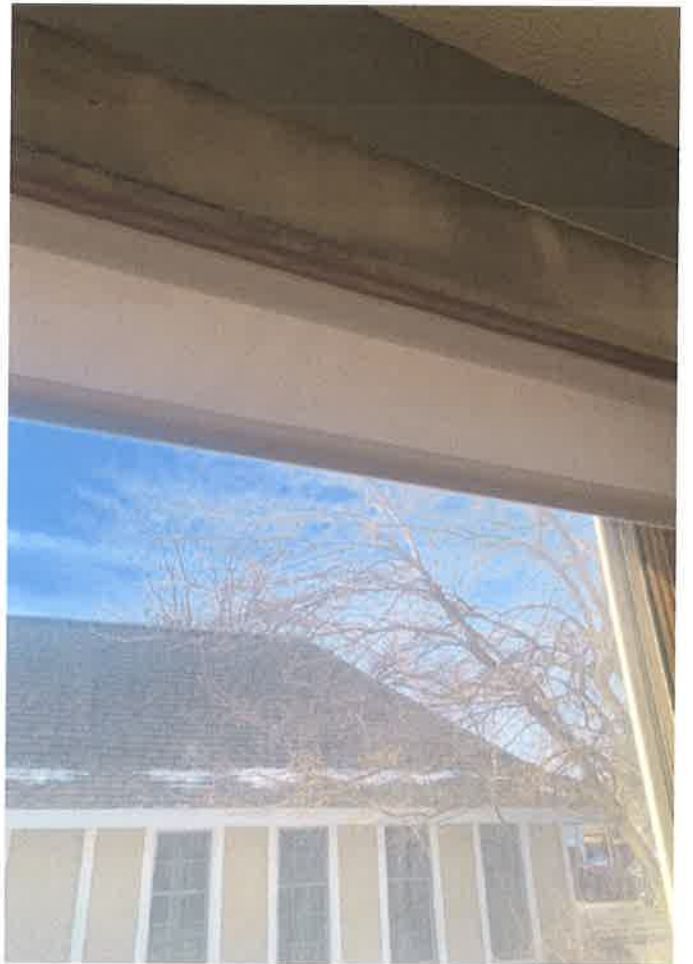
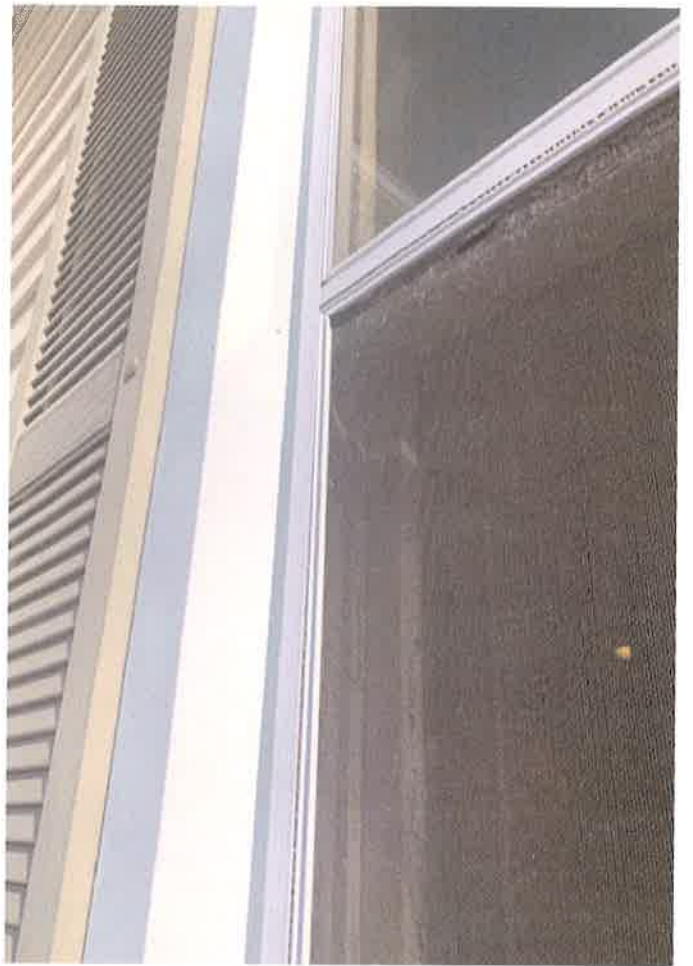




LEFT LOWER RIGHT









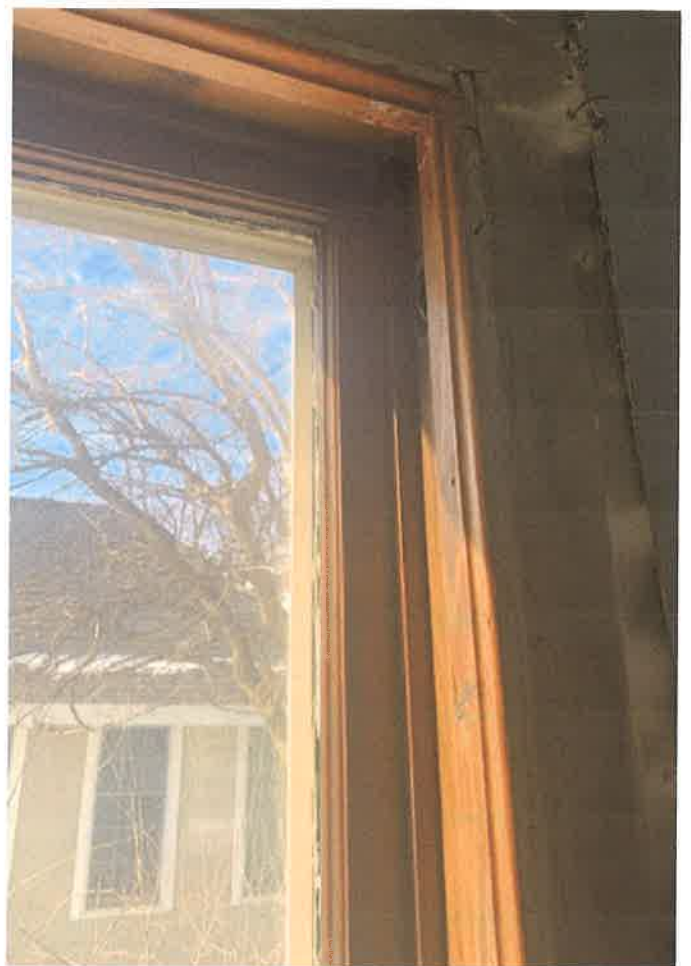
LEFT LOWER LEFT



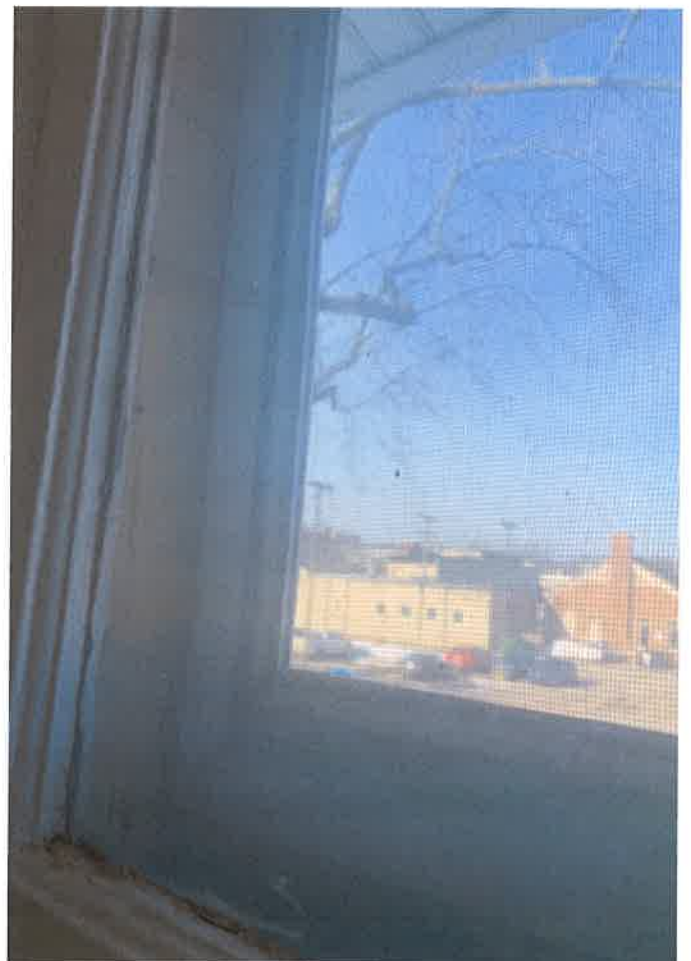








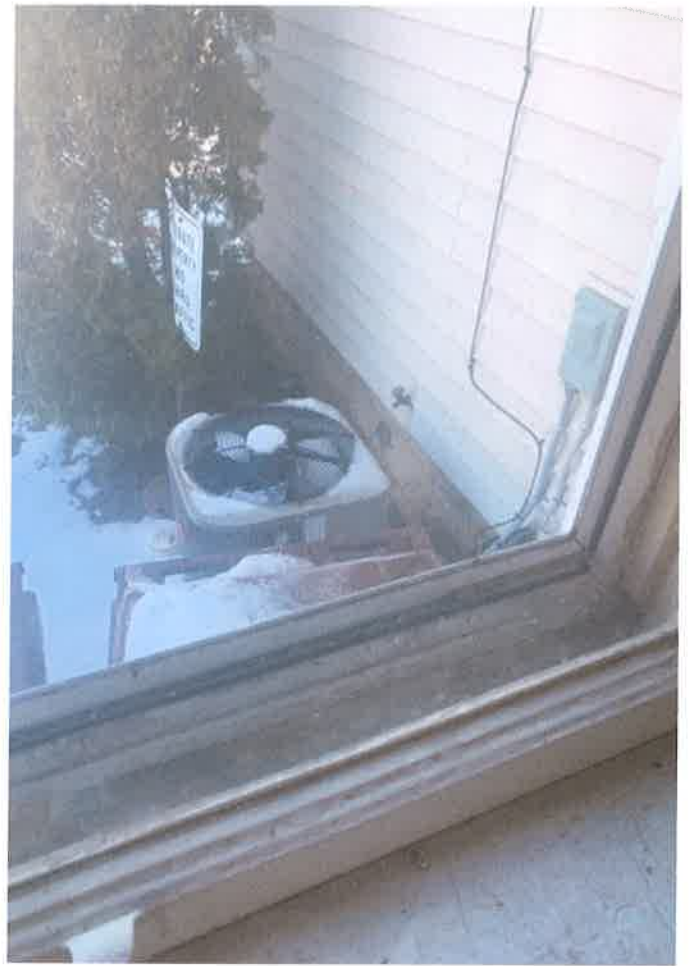
REAR UPPER

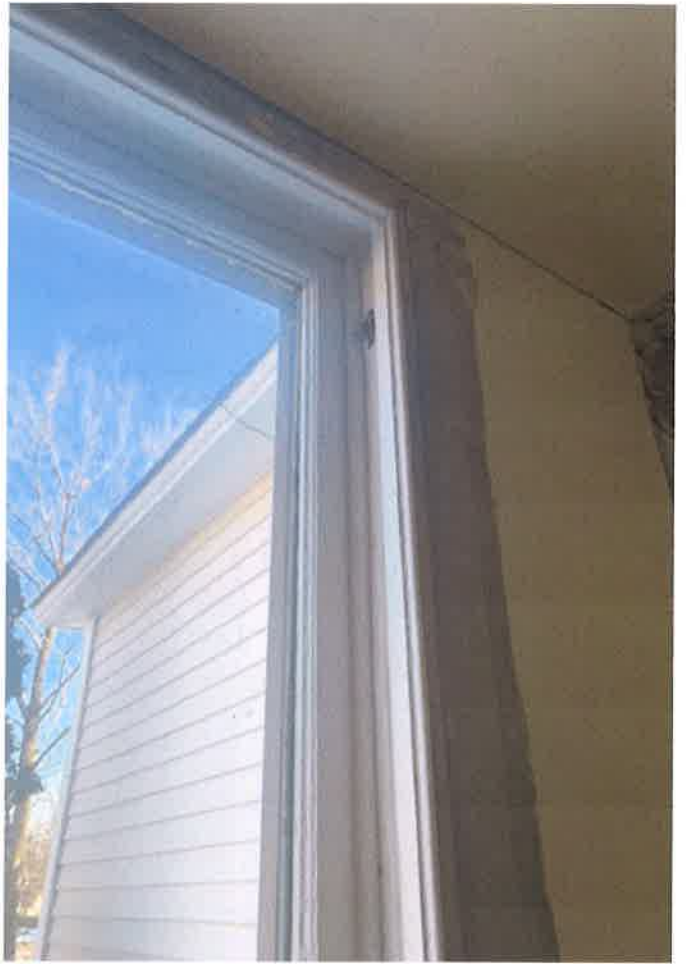


ADDITION SIDE







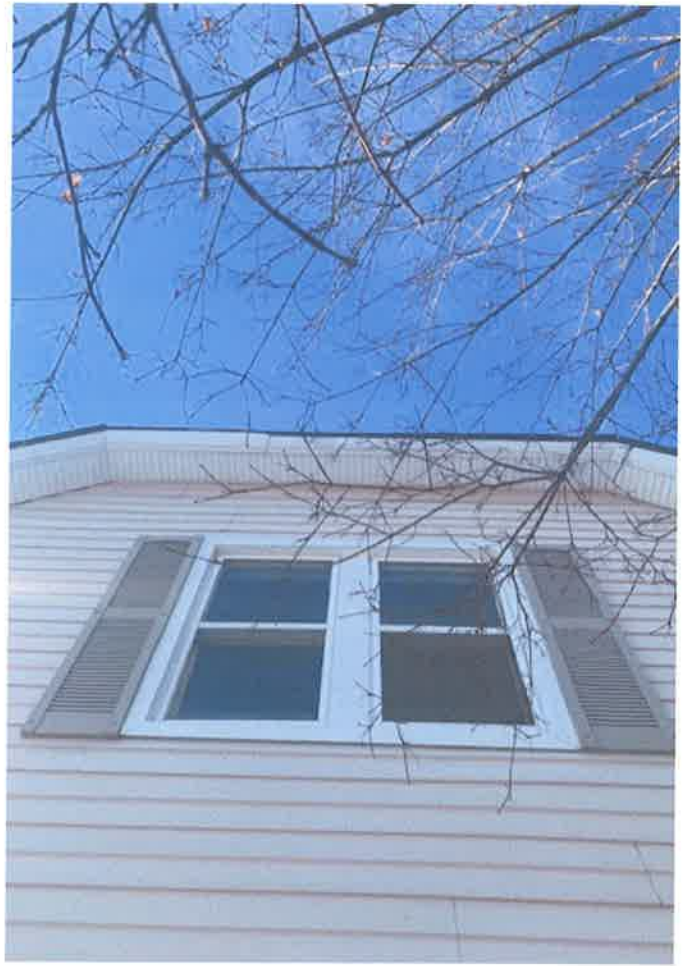


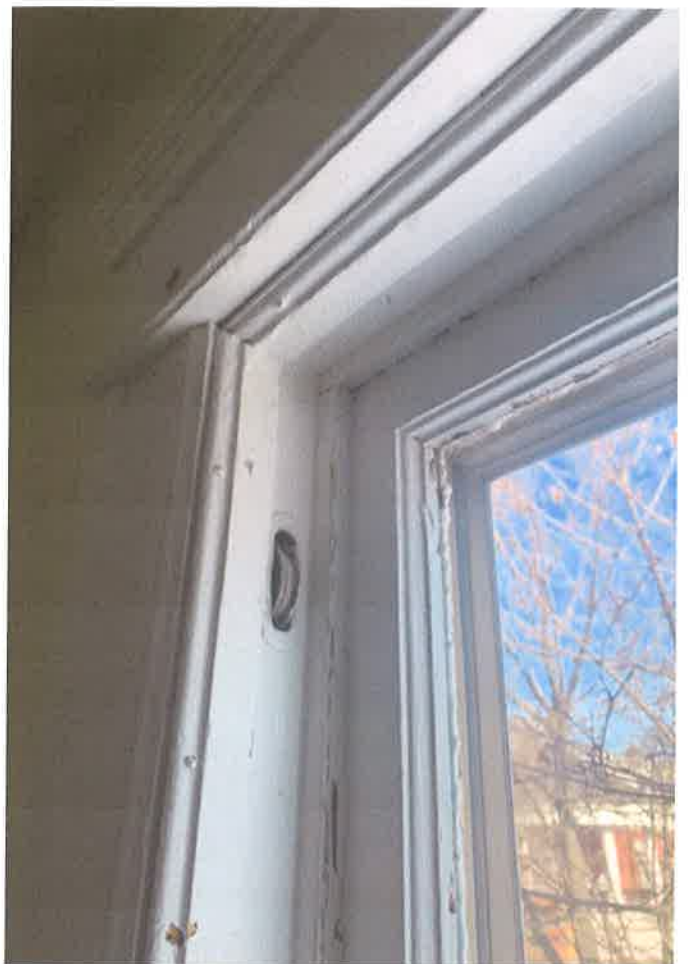
ADDITION REAR

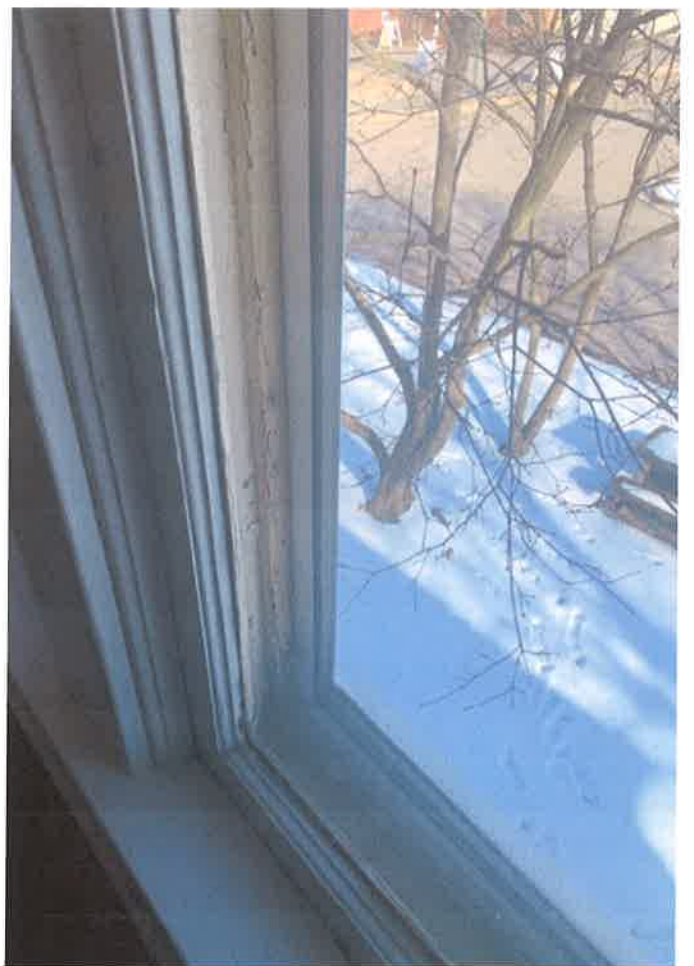


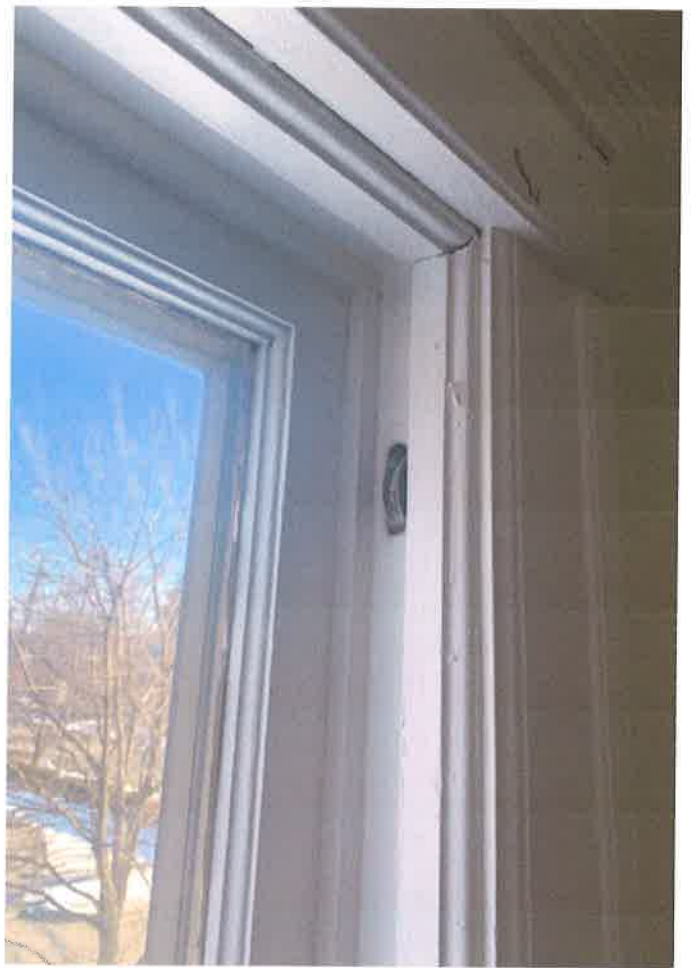


RIGHT UPPER









RIGHT LOWER RIGHT











Historic District Commission
201 S. Main Plymouth, MI 48170
Administrative Review of 248 S. Union
Case Number H21-04
Agenda Date: May 5, 2021

Address: 290/292/294/296/298 S. Main
Year Built: 1893, 1904, 1926 (built in three stages)
Historical Significance: Commercial and Architecture

Proposed Changes: Outdoor patio service area in alley between the Penn Grill (860 Penniman) and Kilwins (298 S. Main). The outdoor patio service area is located on the 290 S. Main property.

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.

Application Review

Application includes the following applicable information:	YES	NO	N/A
Demolition, new construction, additions, and alterations			
Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Materials finish list	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Detailed justification of why the changes are necessary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic photographs of the building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Photographs of the building and site as they exist today	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scaled drawings to include existing and proposed floor plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scaled drawings to include existing and proposed elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scaled drawings to include existing and proposed cross sections and other details as needed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Material samples and colors for roofing, siding, and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Color rendering of exterior elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New construction requires a streetscape view (to scale) with the proposed project inserted	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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) ___.

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".

Vote "No" to deny the application. Vote "Yes" to approve the application.

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.

CITY OF PLYMOUTH
HISTORIC DISTRICT COMMISSION APPLICATION

Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 296 S. MAIN ST PLYMOUTH, MI 48170	<input type="checkbox"/> Contributing structure <input checked="" type="checkbox"/> Non-contributing structure	Date of Application 3/30/2021
Name of Property Owner DOWNTOWN PLYMOUTH LLC ATTN: RON COOK	Phone Number 734 216 1933	
Mailing Address 296 S MAIN ST.	Email Address (Required) COOK⁴⁸⁵⁶4856@sbglobal.net	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name VVS HOLDINGS, LLC ATTN: VINCENT SPICA	Phone Number 734 660 4958			
Applicant/Company Address 820 PENNINGTON AVE	City Plymouth	State MI	Zip Code 48170	
Email Address (Required) VINCENT.SPICA@YAHOO.COM				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name MIDWESTERN CONSULTING	Phone Number 734 995 0200			
Company Address 3815 PLAZA DRIVE	City ANN ARBOR	State MI	Zip Code 48108	
Registration Number 1266	Expiration Date 7/2022	Email Address (Required) KEB@MIDWESTERNCONSULTING.COM		

IV. Type of Project (Please Select All that Apply)

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

V. Description of Work

ADDITIONAL OUTDOOR PATIO SERVICE AREA IN ALLEY BETWEEN THE PEN GRILL AND WHAT IS CURRENTLY KNOWN AS KIKWIS

VI. Applicant Signature

Signature of Applicant 	Date 4/1/2021
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VII. Property Owner Signature

Signature of Property Owner Ronald E. Cook DownTown Plymouth LLC	Date 4-1-21
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VIII. Submittal Checklist

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Detailed justification of why the changes are necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled drawings to include existing and proposed floor plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled drawings to include existing and proposed elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.	Material samples and colors for roofing, siding, and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Color rendering of exterior elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed window replacement project				
1.	Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Synopsis: description of the project in words	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Detailed justification of why window replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Description of the existing window material including color and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Photographs of the affected windows as they exist today	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please include the following applicable information

	YES	NO	N/A
9. Cut sheets (manufacturer information) for all replacement windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Material samples and colors of windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Number of windows to be replaced	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Dimensions of windows including frame thickness and frame width	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Photographs of other projects incorporating the window replacement component	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Proposed door or garage door replacement

1. Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Synopsis: description of the project in words	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Detailed justification of why door replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Description of the existing door material including color and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Photographs of the affected doors as they exist today	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Cut sheets (manufacturer information) for all replacement doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Material samples and colors of doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Number of doors to be replaced	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Dimensions of doors including frame thickness and frame width	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Photographs of other projects incorporating the door replacement component	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Proposed roof replacement

1. Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Synopsis: description of the project in words including related work such as gutters, soffit, and fascia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Detailed justification of why roof replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Description of the existing roof material including color and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Photographs of the roof as it exists today	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Cut sheets (manufacturer information) for replacement roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Material samples and colors of roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Dimensions of replacement roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Photographs of other projects incorporating the roof replacement component	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Proposed siding replacement

1. Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please include the following applicable information		YES	NO	N/A
4.	Detailed justification of why siding replacement is necessary	[]	[]	[<input checked="" type="checkbox"/>]
5.	Historic photographs of the building	[]	[]	[<input checked="" type="checkbox"/>]
6.	Description of the existing siding material including width, color, and condition	[]	[]	[<input checked="" type="checkbox"/>]
7.	Photographs of the siding as it exists today	[]	[]	[<input checked="" type="checkbox"/>]
8.	Photographs of the building with proposed changes indicated	[]	[]	[<input checked="" type="checkbox"/>]
9.	Scaled and dimensioned elevations showing the replacement siding	[]	[]	[<input checked="" type="checkbox"/>]
10.	Cut sheets (manufacturer information) for replacement siding	[]	[]	[<input checked="" type="checkbox"/>]
11.	Material samples and colors of siding	[]	[]	[<input checked="" type="checkbox"/>]
12.	Dimensions including full profile of replacement siding	[]	[]	[<input checked="" type="checkbox"/>]
13.	Photographs of other projects incorporating the roof replacement component	[]	[]	[<input checked="" type="checkbox"/>]

Sign and awning installation or replacement

1.	Completed application	[]	[]	[<input checked="" type="checkbox"/>]
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	[]	[]	[<input checked="" type="checkbox"/>]
3.	Materials finish list	[]	[]	[<input checked="" type="checkbox"/>]
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	[]	[]	[<input checked="" type="checkbox"/>]
5.	Historic photographs of the building	[]	[]	[<input checked="" type="checkbox"/>]
6.	Description of the existing signage/awning material including location, size, material, color, and condition	[]	[]	[<input checked="" type="checkbox"/>]
7.	Photographs of the building as it exists today	[]	[]	[<input checked="" type="checkbox"/>]
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	[]	[]	[<input checked="" type="checkbox"/>]
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	[]	[]	[<input checked="" type="checkbox"/>]
10.	Identification of all materials used in the construction of signage and/or awning	[]	[]	[<input checked="" type="checkbox"/>]
11.	Material samples including number, letter, font size, and colors of signage and/or awning	[]	[]	[<input checked="" type="checkbox"/>]

Site improvements: fence, walls, paving, or landscaping installation

1.	Completed application	[<input checked="" type="checkbox"/>]	[]	[]
2.	Synopsis: description of the project in words	[<input checked="" type="checkbox"/>]	[]	[]
3.	Materials finish list	[<input checked="" type="checkbox"/>]	[]	[]
4.	Detailed justification of why site improvement is necessary	[<input checked="" type="checkbox"/>]	[]	[]
5.	Historic photographs of the building and site	[<input checked="" type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[]
6.	Photographs of the building and site as it exists today	[<input checked="" type="checkbox"/>]	[]	[]
7.	Scaled and dimensioned site plan showing existing lot lines	[<input checked="" type="checkbox"/>]	[]	[]
8.	Scaled and dimensioned site plan showing existing buildings	[<input checked="" type="checkbox"/>]	[]	[]
9.	Scaled and dimensioned site plan showing	[<input checked="" type="checkbox"/>]	[]	[]
10.	Identification of all materials used in the construction of signage and/or awning	[]	[]	[<input checked="" type="checkbox"/>]
11.	Material samples including number, letter, font size, and colors of signage and/or awning	[]	[<input checked="" type="checkbox"/>]	[<input checked="" type="checkbox"/>]

Please include the following applicable information		YES	NO	N/A
Porch reconstruction or repair				
1.	Completed application	[]	[]	[X]
2.	Synopsis: description of the project in words	[]	[]	[X]
3.	Materials finish list	[]	[]	[X]
4.	Detailed justification of why the changes are necessary	[]	[]	[X]
5.	Historic photographs of the building	[]	[]	[X]
6.	Photographs of the building and site as they exist today	[]	[]	[X]
7.	Description of the existing porch material including location, size, material, color, and condition	[]	[]	[X]
8.	Scaled drawings to include existing and proposed site plan	[]	[]	[X]
9.	Scaled drawings to include existing and proposed floor plans	[]	[]	[X]
10.	Scaled drawings to include existing and proposed elevations	[]	[]	[X]
11.	Scaled drawings to include existing and proposed cross sections and other details as needed	[]	[]	[X]
12.	Cut sheets (manufacturer information) for proposed replacement porch materials	[]	[]	[X]
13.	Material samples and colors for porch	[]	[]	[X]
Paint color change				
1.	Completed application	[]	[]	[X]
2.	Synopsis: description of the project in words	[]	[]	[X]
3.	Materials finish list	[]	[]	[X]
4.	Detailed justification of why the changes are necessary	[]	[]	[X]
5.	Historic photographs of the building	[]	[]	[X]
6.	Photographs of the building and site as they exist today	[]	[]	[X]
7.	Samples of the proposed paint color (paint chip)	[]	[]	[X]
8.	Photographs and/or diagrams showing the locations and colors where paint will be applied	[]	[]	[X]
Building cleaning				
1.	Completed application	[]	[]	[X]
2.	Synopsis: description of the project in words	[]	[]	[X]
3.	Materials finish list	[]	[]	[X]
4.	Detailed justification of why the changes are necessary	[]	[]	[X]
5.	Historic photographs of the building	[]	[]	[X]
6.	Photographs of the building and site as they exist today	[]	[]	[X]
7.	Description of the cleaning method including the names of chemicals and the pressure of any washes or applications	[]	[]	[X]
8.	Brochure for cleaning agents	[]	[]	[X]
8.	Description of the treatment of the building exterior (surface) after cleaning – painting, sealing, tuck pointing, etc.	[]	[]	[X]

