



# City of Plymouth Historic District Commission

## Regular Meeting Agenda

Wednesday, December 1, 2021 – 7:00 p.m.  
ONLINE Zoom Meeting

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

<https://us02web.zoom.us/j/86900034867>

Webinar ID: 869 0003 4867

Passcode: 553107

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 November 3, 2021, regular meeting minutes

4) **APPROVAL OF THE AGENDA**

5) **COMMISSION COMMENTS**

6) **OLD BUSINESS**

- a) H21-08, 844 Penniman, The Post Local Bistro: Patio expansion including concrete, lighting, fencing, and landscaping; rear addition, and wall and dumpster enclosure
- b) H21-09, 320 S. Main: Paint color change

7) **NEW BUSINESS**

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**

**OBJECTIVES**

- 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**

**OBJECTIVES**

- 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 35<sup>th</sup> District Court and the PCCS
- Negotiate three labor contracts

**GOAL III - ECONOMIC VITALITY**

**OBJECTIVES**

- 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**

**OBJECTIVES**

- 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, November 6, 2021 - 7:00 p.m.

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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 7:00 p.m.

Present: Chair Polin, Members Jeremy Borys, Stanley Cole, Linda Filipczak, Joshua Mrozowski, John Townsend

Excused: Gania Kandalajt

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

**2. CITIZENS COMMENTS**

Dave Rucinski thanked the HDC and the Wilcox Foundation for their support of the fountain project.

**3. APPROVAL OF THE MEETING MINUTES**

Borys offered a motion, seconded by Townsend, to approve the minutes of the of the October 6, 2021 meeting.

There was a roll call vote.

Yes: Borys, Mrozowski, Polin, Townsend

Abstain: Cole, Filipczak

MOTION PASSED 4-0

**4. APPROVAL OF THE AGENDA**

Filipczak offered a motion, seconded by Borys, to approve the agenda for Wednesday, November 3, 2021.

There was a roll call vote.

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

MOTION PASSED 6-0

**5. COMMISSION COMMENTS**

There were no commission comments.

**6. OLD BUSINESS**

- a. H21-07, 306 S. Main: Exterior alterations, windows and doors, signage, and exterior lighting  
Representatives of the architecture firm Constantine George Pappas introduced Gene Hopkins as their historic consultant. Hopkins described a limestone product (dolomite) that is more durable than classic limestone and that he believed would be preferable to covering the limestone with granite. He also gave his opinion on the windows, stating that documenting the changes so they could be restored in the future was an option.

**Citizen Comments**

Ellen Elliott, 404 Irvin, said she thought windows that open would be appropriate as long as the windows were not repositioned or enlarged.

**Commissioner Comments**

Commission members discussed the application and expressed concern about not having an answer about the condition of the limestone under the sparging. It was also noted that extending the windows to the base of the building would disrupt the water table element. They agreed they still didn't have enough information to vote on the request.

Townsend offered a motion, seconded by Filipczak, to postpone review of H21-07 to allow the applicant time to provide additional information at the applicant's request, another meeting will be scheduled.

There was a roll call vote.

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

MOTION PASSED 6-0

**7. NEW BUSINESS**

a. H21-08, 844 Penniman: Patio expansion including concrete, lighting, fencing, and landscaping; rear addition, and wall and dumpster enclosure

Post Local Bistro representatives explained that they had received conditional approval from the Planning Commission for their project, pending HDC approval.

**Citizen Comments**

There were no citizen comments.

**Commissioner Comments**

Commission members noted that specific materials that exist on the current enclosed patio area were not in the application and therefore they would not be able to judge their appropriateness. They also expressed concern about the applicant's prior issue of keeping up a temporary structure for more than 100 days without seeking further approval from the HDC.

Townsend offered a motion, seconded by Filipczak, to postpone the review of H21-08 to allow the applicant to provide additional information about the enclosed patio area, and that at the applicant's request, another meeting will be scheduled.

There was a roll call vote.

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

MOTION PASSED 6-0

b. H21-09, 318 S. Main: Signage, trellis, and painting front façade

Applicant Christina Jackson described the plan to rebrand Cupcake Station to Bakehouse 46 and change some elements of the building. She shared photographs of other locations in nearby communities.

**Citizen Comments**

There were no citizen comments.

**Commission Comments**

Commissioners asked the applicant about some of the materials and deemed them appropriate.

Cole offered a motion, seconded by Townsend, to issue a certificate of appropriateness for H21-09, based on the following findings of fact.

**Findings of Fact**

The work proposed meets the Secretary of Interior’s rehabilitation standards 1,2,3,4 and 5 and gives consideration and/or significance to City of Plymouth criteria 3 and 4.

There was a roll call vote.

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

MOTION PASSED 6-0

**8. REPORTS AND CORRESPONDENCE**

There were no reports or correspondence.

**9. ADJOURNMENT**

Borys offered a motion to adjourn at 9:59 p.m. Filipczak seconded the motion.

There was a roll call vote.

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

MOTION PASSED 6-0



Historic District Commission  
201 S. Main Plymouth, MI 48170  
Administrative Review of 844 Penniman  
Case Number H21-08  
Agenda Date: December 1, 2021

Address: 844 Penniman

Year Built: 1922

Historical Significance: Architecture/Commerce

Proposed Changes: Patio expansion including concrete, lighting, fencing, and landscaping; rear addition, and wall and dumpster enclosure

### **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

The following applicable information has been provided		YES	NO	N/A
<b>Demolition, new construction, additions, and alterations</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as they exist today	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Site improvements: fence, walls, paving, or landscaping installation</b>				
The following applicable information has been provided		YES	NO	N/A
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as it exists today	<input type="checkbox"/>	<input checked="" 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.	Identification of all materials used in the construction of fence, walls, paving, and/or landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Material samples including fence, walls, paving, and/or landscaping	<input type="checkbox"/>	<input 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.

November 15, 2021

City of Plymouth  
Historic District Commission  
201 S Main Street  
Plymouth MI 48170  
C/O John Buzuvis, Community Development Director

Dear Historic District Commission,

Here's the materials list for the work on the Enclosed Patio Area (existing) as requested at the meeting of November 3.

*Wall*

Stonegate Column block-walnut blend  
Limestone Cap  
Hardie Board Trim-Benjamin Moore White Satin  
Cedar Pergola – Benjamin Moore Oil Base Stain Spicechest  
Traditional Storm Windows-Benjamin Moord White Satin

*Roof*

4'x 8' Steel Panels

*Door*

Single Pane Wood door with metal frame

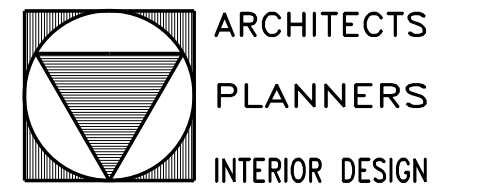
*Flagpole*

25" tall 4" diameter aluminum pole.

Cut sheets are included with package.

Thank you,

Jim Dales , Jennifer Dales, John Thomson  
The Post Local Bistro  
844 Penniman Ave



**SCOTT MONCHNIK & ASSOCIATES, INC.**  
1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN 48084  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM

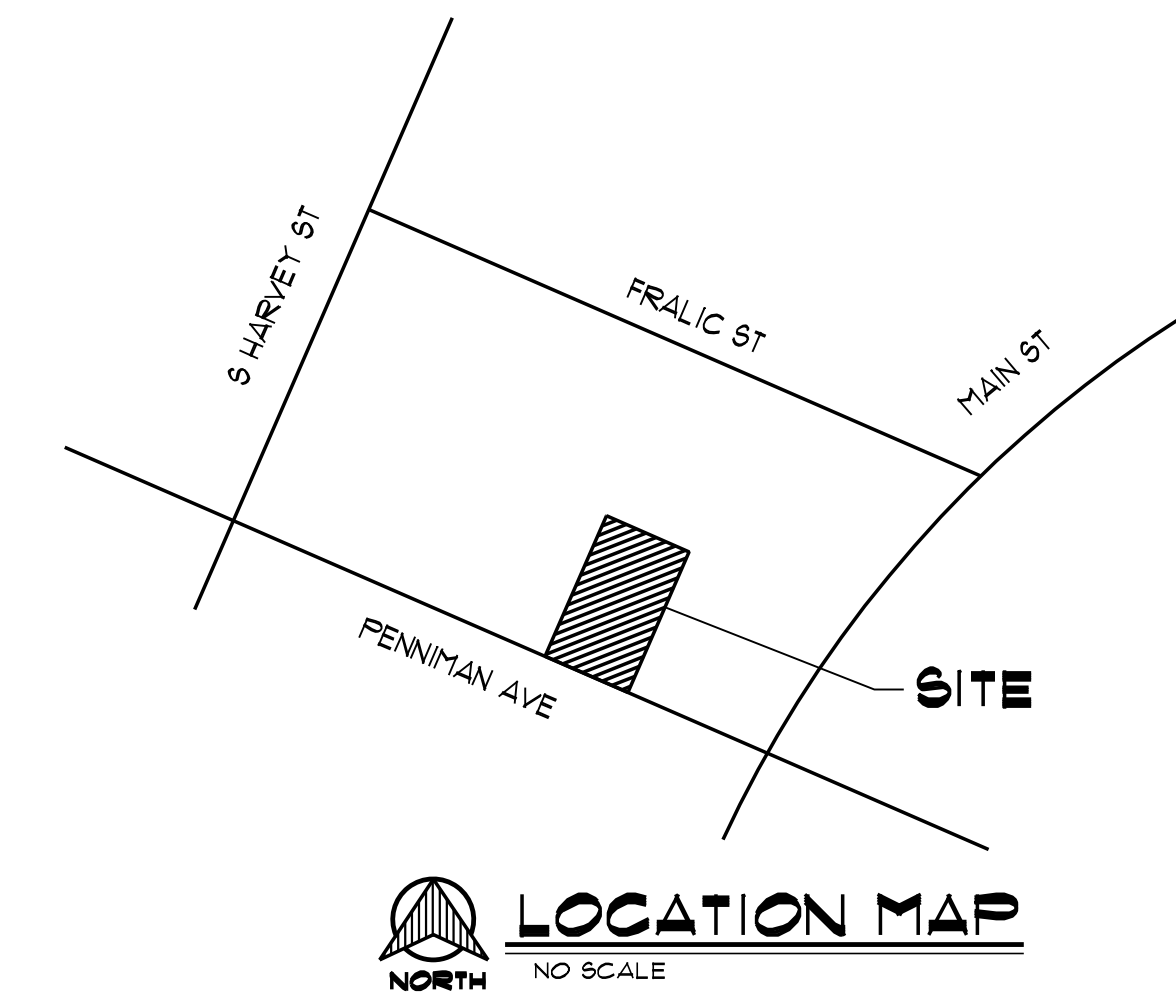
## PROJECT DESCRIPTION

CURRENT TENT / PATIO AREA, TO BE REWORKED TO BE A SCREENED OFF OPEN PATIO AREA.

## SITE PLAN -GENERAL NOTES:

ZONED: B-2 CENTRAL BUSINESS DISTRICT

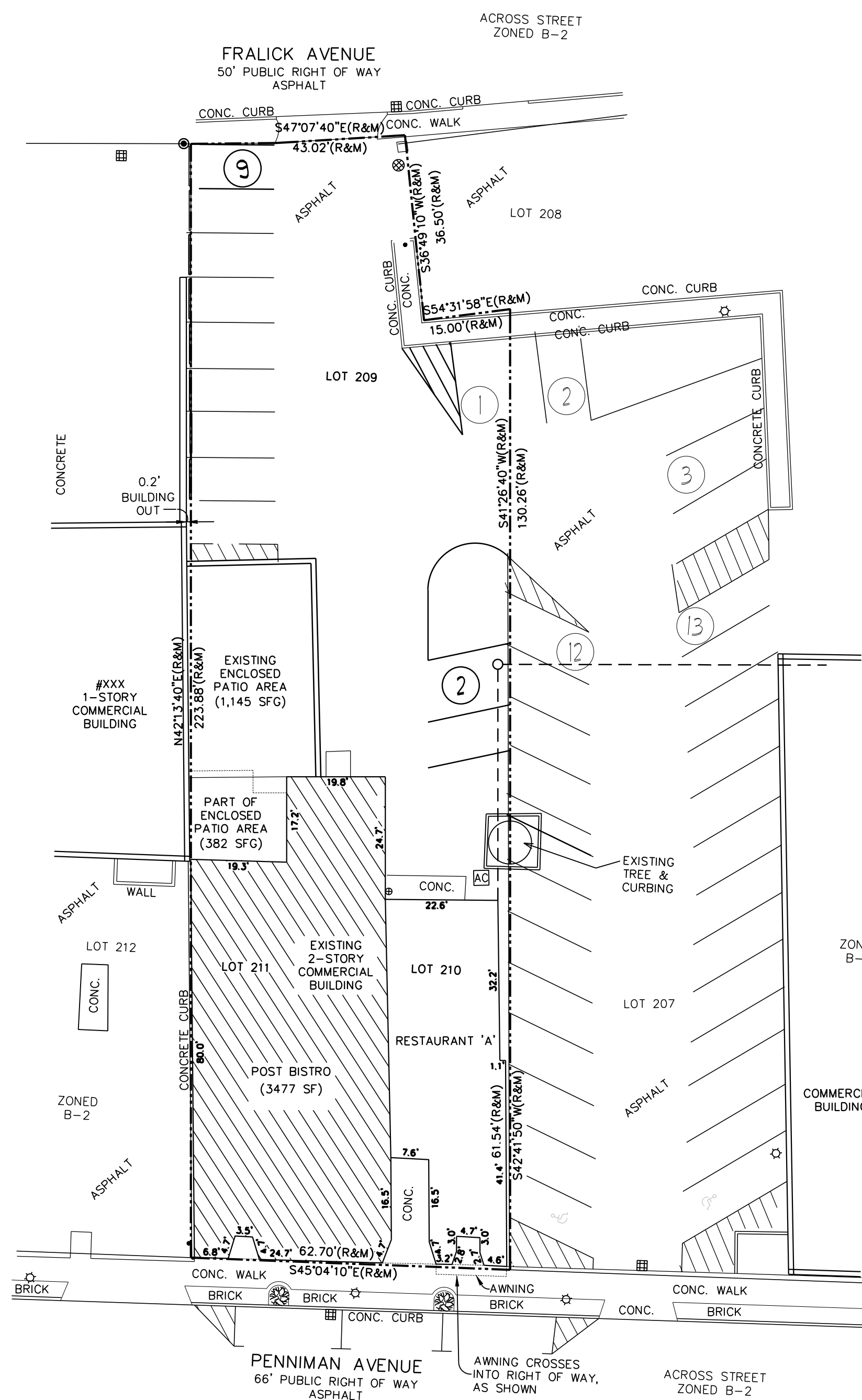
- BUILDING SETBACKS: FRONT -0' REQUIRED  
REAR -0' REQUIRED  
EACH SIDE -0' REQUIRED
- BUILDING HEIGHT: 40 FEET MAX. / 3 STORIES MAX.  
+/-23'-0" BUILDING HEIGHT PROVIDED
- (1) LOADING SPACE REQUIRED PER ESTABLISHMENT.  
(1) LOADING SPACE PROVIDED



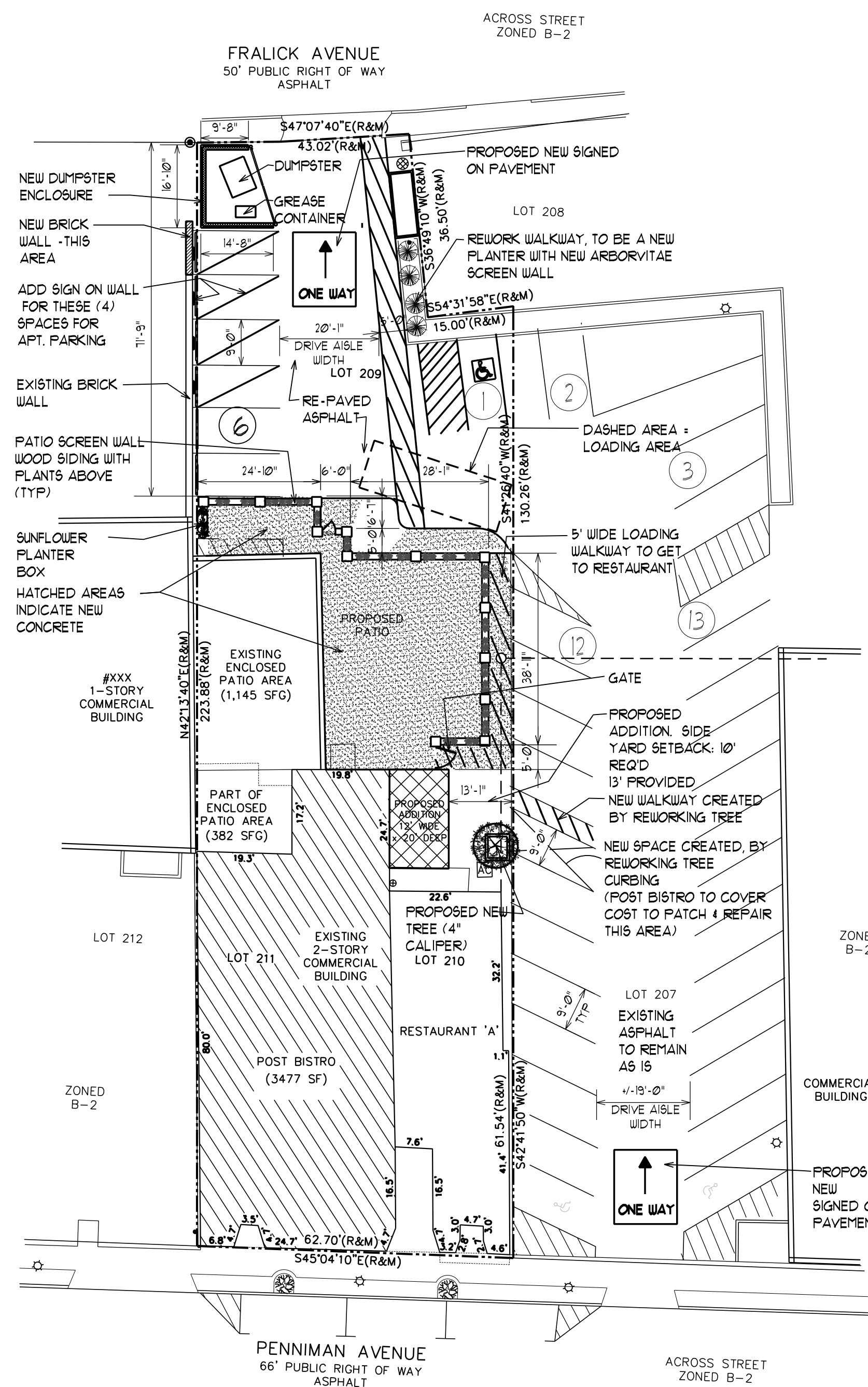
## LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

LOTS 209 THROUGH 211 INCLUSIVE, ASSESSOR'S PLAT No. 8, AS RECORDED IN LIBER 64, PAGE 18 OF PLATS, WAYNE COUNTY RECORDS.



**EXISTING SITE PLAN -FOR REFERENCE**



**PROPOSED SITE PLAN**

## LAND - BUILDING - PARKING DATA

LAND AREA +/-13,425 SQ. FT. GROSS = +/-0.31 ACRES

### BUILDING AREA

FOR POST BISTRO:  
EXISTING RESTAURANT = 3,477 SFG  
EXISTING ENCLOSED PATIO = 1,527 SFG  
PROPOSED ADDITION = 240 SFG  
PROPOSED PATIO = 1,711 SFG  
POST BUILDING & PATIOS = 6,961 SFG

FOR RESIDENTIAL UNITS ABOVE POST BAR:  
RESIDENCE A (1-BEDROOM) +/- 974 SFG  
RESIDENCE B (2-BEDROOM) +/- 1,251 SFG  
TOTAL BUILDING AREA = 9,186 SFG

### PARKING DATA

PARKING REQUIRED  
-PER SECTION 18-210 (1 SPACE / 250 SFG)  
EXISTING RESTAURANT 3,477 SF / 250 SF = 15 SPACES  
EXISTING ENCLOSED PATIO 1,527 SF / 250 SF = 6 SPACES  
PROPOSED PATIO 1,711 SF / 250 SF = 7 SPACES  
PROPOSED ADDITION 240 SF / 250 SF = 1 SPACE

EXISTING RESIDENTIAL UNITS ABOVE RESTAURANT  
UNIT 'A' (1-BEDROOM) = 2 SPACES  
UNIT 'B' (2-BEDROOM) = 2 SPACES

TOTAL SPACES REQUIRED = 26 SPACES

EXISTING PARKING PROVIDED = 7 SPACES  
ADDED PARKING SPACE (ADJACENT TO NEW TREE) = 1 SPACE  
EXISTING PARKING CREDITS = 6.1 SPACES

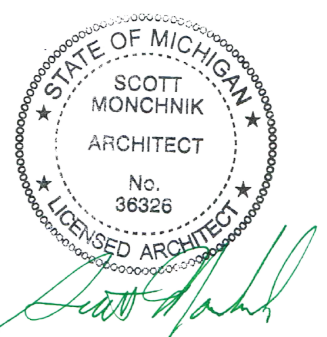
TOTAL SPACES PROVIDED = 14.1 SPACES

## LIST OF DRAWINGS

- HDC-1 SITE PLAN
- HDC-2 FLOOR PLAN
- HDC-3 EXTERIOR ELEVATIONS
- HDC-3A ENCLOSED PATIO & ELEVATIONS
- HDC-4 3-D RENDERINGS
- HDC-5 3-D RENDERINGS

**POST LOCAL BISTRO**  
844 PENNIMAN AVENUE  
PLYMOUTH, MICHIGAN

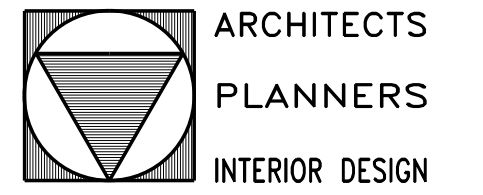
ISSUED FOR:  
15 OCT 2021  
HDC PACKAGE  
FOR APPROVAL  
12 NOV 2021  
HDC PACKAGE  
ADDENDUM



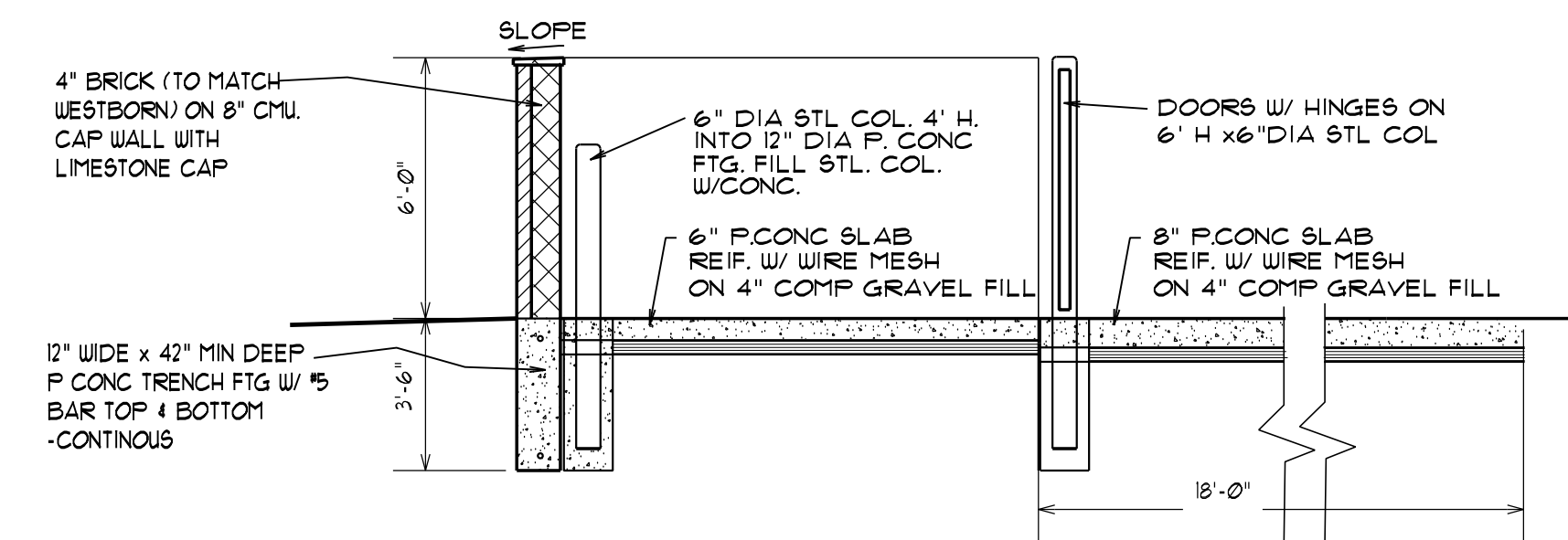
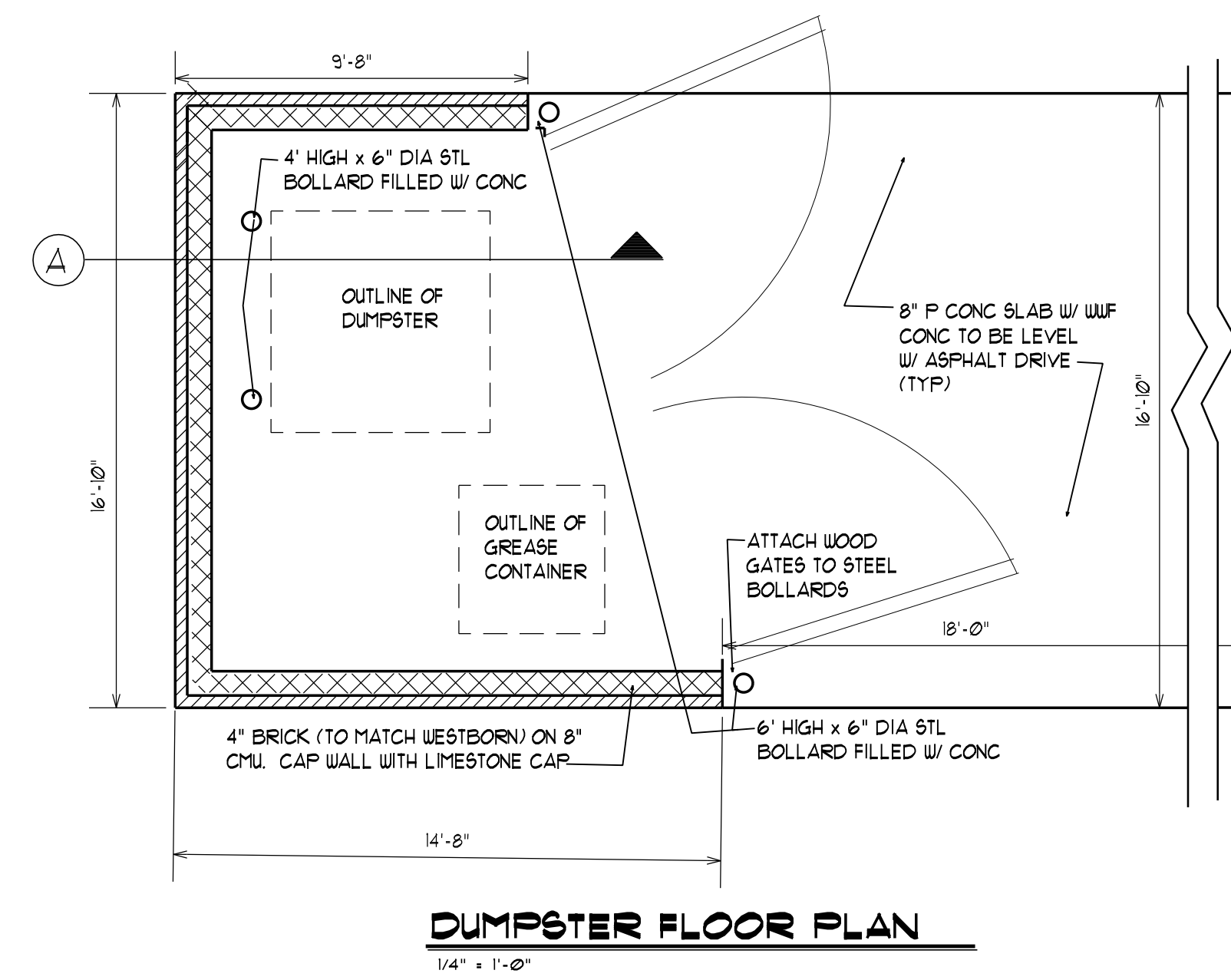
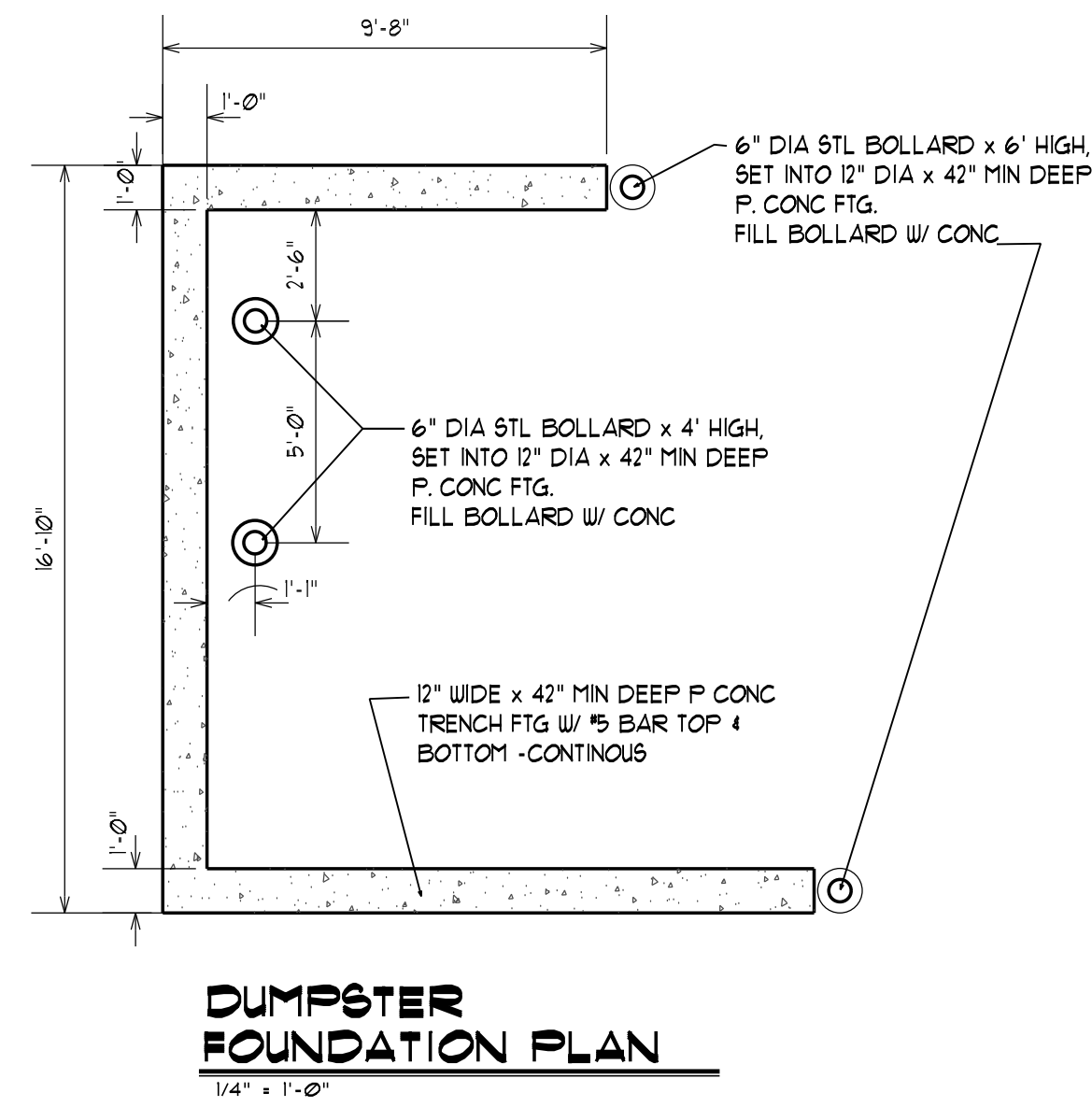
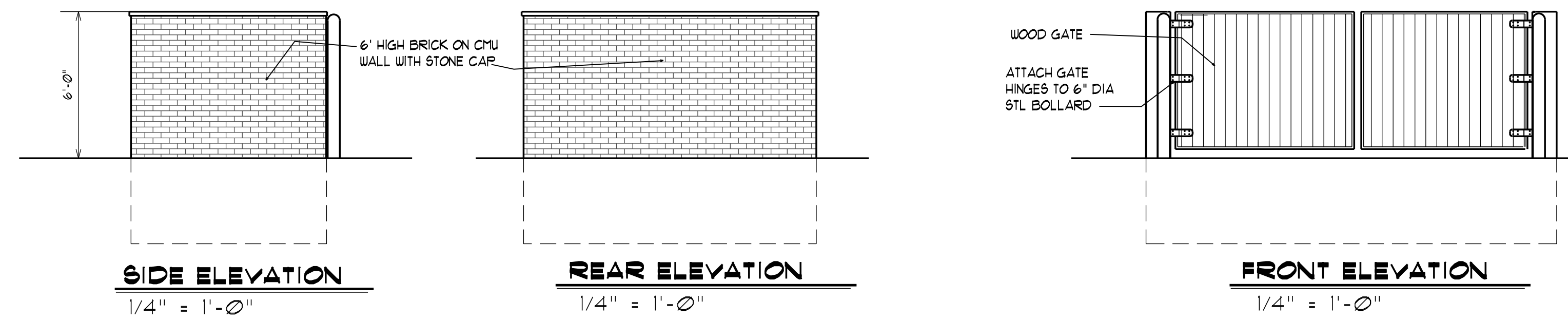
SHEET# HDC-1

DATE: 15 OCT 21

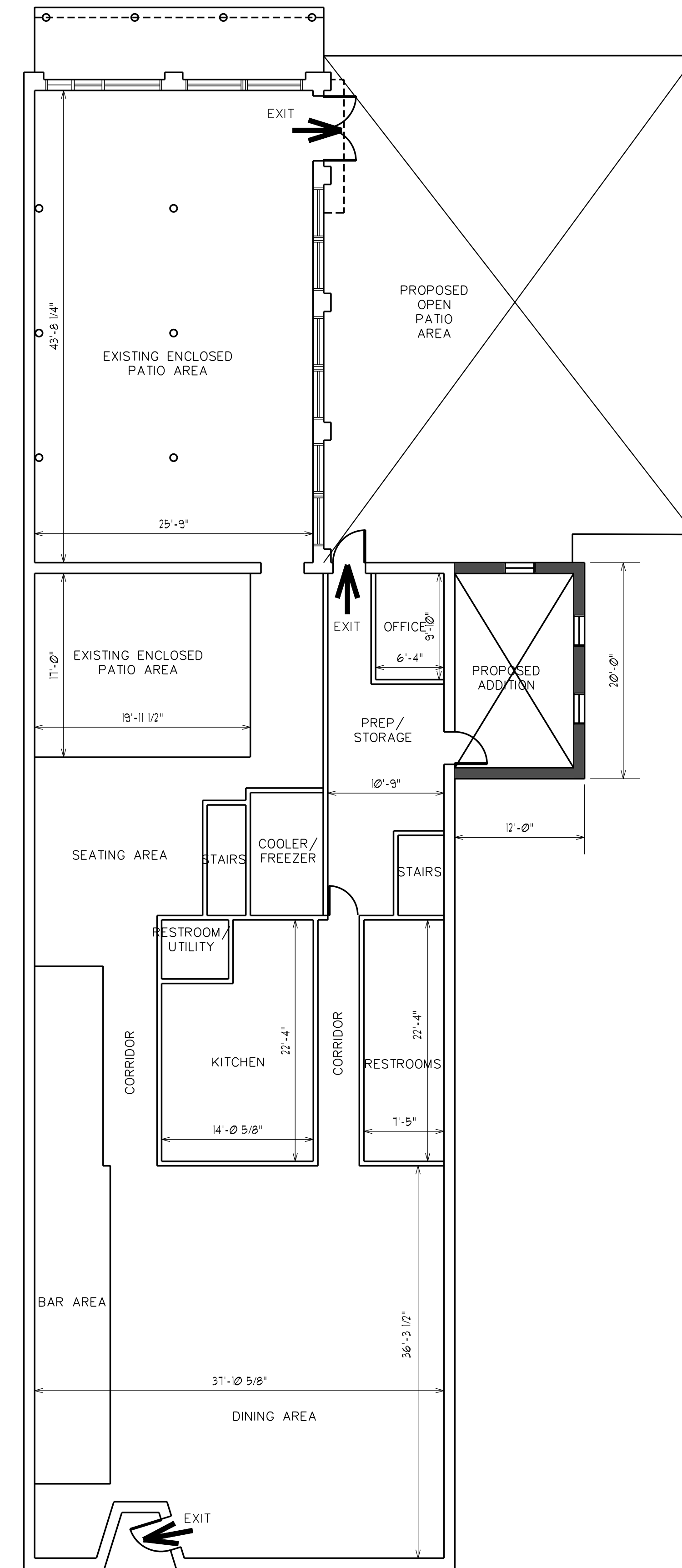
JOB# 21041



**SCOTT MONCHNIK & ASSOCIATES, INC.**  
 1700 STUTZ DRIVE  
 SUITE 104-B  
 TROY, MICHIGAN 48064  
 TEL: 248-654-1010  
 FAX: 248-654-3002  
 SCOTT@SMAARCH.COM



**DUMPSTER ENCLOSURE SECTION**  
 1/4" = 1'-0"

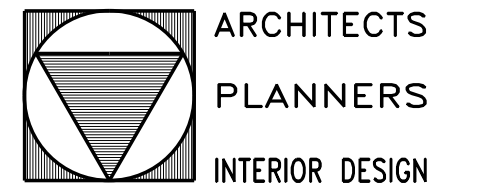


**FLOOR PLAN**  
 1/8" = 1'-0"

**POST LOCAL BISTRO**  
 844 PENNIMAN AVENUE  
 PLYMOUTH, MICHIGAN

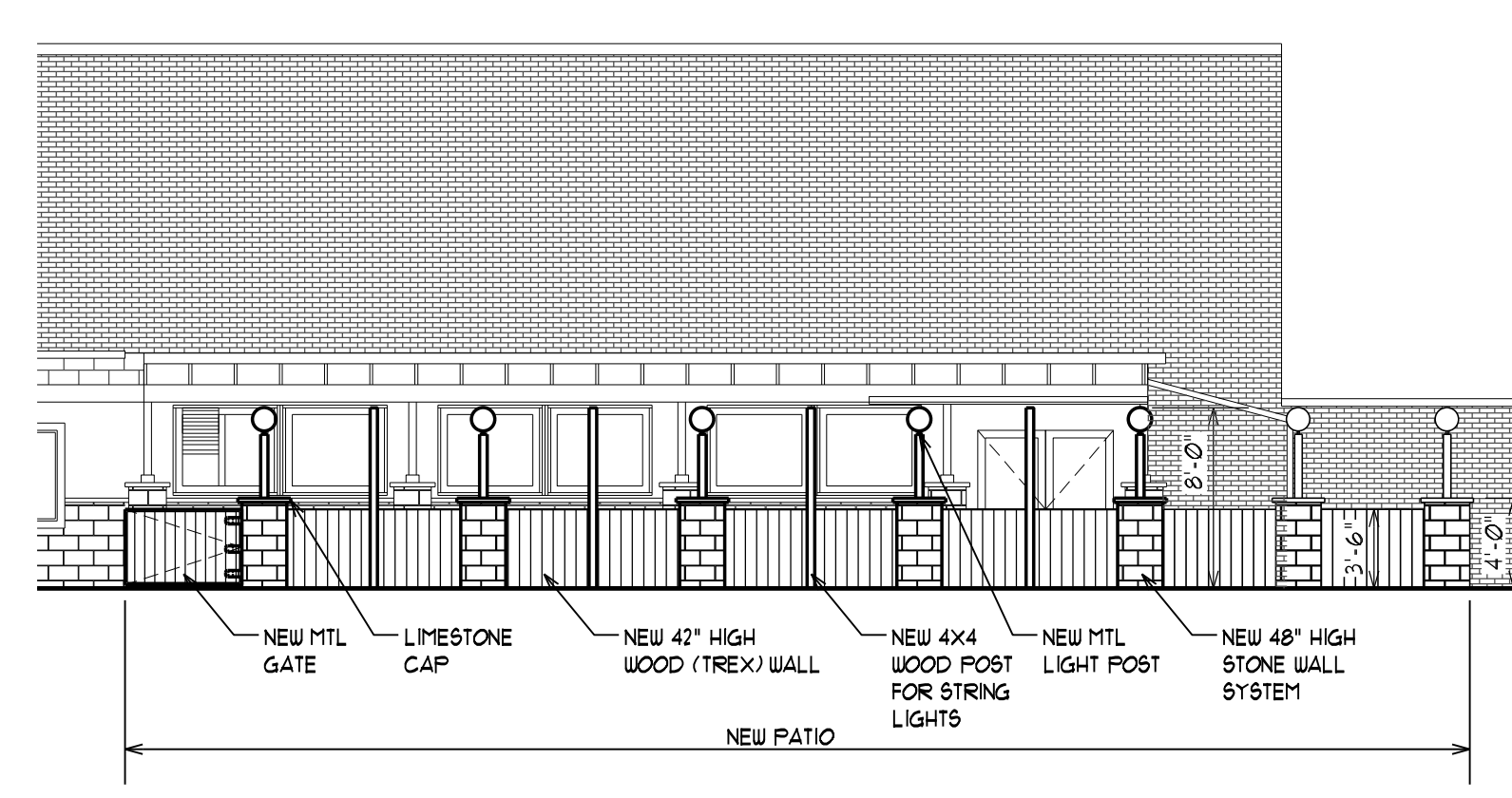
ISSUED FOR:  
 15 OCT 2021  
 HDC PACKAGE  
 FOR APPROVAL  
 12 NOV 2021  
 HDC PACKAGE  
 ADDENDUM



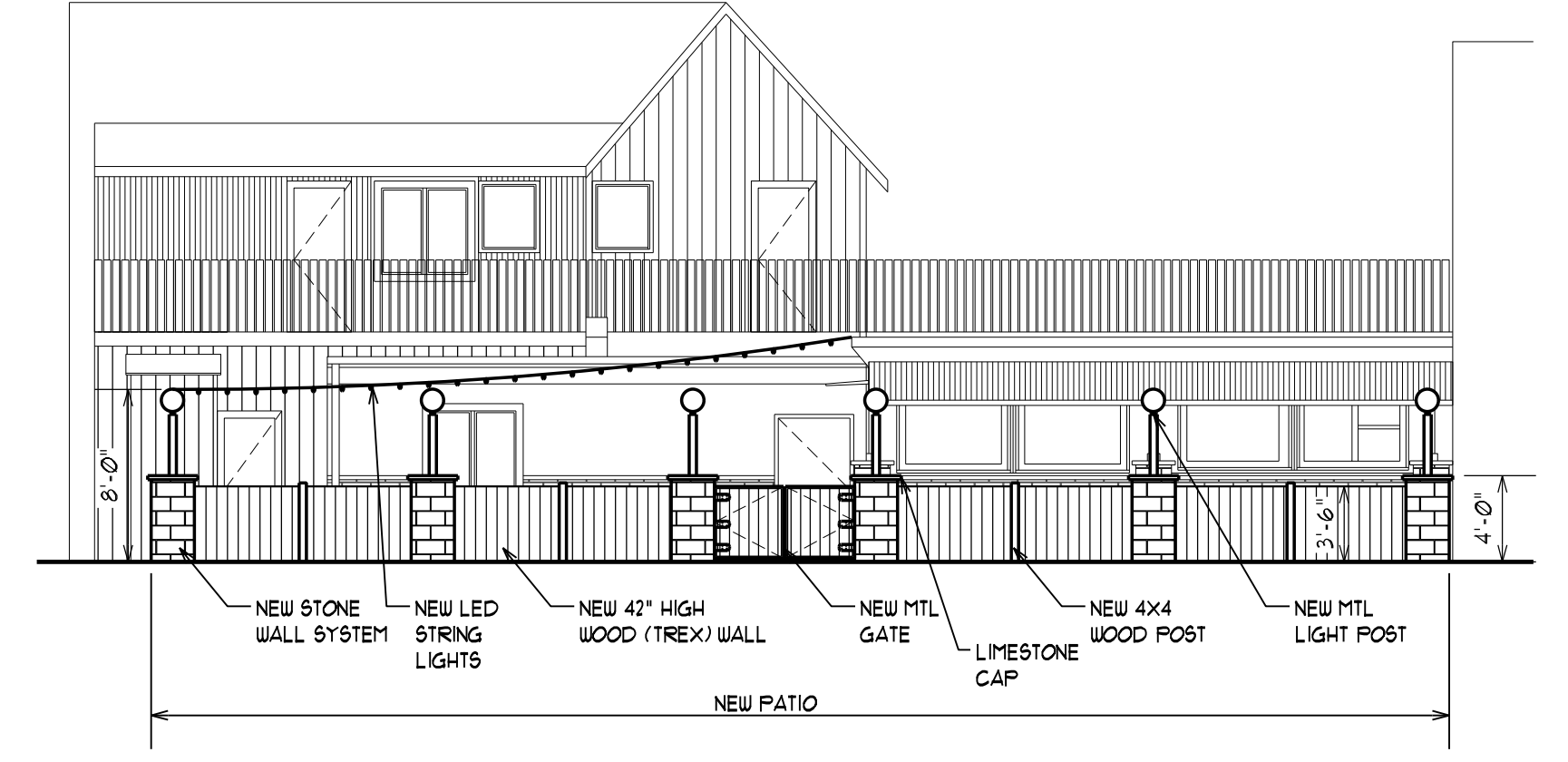


**SCOTT MONCHNIK & ASSOCIATES, INC.**  
 1700 STUTZ DRIVE  
 SUITE 104-B  
 TROY, MICHIGAN 48084  
 TEL: 248-654-1010  
 FAX: 248-654-3002  
 SCOTT@SMAARCH.COM

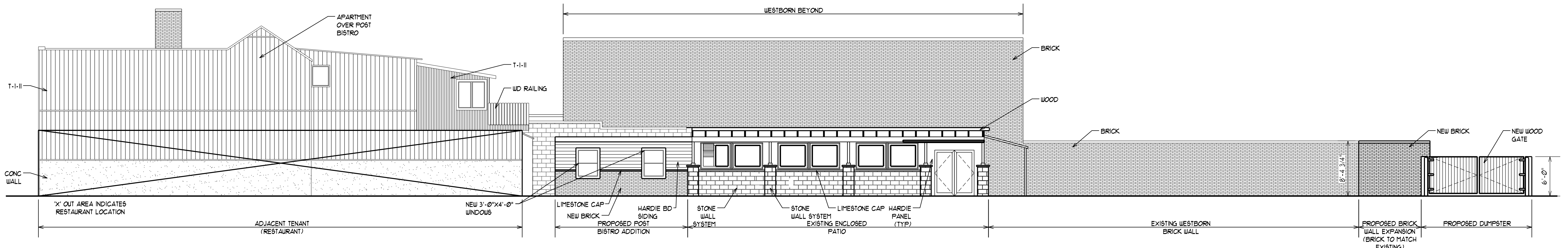
MATERIAL LIST FOR OPEN PATIO	MATERIAL LIST FOR BUILDING ADDITION
LOCATION: OPEN PATIO - COLUMNS MFR: FENDT MATERIAL: OLD WORLD STONEGATE COLOR: OIL WALNUT BLEND	LOCATION: BUILDING ADDITION - BRICK MFR: FENDT MATERIAL: OLD WORLD HOLLAND COLOR: OIL WALNUT BLEND
LOCATION: OPEN PATIO - SIDING MFR: TREX MATERIAL: TREX ENHANCE - SQUARE EDGE COLOR: ROCKY HARBOR	LOCATION: BUILDING ADDITION - SIDING MFR: JAMES HARDIE MATERIAL: HARDIE PLANK LAP SIDING COLOR: PAINT FINISH
LOCATION: OPEN PATIO - STRING LIGHTS MFR: FEIT ELECTRIC MATERIAL: LED STRING LIGHTS COLOR:	LOCATION: BUILDING ADDITION - WINDOWS MFR: ANDERSON MATERIAL: SINGLE HUNG WINDOWS COLOR: WHITE VINYL CLAD OUTSIDE / WOOD INSIDE - PAINTED
LOCATION: OPEN PATIO - COLUMN POST LIGHTS MFR: FEIT ELECTRIC MATERIAL: 14" DIA. ORB LIGHT COLOR: WHITE	
LOCATION: OPEN PATIO - CONCRETE FLOOR MFR: COLORTOP MATERIAL: CONCRETE FLOOR COLOR: TBD	



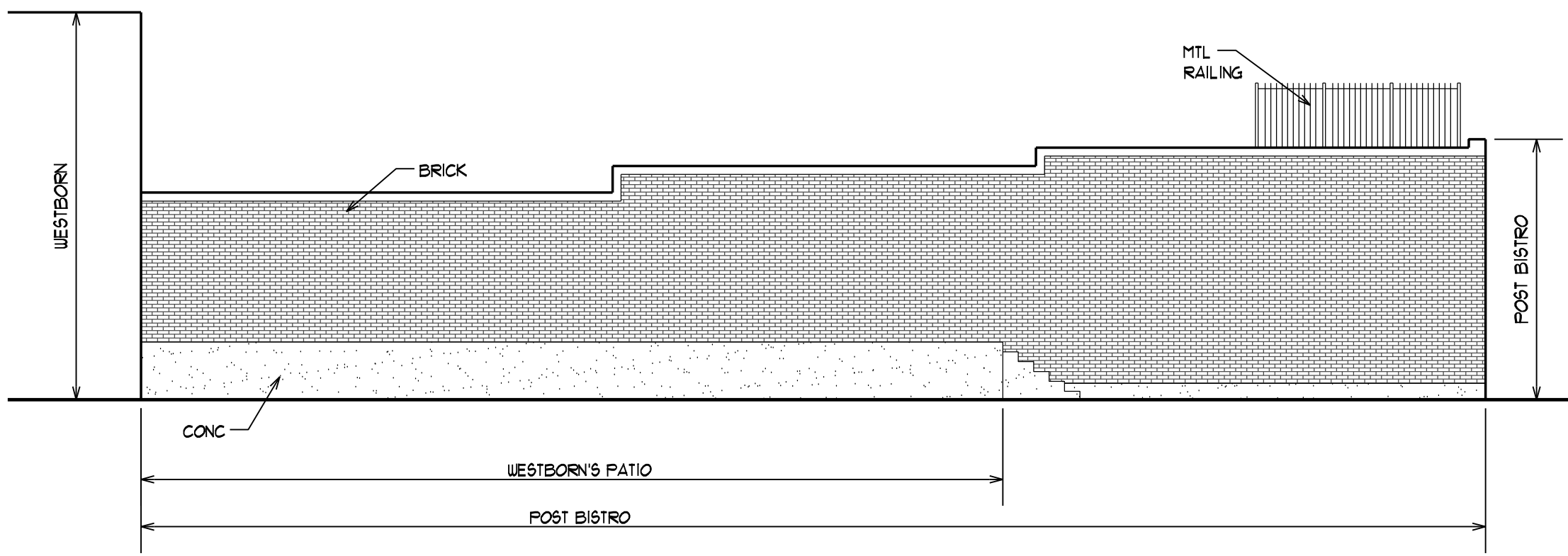
**EAST PATIO ELEVATION**  
 1/8" = 1'-0"



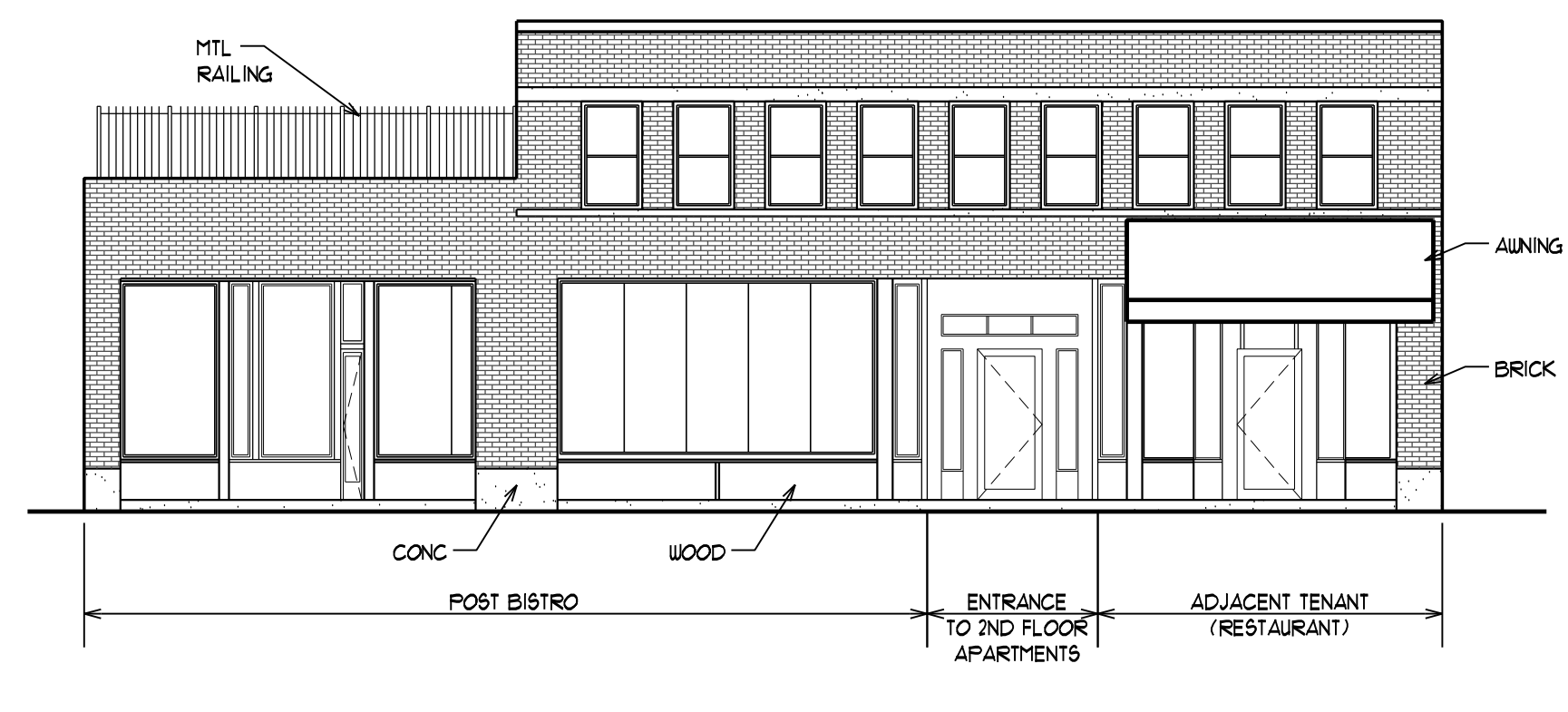
**NORTH PATIO ELEVATION**  
 1/8" = 1'-0"



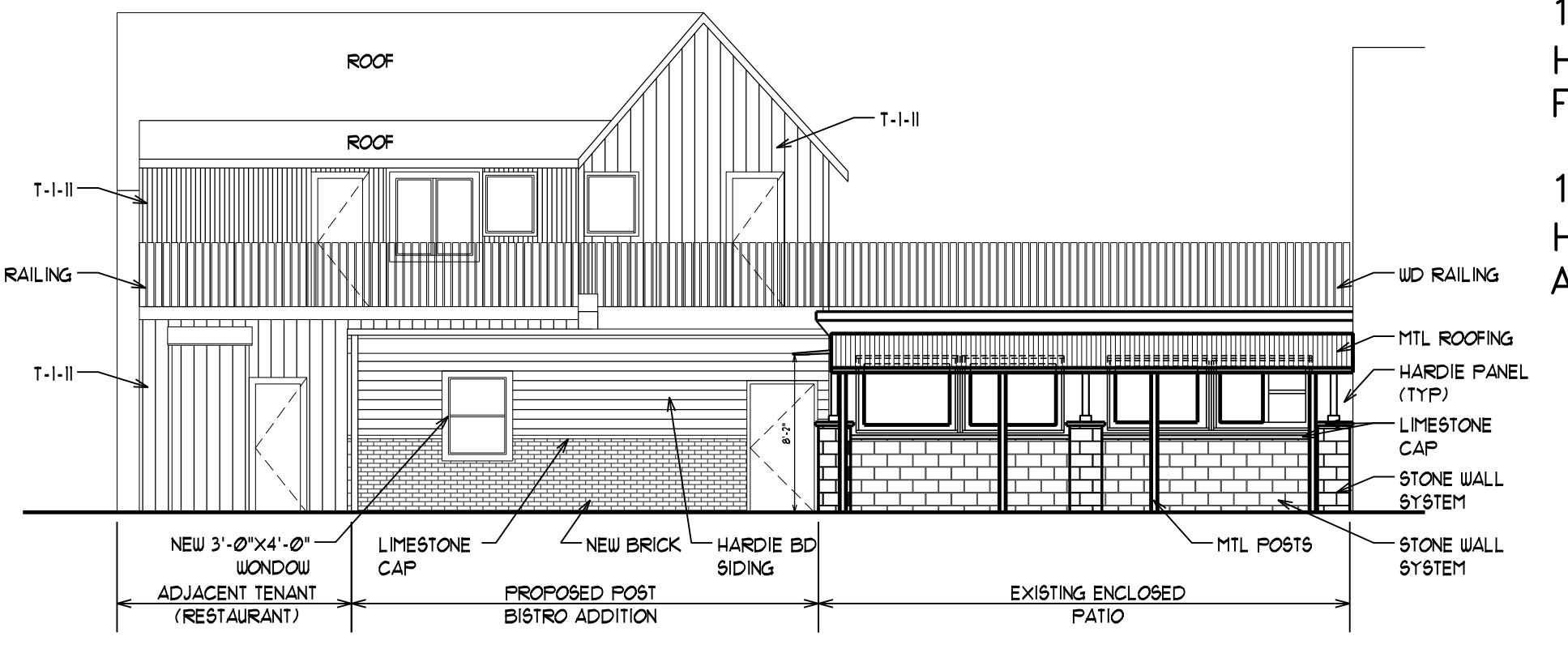
**EAST ELEVATION**  
 1/8" = 1'-0" (WITHOUT PATIO)



**WEST ELEVATION**  
 1/8" = 1'-0"



**SOUTH ELEVATION**  
 1/8" = 1'-0"

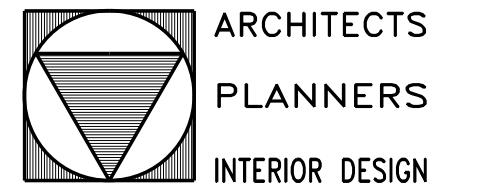


**NORTH ELEVATION**  
 1/8" = 1'-0" (WITHOUT PATIO)

**POST LOCAL BISTRO**  
 844 PENNIMAN AVENUE  
 PLYMOUTH, MICHIGAN

ISSUED FOR:  
 15 OCT 2021  
 HDC PACKAGE FOR APPROVAL  
 12 NOV 2021  
 HDC PACKAGE ADDENDUM





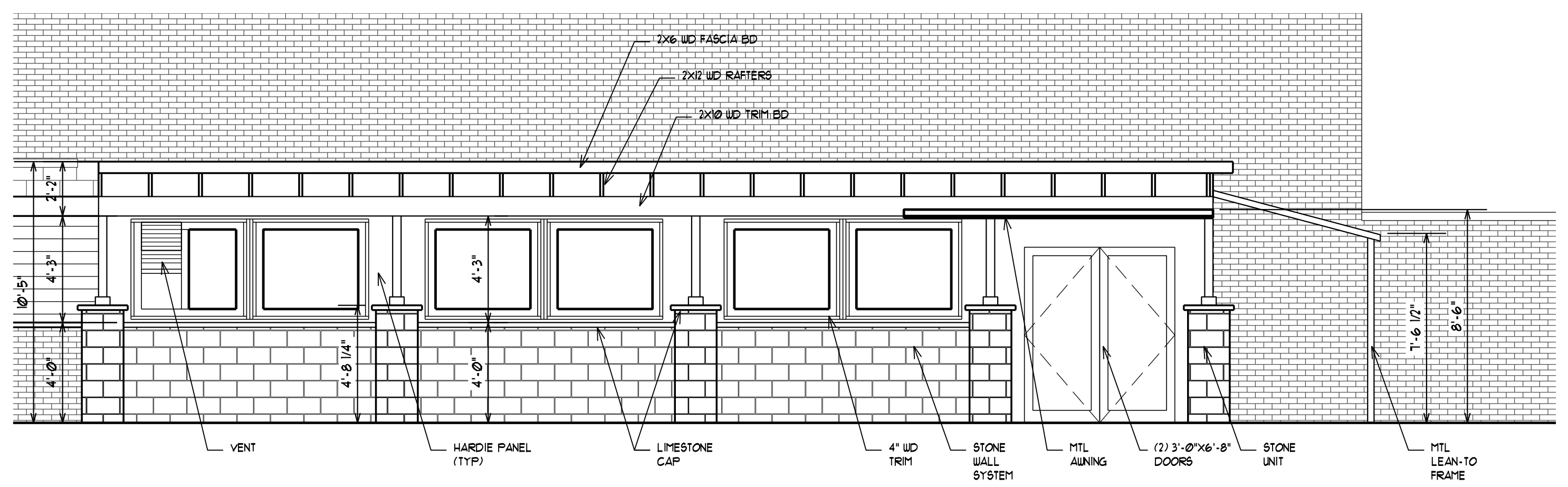
**SCOTT MONCHNIK & ASSOCIATES, INC.**  
 1700 STUTZ DRIVE  
 SUITE 104-B  
 TROY, MICHIGAN 48084  
 TEL: 248-654-1010  
 FAX: 248-654-3002  
 SCOTT@SMAARCH.COM

**POST LOCAL BISTRO**  
 844 PENNIMAN AVENUE  
 PLYMOUTH, MICHIGAN

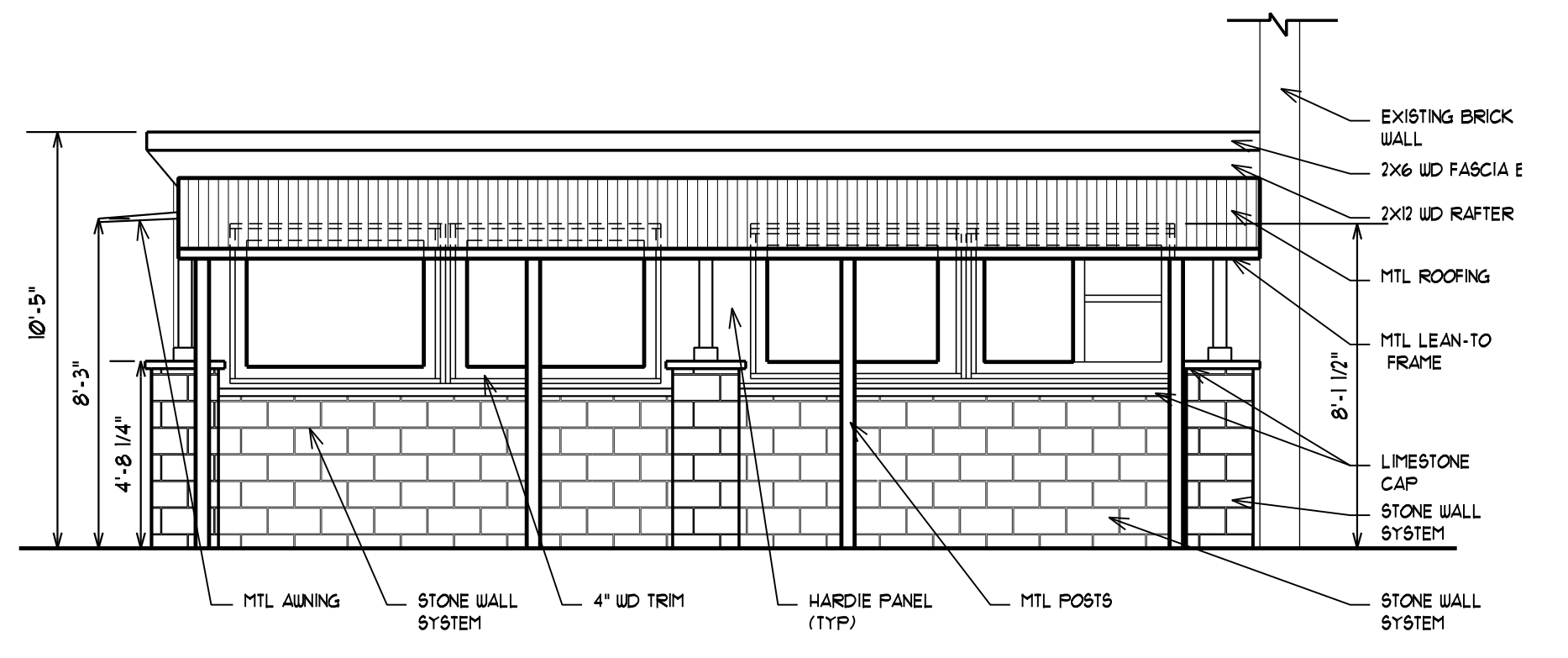
ISSUED FOR:  
 15 OCT 2021  
 HDC PACKAGE FOR APPROVAL  
 12 NOV 2021  
 HDC PACKAGE ADDENDUM



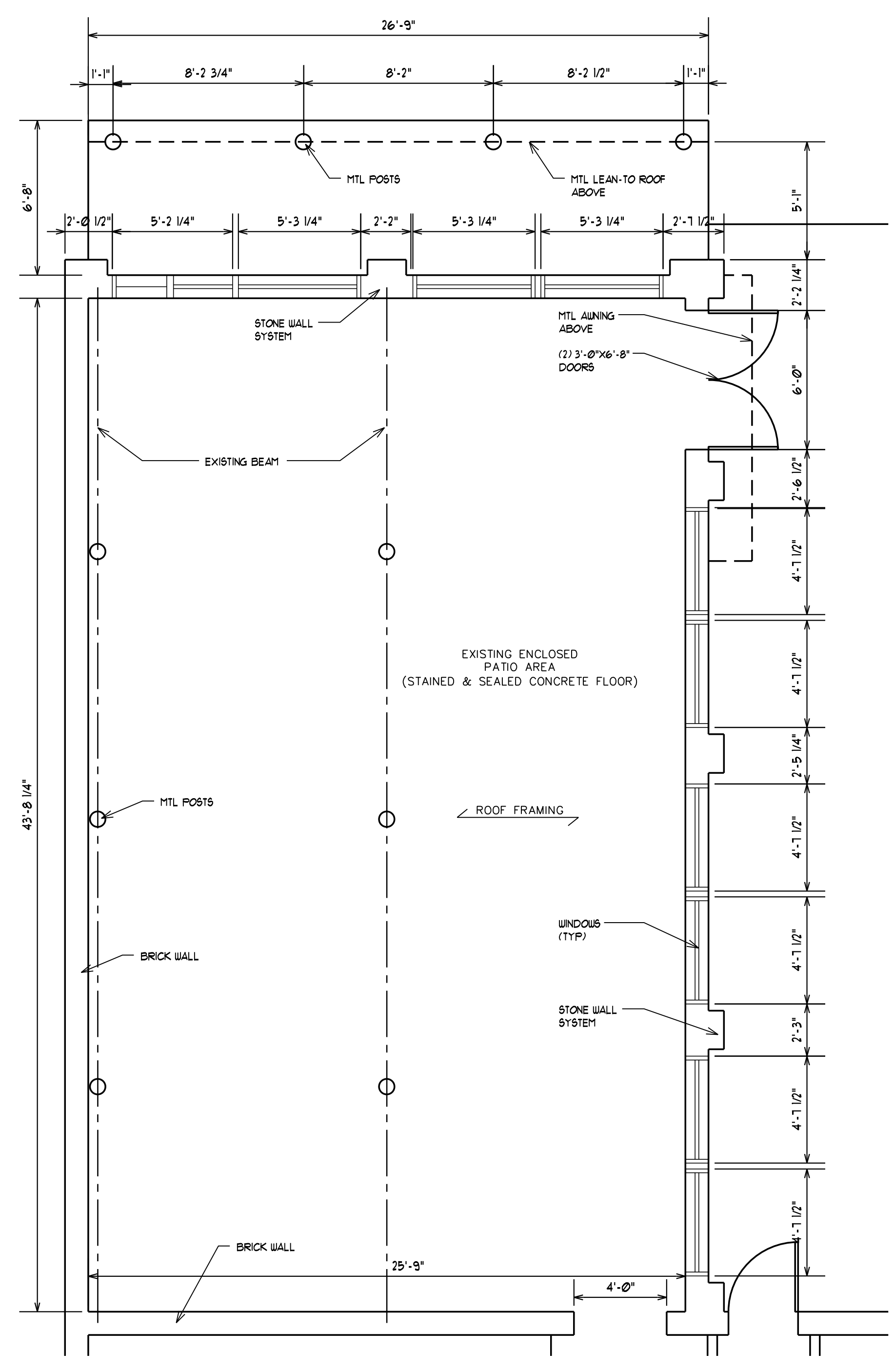
SHEET# HDC-3A  
 DATE: 15 OCT 21  
 JOB# 21041



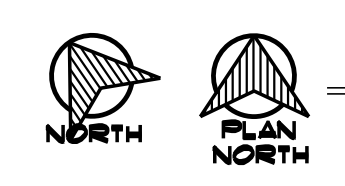
**EAST ENCLOSED PATIO ELEVATION**  
 1/4" = 1'-0"



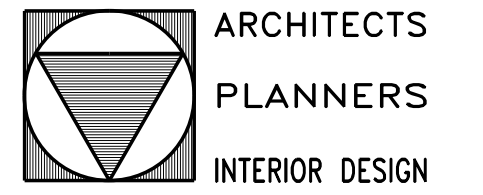
**NORTH ENCLOSED PATIO ELEVATION**  
 1/4" = 1'-0"



**ENLARGED PARTIAL FLOOR PLAN**  
 1/4" = 1'-0"



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SCOTT MONCHNIK & ASSOCIATES ARCHITECT  
VIOLATORS WILL BE PROSECUTED TO THE  
FULLEST EXTENT OF THE LAW.



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& ASSOCIATES, INC.**  
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TROY, MICHIGAN  
48084  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM



**PERSPECTIVE #2**  
NO SCALE



**PERSPECTIVE #1**  
NO SCALE

**POST LOCAL BISTRO**  
844 PENNIMAN AVENUE  
PLYMOUTH, MICHIGAN

ISSUED FOR:  
15 OCT 2021  
HDC PACKAGE  
FOR APPROVAL  
12 NOV 2021  
HDC PACKAGE  
ADDENDUM



SHEET# HDC-4  
DATE: 15 OCT 21  
JOB# 21041



**PERSPECTIVE #4**

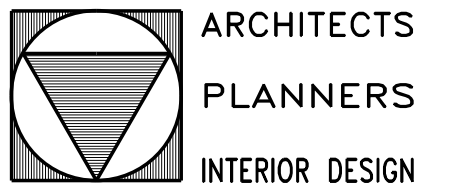
NO SCALE



**PERSPECTIVE #3**

NO SCALE

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FULLEST EXTENT OF THE LAW.



**ARCHITECTS  
PLANNERS  
INTERIOR DESIGN**

**SCOTT MONCHNIK  
& ASSOCIATES, INC.**  
1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN  
48064  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM

**POST LOCAL BISTRO**  
844 PENNIMAN AVENUE  
PLYMOUTH, MICHIGAN

ISSUED FOR:  
15 OCT 2021  
HDC PACKAGE  
FOR APPROVAL  
  
12 NOV 2021  
HDC PACKAGE  
ADDENDUM



SHEET# HDC-5  
DATE: 15 OCT 21  
JOB# 21041

November 15, 2021

City of Plymouth  
Historic District Commission  
201 S Main Street  
Plymouth MI 48170  
C/O John Buzuvis, Community Development Director

Dear Historic District Commission,

Here's the materials list for the work on the Enclosed Patio Area (existing) as requested at the meeting of November 3.

*Wall*

Stonegate Column block-walnut blend  
Limestone Cap  
Hardie Board Trim-Benjamin Moore White Satin  
Cedar Pergola – Benjamin Moore Oil Base Stain Spicechest  
Traditional Storm Windows-Benjamin Moord White Satin

*Roof*

4'x 8' Steel Panels

*Door*

Single Pane Wood door with metal frame

*Flagpole*

25" tall 4" diameter aluminum pole.

Cut sheets are included with package.

Thank you,

Jim Dales , Jennifer Dales, John Thomson  
The Post Local Bistro  
844 Penniman Ave

TWICE THE SEASON. TWICE THE VALUE. SHOP OUR SEASON OF SAVINGS GOING ON NOW >

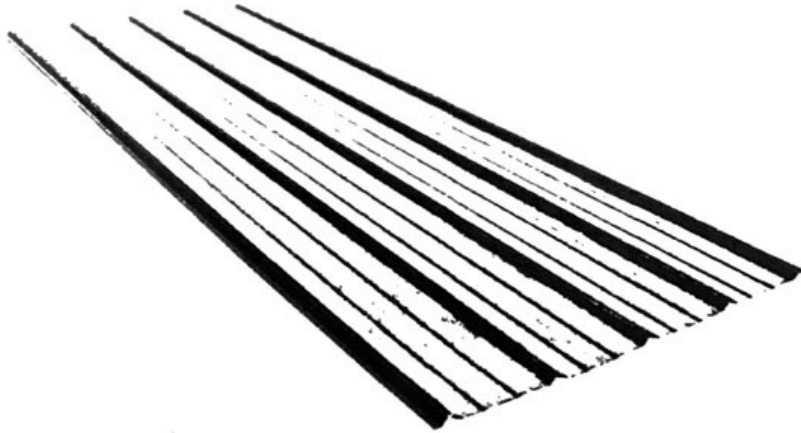
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-

# Custom Wood Patio Door: 2 Panel Swinging

White Exterior  
White Interior

Hey there! Can anything?

## Custom Wood Patio Door 2 Panel Swinging

New construction and replacement  
Maintenance Level: Moderate

WARRANTY  
20 Year

**COLORS & FINISHES**  
27 Exterior Colors  
63 Interior Finish Options

**SCREEN & TRIM OPTIONS**  
4 Wood Screens  
3 Distressing Options

**GLASS**  
Energy and prc

**DIVIDED LITES**  
Grilles between the glass.

**HARDWARE**  
6 Handle Options in 11 finishes

**MATERIALS**  
7 Wood

### Model Details & Options

Materials

Colors & Finishes

Glass

Divided Lites

Hardware

Energy & Sustainability

### Materials

#### WOOD OPTIONS



Pine

Distinct color variations occur and the grain can appear straight or erratic depending on how it is cut from the log. The wood will darken and yellow with age, adding character and charm. It machines to a fine, smooth finish, accepts lighter stains and paint. Staining is recommended to achieve a uniform appearance because pine naturally contains resins that can affect paint adhesion. Knots should be sealed before painting.

## Olde Window Restorers Transition™ Wood Storm windows with removable panels Traditional look with modern convenience – Appropriate for historical districts

Our wood storms are made to be left in place year round while changing the screen and glass seasonally from inside your home. Vertical stiles and top rail are 2 1/4" wide, center rail is 1 3/4" wide and a bottom rail of 3 1/4".

- Solid wood frame 1 1/8" thick (pre-primed)
- Mortise and tenon joints glued and pinned
- Beveled rails to shed rain water
- Painted finish on all aluminum frames
- Fiberglass or aluminum screen available
- Pile weather stripping on storm panels
- Single or Double hung windows
- Standard 10" beveled edge on bottom of the wood frame or your custom sill angle
- Installs flush with case or surface mounted like a traditional wood storm window
- Guaranteed for material and workmanship

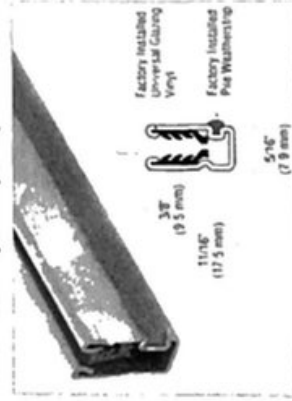
See chart at right for standard and optional features.

### Standard / \*Options

- Wood Species – Eastern White Pine
- Primed ready to paint
- Lower Screen glass removable panels
- Screen and storm frames 3/4" x 3/8"
- Fiberglass screen standard
- Silicon bulb seal on top
- Glass: 1/8" clear
- Stainless hanging and mounting hardware
- Sill angle 10 degrees unless specified
- Upper removable panels
- Low E glass
- Clear Advantage fiberglass screen
- Finish painted
- 3/4 x 1" angle aluminum mounting
- Chamfered edge for mounting inside 1/4" case trim

Storm panels have an internal seal to keep water out. Frames available in white or bronze. Hangers, screws and hooks are stainless steel.

Detail of storm panel frame



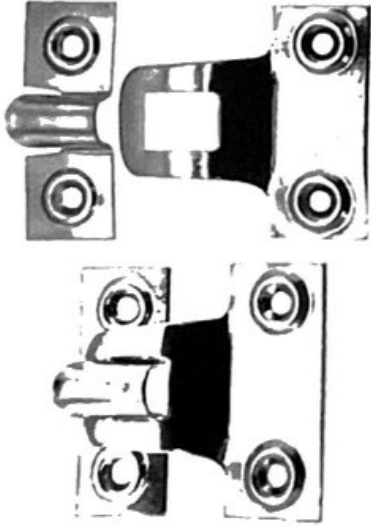
Installed storm window



# VAN DYKE'S RESTORERS®

The Source for All Your Renovation & Restoration Needs

HOME • RESTORERS CLASSIC STORM WINDOW SCREEN HANGER

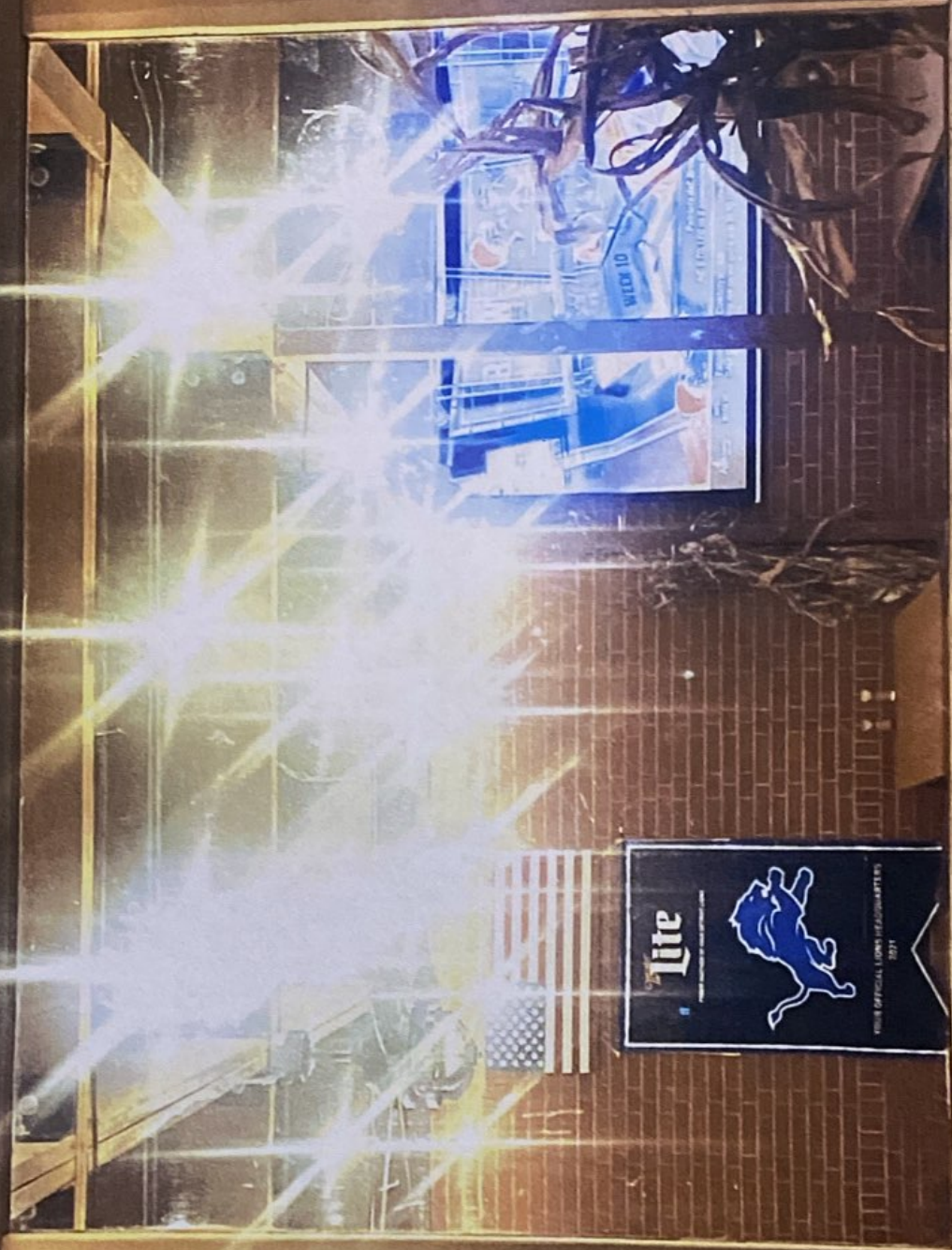


## Restorers Classic Storm Window Screen Hanger

[Click here to review this product](#)

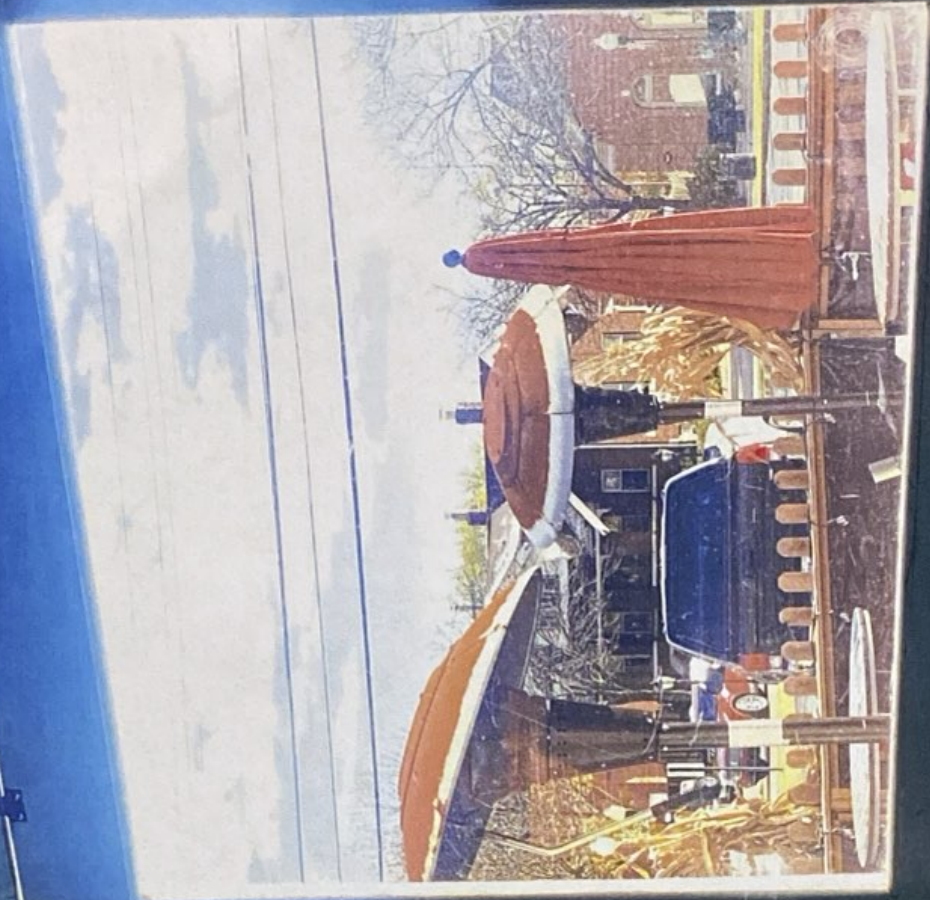
\$5.01 per pair





**Lite**  
THE OFFICIAL BEER OF THE TEXAS STATE FOOTBALL TEAM  
**THE OFFICIAL LONE STAR BEER**  
2011

**WEEK 10**  
SPECIAL PROMOTION  
LONE STAR BEER



WALLS, OLD WORLD STONEGATE - WALNUT FINISH  
C/O: 5041 227 - 0001/0108 SPECIAL ORDER COLOR

# KEYSTONE OLD WORLD STONEGATE



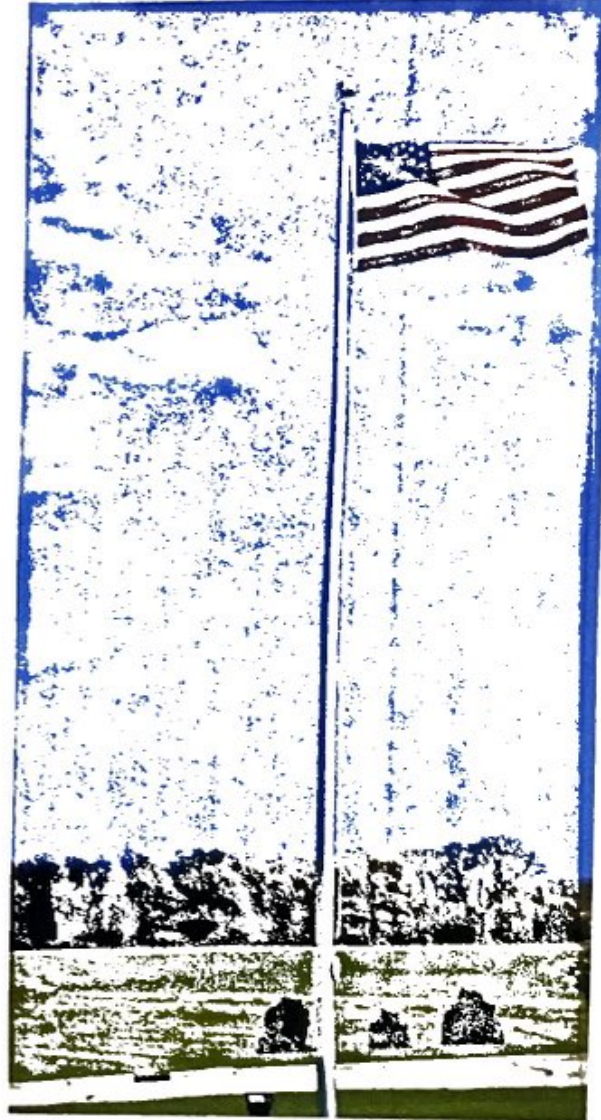
82 I WALL STONES — OLD WORLD STONEGATE



25 Ft. Commercial Flagpole

Aluminum Pole - Spun Finish

5' x 8' Flag





# HardiePlank® Lap Siding

EFFECTIVE SEPTEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTRUCTIONS AND COMPLIANCE WITH APPLICABLE BUILDING CODES MAY NEGATE LOCAL LAWS, AFFECT BUILDING FUNCTION, PERFORMANCE AND MAY AFFECT WARRANTY. CONSULT WITH LOCAL BUILDING DEPARTMENT TO VERIFY ALL LOCAL AND STATE REGULATIONS. ALWAYS FOLLOW THE INSTRUCTIONS AND PRECAUTIONS OF THE PRODUCT. ALWAYS USE THE CORRECT TOOLING AND PROTECT PERSONNEL FROM INJURY. HARDIEPROS.COM OR CALL 1-800-422-7377 (X26-3-HARDIE)

## CUTTING INSTRUCTIONS

### STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing stored wet or saturated may result in shrinkage at cut joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



### OUTDOORS

- Position cutting station so that airflow blows dust away from the saw and others near the cutting area.
- Cut using one of the following methods:
  - Best: Circular saw equipped with a Hardieblade® saw blade and attached vacuum dust collection system. Shaws (power) generators or blowers may also be used, not recommended for products thicker than 7/16 in.
  - Better: Circular saw equipped with a dust collection feature (e.g. Ryobi® 304) and a Hardieblade® saw blade.
  - Good: Circular saw equipped with a Hardieblade® saw blade.

### INDOORS

- DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.
- Do NOT dry sweep dust, use wet dust suppression or vacuum to collect dust.
  - For maximum dust reduction, James Hardie recommends using the "Red" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
  - For best performance when cutting with a circular saw, James Hardie recommends using Hardieblade® saw blades.
  - Go to [www.hardiepros.com](http://www.hardiepros.com) for additional cutting and dust control recommendations.

**IMPORTANT:** The Occupational Safety and Health Administration (OSHA) requires workers to minimize silica dust. For construction sites, OSHA has determined that cutting floor concrete with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure you compliance with OSHA rules or other applicable laws and safety requirements.

**IMPORTANT:** To protect the edge of the dry edge joint, use a 1/2" x 1/4" x 1/4" chamfer plane, hand file, sandpaper, or other finishing method to smooth the edge. Photo on right shows how to use a chamfer plane.

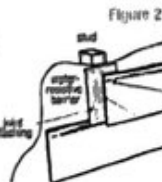
### GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in. o.c. or directly to maximum 7/16 in. thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-railable substrates (ex. gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at [www.jameshardie.com](http://www.jameshardie.com)
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap, which complies with building code requirements.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft.
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at [www.jameshardie.com](http://www.jameshardie.com).
- James Hardie Building Products provides installation wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 85 feet, please contact JH technical support.

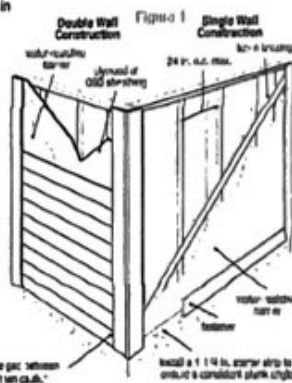
### INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (see references 2009 IRC R703.10.2)

- Joint Flashing (James Hardie recommended)
- Caulking\* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- "H" joint cover



- Figure 2**
- Nail line (if nail line is not present, place fastener below) 3/4 in. x 1 in. from top of plank
  - Nail 3/8 in. from edge of plank
  - Install planks in moderate contact at joint points



\*Note: Field painting over caulking may produce a grain difference when compared to the field painted PrimePlus. \*Refer to Caulking section in these instructions. For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-800-4HARDIE or [www.hardiepros.com](http://www.hardiepros.com)

SELECT CEDARHILL® | SMOOTH | BEADED CEDARHILL® | BEADED SMOOTH

Visit [jameshardiepros.com](http://jameshardiepros.com) for the most recent version.



HE1117 PL14 09/19



SHERWIN-WILLIAMS

SW 7514 Foothills

Interior/Exterior

Locator Number 248-C7



Paint Color  
White for Trim



#### Color Details

Color Family: Neutral

RGB Value: R-130 | G-116 | B-102

Hexadecimal Value: #827466

LRV: 18

*Due to individual computer monitor limitations, colors shown here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color charts.*

MY STORE:

NOTES:



Historic District Commission  
201 S. Main Plymouth, MI 48170  
Administrative Review of 320 S. Main  
Case Number H21-09  
Agenda Date: December 1, 2021

Address: 320 S. Main

Year Built: 1893

Historical Significance: Architecture/Commerce

Proposed Changes: Paint the exterior front façade

### 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

Paint color change				
The following applicable information has been provided		YES	NO	N/A
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input 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.	Samples of the proposed paint color (paint chip)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs and/or diagrams showing the locations and colors where paint will be applied	<input checked="" type="checkbox"/>	<input 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](http://www.plymouthmi.gov)

### I. Site/Project Information

Site Address <b>320 S. Main</b>	<input type="checkbox"/> Contributing structure <input type="checkbox"/> Non-contributing structure	Date of Application <b>11/15/2021</b>
Name of Property Owner <b>Plymouth Park Center</b>	Phone Number	
Mailing Address <b>P.O. 1447</b>	Email Address (Required)	
City <b>Brighton</b>	State <b>MI.</b>	Zip Code <b>48380</b>

### II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.				
Applicant/Company Name <b>Shaw Construction</b>	Architect	Developer	Engineer	Lessee
Applicant/Company Address <b>13980 Farmington Road</b>	Phone Number <b>734.425.6854</b>		City <b>LIVONIA</b>	State <b>MI</b>
Email Address (Required) <b>mapson@shawcm.com</b>	Zip Code <b>48154</b>			

### III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
Company Address	City	State	Zip Code
Registration Number	Expiration Date	Email Address (Required)	

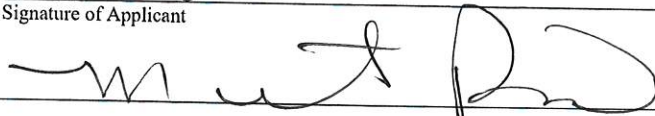
### IV. Type of Project (Please Select All that Apply)

<input type="checkbox"/> New Construction	<input type="checkbox"/> Window Replacement	<input type="checkbox"/> Sign/Awning Install or Replacement	<input checked="" 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 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

<b>Storefront Painting Change</b>
<b>Main Tenant Corporate Color</b>

**VI. Applicant Signature**

Signature of Applicant 	Date 11/15/21
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**VII. Property Owner Signature**

Signature of Property Owner Jan T. McKee, Manager Plymouth Park Center LLC	Date 11/15/2021
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**VIII. Submittal Checklist**

Please include the following applicable information		YES	NO	N/A
<b>Demolition, new construction, additions, and alterations</b>				
1.	Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why the changes are necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as they exist today	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled drawings to include existing and proposed floor plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled drawings to include existing and proposed elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	<input 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 type="checkbox"/>
12.	Material samples and colors for roofing, siding, and trim	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Color rendering of exterior elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proposed window replacement project</b>				
1.	Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why window replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing window material including color and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the affected windows as they exist today	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

11/15/21, 9:51 AM

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**Google** Maps 322 S Main St

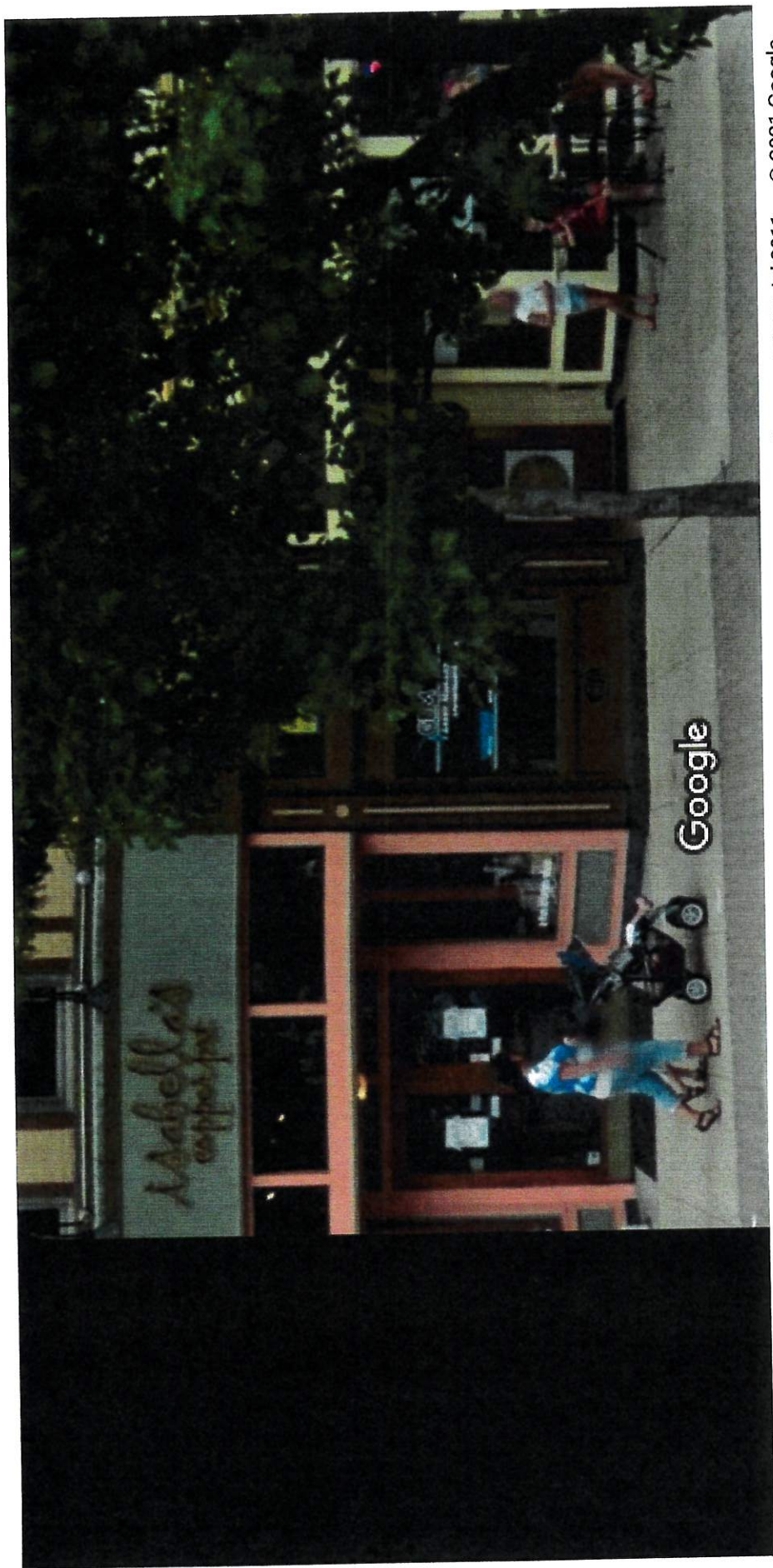
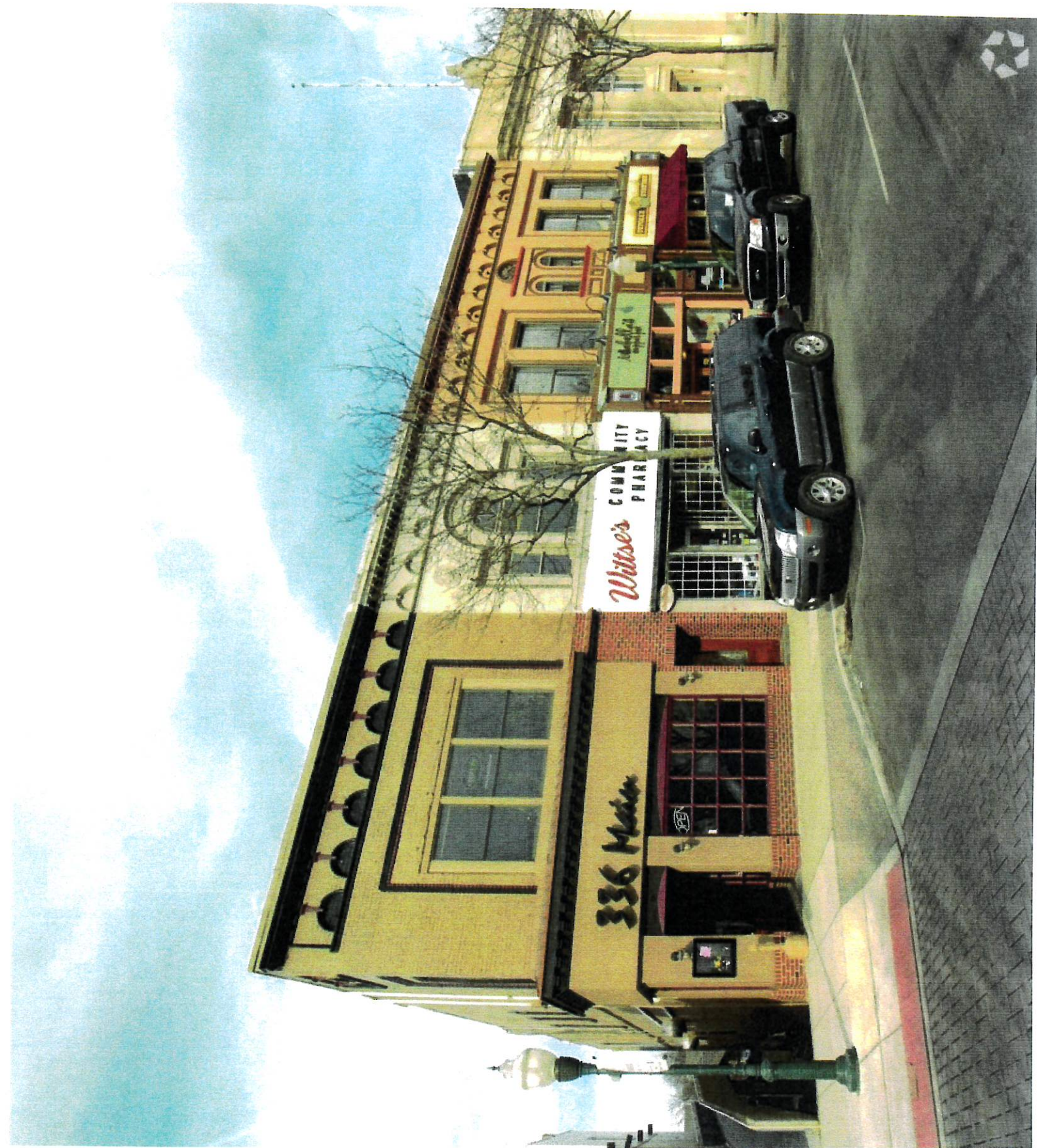


Image capture: Jul 2011 © 2021 Google

Plymouth, Michigan

Google



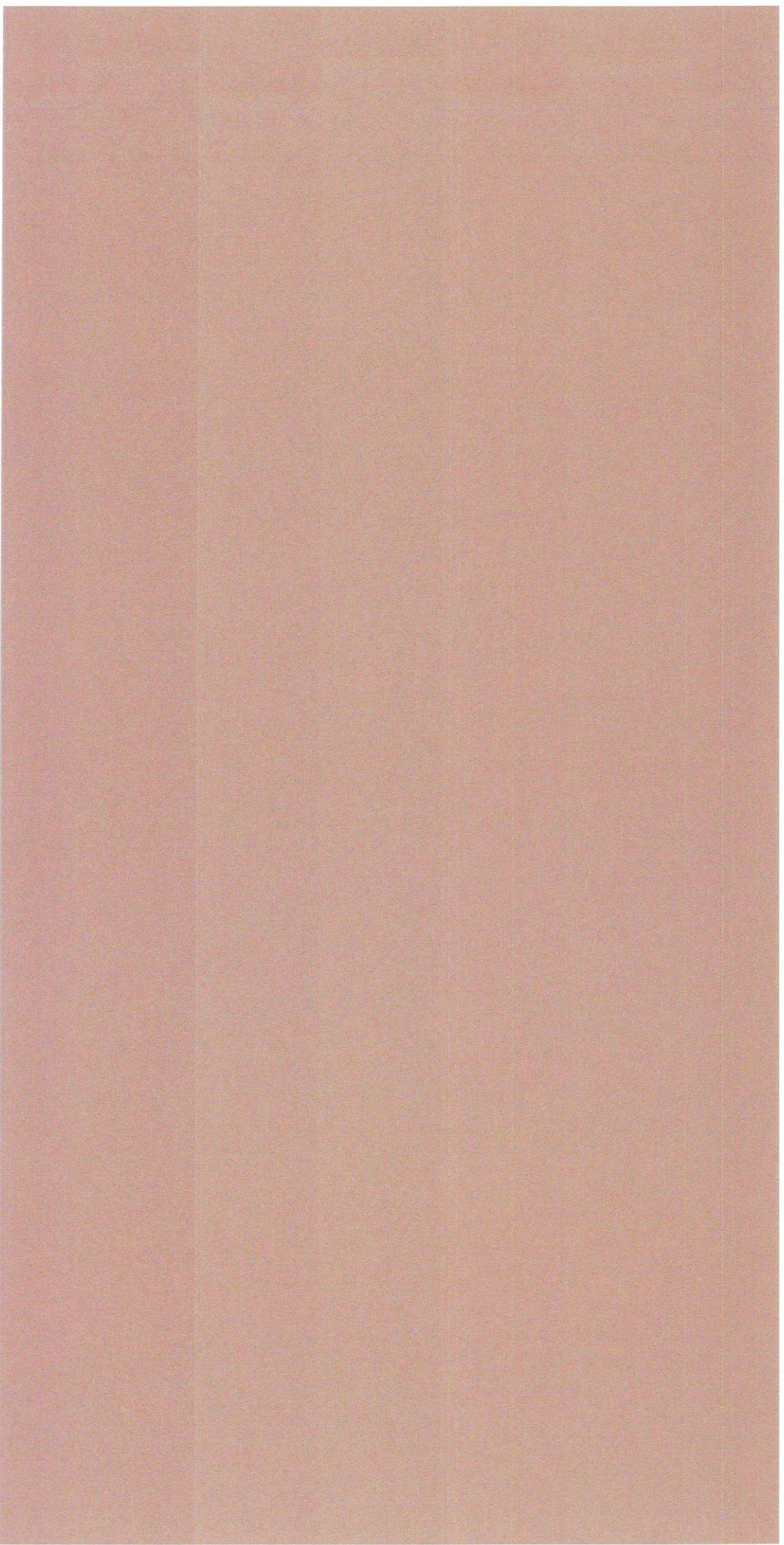


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