



City of Plymouth Historic District Commission Regular Meeting Agenda

Wednesday, November 1, 2023 – 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

<https://us02web.zoom.us/j/83019751829>

Passcode: 024436

Webinar ID: 830 1975 1829

- 1) CALL TO ORDER
- 2) CITIZENS COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the July 5, 2023, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) COMMISSION COMMENTS
- 6) OLD BUSINESS
- 7) NEW BUSINESS
 - a) H23-05, 380 S. Main, Fiamma: Paint color change and reskin awning
 - b) H23-06, 306 S. Main, The Ledger: Signage
- 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.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

“The government in this community is small and accessible to all concerned.”

-Plymouth Mayor Joe Bida

November 1977



City of Plymouth
Historic District Commission
Regular Meeting Minutes
Wednesday, July 5, 2023 - 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

1. CALL TO ORDER

- a. Chair Colleen Polin called the meeting to order at 7:00 p.m.
Present: Chair Polin, Members Jeremy Borys, Gania Kandalajt, John Townsend

Excused: Stan Cole, Meghan Covino, Joshua Mrozowski

Also present: Economic Development Director John Buzuvis, City Commission Liaison Linda Filipczak

2. CITIZEN COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MINUTES

Townsend offered a motion, seconded by Borys, to approve the minutes of the March 1, 2023, regular meeting as amended.

There was a voice vote.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Kandalajt offered a motion, seconded by Townsend, to approve the agenda for Wednesday, July 5, 2023.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

Townsend asked if there was an update on preserving the Wiltsie sign, and Buzuvis said there was no update.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

Because the applicant for H23-04 was not yet present, Townsend offered a motion to take up item 8.b before item 8.a. Kandalajt seconded the motion.

There was a voice vote.
Motion passed.

- b. Design Guidelines and Administrative Approval Discussion
Buzuvis said paint color, signage, doors, and windows should be included in a design guideline document. Borys and Townsend agreed to serve on a subcommittee to recommend guidelines and bring them to a future meeting.
- a. H 23-04 790 Penniman: New awnings, repair and repaint panels, façade repairs
Citizens Bank representative Peggy Siepka described the changes requested to reflect their new branding. She said some of the changes were like-for-like, and some were different. Commission members asked for clarification on the proposed illuminated awnings, and Siepka provided photos of the awnings in another community. It was noted that the structure was not a contributing building.

Borys offered the following motion, which was seconded by Townsend. It was agreed that the group would vote on each individual request.

Motion

To issue a certificate of appropriateness for the following items in H 23-04:

1. Replacing all signage like-for-like
2. Reskinning existing awnings
3. Adding new awnings with light bar if further information regarding lumens be provided
4. Centering the word *Citizens* above the window using appropriate methods to fix or fill holes left when removing the word *Bank*.

Finding of Fact

The work meets City of Plymouth ordinance numbers 1, 2, 3, and 4.

Vote

Item 1: 4-0 – motion passed

Item 2: 4-0 – motion passed

Item 3: Yes: Borys, Townsend; No: Kandaloft, Polin – motion failed

Item 4: 4-0 – motion passed

9. REPORTS AND CORRESPONDENCE

Buzuvis said the balconies on the Mayflower Building were being replaced like-for-like, and the Plymouth District Library received a grant from the Wilcox Foundation to build a small stage and seating in the area between City Hall and the library.

10. ADJOURNMENT

Borys offered a motion to adjourn at 8:06 p.m. Townsend seconded the motion.

There was a voice vote.

MOTION PASSED



Historic District Commission
201 S. Main Plymouth, MI 48170

Case Number H23-06
Agenda Date: November 1, 2023

Address: 306 S. Main
Year Built: 1913
Historical Significance: Architecture, Commerce

Proposed Changes: New sign

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

Sign and awning installation or replacement				
Please include the following applicable information		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 including related work such as soffits, fascia, gutters, and trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	<input type="checkbox"/>	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	Identification of all materials used in the construction of signage and/or awning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Material samples including number, letter, font size, and colors of signage and/or awning	<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

RECEIVED

OCT 2 2023

**CITY OF PLYMOUTH
 COMMUNITY DEVELOPMENT**

I. Site/Project Information

Site Address 380 S. MAIN	<input type="checkbox"/> Contributing structure <input type="checkbox"/> Non-contributing structure	Date of Application
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Name of Property Owner FIAMMA	Phone Number (734) 416-9340	
Mailing Address 380 S. MAIN	Email Address (Required) Ryan Yaquinto <cfsrestaurants@gmail.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 SHAW CONSTRUCTION	Phone Number 734.425.6854			
Applicant/Company Address 13980 FARMINGTON ROAD	City LIVONIA	State MI	Zip Code 48154	
Email Address (Required) mrapson@shawcm.com				


III. Site Plan Designer and Contact Information

Site Plan Designer Company Name studio H2G	Phone Number 248.321.2909		
Company Address 2299 E Lincoln St, Birmingham, MI 48009	City	State	Zip Code
Registration Number	Expiration Date	Email Address (Required) Julie Dugas <jdugas@studioH2G.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 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. Applicant Signature

Signature of Applicant 	Date 9/29/23
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VI. Property Owner Signature

Signature of Property Owner 	Date 09/29/23
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VII. Submittal Checklist

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
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.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	[]	[]	[]
8.	Scaled drawings to include existing and proposed floor plans	[]	[]	[]
9.	Scaled drawings to include existing and proposed elevations	[]	[]	[]
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	[]	[]	[]
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	[]	[]	[]
12.	Material samples and colors for roofing, siding, and trim	[]	[]	[]
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.	[]	[]	[]
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	[]	[]	[]
15.	Color rendering of exterior elevation	[]	[]	[]
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	[]	[]	[]
Proposed window replacement project				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why window replacement is necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Description of the existing window material including color and condition	[]	[]	[]
7.	Photographs of the affected windows as they exist today	[]	[]	[]
8.	Photographs of the building with proposed changes indicated	[]	[]	[]
9.	Cut sheets (manufacturer information) for all replacement windows	[]	[]	[]
10.	Material samples and colors of windows	[]	[]	[]
11.	Number of windows to be replaced	[]	[]	[]
12.	Dimensions of windows including frame thickness and frame width	[]	[]	[]
13.	Photographs of other projects incorporating the window replacement component	[]	[]	[]

Please include the following applicable information		YES	NO	N/A
Proposed door or garage door replacement				
1.	Completed application	[]	[]	[]
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				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words including related work such as gutters, soffit, and fascia	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why roof replacement is necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Description of the existing roof material including color and condition	[]	[]	[]
7.	Photographs of the roof as it exists today	[]	[]	[]
8.	Photographs of the building with proposed changes indicated	[]	[]	[]
9.	Cut sheets (manufacturer information) for replacement roof	[]	[]	[]
10.	Material samples and colors of roof	[]	[]	[]
11.	Dimensions of replacement roof	[]	[]	[]
12.	Photographs of other projects incorporating the roof replacement component	[]	[]	[]
Proposed siding replacement				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why siding replacement is necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Description of the existing siding material including width, color, and condition	[]	[]	[]
7.	Photographs of the siding as it exists today	[]	[]	[]

Please include the following applicable information		YES	NO	N/A
8.	Photographs of the building with proposed changes indicated	[]	[]	[]
9.	Scaled and dimensioned elevations showing the replacement siding	[]	[]	[]
10.	Cut sheets (manufacturer information) for replacement siding	[]	[]	[]
11.	Material samples and colors of siding	[]	[]	[]
12.	Dimensions including full profile of replacement siding	[]	[]	[]
13.	Photographs of other projects incorporating the siding replacement component	[]	[]	[]

Sign and awning installation or replacement

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

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

1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why site improvement is necessary	[]	[]	[]
5.	Historic photographs of the building and site	[]	[]	[]
6.	Photographs of the building and site as it exists today	[]	[]	[]
7.	Scaled and dimensioned site plan showing existing lot lines	[]	[]	[]
8.	Scaled and dimensioned site plan showing existing buildings	[]	[]	[]
9.	Scaled and dimensioned site plan showing where fencing, paving, walls, or landscaping will be placed	[]	[]	[]
10.	Identification of all materials used in the construction of fencing, paving, walls, or landscaping	[]	[]	[]
11.	Material samples including number, letter, font size, and colors of fencing, paving, or walls	[]	[]	[]

Please include the following applicable information		YES	NO	N/A
Porch reconstruction or repair				
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	[]	[]	[]
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	[]	[]	[]
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.	[]	[]	[]



**CONSTRUCTION &
MANAGEMENT CO.**

COMMERCIAL & INDUSTRIAL
GENERAL CONTRACTORS

Location: 380 S. Main

Name: Fiamma Grille

Description of work:

Color changes to show the re-branding of the restaurant. Two colors as described in rendering. Awnings will not change in size or shape only to match new branding colors. No other work besides the color changes to the exterior and awnings.



EXTERIOR DESIGN



- FAB-06**
Shade Fabric
Sunbrella Shade
Cooper Black
SKU: 4988-0000
- P1**
all existing brick to
be painted
- P2**
all exterior
moulding and
details
- PLACEHOLDER**
- P2**
paint existing
exterior sign lights
- existing band to
remain
- P1**
bump out to be
painted, existing
band to remain
- BRK 3**
new brick to be
painted P1

SHERWIN-WILLIAMS 701810 09/20/23
586-757-7069 Order# 0238235

INTERIOR ARCHITECTURAL
PRONAR 200 ZERO VOC LATEX
LOW GLOSS EG-SHEL FM 8000XL
6200 PEWTER GREEN
SHER-COLOR FORMULA

CC#	COLORANT	02	32	64	128
W1	White	2	35	1	1
B1	Black	4	9	1	-
G2	New Green	-	12	-	1
Y3	Deep Gold	2	6	1	-

ONE GALLON
B41702554

ULTRADEEP
850876279

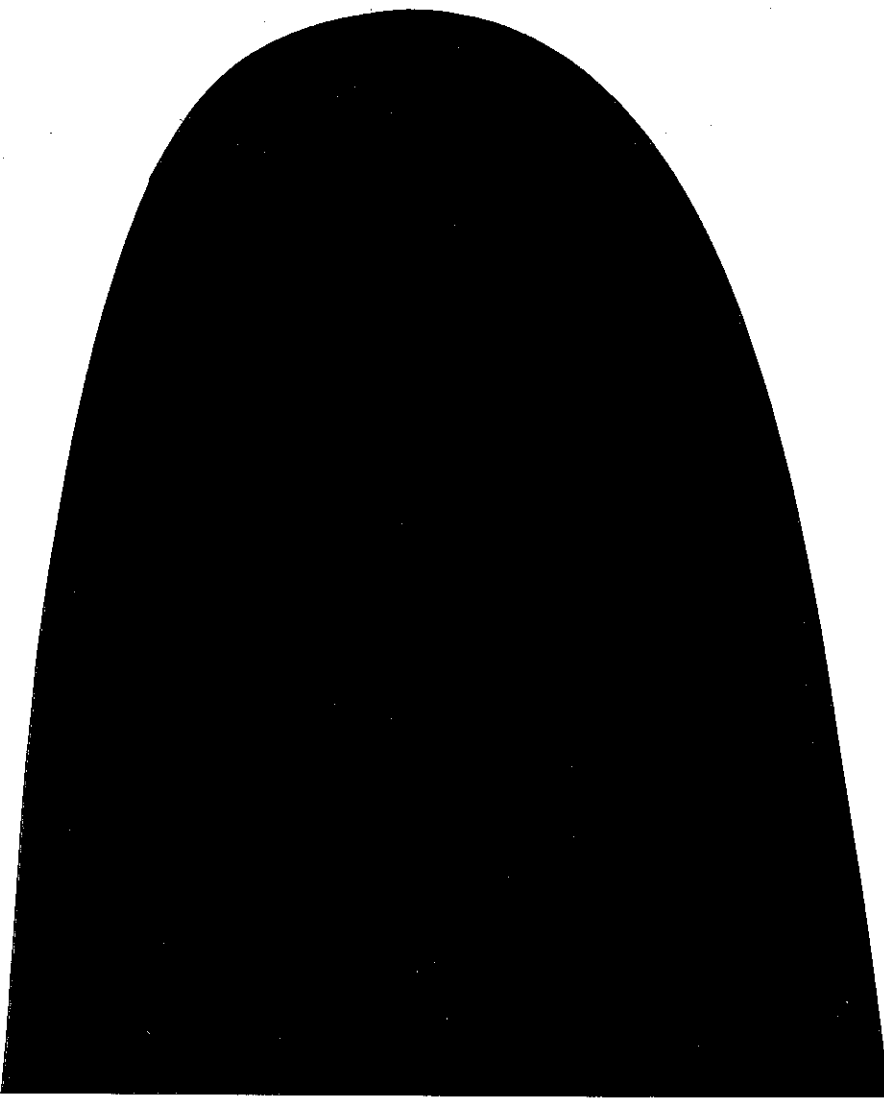
P-1

Non Returnable Tinted Color

CAUTION: To assure consistent color,
always order enough paint to complete
the job and intermix all containers
of the same color before application.
Mixed colors may vary slightly from
color strip or color chip.



0238235-001



www.123.com Order# 0238235
INTERIOR ARCHITECTURAL
PROMAR 200 ZERO VOC LATEX
SEMI-GLOSS TN 8000XL

6994 GREENBLACK
SHEER-COLOR FORMULA

CCE#COLORANT	OZ	32	64	128
W1-White	-	19	1	1
B1-Black	10	6	-	-
Y3-Deep Gold	-	30	1	-

ONE GALLON
B31T82654

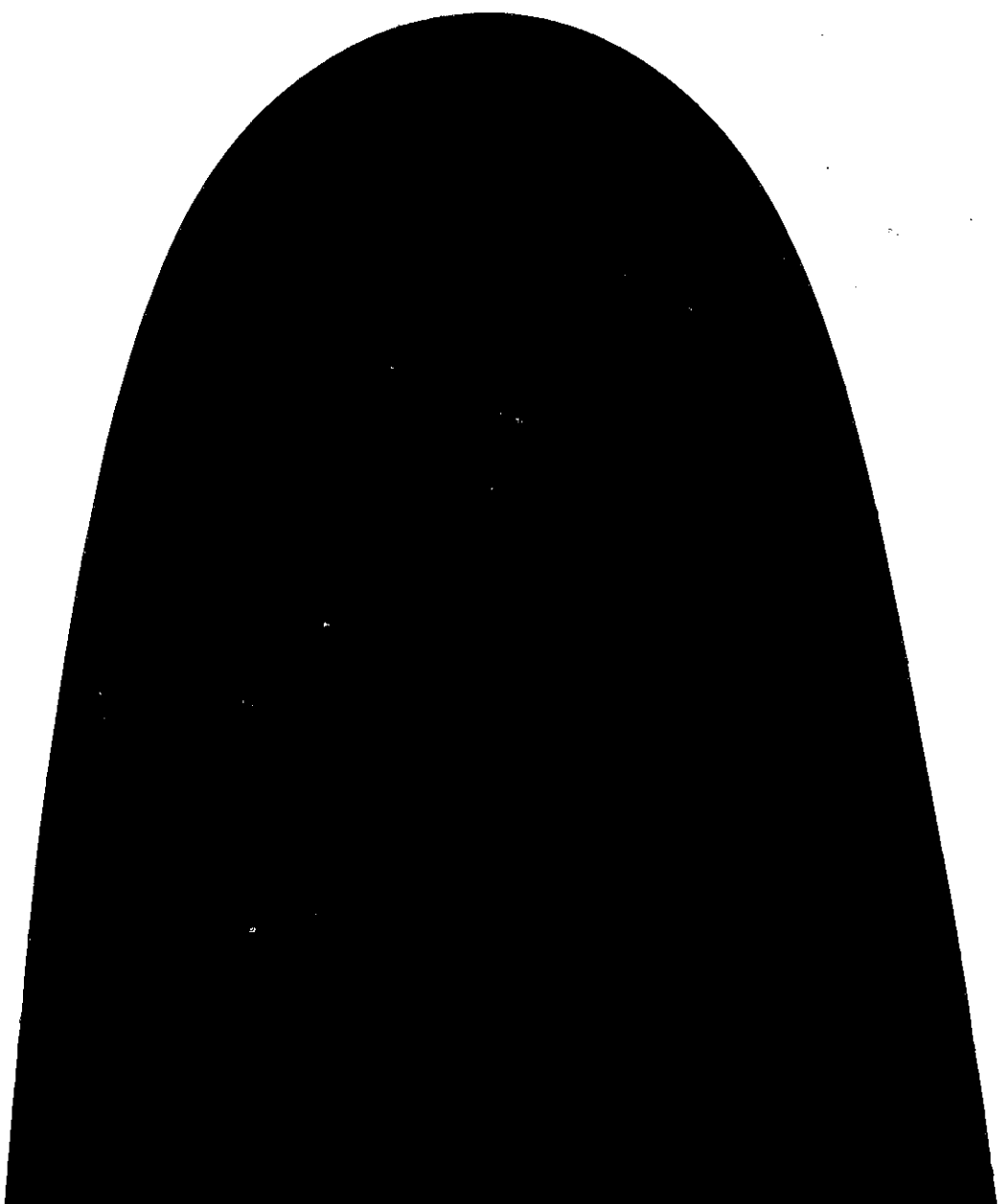
ULTRADEEP
650187396

P-2

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0238235-002





Historic District Commission
201 S. Main Plymouth, MI 48170

Case Number H23-05
Agenda Date: November 1, 2023

Address: 380 S. Main
Year Built: 1930
Historical Significance: Commerce

Proposed Changes: Paint color change and reskin awning

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.

Paint color change				
Please include the following applicable information		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 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 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"/>

Awning installation or replacement				
Please include the following applicable information		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 including related work such as soffits, fascia, gutters, and trim	<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 awning installation or replacement is 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.	Description of the existing awning material including location, size, material, color, and condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the building as it exists today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled and dimensioned front and side elevations showing the size and location of awning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	Scaled cross-section of building elevation indicating proposed awning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	Identification of all materials used in the construction of awning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Material samples including number, letter, font size, and colors of awning	<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.

RECEIVED

OCT 17 2023

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

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

I. Site/Project Information

Form with fields: Site Address (306 S Main), Contributing structure (checkbox), Non-contributing structure (checkbox), Date of Application (09/07/2023)

Form with fields: Name of Property Owner (Paul Salloum), Phone Number ((248)563-4168), Mailing Address, Email Address (psalloum@comcast.net), City, State, Zip Code

II. Applicant and Contact Information

Form with fields: Indicate Who the Applicant Is (checkboxes for Architect, Developer, Engineer, Lessee), Applicant/Company Name (Stefan Stefanakis), Phone Number ((248)790-0837), Applicant/Company Address, City, State, Zip Code, Email Address (Stefanakis329@gmail.com)

III. Site Plan Designer and Contact Information

Form with fields: Site Plan Designer Company Name (Don Williams - Graphxsigns), Phone Number ((734) 420-0906), Company Address, City, State, Zip Code, Registration Number, Expiration Date, Email Address (Don@graphxsigns.com)

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

Form with checkboxes for: New Construction, Addition, Alteration, Porch Reconstruct/Repair, Window Replacement, Siding Replacement, Door Replacement, Roof Replacement, Sign/Awning Install or Replacement, Wall/Fence Install or Replacement, Paving Install or Replacement, Landscaping Install or Replacement, Color Change, Building Cleaning, Other

V. Applicant Signature

Form with fields: Signature of Applicant (handwritten), Date (09/07/2023)

VI. Property Owner Signature

Form with fields: Signature of Property Owner (handwritten), Date (09/07/2023)

VII. Submittal Checklist

Form with text: Please include the following applicable information YES NO N/A

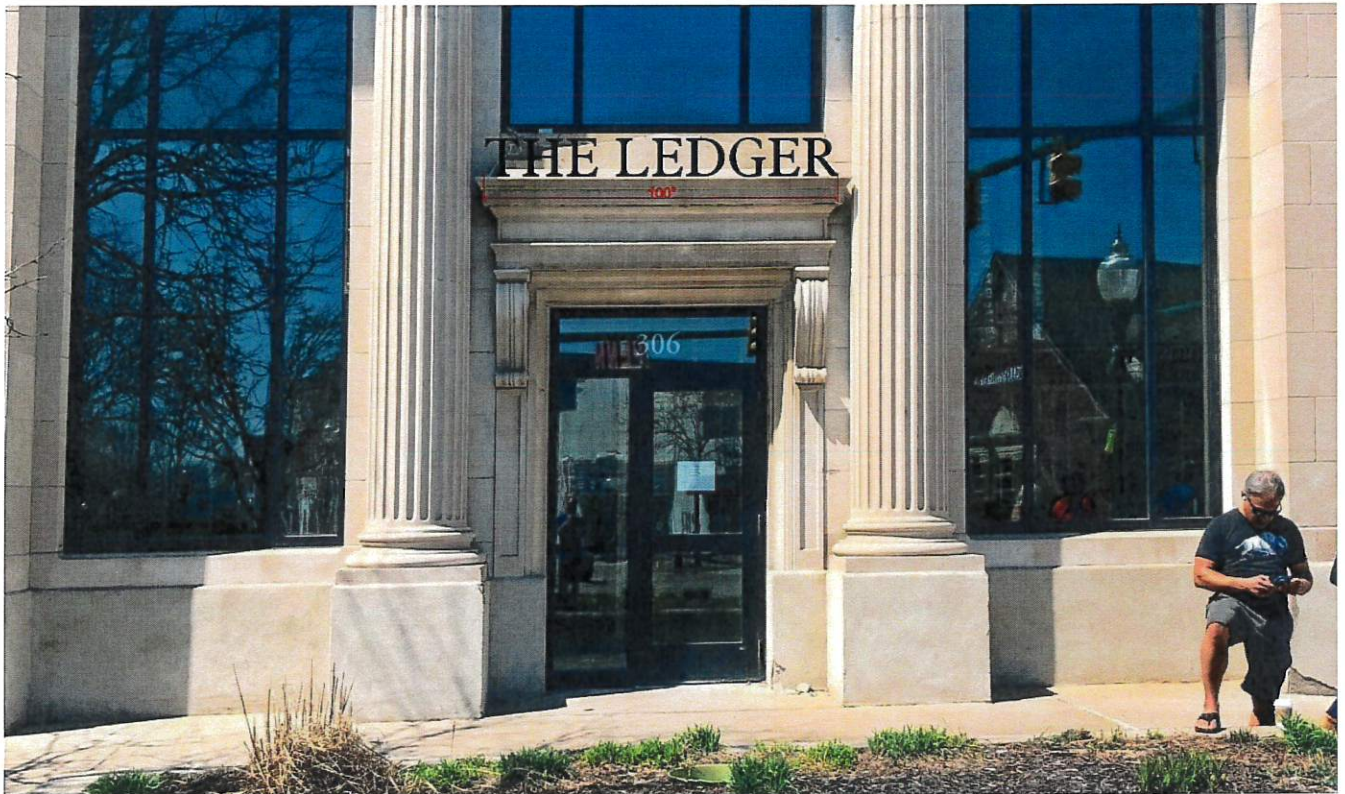
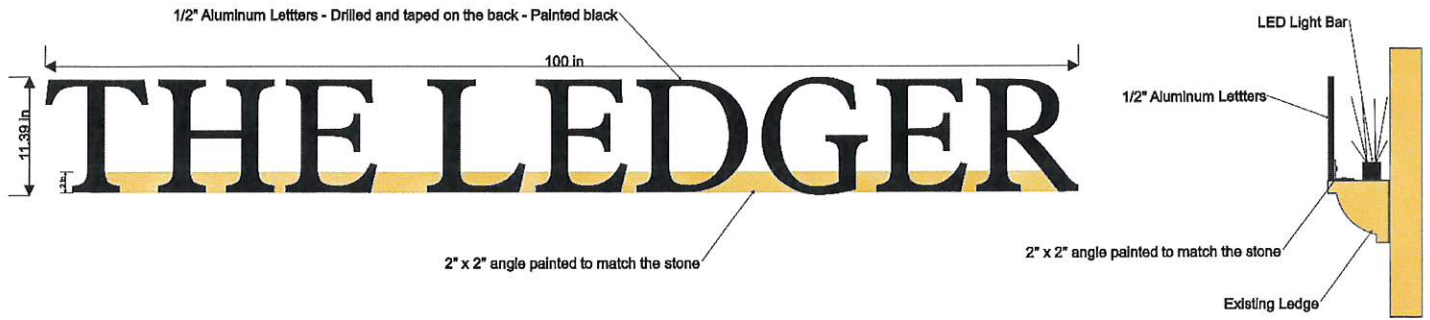
Please include the following applicable information		YES	NO	N/A
8.	Photographs of the building with proposed changes indicated	[]	[]	[]
9.	Scaled and dimensioned elevations showing the replacement siding	[]	[]	[]
10.	Cut sheets (manufacturer information) for replacement siding	[]	[]	[]
11.	Material samples and colors of siding	[]	[]	[]
12.	Dimensions including full profile of replacement siding	[]	[]	[]
13.	Photographs of other projects incorporating the siding replacement component	[]	[]	[]
Sign and awning installation or replacement				
1.	Completed application	[X]	[]	[]
2.	Synopsis: description of the project in words	[X]	[]	[]
3.	Materials finish list	[X]	[]	[]
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	[X]	[]	[]
5.	Historic photographs of the building	[X]	[]	[]
6.	Description of the existing signage/awning material including location, size, material, color, and condition	[]	[]	[X]
7.	Photographs of the building as it exists today	[X]	[]	[]
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	[X]	[]	[]
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	[X]	[]	[]
10.	Identification of all materials used in the construction of signage and/or awning	[X]	[]	[]
11.	Material samples including number, letter, font size, and colors of signage and/or awning	[X]	[X]	[]
Site improvements: fence, walls, paving, or landscaping installation				

3. Exterior Signage:

Synopsis:

The existing business will cease to operate as Greek Islands Eatery and the existing signage will need to be removed. The new sign will replicate a more historical signage and "The Ledger" in ½" aluminum letters painted black. The new sign will be 11.39" tall, The over all width will be 100." (See Attached Drawings for Size and Location). The sign will be back lit by an LED light bar.

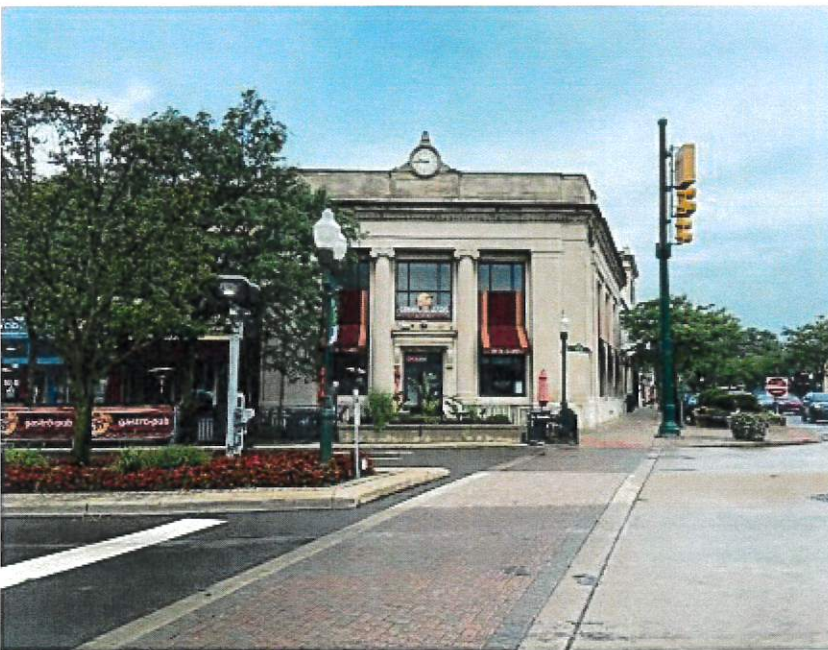




Images of the Site Currently:



Corner of S. Main St. & Penniman Ave.



View from S. Main Street

Historical Images: Cont.



Photo courtesy of Plymouth Historical Museum

Corner of S. Main St. & Penniman Ave.



View from S. Main Street

LED Lighting



Slim Series: Wall Washer

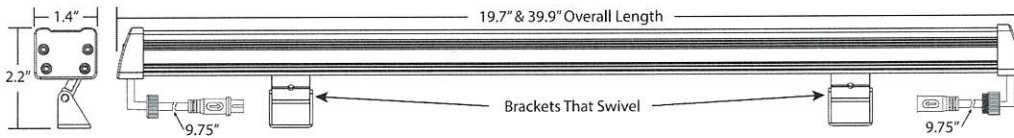
Available Lengths: 19.7" & 39.4"

Material: Silver Aluminum Housing

- Perfect for landscape lighting, buildings facades and both indoor and outdoor displays.
- No UV & RF Interference
- Maintenance Free
- Low Voltage
- Easily connectable with waterproof connectors
- Two Sizes for numerous applications
- Limited 5 Year Warranty



IP67 Wall Washer
Suitable For Wet Locations



Lighting Specifications

Color Temperature	CW: 5000K
Beam Spread	30°
Lumens	LED-WALL24-CW: 1000 LED-WALL48-CW: 2000
Color Rendering Index	80
Rated Average Life	50,000 hrs.
Constant	Voltage
Chip Size	SMD2835

Part #	Color Temp	Size	# Of LED Chips	Total Wattage	Max # Can Connect	Max. Lig. Dis.
LED-WALL24-CW	Cool White	1.4" D x 2.2" H x 19.7" L	24	10	10	10'
LED-WALL48-CW	Cool White	1.4" D x 2.2" H x 39.4" L	48	20	5	13'

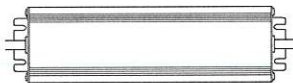
Required **Required** **Required**

Power Supply + Power Linking Cable + Wall Washer

See Page R-105 *See Page R-105* *See Page R-105*

Required

Power Supplies (IP67)



Part #	Type	Amps	Volts	Watts	Dimensions
LED-24V-2.5A-HW	Hardwire	2.5A	24V	60W	7.5"L x 1.88"W x 1.33"H
LED-24V-4A-HW	Hardwire	4A	24V	96W	8.74"L x 2.71"W x 1.69"H

For Product Details & More Power Options, See Pages R-119~120b
Other Options: Plug In | Hardwire | Hardwire Dimmable | Rechargeable Battery

Power Linking Cable

Required for power supplies



Part #	Description	Overall Length	Finish
LED-WALL-PWL	Connects from power supplies to wall washer	12"	Black