



City of Plymouth Historic District Commission Regular Meeting Agenda

Wednesday, March 4, 2026 – 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar

City of Plymouth

www.plymouthmi.gov

Join Zoom Webinar: <https://us02web.zoom.us/j/83624497217>

Webinar ID: 836 2449 7217

Passcode: 032215

- 1) CALL TO ORDER
- 2) ELECTION OF OFFICERS
- 3) CITIZENS COMMENTS
- 4) APPROVAL OF THE MINUTES
 - a) Approval of December 3, 2025, regular meeting minutes
- 5) APPROVAL OF THE AGENDA
- 6) COMMISSION COMMENTS
- 7) OLD BUSINESS
 - a) H25-03, 789 W. Ann Arbor Trail: Ziad El-Baba, the applicant, revised plans of requested approval of the third and fourth floor addition.
- 8) NEW BUSINESS
 - a) H26-01, 212 S. Main Street: Dinverno Remodeling & Construction, the applicant, submitted plans for exterior modifications.
- 9) REPORTS AND CORRESPONDENCE
- 10) 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, December 3, 2026 – 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

1) CALL TO ORDER

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

Present: Chair Polin, Vice Chair Stan Cole, Members John Townsend, Gania Kandalajt, Jeremy Borys, Josh Mrozowski and Meghan Covino

Also present: Economic Development Director John Buzuvis and Mayor Linda Filipczak

2) CITIZENS COMMENTS

There were no citizen comments.

3) APPROVAL OF THE MINUTES

Townsend requested two corrections to the minutes: 1) Reports and Correspondence should credit Economic Development Director Buzuvis for several project updates, and 2) it was Townsend who inquired about the officers on horseback.

Mrozowski moved to approve October 1, 2025 meeting minutes with the noted change. Townsend seconded the motion.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4) APPROVAL OF THE AGENDA

Townsend offered a motion, seconded by Mrozowski, to approve the agenda for December 3, 2025.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5) COMMISSION COMMENTS

Chair Polin read a correspondence received earlier the same evening from Tracy and Todd Osann, owners of the Mayflower Meeting House, who expressed concerns about the proposed development at 789 W. Ann Arbor Trail. Their primary concerns were related to parking, the massing of the proposed building, and how the new construction would impact their historic building.

Chair Polin clarified that parking issues are not within the Commission's purview, but that the Commission is responsible for reviewing massing, size, scale, and architectural features of proposed projects in the historic district.

6) **OLD BUSINESS**

- a) **H25-03, 789 W. Ann Arbor Trail:** Ziad El-Baba, the applicant, revised plans of requested approval of the third and fourth floor addition.

Ziad El-Baba, the applicant, presented revised plans adding a third and fourth floor to the existing two-story building. The revisions addressed some prior concerns, including setting back the upper floors from the Mayflower Meeting House.

Vice Chair Cole noted appreciation for the applicant addressing his previous suggestions and acknowledged the revised design provided appropriate separation from the historic structure, in keeping with the Secretary of Interior Standards.

Townsend maintained his concerns about the massing and height of the building (approximately 23 additional feet), stating it would have a major impact on the historic district area.

Mrozowski discussed the relationship between the proposed building and the streetscape, noting challenges with the vertical façade on the street side versus the existing setback.

Bob Bake (1303 Park Pl) spoke in opposition to the project, stating the Mayflower Meeting House is a 100-year-old building with unique architectural details that should remain the dominant structure. He noted the proposed building would be 55 feet tall while the Mayflower Meeting House is 34 feet tall.

Motion

Motion by Borys, seconded Vice Chair Cole, that the commission issue a certificate of appropriateness for application H25-04 provided conditions are met.

Findings of Fact

The work would meet the Secretary of Interior Standards for Rehabilitation Standards number 9 and would give consideration and significance to the City of Plymouth ordinance criteria's number 1, 2, 3, and 4.

Conditions

1) the fourth-floor material blend in more with the brick and have a closer tie to other architectural elements, and 2) that the brick on the third floor return to the line of the fourth floor (approximately 7 feet to the east).

There was a roll call vote.

Yes: Borys, Vice Chair Cole

No: Covino, Kandalaft, Townsend, Mrozowski, Chair Polin

MOTION FAILED, 2-5

7) **NEW BUSINESS**

There was no new business.

8) **REPORTS AND CORRESPONDENCE**

Chair Polin recognized and thanked outgoing Commissioner Filipczak, who is now serving as the new mayor for 2026.

9) **ADJOURNMENT**

Townsend offered a motion, seconded by Covino, to adjourn the meeting at 8:06 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY



Historic District Commission
201 S. Main Plymouth, MI 48170

Case Number H25-03
Agenda Date: March 4, 2026

Address: 789 W. Ann Arbor Trail
Year Built: 2013
Historical Significance: Non-Contributing

Sec. 18-654. - Duties and powers.

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

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

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

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

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

Application Review

The following applicable information has been provided		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Material samples and colors for roofing, siding, and trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	<input 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 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.

NEW ADDITION
789 MAIN RD
PLYMOUTH MI

DATE :FEB.10.26
ATT: HISTORIC COMMITTEE

CITY OF PLYMOUTH MI

JOB NARRATIVE

PROPOSE NEW FIVE RESIDENTIAL UNITS OVER THE EXISTING TWO STORY COMMERCIAL BUILDING.

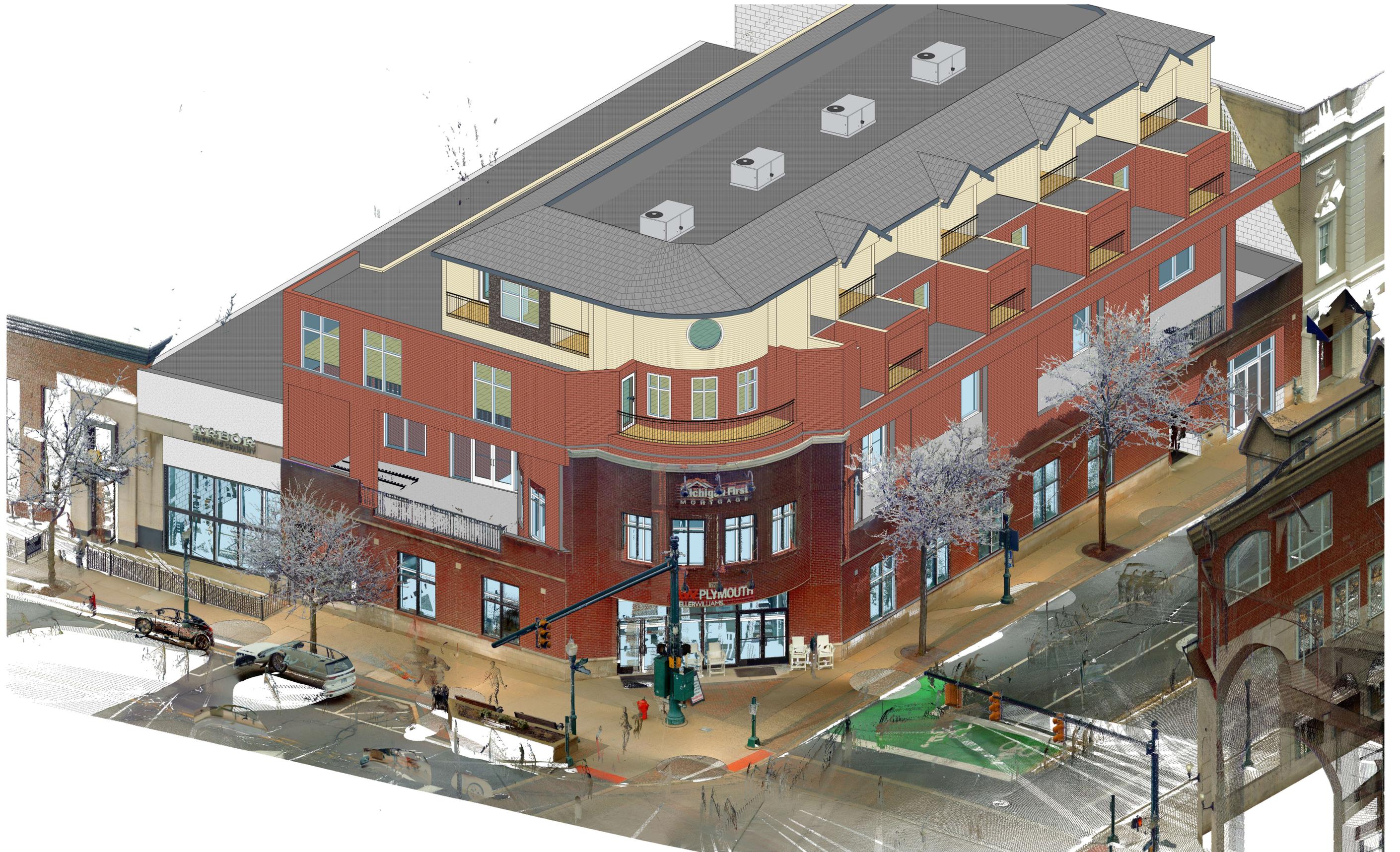
EXISTING FIRST FLOOR – COMMERCIAL 7,900 SQ. FT.

EXISTING SECOND FLOOR – COMMERCIAL 7,980 SQ. FT.

- PROPOSED THIRD FLOOR WAS REDUCE FROM 8,250 SQ FT TO 7050 SQ FT ELIMINATING 1200 SQ FT OF FLOOR AREA.
- THIRD FLOOR FOOTPRINT WAS REVISED TO SHOW A BUFFER OF THE EXITING MAYFLOWER BUILDING THE PROPOSE THIRD FLOOR
- THE ORIGINAL DESIGN OF THE BUILDING WAS PROPOSED TO BE THREE STORY COMMERCIAL. AND DUE CIRCUMSTANCES THE BUILDING WAS REDUCED TO TWO STORY AND THE OWNER DUE THE NEIGHBOR CONCERN. THE THIRD FLOOR TO REMAIN A DISTANCE FROM THE MAYFLOWER BUILDING ON THE EAST SIDE AND THE BREWING BUILDING ON THE WEST SIDE
- THE LOFT IS PART OF THE THIRD FLOOR. EVERY UNIT IS DESIGNED WITH A LOFT
- THE LOFT AREA ORIGINAL PROPOSAL WAS DETAILED TO 4,320 SQ FT SMALLER IN FOOTPRINT THEN THE ORIGINAL PROPOSED THIRD FLOOR.
- THE LOFT AREA IS REDUCED TO 4020 SQ FT INCLUDING THE OPEN BALCONIES
- FIRST SUBMITTAL THE MID POINT OF THE ROOF TRUSSES WAS AT 50'-0" FROM GROUND TO MEET THE ORDINANCE WITH 53'-6" AT PEAK. ROOF WAS PROPOSED WITH SHINGLES.
- THE ROOF FRAMING IS CHANGED TO MANSARD ROOFING WITH SHINGLES AND FLAT ROOF . THE MANSARD ROOFING WILL BLOCK ANY ROOF UNITS.
- THE TOP OF MANSARD ROOFING IS AT 49'-0" ABOVE GROUND
- SAMPLE OF THE PROPOSED BRICK WAS HANDED BY THE BRICK COMPANY REPRESENTATIVE WHERE HE VISITED THE SITE TO CONFIRM
- NO CHANGES IN THE SAMPLE SUBMITTED







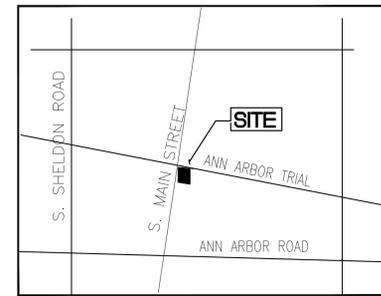




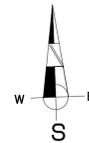








KEY PLAN



LEGAL DESCRIPTION
 26BB703 LOT 703 ASSESSOR'S PLYMOUTH
 NO. 20 T1S R8E 268 P42 WCR



**ZIAD EL-BABA
 ENGINEERING**

674 GAUTHIER
 TECUMSEH ONTARIO
 N8N3P8 CANADA
 CELL - 313-938-8767
 MOBILE - 519-796-9882

I-1	COVER SHEET
SP-1	SITE PLAN
A-01	EXISTING MAIN FLOOR PLAN
A-02	EXISTING SECOND FLOOR PLAN
A-1	THIRD FLOOR PLAN
A-2	LOFT FLOOR PLAN
A-3	EXISTING ELEVATIONS
A-4	MODIFIED WEST ELEVATIONS
A-5	MODIFIED EAST/SOUTH ELEVATIONS
A-6	MODIFIED NORTH ELEVATIONS
A-7	CROSS SECTION
A-8	EXISTING ROOF PLAN
A-9	NEW ROOF PLAN

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
AUG.24.25		SITE PLAN
NOV.14.25		SITE PLAN
FEB.10.26		HISTORIC COMMITTEE

Project:
 NEW ADDITION
 789 MAIN RD
 PLYMOUTH MI
 OWNER:
 789 MAIN RD
 PLYMOUTH MI

Drawing Title:
 COVER SHEET

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
 I-1

ZONING DISTRICT
B2 CENTRAL BUSINESS

PUBLIC PARK

ANN ARBOR TRAIL

ZONING DISTRICT
B2 CENTRAL BUSINESS

PROPOSED NEW
THIRD FLOOR AND LOFT RESIDENTIAL
OVER EXISTING TWO BRICK /BLOCK BUILDING

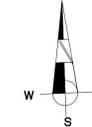
ZONING DISTRICT
B2 CENTRAL BUSINESS

ZONING DISTRICT
B2 CENTRAL BUSINESS

ZONING DISTRICT
B2 CENTRAL BUSINESS

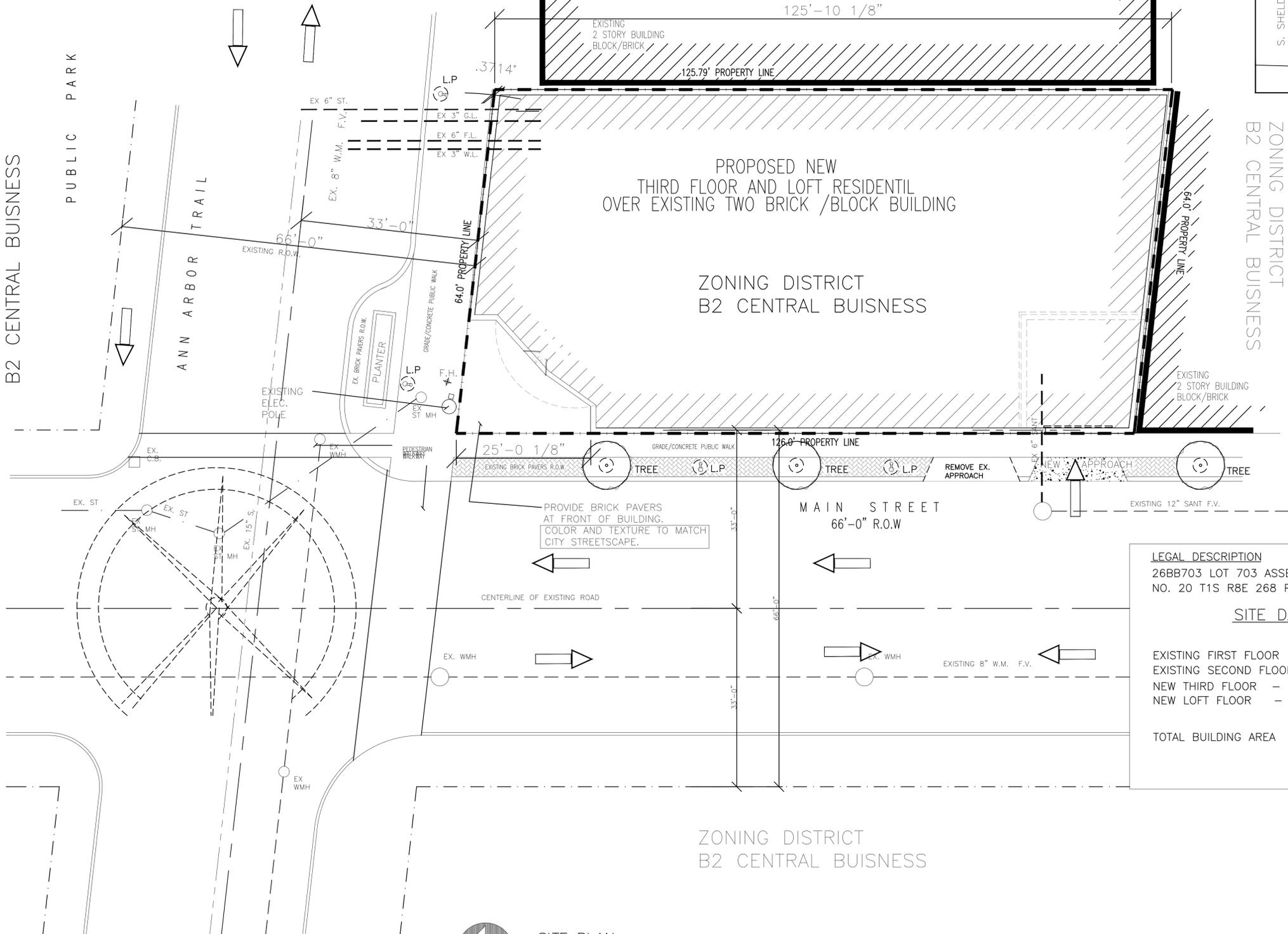


KEY PLAN



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882



LEGAL DESCRIPTION
26BB703 LOT 703 ASSESSOR'S PLYMOUTH
NO. 20 T1S R8E 268 P42 WCR

SITE DATA

EXISTING FIRST FLOOR - COMMERCIAL	7,900 SQ. FT.
EXISTING SECOND FLOOR - COMMERCIAL	7,980 SQ. FT.
NEW THIRD FLOOR - RESIDENTIAL	7,050 SQ. FT.
NEW LOFT FLOOR - RESIDENTIAL	4,020 SQ. FT.
TOTAL BUILDING AREA	26,950 SQ.FT.

SITE PLAN
SCALE 1"=10'-0"

ALL PROPOSED UTILITIES SUBJECT TO PLYMOUTH ENGINEERING APPROVAL.
SAWCUTTING, REMOVING OF FALG OF CONC, BORING FOR NEW UTILITIES SUBJECT TO APPROVAL OF CITY ENGINEER.

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN

Project:
**NEW ADDITION
789 MAIN RD
PLYMOUTH MI**

OWNER:
**789 MAIN RD
PLYMOUTH MI**

Drawing Title:
SITE PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

SP-1



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
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DATE	REV. NO.	ISSUED FOR
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APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE
FEB.10.26		HISTORIC COMMITTEE

Project:
NEW ADDITION
789 MAIN RD
PLYMOUTH MI

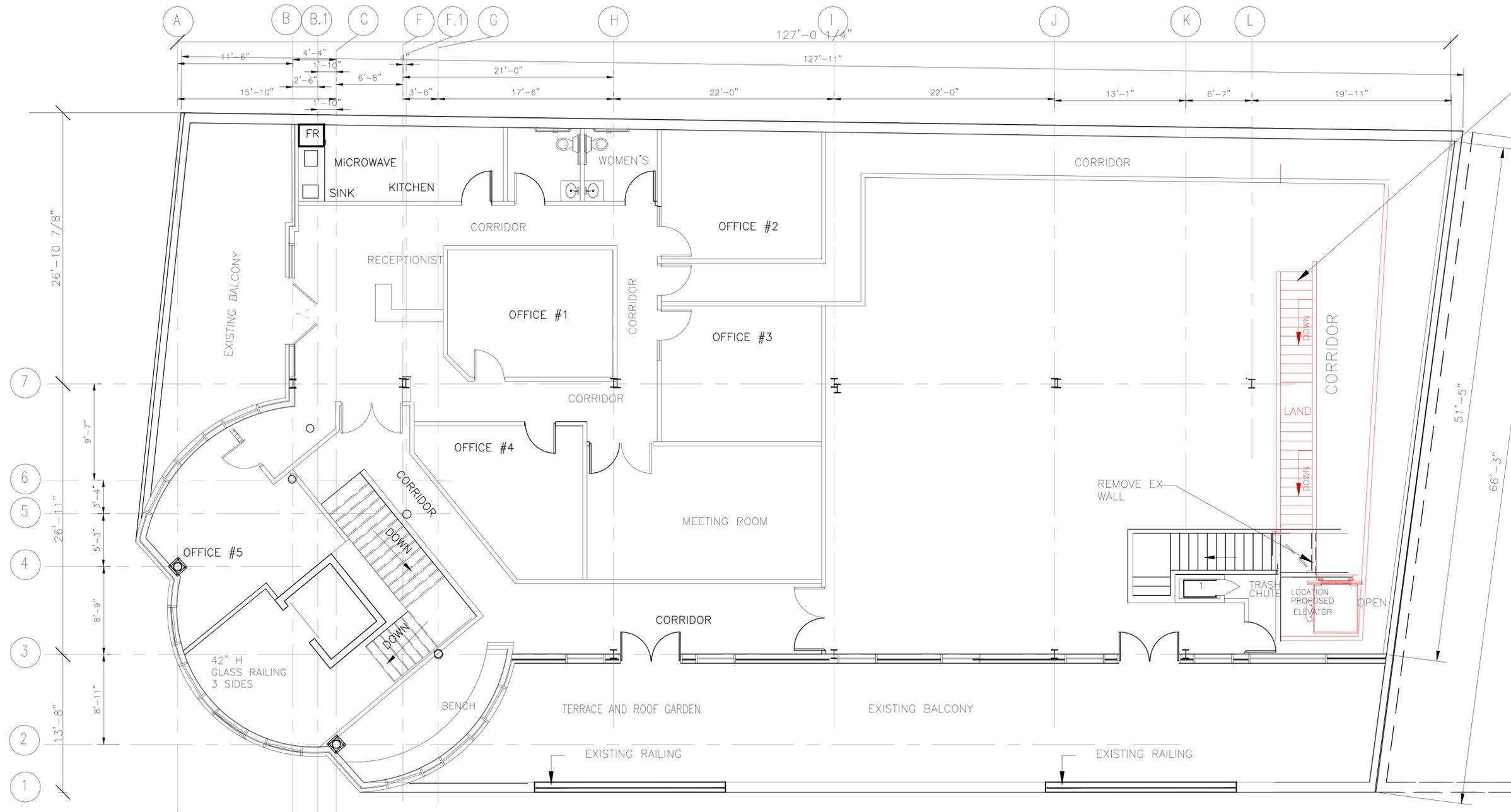
OWNER
789 MAIN RD
PLYMOUTH MI

Drawing Title:
EXISTING MAIN FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-01

 **EXISTING MAIN FLOOR PLAN**
SCALE 1/8" = 1'-0"



PROPOSED STAIR FROM 3 RD FLOOR



ZIAD EL-BABA ENGINEERING

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Project:
NEW ADDITION
789 MAIN RD
PLYMOUTH MI

OWNER
789 MAIN RD
PLYMOUTH MI

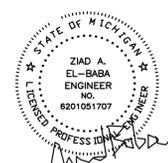
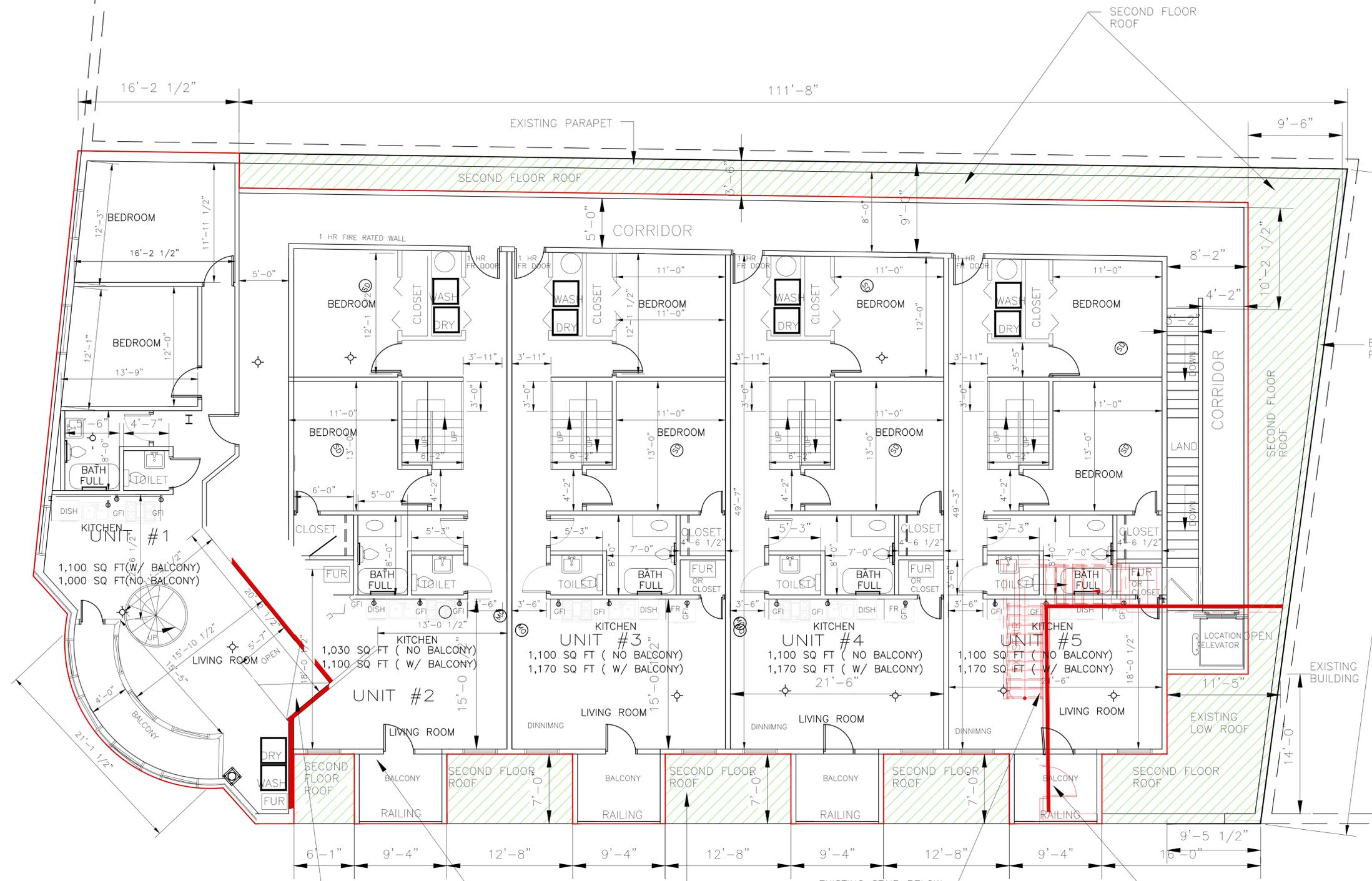
Drawing Title:
EXISTING SECOND FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-02

 **EXISTING SECOND FLOOR PLAN**
SCALE 1/8" = 1'-0"



**ZIAD EL-BABA
ENGINEERING**

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DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE
FEB.10.26		HISTORIC COMMITTEE

Project:
NEW ADDITION
789 MAIN RD
PLYMOUTH MI

OWNER
789 MAIN RD
PLYMOUTH MI

Drawing Title:
THIRD FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-1

THIRD FLOOR PLAN
SCALE 3/16" = 1'-0"

LIVING SPACES AREA INCLUDING BALCONIES
A = 3x1100 + 1030 + 1100 = 5,430 SQ FT

ACCESSORIES AREAS : ELEVATOR, CORRIDORS = 1,620 SQ FT
TOTAL THIRD FLOOR AREA = 7,050 SQ FT

ADDITIONAL OPEN TO SECOND FLOOR ROOF. IN RED

THIRD FLOOR AREA = 7,050 SQ FT

LOFT FLOOR AREA = 4,020 SQ FT

USE GROUP = R RESIDENTIAL/ B OFFICE
CONSTRUCTION TYPE = IIIB
BUILDING IS SPRINKLERED

OPEN TO THIRD FLOOR ROOF

OPEN TO EXISTING SECOND FLOOR ROOF



ZIAD EL-BABA ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
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DATE	REV. NO.	ISSUED FOR
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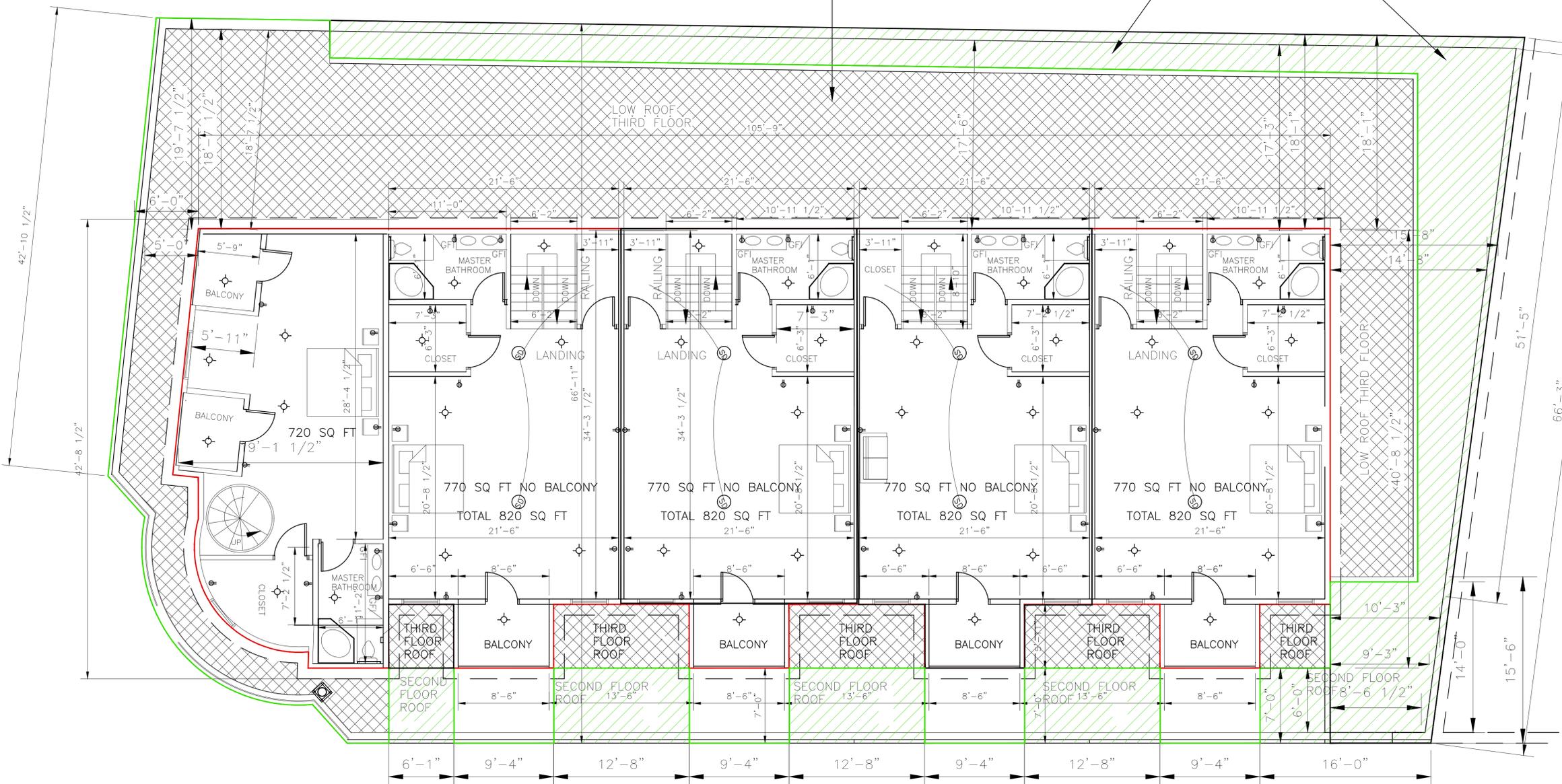
Project:
NEW ADDITION
789 MAIN RD
PLYMOUTH MI

OWNER:
789 MAIN RD
PLYMOUTH MI

Drawing Title:
LOFT FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

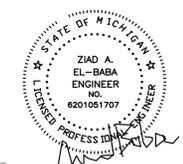
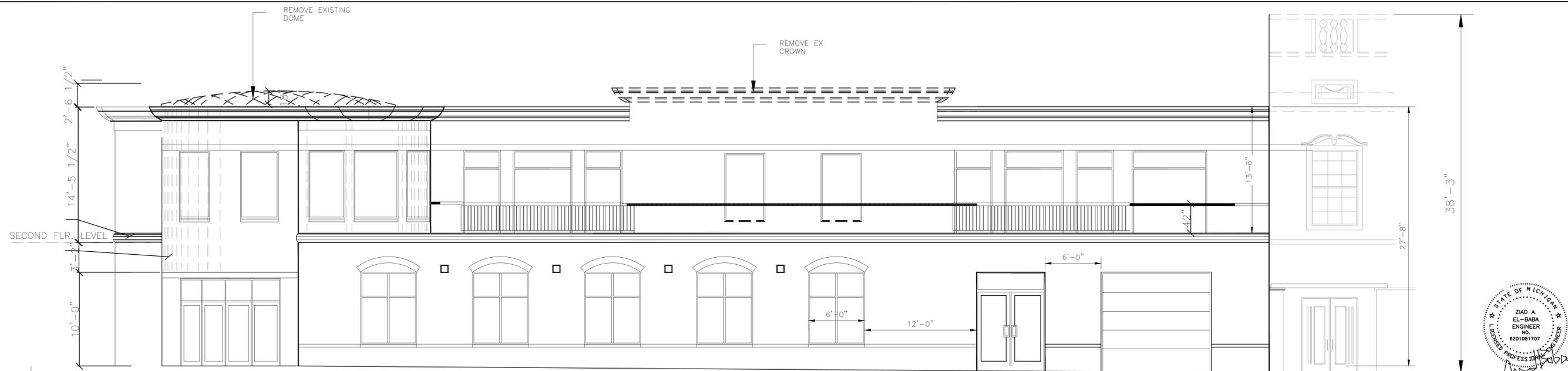
Drawing No.
A-2



LOFT FLOOR PLAN
SCALE 3/16" = 1'-0"

LOFT FLOOR AREA = 4,020 SQ FT

LOFT AREA IS SPRINKLERED



EXISTING WEST ELEVATION
SCALE 3/16" = 1'-0"



EXISTING NORTH ELEVATION
SCALE 3/16" = 1'-0"

**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

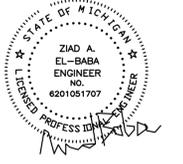
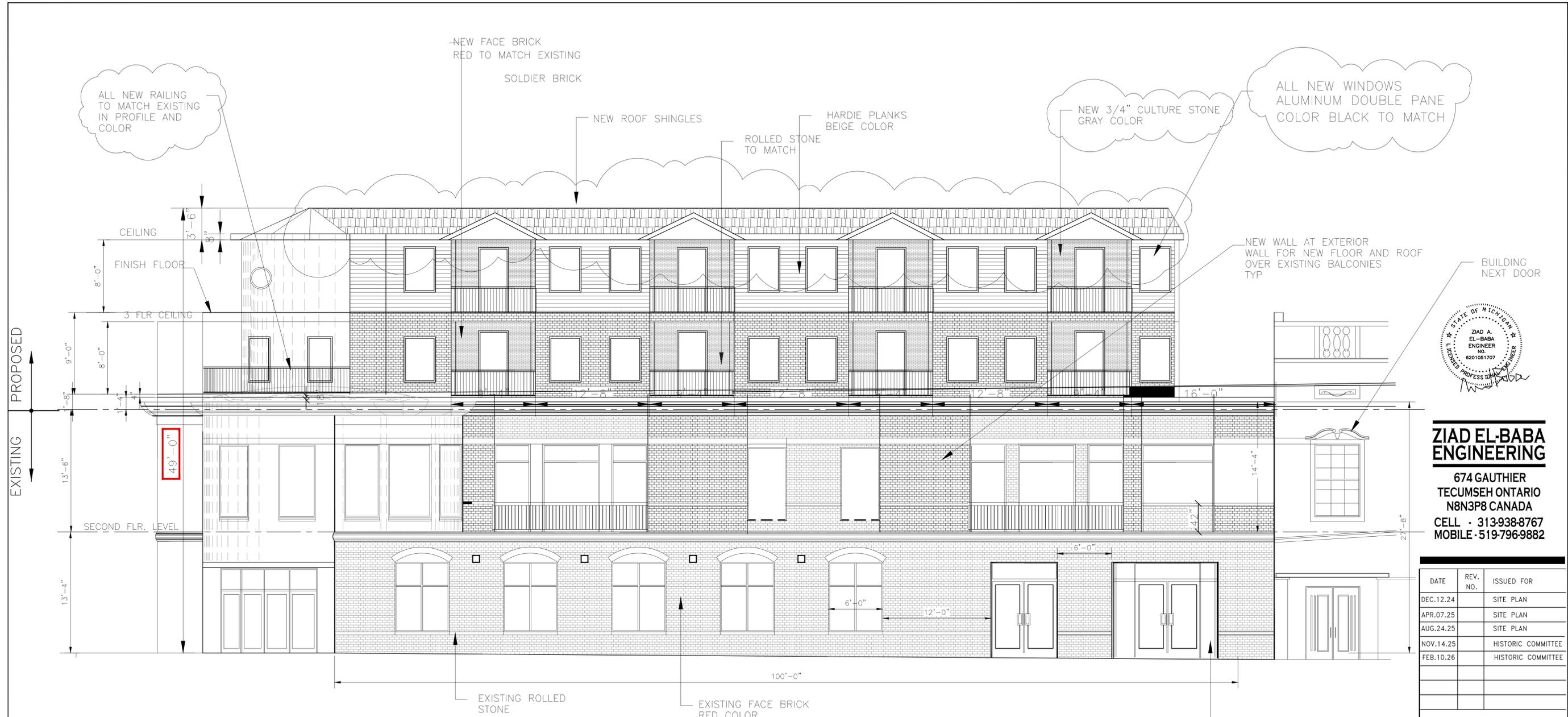
DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
AUG.24.25		SITE PLAN
FEB.10.26		HISTORIC COMMITTEE

Project:
NEW ADDITION
789 MAIN RD
PLYMOUTH MI
OWNER
789 MAIN RD
PLYMOUTH MI

Drawing Title:
FLOOR PLANS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-3



ZIAD EL-BABA ENGINEERING
 674 GAUTHIER
 TECUMSEH ONTARIO
 N8N3P8 CANADA
 CELL - 313-938-8767
 MOBILE - 519-796-9882

MODIFIED WEST ELEVATION
 SCALE 3/16" = 1'-0"

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
AUG.24.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE
FEB.10.26		HISTORIC COMMITTEE

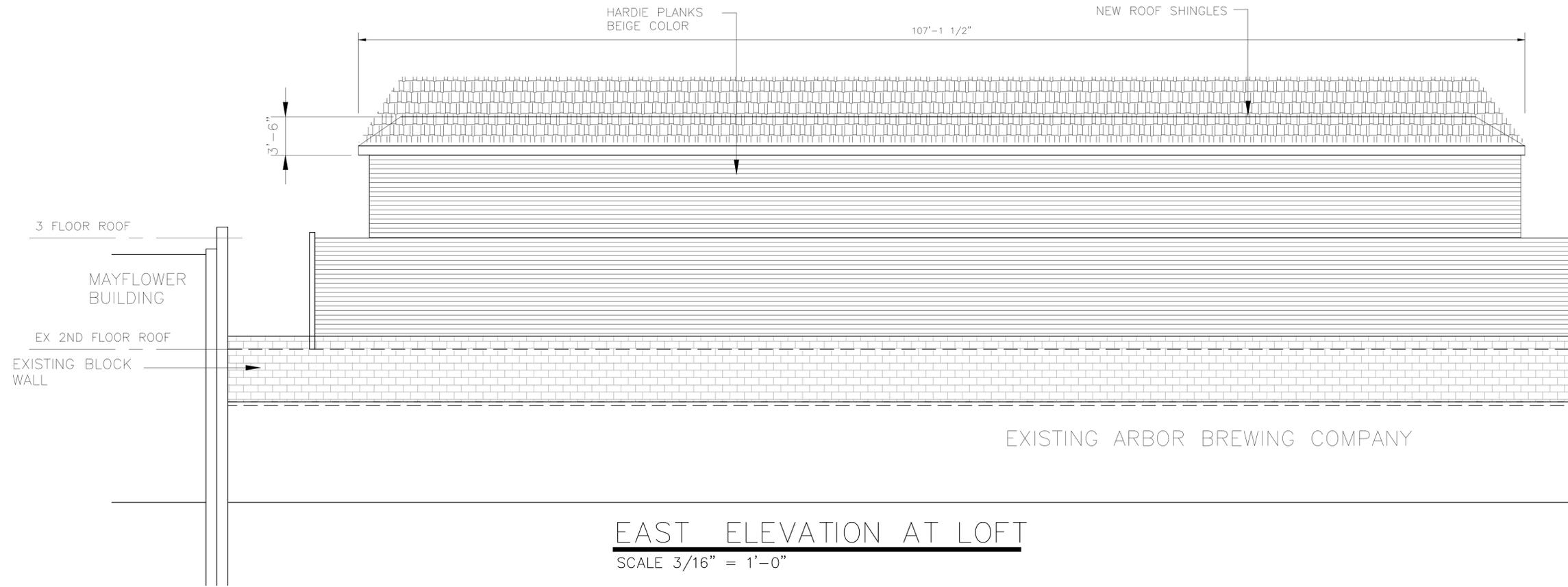
Project:
**NEW ADDITION
 789 MAIN RD
 PLYMOUTH MI**

OWNER
**789 MAIN RD
 PLYMOUTH MI**

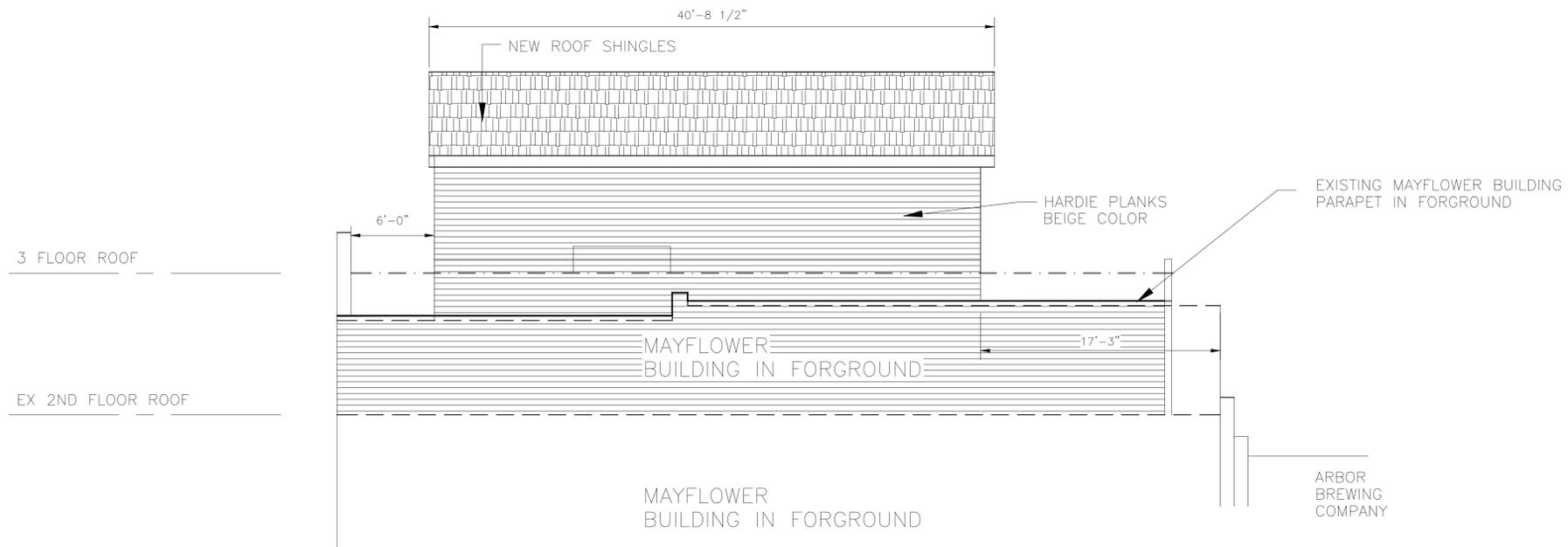
Drawing Title:
FLOOR PLANS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-4



EAST ELEVATION AT LOFT
SCALE 3/16" = 1'-0"



SOUTH ELEVATION AT LOFT
SCALE 3/16" = 1'-0"



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
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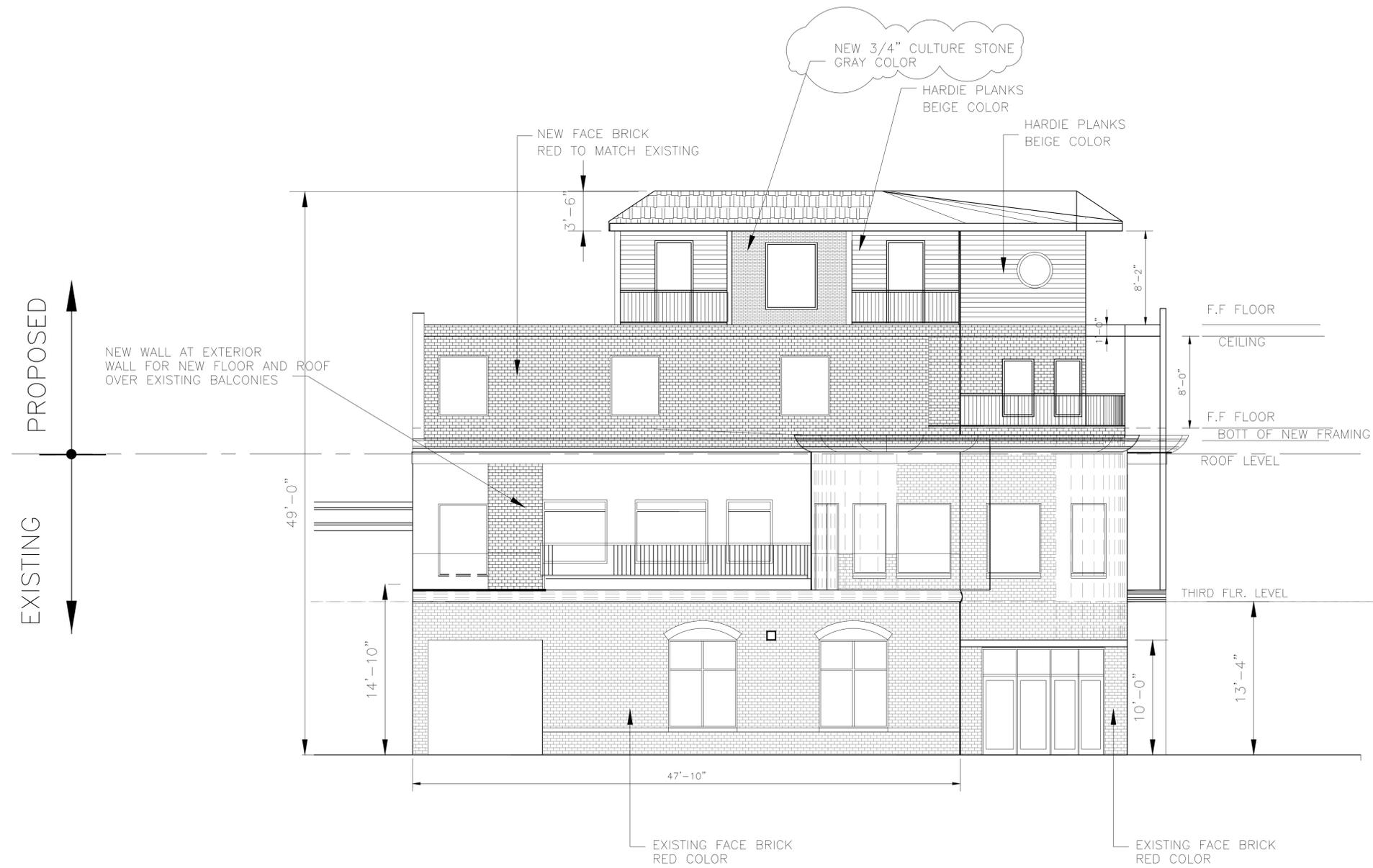
DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
AUG.24.25		SITE PLAN
FEB.10.26		HISTORIC COMMITTEE

Project:
NEW ADDITION
789 MAIN RD
PLYMOUTH MI
OWNER
789 MAIN RD
PLYMOUTH MI

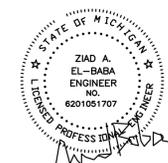
Drawing Title:
FLOOR PLANS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-5



MODIFIED NORTH ELEVATION
 SCALE 3/16" = 1'-0"



MAX 50'-0"

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 TECUMSEH ONTARIO
 N8N3P8 CANADA
 CELL - 313-938-8767
 MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
AUG.24.25		SITE PLAN
FEB.10.26		HISTORIC COMMITTEE

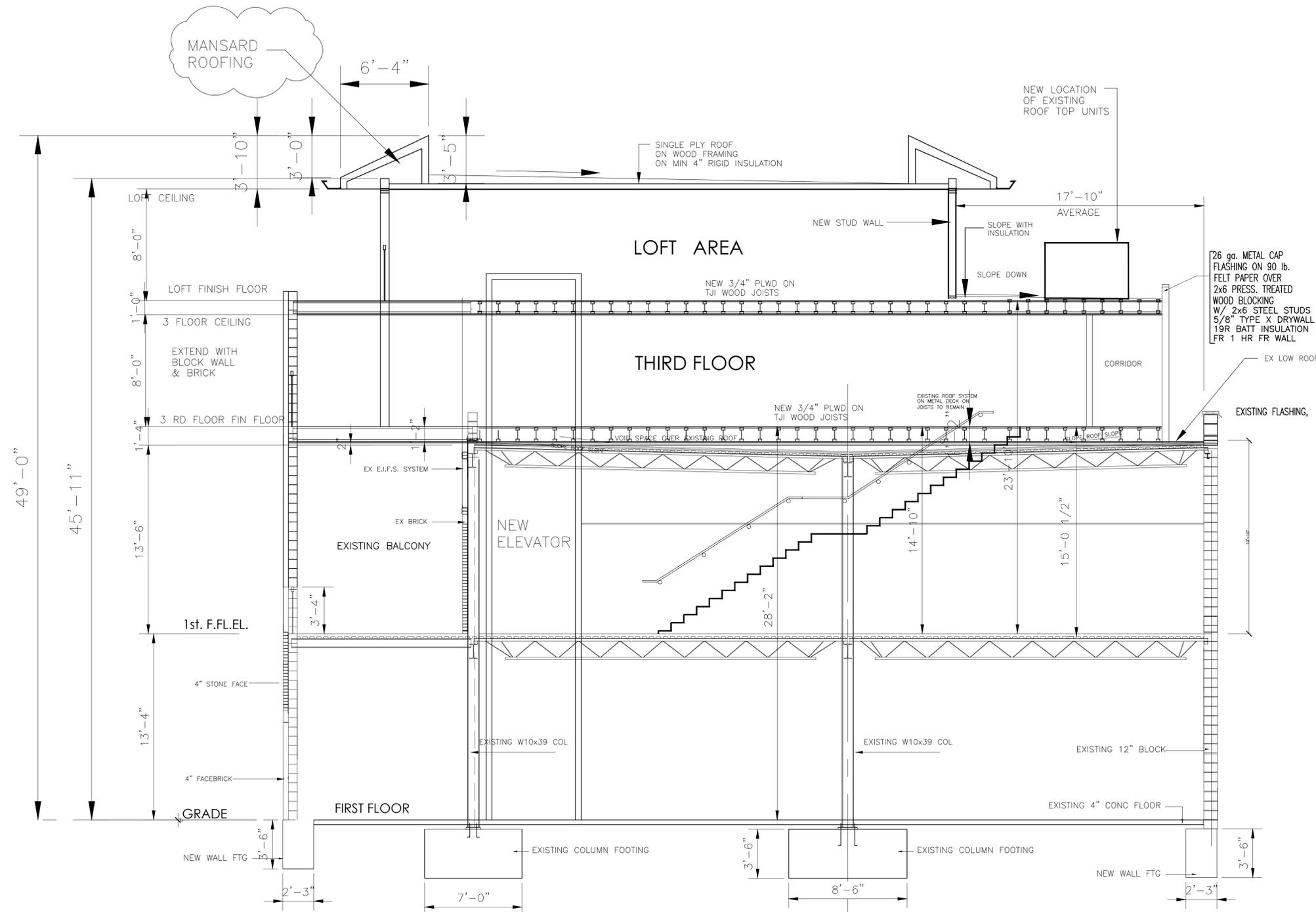
Project:
 NEW ADDITION
 789 MAIN RD
 PLYMOUTH MI

OWNER
 789 MAIN RD
 PLYMOUTH MI

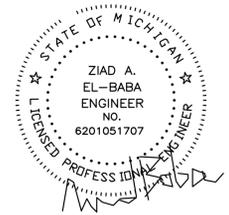
Drawing Title:
 FLOOR PLANS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
 A-6



BUILDING CROSS SECTION
SCALE: 1/4"=1'-0"



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674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
AUG.24.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE
FEB.10.26		HISTORIC COMMITTEE

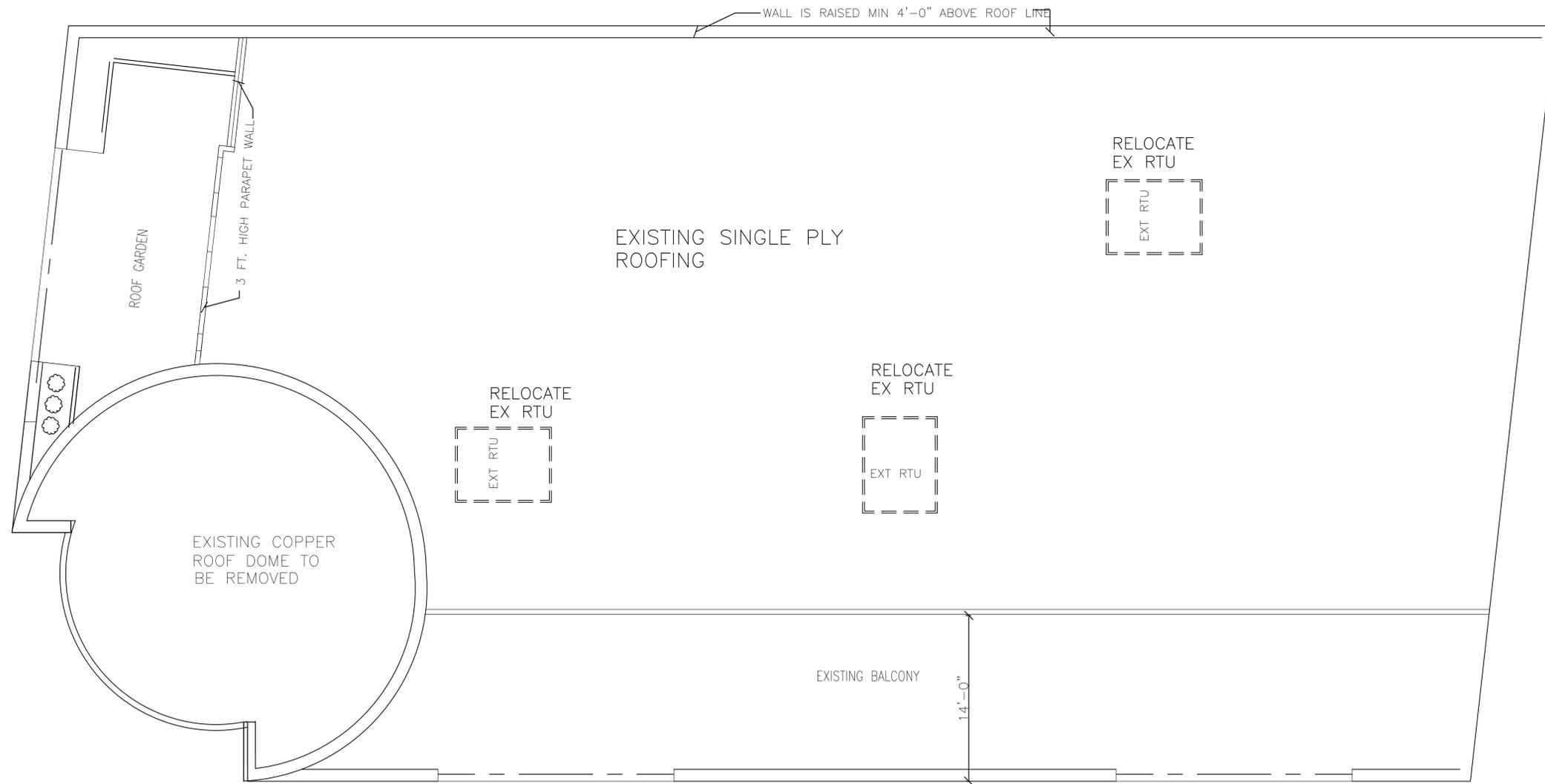
Project:
NEW ADDITION
789 MAIN RD
PLYMOUTH MI

OWNER
789 MAIN RD
PLYMOUTH MI

Drawing Title:
CROSS SECTION

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-7



EXISTING ROOF PLAN

SCALE 3/16" = 1'-0"



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE
FEB.10.26		HISTORIC COMMITTEE

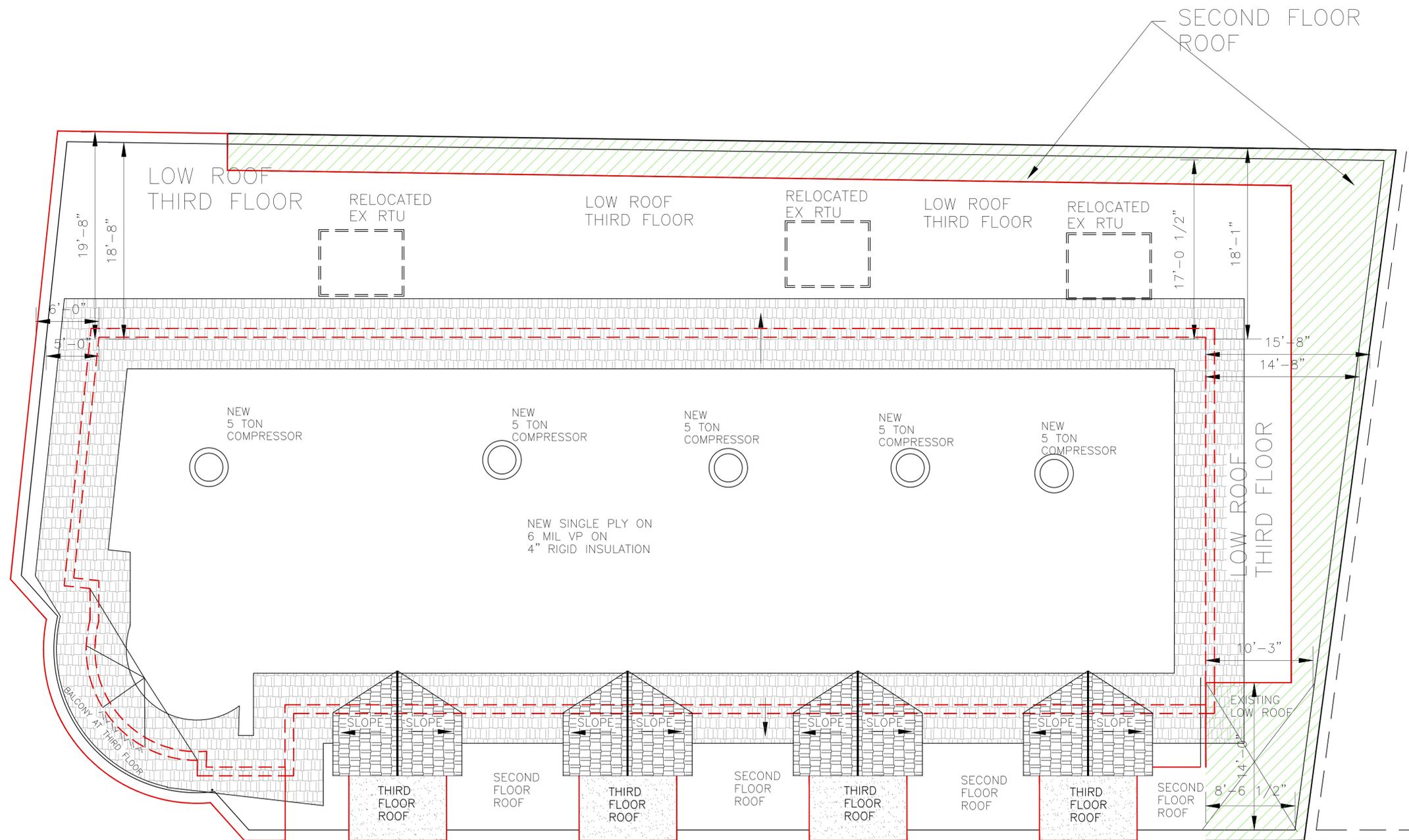
Project:
NEW ADDITION
789 MAIN RD
PLYMOUTH MI

OWNER
789 MAIN RD
PLYMOUTH MI

Drawing Title:
EXISTING ROOF PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-8



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE
FEB.10.26		HISTORIC COMMITTEE
FEB.10.26		HISTORIC COMMITTEE

Project:
NEW ADDITION
789 MAIN RD
PLYMOUTH MI

OWNER
789 MAIN RD
PLYMOUTH MI

Drawing Title:
NEW ROOF PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-9

NEW ROOF PLAN
SCALE 3/16" = 1'-0"



Historic District Commission
201 S. Main Plymouth, MI 48170

Case Number H26-01
Agenda Date: March 4, 2026

Address: 212 S. Main Street
Year Built: 1955
Historical Significance: Non-Contributing

Sec. 18-654. - Duties and powers.

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

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

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

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

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

Application Review

The following applicable information has been provided		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Photographs of the building and site as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled drawings to include existing and proposed floor plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15.	Color rendering of exterior elevation	<input type="checkbox"/>	<input checked="" 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 checked="" 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

MAR 18 2025

CITY OF PLYMOUTH
HISTORIC DISTRICT COMMISSION APPLICATION

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

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

I. Site/Project Information

Site Address <i>212 South MAIN STREET</i>	<input type="checkbox"/> Contributing structure <input type="checkbox"/> Non-contributing structure	Date of Application <i>3-13-2025</i>
Name of Property Owner <i>JOON H. SUNG, OWNER</i>	Phone Number <i>734-718-9794</i>	
Mailing Address <i>10592 Brooks Lane</i>	Email Address (Required) <i>joonlaw@gmail.com</i>	
City <i>PLYMOUTH</i>	State <i>MI</i>	Zip Code <i>48170</i>

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name <i>DINVERNO REMODELING & CONSTRUCTION</i>	Phone Number <i>248-431-4609</i>			
Applicant/Company Address <i>29610 Southfield Rd, Suite 101</i>	City <i>Southfield</i>	State <i>MI</i>	Zip Code <i>48076</i>	
Email Address (Required) <i>joshdinverno@yahoo.com</i>				

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 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 checked="" type="checkbox"/> Alteration <i>interior</i>	<input type="checkbox"/> Door Replacement	<input type="checkbox"/> Paving Install or Replacement	<input type="checkbox"/> Other
<input type="checkbox"/> Porch Reconstruct/Repair	<input checked="" type="checkbox"/> Roof Replacement <i>FLAT ROOF</i>	<input type="checkbox"/> Landscaping Install or Replacement	

V. Applicant Signature

Signature of Applicant <i>[Signature]</i>	Date <i>3-13-2025</i>
--	--------------------------

VI. Property Owner Signature

Signature of Property Owner	Date
-----------------------------	------

VII. Submittal Checklist

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Detailed justification of why the changes are necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Photographs of the building and site as they exist today	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.	Material samples and colors for roofing, siding, and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15.	Color rendering of exterior elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed window replacement project				
1.	Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
9.	Cut sheets (manufacturer information) for all replacement windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Material samples and colors of windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Number of windows to be replaced	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions of windows including frame thickness and frame width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Photographs of other projects incorporating the window replacement component	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	[X]	[]	[]
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	[]	[]	[]

Replace Flat Roof

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

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	[]	[]	[]
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.	Samples of the proposed paint color (paint chip)	[]	[]	[]
8.	Photographs and/or diagrams showing the locations and colors where paint will be applied	[]	[]	[]
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.	[]	[]	[]

Statement of Impact of the Project on Surrounding Properties and Buildings

The proposed project involves interior renovations, the infill of two existing exterior doors using matching concrete masonry block, and repairs to the existing flat roof. No changes to the building's size, height, footprint, or general exterior appearance are proposed. Signage will be addressed under a separate submission.

Architectural Character:

The building's architectural character will be preserved. The two exterior doors currently not in use will be blocked off with concrete masonry units (CMU) that match the original construction in size, color, texture, and finish as close as possible. This approach ensures consistency with the existing façade and maintains the original design intent.

Building Scale, Mass, and Form:

There are no changes to the building's massing, scale, or form. The project does not alter the volume or spatial relationships of the structure in any way.

Configuration and Location on Site:

The building's placement on the site and its relationship to surrounding properties remain unchanged. No exterior expansions, additions, or reconfigurations are part of this project.

Vehicular and Pedestrian Traffic:

The project will have no impact on vehicular or pedestrian traffic. No changes are proposed to site access, driveways, walkways, or parking. The nature of the interior work will not affect traffic patterns or generate additional demand.

Landscaping:

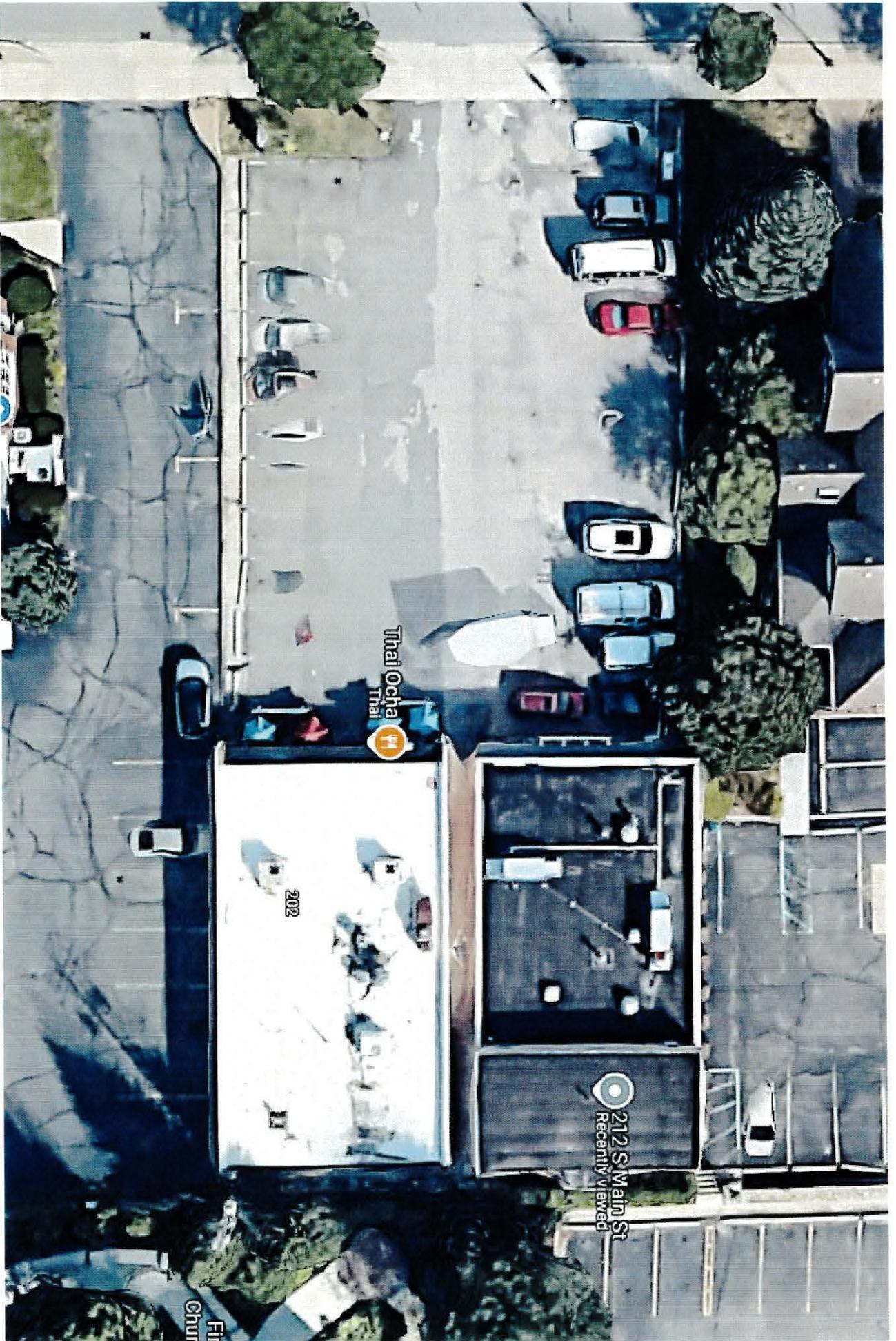
No landscaping modifications are included in this scope of work. Existing site landscaping and plantings will remain undisturbed.

Visual Appearance:

The infill of the two doors will be completed using block that matches the original material and appearance of the building, maintaining a cohesive look. The repaired flat roof is not visible from street level or adjacent properties, and will not alter the visual profile of the structure. Overall, the building will appear virtually unchanged from the public right-of-way.

In conclusion, the proposed work is minimal and will not adversely impact the surrounding properties or the visual, functional, or spatial character of the area. All changes are intended to preserve the existing condition of the building while

improving performance and usability. Any proposed signage will be submitted separately for review and approval.



212 S Main St
Recently Viewed

Thai Ocha Thai

202

Fit
Chur

← 200 S Main St



← Share

Plymouth, Michigan

 Google Street View

Oct 2024

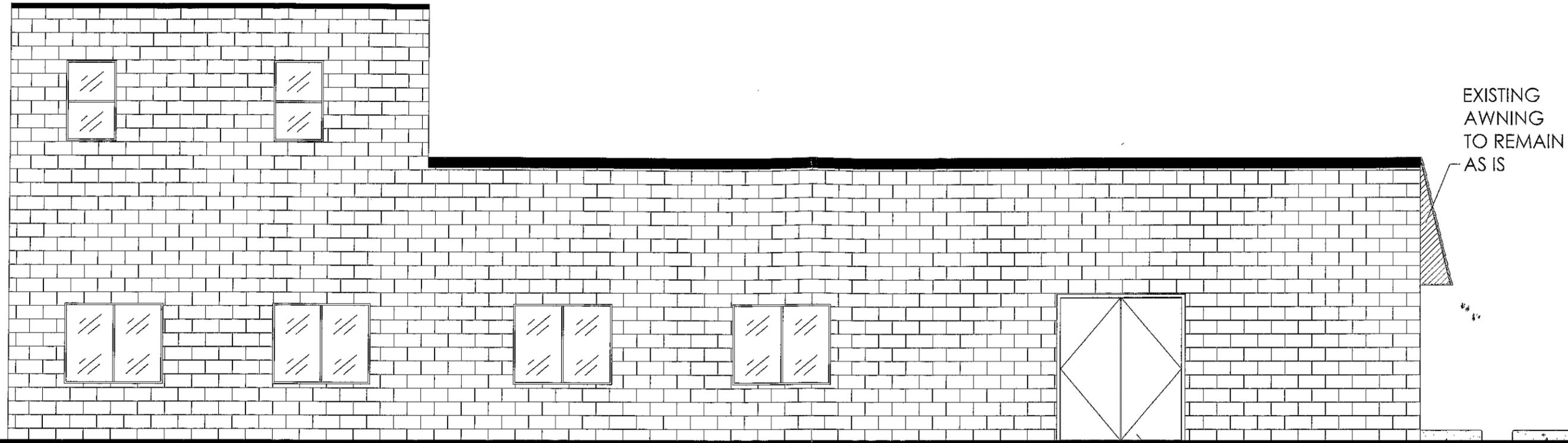


210 S Main St
Plymouth, Michigan

Google Street View

Aug 2024 See latest date

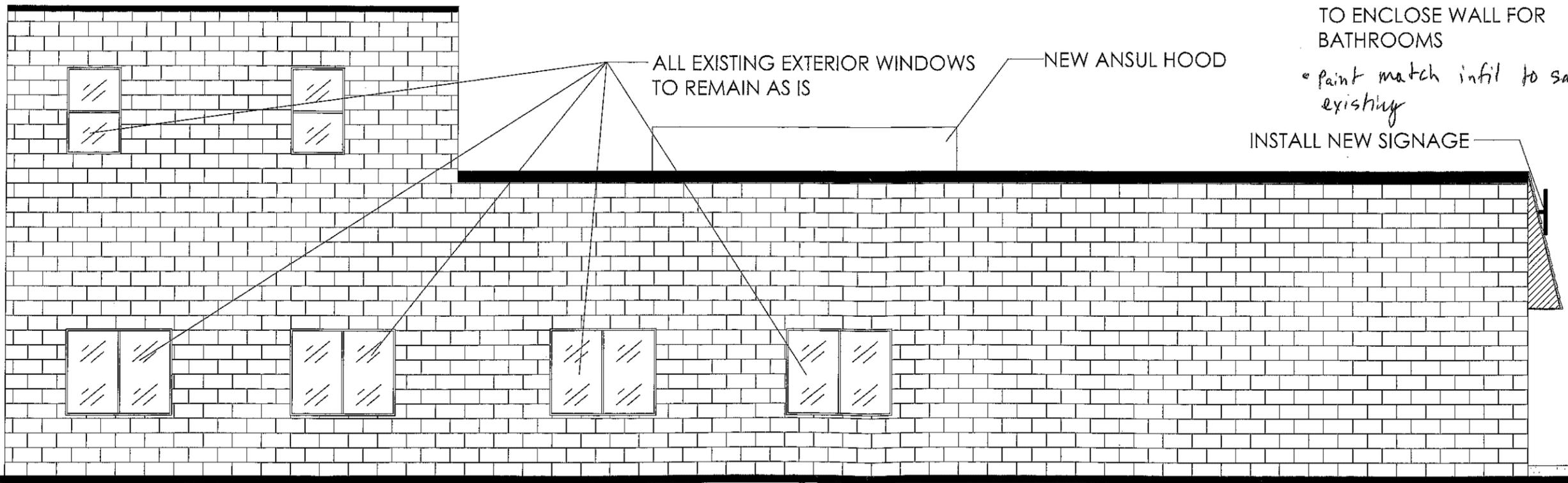




EXISTING
AWNING
TO REMAIN
AS IS

EXISTING ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$



ALL EXISTING EXTERIOR WINDOWS
TO REMAIN AS IS

NEW ANSUL HOOD

REMOVE AND INFILL
EXISTING HOLLOW METAL
FRAME AND STEEL DOOR
TO ENCLOSE WALL FOR
BATHROOMS

*• paint match infil to same as
existing*

INSTALL NEW SIGNAGE

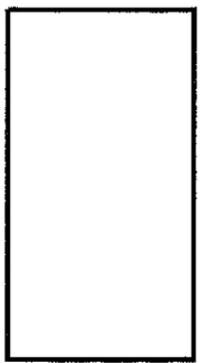
PROPOSED ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

No.	Date	By	Notes
1	02.09.23	TR	
2			
3			
4			

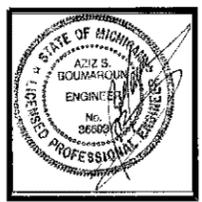
Drawn By: TR
Checked: -
Scale: AS NOTED
Date: 02.03.2023

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TECHNICAL

27500 HUGGERTY RD #2,
FARMINGTON HILLS, MI 48331
P: (248) 428-8800 F: (248) 428-7054



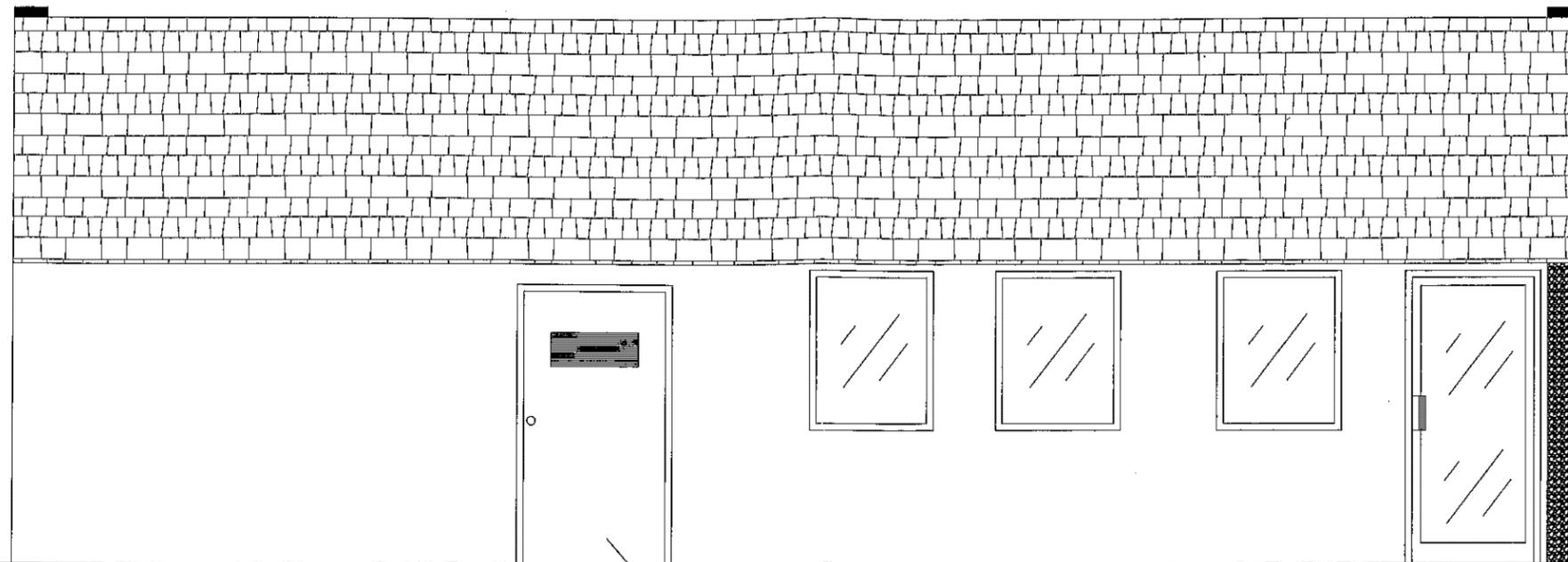
PROJECT
TG23735
212 S. MAIN ST.
PLYMOUTH, MI 48170

SHEET TITLE
A-2.1 SIDE ELEVATIONS

SCALE: $\frac{3}{16}'' = 1'-0''$

JOB #
TG-23735

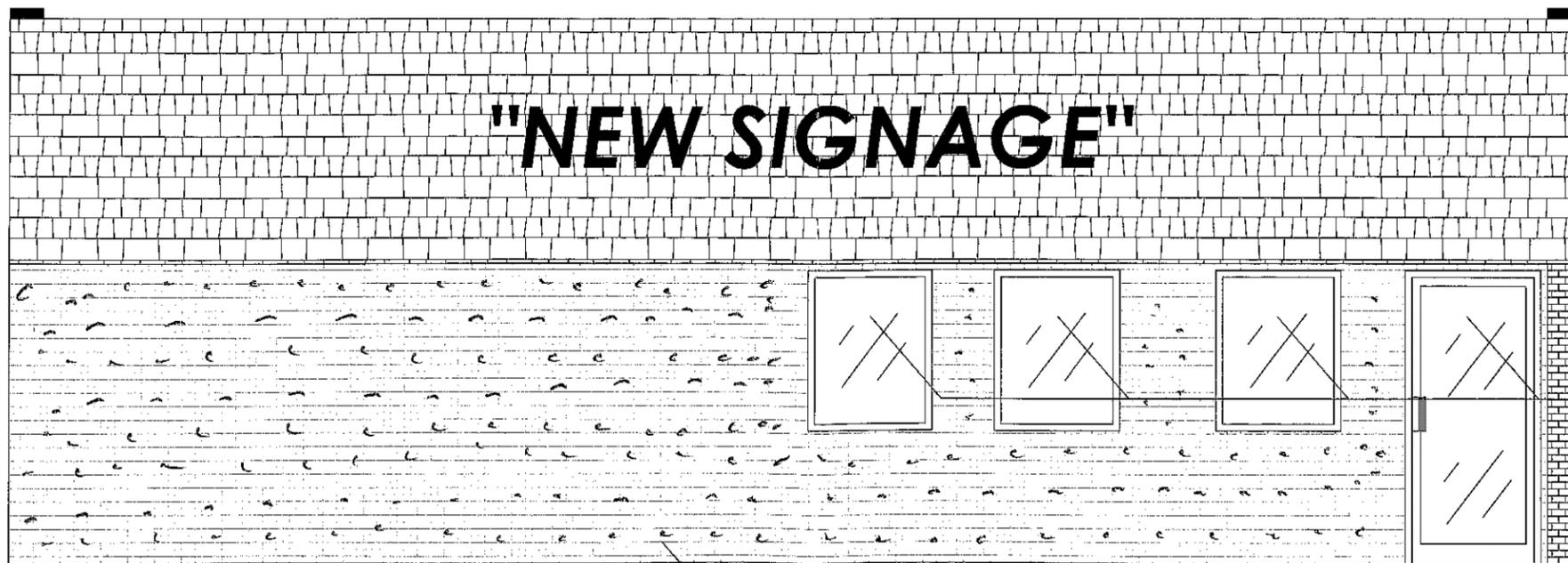
SHEET
A-2.1



EXISTING ELEVATION

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

REMOVE AND INFILL EXISTING HOLLOW METAL FRAME AND STEEL DOOR TO ENCLOSE WALL FOR BATHROOMS



PROPOSED ELEVATION

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

PEA STONE FINISH TO BE CONVERTED INTO BRICK VENEER FINISH TO MATCH ADJACENT BUILDINGS *matched same as existing color & style*

EXISTING DOOR AND WINDOWS TO REMAIN AS IS

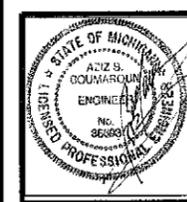
No.	Date	By	Notes
1	02.09.23	TR	
2			
3			
4			

Drawn By: TR
Checked: -
Scale: AS NOTED
Date: 02.03.2023

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27800 HARGRETT RD P2
FARMINGTON HILLS, MI 48331
Phone: 248-990-7600 Fax: 248-990-7606



PROJECT	TG23735 212 S. MAIN ST. PLYMOUTH, MI 48170
SHEET TITLE	A2- FRONT ELEVATIONS
SCALE	1/4" = 1'-0"
JOB #	TG-23735
SHEET	A-2

UTILITY NOTE:
PLEASE NOTE THAT ALL UTILITY INFORMATION WAS OBTAINED FROM EITHER VARIOUS UTILITY COMPANIES AND/OR THE MUNICIPALITIES. THE LOUIS CANTOR COMPANY TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

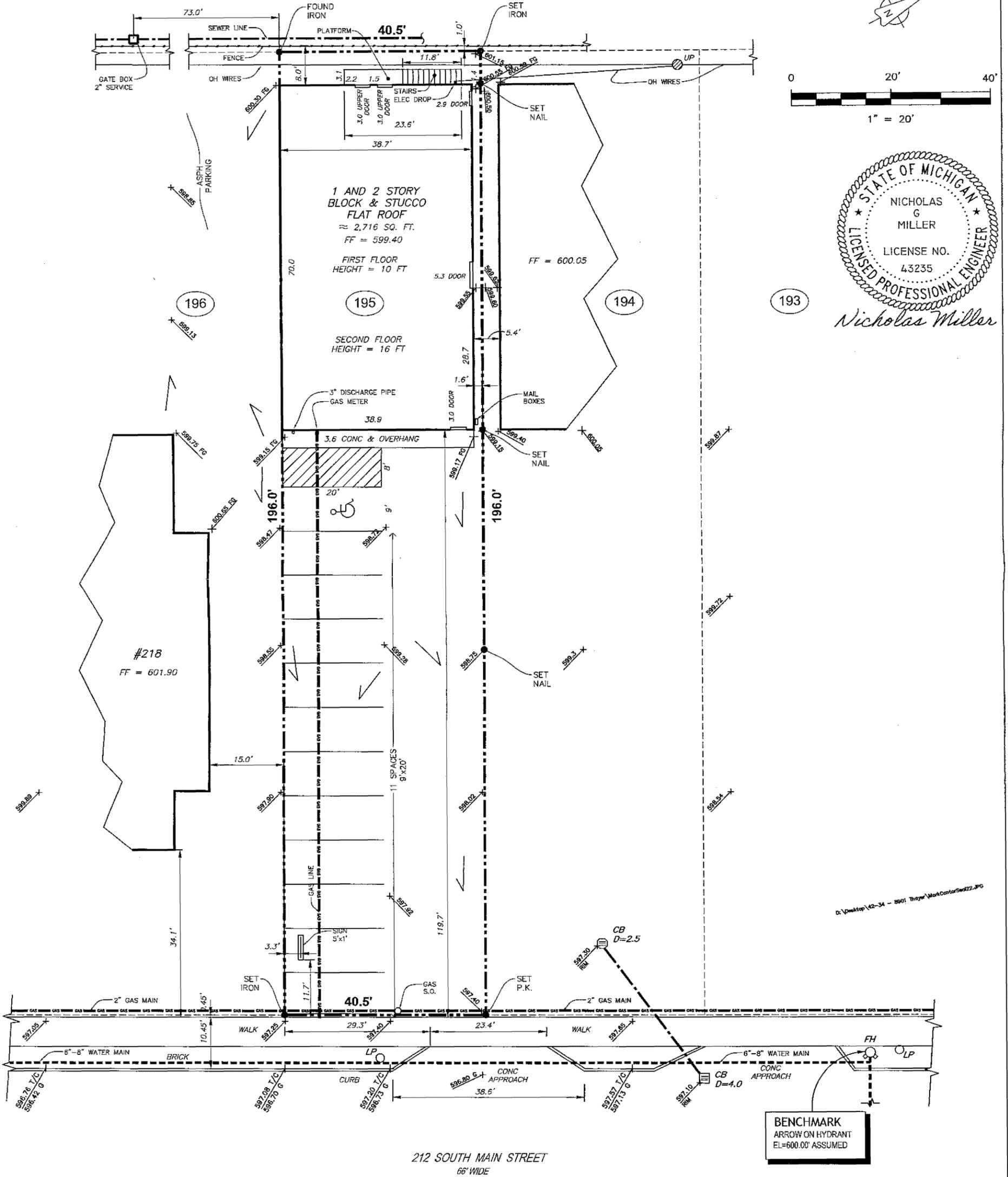
NOTE:
IF A CURRENT TITLE POLICY WAS NOT ISSUED TO THE LOUIS CANTOR COMPANY AT THE TIME OF THE SURVEY WE TAKE NO RESPONSIBILITY FOR EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.



LEGEND:

---	LOT LINE	T/C	TOP OF CURB
---	PROPERTY LINE	G	GUTTER
---	SEWER MAIN	FF	FINISH FLOOR
---	WATER MAIN	FG	FINISH GRADE
---	OH WIRES	CL	CENTERLINE
---	EXISTING GRADE	MH	MANHOLE
---	PROPOSED GRADE	CB	CATCH BASIN
---	LOT NUMBER	UP	UTILITY POLE
		LP	LIGHT POLE

AS-BUILT BOUNDARY WITH UTILITIES SURVEY



LEGAL DESCRIPTION:
LOT 195, ASSESSOR'S PLYMOUTH PLAT #8, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 64, OF PLATS, PAGE 78, WAYNE COUNTY RECORDS.
PARCEL # 006-02-0195-000
LOT CONTAINS 7,938.0 SQ. FT.

CERTIFICATE:
WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PARCEL HEREIN DELINEATED IN ACCORDANCE WITH THE LEGAL DESCRIPTION AS FURNISHED BY YOU AND BOUNDARIES AND CORNERS OF SAID PARCEL ARE AS INDICATED HEREIN AND THAT THEIR EXISTS NO ENCROACHMENTS UPON SAID PARCEL EXCEPT AS OTHERWISE NOTED.
BY: MARK A. CANTOR P.S. #4001053493

NICHOLAS G. MILLER, P.E. 407-212-0678
1576 LITTLE LAKE DRIVE NMILLER98@YAHOO.COM
SCALE: 1" = 20'
DATE: 7-29-2025
REVISED: 10-7-2025
CLIENT: JOSH DINVERNO PHONE: (313) 573-1339
ADDRESS: 212 MAIN STREET, PLYMOUTH, MICHIGAN
DRAWN BY: MILLER
PLY-01-2025
DRAWING NUMBER: SHEET 1 OF 1