

CITY OF PLYMOUTH  
HISTORIC DISTRICT COMMISSION – REGULAR MEETING  
WEDNESDAY, APRIL 6, 2016  
7:00 PM  
**AGENDA**

Meeting called to order at \_\_\_\_\_p.m.

1. ROLL CALL: Jeremy Borys, Stanley Cole, Stella Greene, Glenn Kremer,  
Joseph Philips, Jessica Thomey and Colleen Polin
  
2. APPROVAL OF MINUTES  
Regular Meeting – February 3, 2016  
No Meeting in March
  
3. APPROVAL OF AGENDA
  
4. COMMUNICATIONS/CITIZEN COMMENTS
  
5. OLD BUSINESS
  
6. NEW BUSINESS

1. Application for Determination of Appropriateness:

H 16-01      218 S. Main      Submission Date: 4/15/16  
Painting, Porch & Landscaping  
Applicant: Wayne Titus

7. COMMISSIONER COMMENTS

MOTION TO ADJOURN

City of Plymouth  
2016 Goals

The City Commission met on January 4th to conduct a formal goals setting session for 2016. These goals were formally adopted on January 18th. Below are the goals adopted by the City Commission for all City Boards, Commissions and Administration members.

- \* Resolve Last Issues Regarding Dissolution of Plymouth Community Fire Department Agreement (Primarily Pension issues)
- \* Work Collaboratively with Plymouth Arts & Recreation Complex (PARC) organization, the Plymouth Canton School Board, and the greater Plymouth Community to continue the repurposing of Central Middle School into a high quality Arts & Recreation Complex.
- \* Developing a succession plan for the city's key employees, especially considering the long tenures of many of our senior staff.
- \* Develop funding plan for future capital improvements
- \* Work collaboratively with the DDA, community leaders, and other organizations to plan for Plymouth's 150th Birthday in 2017. This includes obtaining funding for new Kellogg Park Fountain and Kellogg Park upgrades.



CITY OF PLYMOUTH  
201 S. Main  
Plymouth, MI 48170  
www.ci.plymouth.mi.us  
HISTORIC DISTRICT COMMISSION - REGULAR MEETING MINUTES  
WEDNESDAY, FEBRUARY 3, 2016

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Meeting called to order at 7:03 p.m. by Chairperson Philips

1. - ROLL CALL

MEMBERS PRESENT: Jeremy Borys, Stella Greene, Glenn Kremer, Colleen Polin, Jessica Thomey, and Joseph Philips

MEMBERS ABSENT: Stanley Cole, excused

OTHERS PRESENT: John Buzuvis, Community Development Director

2. - APPROVAL OF MINUTES

With no comments from the HDC board members, the meeting minutes of December 2, 2015, stand approved, as presented.

**MOTION CARRIED UNANIMOUSLY.**

3. - APPROVAL OF AGENDA

There was a motion made by Comm. Greene, supported by Comm. Thomey to approve the meeting agenda, as presented.

**MOTION CARRIED UNANIMOUSLY.**

4. - COMMUNICATIONS/CITIZEN COMMENTS

Mark Michener, 693 Deer, retired historic building preservationist, asked about the Saxton's/Jewell Blaich Hall update. Chair Philips explained the applicants have not resubmitted any plans or updates. Mr. Michener spoke about attending the January DDA meeting where the members voted to not demolish the building and Mr. Michener is in favor of renovating the building.

Ryan Shaw, 686 Maple, owns the blue home on the corner, he also attended the January DDA meeting, and indicated that he believes the DDA may sell to a developer and asked if the potential new owners would also come before this board. Chair Philips responded that anything within the Historic District would come before this board, but until the potential new owner presents to this board, there is nothing else that can be done.

5. - ELECTION OF OFFICERS:

**ELECTION OF CHAIRPERSON**

John Buzuvis asked for nominations for Chairperson

Comm. Philips nominated Comm. Polin as Chairperson.

John Buzuvis asked for any other nominations.

There being no other nominations, the nominations were closed and there was a unanimous vote of approval for Comm. Polin as Chairperson.

**CHAIR POLIN ELECTED UNANIMOUSLY.**

**ELECTION OF VICE-CHAIRPERSON**

Chair Polin asked for nominations for Vice-Chairperson.

Comm. Polin nominated Comm. Philips as Vice-Chairperson.

Chair Polin asked for any other nominations. There being no other nominations the nominations were closed and there was a unanimous vote of approval for Comm. Philips as Vice-Chairperson. Comm. Philips abstained from voting.

**COMM. PHILIPS ELECTED UNANIMOUSLY.**

6. – OLD BUSINESS- DISCUSSION

1. 807 Penniman, Dean Sadler & 306 S. Main, Greek Islands
2. 676 W. Ann Arbor Trail, Wilcox House
3. 249 S. Main, Anthony Polce

Chair Polin explained the information memo received from John W. Buzuvis, Community Development Director(CDD) regarding properties with outstanding /pending Historic District concerns. Chair Polin felt the HD board members should do everything they can to rectify the situation before moving forward.

Comm. Phillips spoke about appointing a sub-committee to work on these concerns and documenting, including taking photos of what has been done on the three properties. Comm. Phillips suggested adding the address 290 S. Main, Salon Awesome, to the list above. Comm. Philips has a historical book of photos, with pictures taken of all sides of buildings located within the Historic District.

Comm. Kremer asked Mr. Buzuvis about the progress of the Wilcox home. Mr. Buzuvis explained he has spoken with both the tenant and property owner, and neither party wants to be held accountable for the final exterior work that needs to be done. Due to the tenant/landlord dispute the Contractor is in the middle and has offered to return to the HDC to discuss these problems. Mr. Buzuvis suggested using a process with the working sub-committee sitting down with or calling the property owner to discuss the unfinished railing, landscaping & other exterior issues on this site. Comm. Philips felt that the porch, without a railing around it, may not be legal, and suggested issuing a citation to stop the use of the porch and felt the board could tie outstanding issues into a criteria for issuance of Certificate of Occupancy with the condition of completion of the project. Comm. Borys suggested and asked about a way to not allow future work to be done with an applicant, if past work within the Historic District has not been completed on projects. Mr. Buzuvis would need to look into this mechanism and confer with the City Attorney. Comm. Greene suggested making motions that have work plans tied into the Certificate of Occupancy.

It was decided the sub-committee members would include: Comm. Kremer, Comm. Thomey & Chair Polin. The sub-committee members would be meeting along with John W. Buzuvis, CDD, sometime in the future.

#### Public Comments:

Mark Mitchner, 693 Deer, wanted to discuss three items for the HD Commissioners to think about:

1. How is the building occupied, if they do not have a Certificate of Occupancy.
2. Take this to the next level, a letter to the owner explaining the deficiency of their commitment to completion of the project.
3. Create a paper trail.

#### 7. – NEW BUSINESS

None.

#### 8. – REPORTS AND CORRESPONDENCE:

Update- Mr. Buzuvis, CDD, spoke about the proposed legislation related to local Historic Districts and explained he is awaiting a return call from the State Representative for Plymouth, Kurt Heise. Mr. Buzuvis explained there is currently a version before the House and also a version in the State Senate, with the next scheduled meeting sometime next week. Ms. Buzuvis will send an update to the HDC members after he has spoken with Mr. Heise. Comm. Philips spoke about some options should the legislation get approved, and possibly a resolution forwarded to the City Commission.

#### 9. - COMMISSIONER'S COMMENTS

Comm. Borys spoke about a phone call received from a City resident who spoke about this Historic District Board not being aligned or supportive with other City Boards, what is our mandate on preserving buildings and also spoke about a copy of a petition (via email) he received from numerous citizens in favor of the demolition of the Saxton's buildings. Comm. Philips spoke about referring a resident to speak with a professional of Historic Districts such as Mike Kirk, Michigan Historic Preservation Network; Executive Committee. Chair Polin spoke about understanding their roles on the Historic District board and different entities that must respect one another but also listen to the community. Comm. Borys felt that the information received for tearing down of the Saxton's buildings was incomplete.

#### Public Comments:

Ryan Shaw, 686 Maple, spoke about a petition that went around his neighborhood to preserve the buildings.

**A motion was made by Comm. Philips, supported by Comm. Borys to adjourn.  
MOTION CARRIED UNANIMOUSLY**

Meeting Adjourned at 8:11 P.M.

Respectfully Submitted,  
Marleta S. Barr,  
Community Development Department.  
Office Manager

# APPLICATION FOR DETERMINATION OF APPROPRIATENESS

Prior to completing this application, please contact the Historic District Commission will provide requirements for a complete application and information about ho specific type of work proposed.

H 16-01 218 S. Main  
Painting, Porch & Landscaping  
HD Mtg 4/6/15

RECEIVED

MAR 15 2016

PLYMOUTH  
COMMUNITY DEVELOPMENT

Property Location (Address of Work): 218 S. Main

Contributing Structure     Non-Contributing Structure

Building Owner: Wayne Titus

Building Owner Address: 218 S. Main

Phone: 734 737 0866    Email: wbt@amdgservices.com

Applicant: same

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

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

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

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

**Application Deadline:** The Historic District Commission typically meets the first Wednesday of each month. Please confirm meeting date as meeting schedules may change due to holidays or other unforeseen circumstances. Application material must be completed and submitted to the Community Development Department by 4:00PM on the third Tuesday of the previous month in order to be placed on the agenda for the following month's meeting.

## PLEASE PROVIDE FIFTEEN (15) COPIES OF ALL SUBMITTALS

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

Wayne Titus    3/7/2016  
Applicant's Signature    Date

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

Wayne Titus    3/7/2016  
Building Owner's Signature    Date

The enclosed is an Application for Determination and Appropriateness submitted to the Historic Commission of Plymouth, Michigan, by Wayne Titus of AMDG Financial located at 218 S. Main Street, Plymouth, Michigan.

This application contains two requests: 1.) to change exterior paint colors, and 2.) make improvements and renovations to the existing front porch. It is anticipated these changes will be completed between April 15 and June 15, 2016.

### #1

#### **Change in Exterior Paint Colors**

The existing structure is in need of repair and new paint. It is believed the existing colors were selected and applied in 2006, and we have no reference as to what may have been the original colors for the building built in 1893. The photograph shown indicates the building was at one time "all white", and although this is an appropriate use of color for a "painted lady", it is believed this was done at the time the building was used as a hospital to indicate its use to the public.

New color selections were determined primarily by "historic rules for the selection of a painted lady" as well as the building's current use as a place of business. With these two parameters in mind, darker, more sophisticated colors were selected as well as the "five color rule" for achieving a "painted lady" motif.

Other decisions included a strong contrast between trim and body color to accentuate the beautiful trim details. And a gold "metallic" paint is used as an accent to building details that provide the "rhythm" around the building's façade.



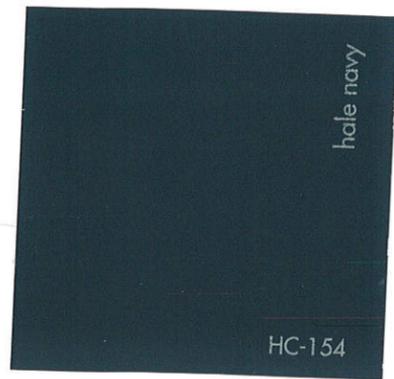
A HOME AT 218 S. MAIN STREET, BUILT IN 1890 BY THOMAS PATTERSON IN THE VICTORIAN QUEEN ANNE STYLE. In 1932, the building became the Plymouth Hospital, run by nurses Lena and Alma Weist. The hospital was open until 1966. It is now used as a commercial building.











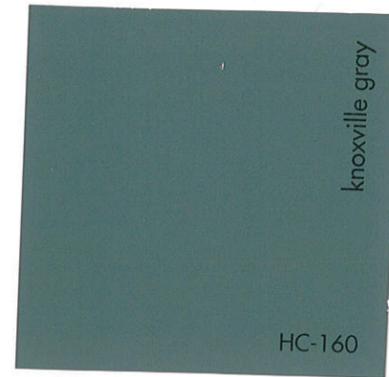
BENJAMIN MOORE®  
COLOR PREVIEW® HC



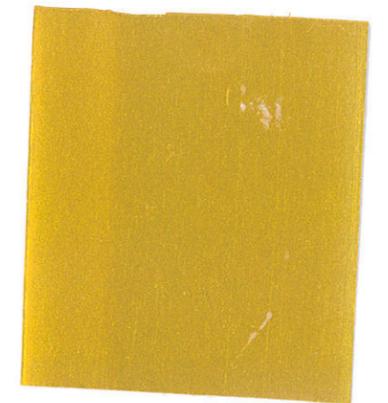
HC-83



BENJAMIN MOORE®  
COLOR PREVIEW® 2142



BENJAMIN MOORE®  
COLOR PREVIEW® HC



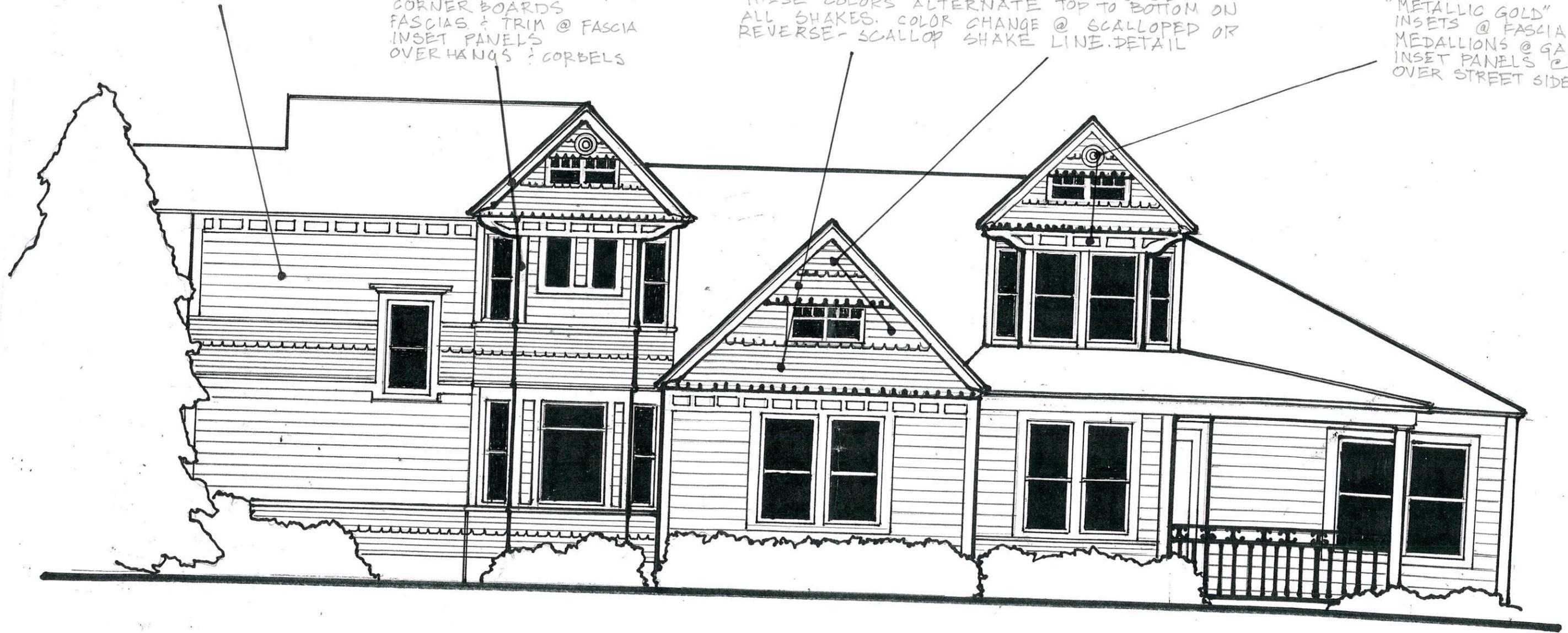
"BLUE"  
ALL SLAT SIDING

"TAUPE" - TRIM PAINT  
ALL DOOR & WINDOW TRIM  
CORNER BOARDS  
FASCIAS & TRIM @ FASCIA  
INSET PANELS  
OVERHANGS & CORBELS

"OLIVE"  
THESE COLORS ALTERNATE TOP TO BOTTOM ON  
ALL SHAKES. COLOR CHANGE @ SCALLOPED OR  
REVERSE-SCALLOP SHAKE LINE. DETAIL

"TURQUOISE"

"METALLIC GOLD"  
INSETS @ FASCIA PANELS  
MEDALLIONS @ GABLES  
INSET PANELS @ GRID  
OVER STREET SIDE DOOR





## #2

### Improvements and Renovations to the Front Porch

The existing front porch is in desperate need of repair and is indicated in the photographs enclosed. The existing pavers were used inappropriately for the conditions, and are creating a safety hazard as a result. It is a major point to this Application that the building's original "side door" has been used as its "front door" for many years, no doubt because it is more accessible to the building's rear parking. Nevertheless, the current owner has had difficulty conveying its main entrance to clients. A secondary problem has been the steps are being used as a place to sit by customers of the adjacent Dairy King.

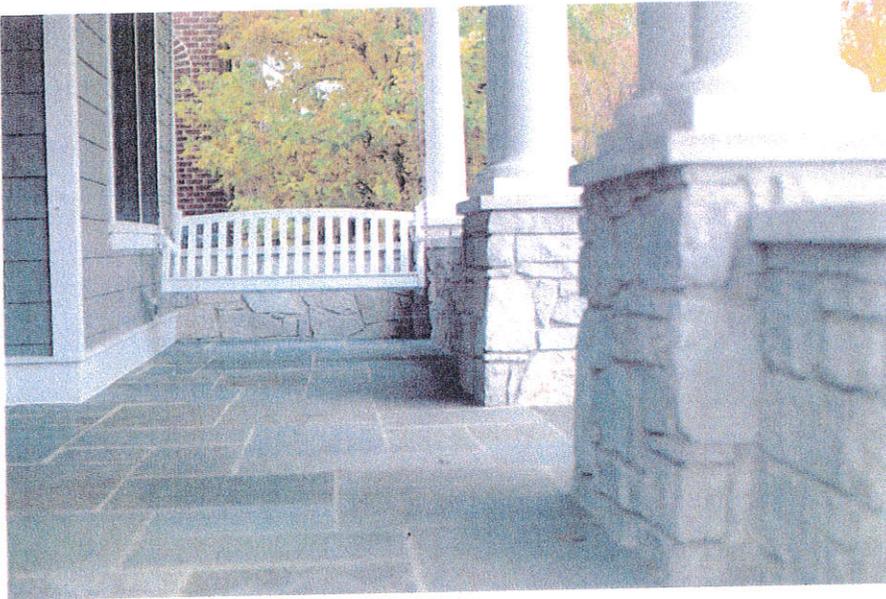
For all of the reasons stated above, we are requesting to not only make the porch safe and beautiful, but eliminate the steps to the porch and create a balcony that mimics the second floor balcony directly above. (drawings in plan view and elevation form are included) We are proposing the new porch floor be stone set in a concrete subsurface. The stone selected will work beautifully with the building's Victorian timeframe and new color palette. (photo enclosed). This would make a secluded place for the occupant to use with clients and deter inappropriate use by others. The existing paver walk would be removed (but maintained as a decorative circle around the flagpole) and landscaping added to further the beauty of the structure.



All Rooms / Outdoor Photos / Porch



Oakley Home Builders  
Design-Build Firms



## Oakley Home Builders

URL <http://www.oakleyhomebuilders.com>

# MORTGAGE SURVEY

Certified to: BANK OF ANN ARBOR, TITUS HOLDINGS, LLC  
AND REPUTATION FIRST TITLE AGENCY

Applicant: TITUS HOLDINGS, LLC

**Property Description:**

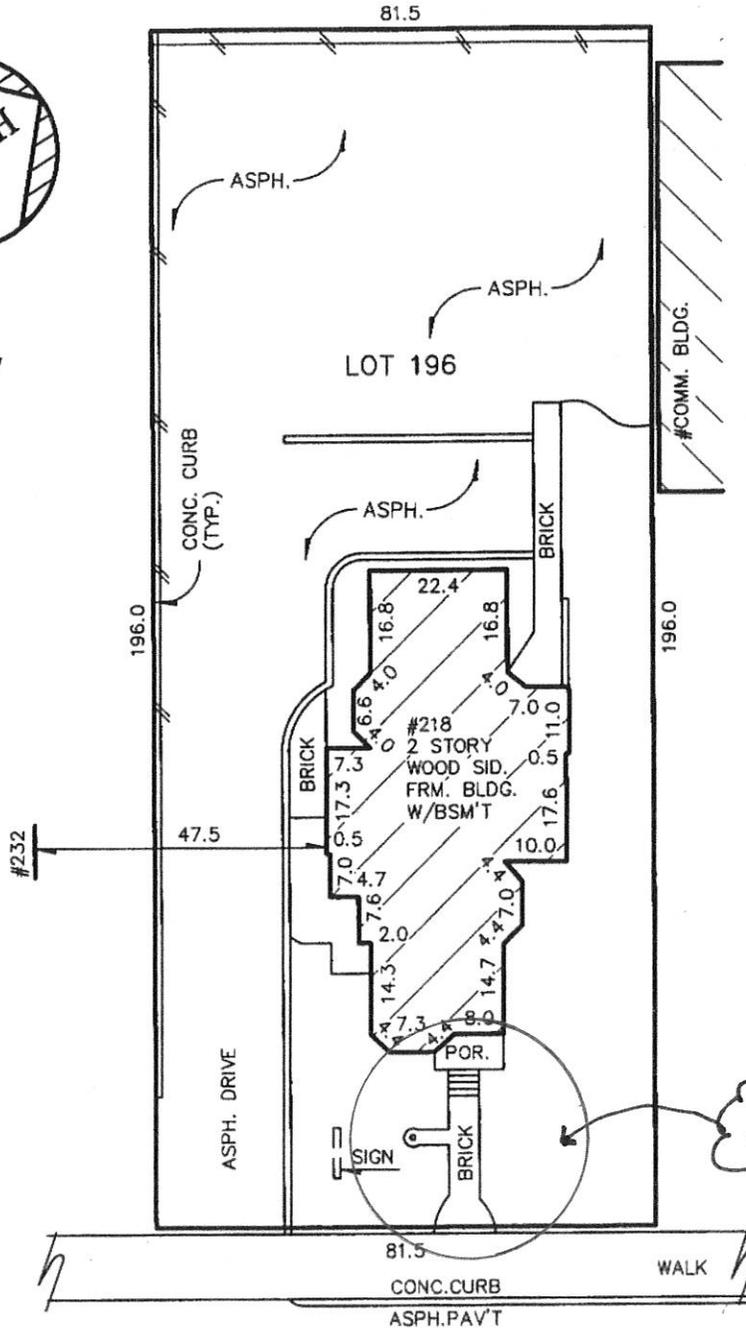
Lot 196; ASSESSOR'S PLYMOUTH PLAT NO. 8, of part of the S.W. 1/4 of Section 26, part of the S.E. 1/4 of Section 27, and all of Ella Safford's Sub. of part of said Sections 26 and 27, T.1 S., R.8 E., Plymouth Village (now City of Plymouth), Wayne County, Michigan, as recorded in Liber 64 of Plats, Page 78 of Wayne County Records.



LOT 197

LOT 196

LOT 195



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.

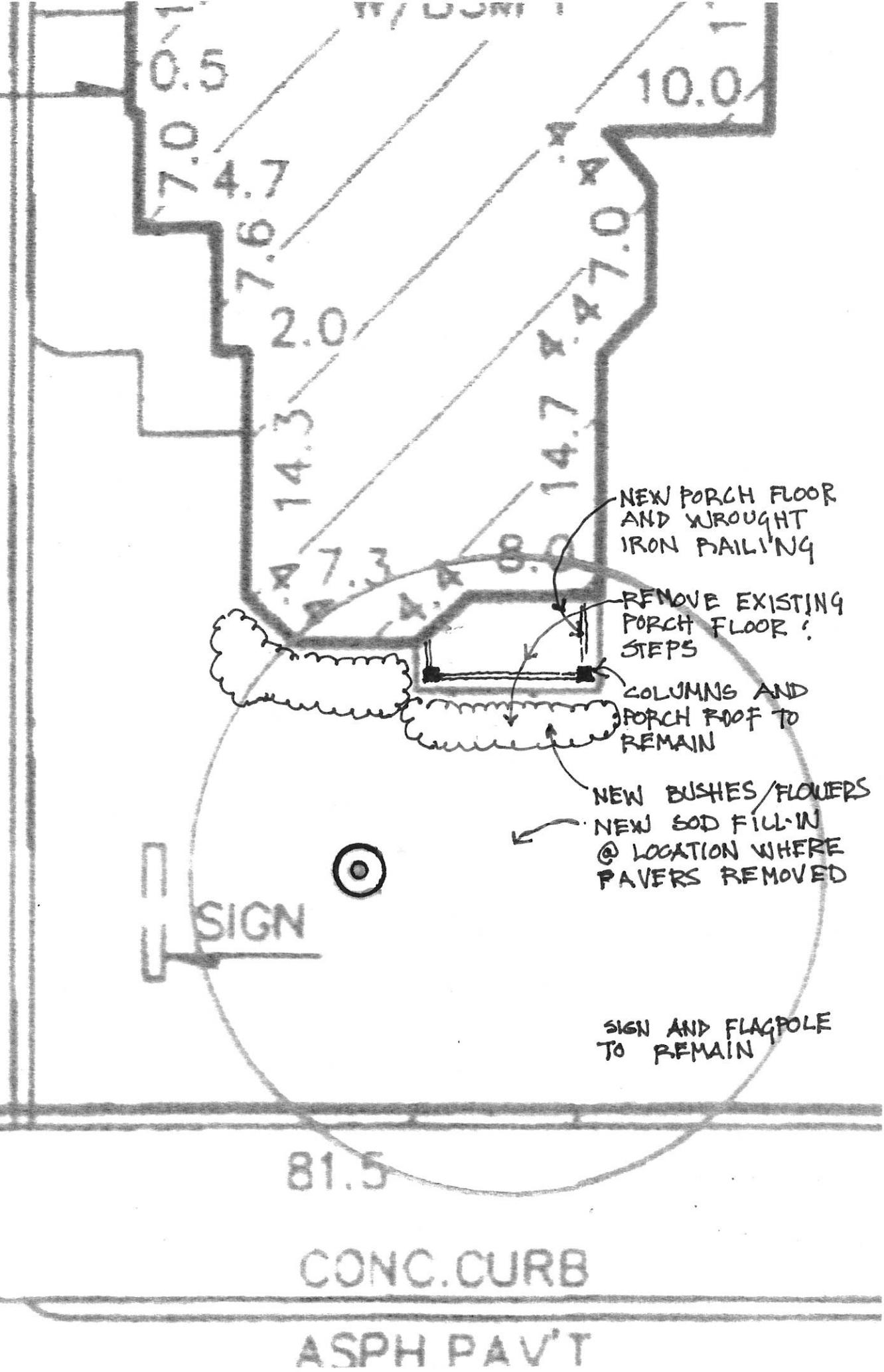
AREA OF CHANGE

SOUTH MAIN 66' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for

1" = 30'

ASPH. DRIVE



SIGN

NEW PORCH FLOOR AND WROUGHT IRON RAILING

REMOVE EXISTING PORCH FLOOR & STEPS

COLUMNS AND PORCH ROOF TO REMAIN

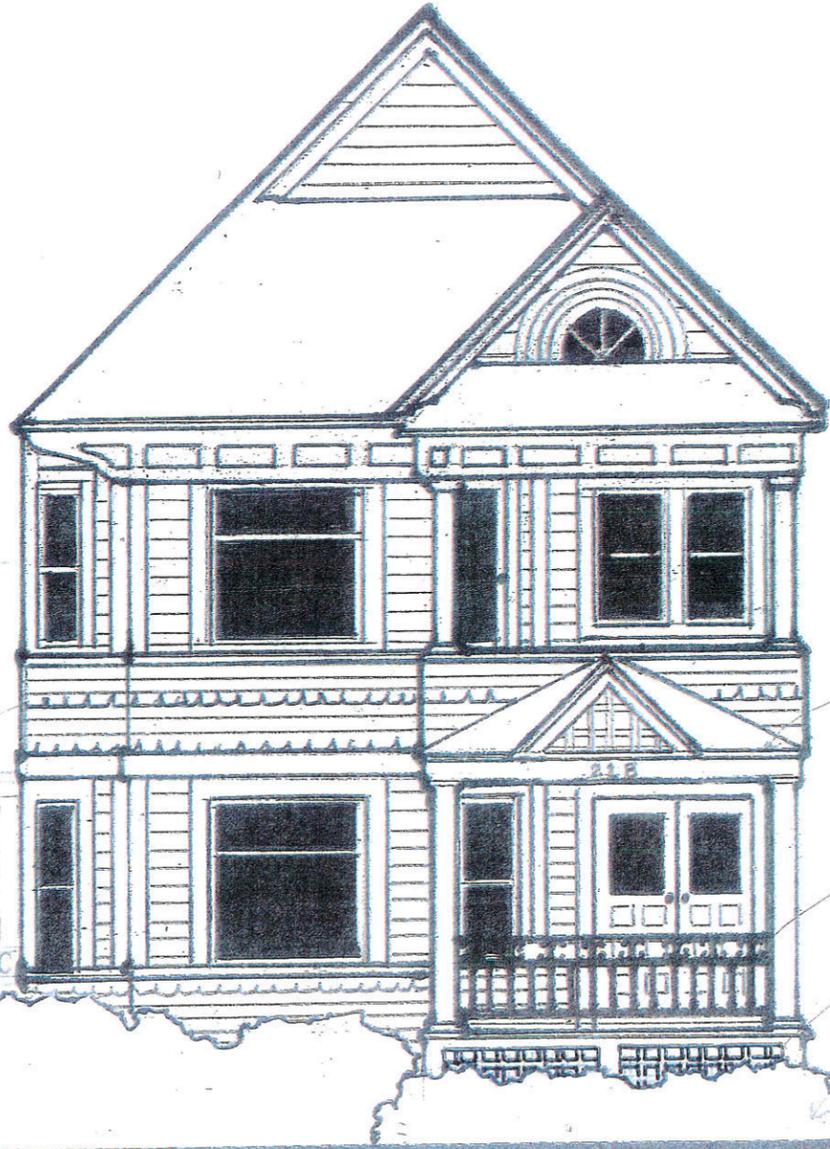
NEW BUSHES/ FLOWERS  
NEW SOD FILL-IN @ LOCATION WHERE PAVERS REMOVED

SIGN AND FLAGPOLE TO REMAIN

81.5

CONC. CURB

ASPH PAV'T



ROOF, GUTTERS AND  
FINISHES @ EDGE  
FACE TO REMAIN

NEW WROUGHT IRON  
BARRIAD TO MATCH  
EXISTING

LATTICE FRAMES  
BELOW

NEW BUSHES IN  
FRONT

