CITY OF PLYMOUTH
HISTORIC DISTRICT COMMISSION – REGULAR MEETING
WEDNESDAY, JUNE 1, 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 – April 6, 2016
No Meeting in May

3. APPROVAL OF AGENDA

4. COMMUNICATIONS/CITIZEN COMMENTS

5. OLD BUSINESS
None.

6. NEW BUSINESS

1. Application for Determination of Appropriateness:
H 16-02 789 W. Ann Arbor Trail Submission Date: 5/25/16
Signage
Applicant: Signs & More

7. COMMISSIONER COMMENTS

MOTION TO ADJOURN

CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
HISTORIC DISTRICT COMMISSION - REGULAR MEETING MINUTES
WEDNESDAY, APRIL 6, 2016

Meeting called to order at 7:00 p.m. by Chairperson Polin

1. - ROLL CALL

MEMBERS PRESENT: Jeremy Borys, Stanley Cole, Stella Greene, Glenn Kremer, Joseph Philips and Colleen Polin

MEMBERS ABSENT: Jessica Thomey, excused

OTHERS PRESENT: John Buzuvis, Community Development Director

2. - APPROVAL OF MINUTES
There was a motion made by Comm. Greene, supported by Comm. Philips to approve the meeting minutes of February 3, 2016, as presented.
MOTION CARRIED UNANIMOUSLY.

3. - APPROVAL OF AGENDA
There was a motion made by Comm. Philips, supported by Comm. Greene to add: 7.) Yearly Assignments, 8.) Reports and Correspondence and 9.) Commissioner Comments, onto the ZBA agenda.
MOTION CARRIED UNANIMOUSLY.

4. - COMMUNICATIONS/CITIZEN COMMENTS
None.

5. – OLD BUSINESS
None

6. – NEW BUSINESS

1. Application for Determination of Appropriateness:

H 16-01 218 S. Main Submission Date: 3/15/16
Painting, Porch & Landscaping
Applicant: Wayne Titus

Wayne Titus and Marilyn Sullivan, property owner and architect, explained the color/painting request and the changes to the outside side porch & front porch areas they were proposing.

Comm. Philips would like to review this application in two parts: Colors and Porches.

Paint Colors:
Comm. Philips and Comm. Cole were in favor of the proposed color scheme.
Comm. Kremer asked about the pre-hospital era of this building and samples. Ms. Marilyn responded that she has not seen any reference of the black and white and they have not tried to peel away the paint but will have some samples done. Comm. Kremer suggested sending in samples to explain what paint colors were previously there.
Comm. Polin spoke about the painted lady, (in reference to the era of the home), and possibly finding another color to add to the color pallet.
Comm. Greene spoke about remembering the home in the 1920's being of a darker color and asked if the historical museum had any photos. Mr. Titus responded that they have checked and there were not any photos available.
Comm. Philips suggested finding some trim boards to remove that might have the original boards underneath, but he was ok with the current color scheme submitted.

1st Motion
A motion was made by Comm. Philips, supported by Comm. Cole, to approve the completeness of the colors for H16-01, 218 S. Main, as presented.
YES BORYS, COLE, GREENE, KREMER, PHILIPS, AND POLIN
NO NONE.
MOTION CARRIED UNANIMOUSLY.

Modification of Porch Entranceway:
Comm. Borys asked if the decision to remove the steps was solely based upon the Dairy King issues. Ms. Sullivan responded no, the decision was made due to the front porch not being used as the front door and the side porch entranceway was the primary entranceway used. Mr. Titus explained that the front entrance was not used and removing the steps would help with people not being confused on which entrance to use. Mr. Titus said they have placed a sign directing people to the side entryway along with a chain across the front entryway, but it does not seem to detour anyone.
Comm. Kremer asked about past porch pictures.

Comm. Philips asked about the proposed sketches of a third floor addition previously submitted and read from the Secretary of Interior Standards (SIS). Comm. Philips spoke about the section on retaining entrances and porches stating they should not remove or radically change the entrance or porch areas in such a way that the character would be diminished and felt the front porch would be in violation of what is recommended and inline with what is not recommended. Comm. Philips also commented on another section of the SIS stating what was not recommended was to remove an entrance or porch because the building has been reoriented to accommodate a new use.
Comm. Polin explained the defining character of the home must be preserved and considered.
Comm. Cole asked for more information & details, he spoke about the requirements for railings and suggested a locked gate at the top of the stairs.
Comm. Greene spoke about a similar situation located in Exeter, New York, with a gated porch using the steps as a landscaped feature by placing planted pots on the steps, to detour people from sitting on them.
Comm. Philips asked if the exit was a required fire exit or not and felt if so, the applicant may not be allowed to remove the steps and suggested the applicant to speak with the Building Official regarding this. Comm. Philips said he would like to see the C-shape detail of the railing and would like to have the steps remain with possibly trees or shrubs on both sides.
Comm. Kremer asked the fellow Commissioners about notice to proceed regarding the unsafe iron railings, for safety improvements.
John Buzuvis, CDD, said the applicant would be allowed to repair or replace things with the same type of materials. Mr. Buzuvis explained the procedures to follow, and suggested helping the applicant with some options on the railings, if needed.

Mr. Titus and Ms. Sullivan, property owner and architect, explained they are not removing the porch, but would like to remove the stairs and continue adding the black wrought iron railing around the porch, especially for the damaged and rusty areas.

Ms. Sullivan asked if the secondary sidewalk could be replaced with flagstone pieces as more of a landscape feature to minimize the walkway. Comm. Philips responded he would prefer a concrete walkway.

2nd Motion
A motion was made by Comm. Cole, supported by Comm. Greene, to approve the completeness of H16-01, 218 S. Main, Porch & Landscaping with the following deficient items: Details, samples & data on the railings and stone pavers
YES KREMER
NO BORYS, COLE, GREENE, PHILIPS, AND POLIN
MOTION FAILS.

Comm. Kremer explained the character defining features of historical colors and felt the colors chosen were an appropriate color palate.
Comm. Cole spoke about the house not being original and did not have any issues with the chosen colors. Comm. Kremer suggested the applicant consider reading a State preservation brief explaining the process of gentle painting methods and gentle scraping of old buildings.

Comm. Philips referenced SIS # 10. *New additions and adjacent or related new construction shall 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.* Comm. Philips recommended researching the previous colors but was not opposed to the colors submitted.

3rd Motion

A motion was made by Comm. Cole, supported by Comm. Greene, to approve H16-01, 218 S. Main, Paint Colors, for Certificate of Appropriateness, and referencing the following:

The Secretary of the Interior's Standards for Rehabilitation:

Footnote seven: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Footnote ten: New additions and adjacent or related new construction shall 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.

YES BORYS, COLE, GREENE, KREMER, PHILIPS, AND POLIN
NO NONE

MOTION CARRIED UNANIMOUSLY.

7. – YEARLY ASSIGNMENTS:

Comm. Kremer – Update Yearly report, to be forwarded to City Commission.
Comm. Greene – Review By-Laws and Sixty-Day ruling.
Comm. Thomey – To find changes made and/or work being done without a Certificate of Appropriateness.
Comm. Cole – To review the completed HD projects.
Comm. Jeremy – To take photos of completed HD projects.

There was discussion on the review of applications.

John Buzuvis, CCD, spoke about a new intern, Kevin working on updating the Historic District Report.

8. – REPORTS AND CORRESPONDENCE:

City of Plymouth 50 Year Anniversary Update

Comm. Philips spoke about the 50 year anniversary of the City of Plymouth, coming next year with some proposed updates within the Historic District. Comm. Philips said the proposed new Kellogg Park Fountain will be relocated closer to Main Street with a gazebo and to be open year round, instead of seasonal. The Kellogg park area will also have some updates with new landscaping, tables with umbrellas above them and new signage. The amount of private funding will determine how much will be able to be updated.

John Buzuvis, CCD, explained the typical procedure for private funding and gave an update on the fountain and Kellogg Park proposed changes.

Sub Committee Update
Chair Polin spoke about the first sub-committee meeting with Comm. Kremer and Comm. Thomey. Comm. Kremer will be the Chairperson for this sub-committee. Attending the meeting was Comm. Kremer, Comm. Thomey and City Comm. Wright, HD Liaison. The sub-committee discussed sending out letters and possibly meeting with the property owners and the sub-committee also began to compile a list of historical district problem areas.

Legislative Update
John Buzuvis, CDD, spoke with State Rep Kurt Heise, whom is on the local government committee for the state house of representatives which is working on the sixth draft of modifications to the Historic District. The proposed bill language modifications will be returning to the local committee after spring recess. Mr. Buzuvis has obtained the latest draft and will forward a copy to the Historic District members.

9. - COMMISSIONER'S COMMENTS

Comm. Cole spoke about a Keller Williams banner and Mr. Buzuvis explained that he has been in contact with them and expects them to attend the May meeting.

Comm. Kremer was concerned about the applicant this evening not knowing what is appropriate and what is not and felt with the entire concept the applicant did not receive any feedback. Comm. Kremer felt they may return with a proposal that may not be appropriate for this Queen Anne style historic structure and he would like them to be contacted to help prevent that. Chair Polin explained that the applicant can repair and replace with like materials. John Buzuvis has spoken with the applicant and he may possibly just replace some of the wrought iron railing portions. Comm. Philips felt if the applicant was contacted it could be explained to them some of the brick pavers and wrought iron was probably not the original materials used for this building.

Comm. Philips suggested looking into more training for this board.

A motion was made by Comm. Kremer, supported by Comm. Cole to adjourn. MOTION CARRIED UNANIMOUSLY

Meeting Adjourned at 8:54 P.M.

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

Project Name: 789 Ann Arbor Trail - KW Plymouth - Keller Williams

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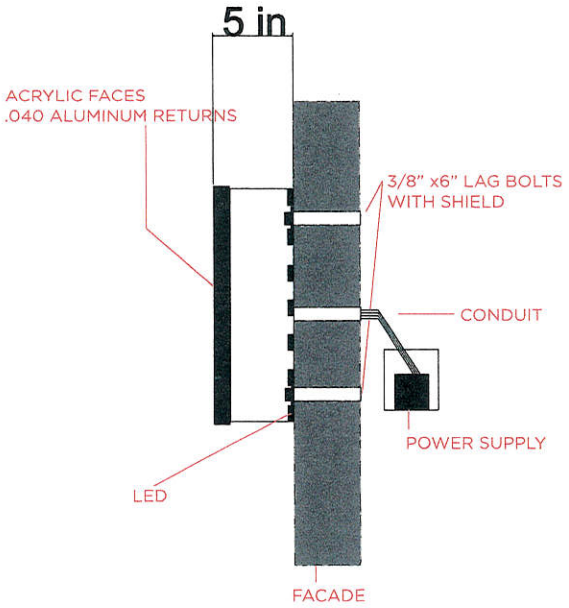
Synopsis:

Request the review and approval of signage for KW Plymouth - Keller Williams Real Estate Office that will meet the approval of the Historic District Commission and also provide business identification to Keller Williams. Within this packet there are two proposed sign concepts for consideration. Night time illumination is preferred with letters that are internally illuminated. An alternate presentation is also provided with non-illuminated lettering and goose neck lighting.



SIGN PROPOSAL:
Completed Materials Finish List / Manufacturer's Data:

Aluminum Letters (sides and backs with plexiglass faces)
.040 Aluminum - Sides/ .050 Backs (Painted Black Matthews Automotive Grade Paint)
7328 White Plex Faces
Cardinal Red Translucent Vinyl - "KW"

Illuminated Internally with G2G Aurora SV II White LED Modules - 3 LED modules per foot.

Internally Illuminated Channel Letter

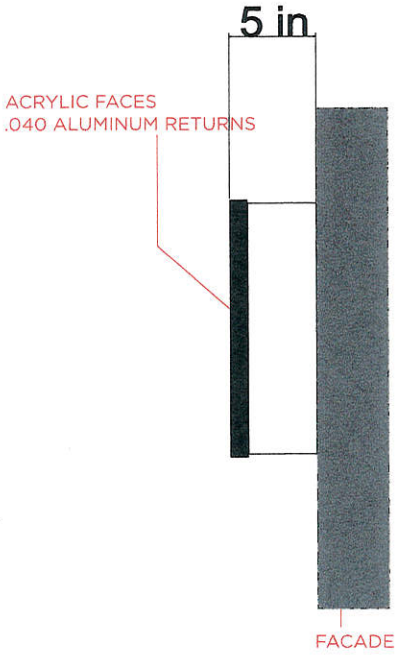
- **Brightness:** 190 lumens/ft, 7500K white
- 120° viewing angle
- **Power: 12 VDC**
- IP65 (dry/damp/wet locations); UL/cUL recognized
- 0.63 watts/module; 1.89 watts/ft
- 95 modules (31.6ft) per 60w power supply
- **Module design:** 3 LED's/module, 3 mod/ft
- Dimensions: 2.2in x 0.57in x 0.26in

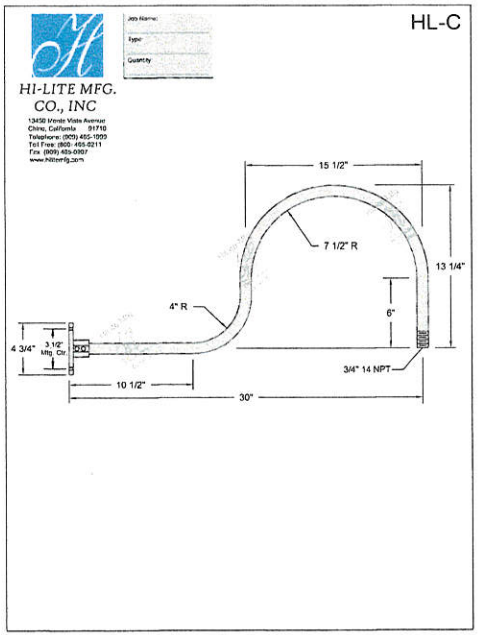
ALTERNATE SIGN PROPOSAL:

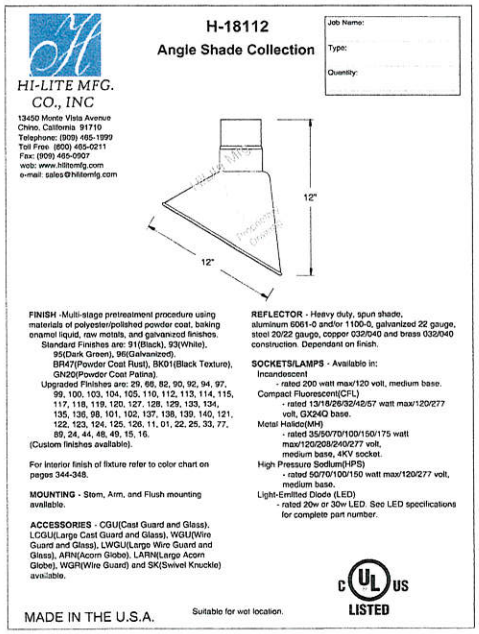
Completed Materials Finish List / Manufacturer's Data (continued):

Alternative Lighting - Gooseneck (same as other businesses in district)

H-18112 (12" dia) shade







Non Illuminated Channel Letter
With Goose Neck Lighting

Detailed Justification of Why Item(s) need to be added:

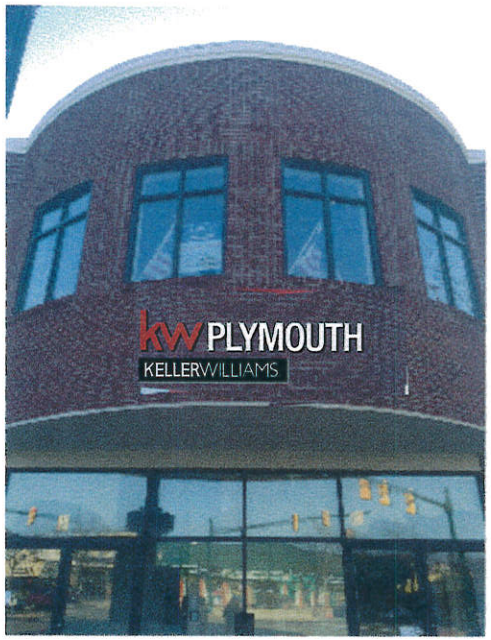
KW Plymouth - Keller Williams is expanding and occupying the entire building located at 789 Ann Arbor Trail. The building does not have permanent signage that will identify the business. Business identification is important for customers to locate the business and its entries. The facility will have a main entrance and side entry.

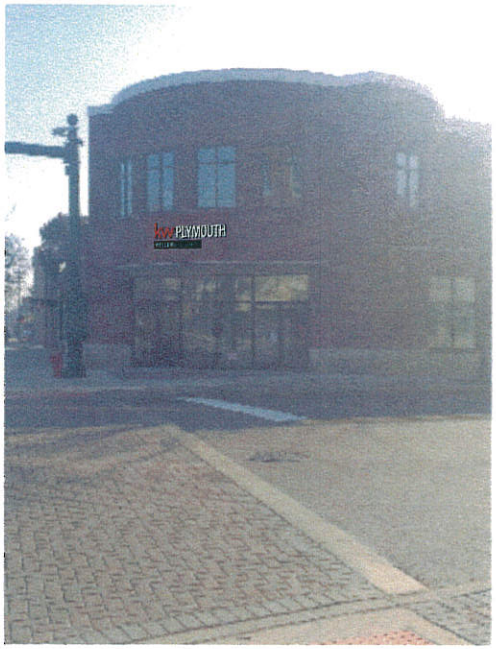
Historic Photographs of the Site and Building

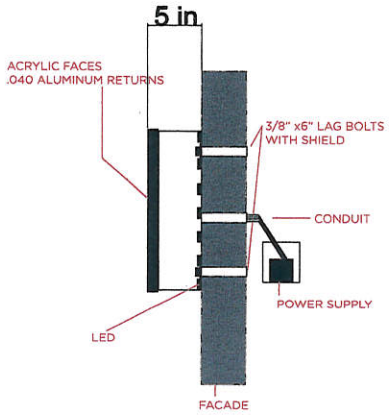
SITE DESIGN PLAN FOR KW PLYMOUTH

789 Ann Arbor Trail (Ann Arbor Trail Sign)

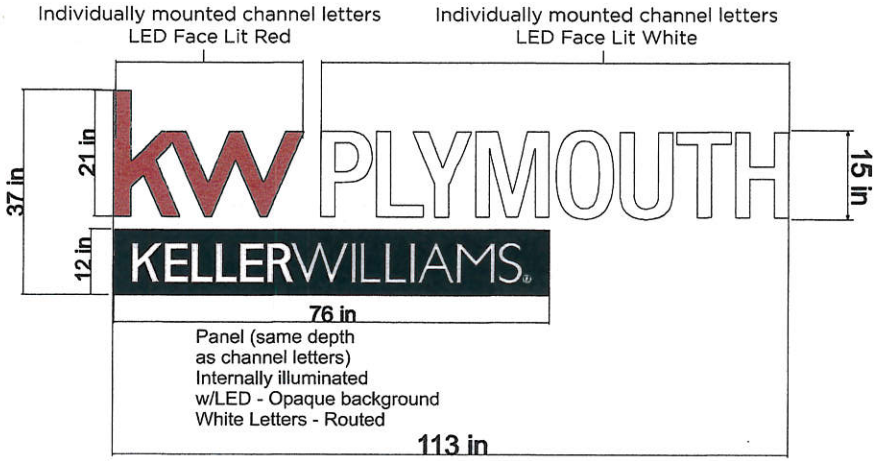
PROPOSED SIGN







ILLUMINATED



- PMS 200C
- BLACK

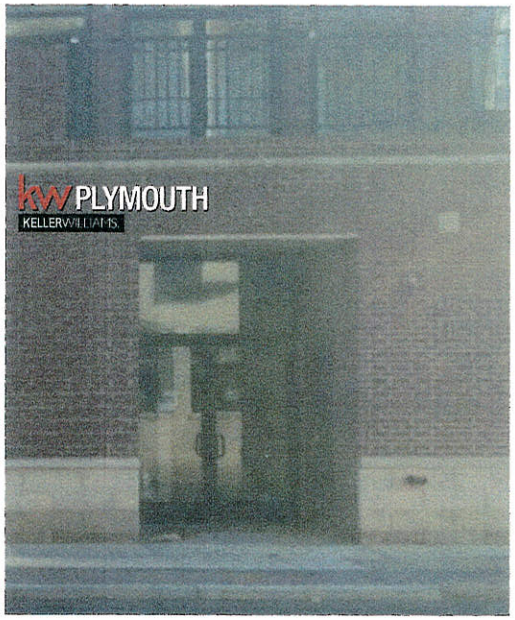
MATERIALS USED:

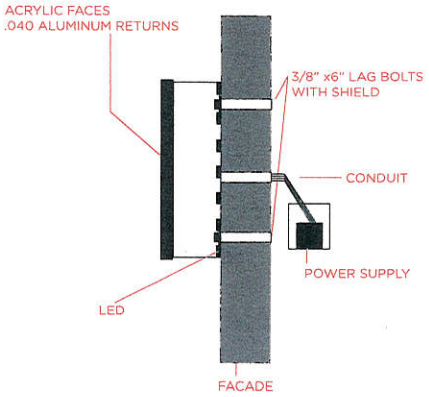
- .040 GAUGE ALUMINUM
- 3/16" LEXAN
- WHITE & RED LED

SITE DESIGN PLAN FOR KW PLYMOUTH

789 Ann Arbor Trail (Main Street Sign)

PROPOSED SIGN





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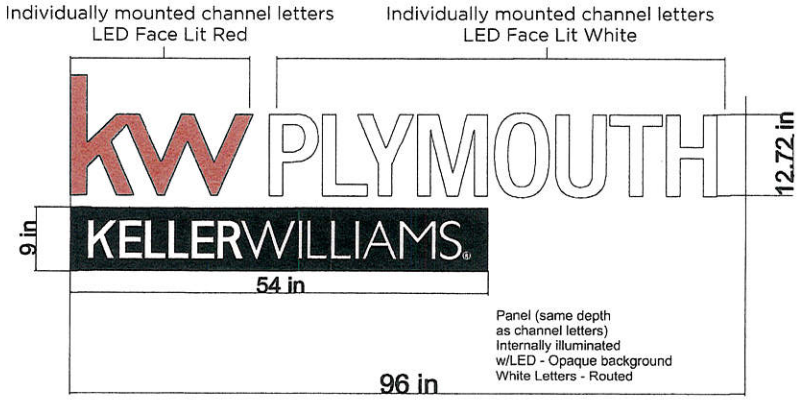


- PMS 200 C
- BLACK

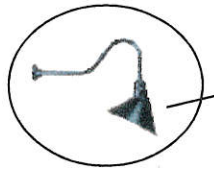
MATERIALS USED:

- .040 GAUGE ALUMINUM
- 3/16" LEXAN
- WHITE & RED LED

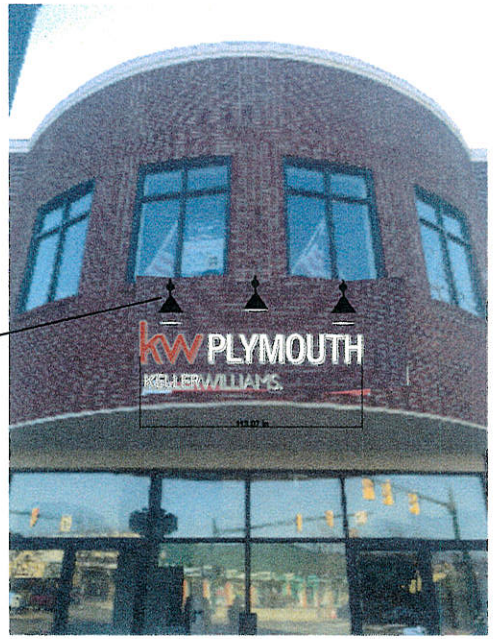
SITE DESIGN PLAN FOR KW PLYMOUTH

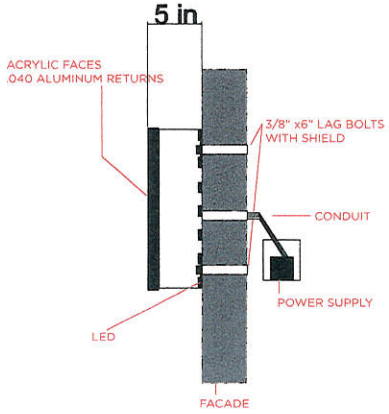
789 Ann Arbor Trail (Ann Arbor Trail Sign)

ALTERNATE PROPOSED SIGN

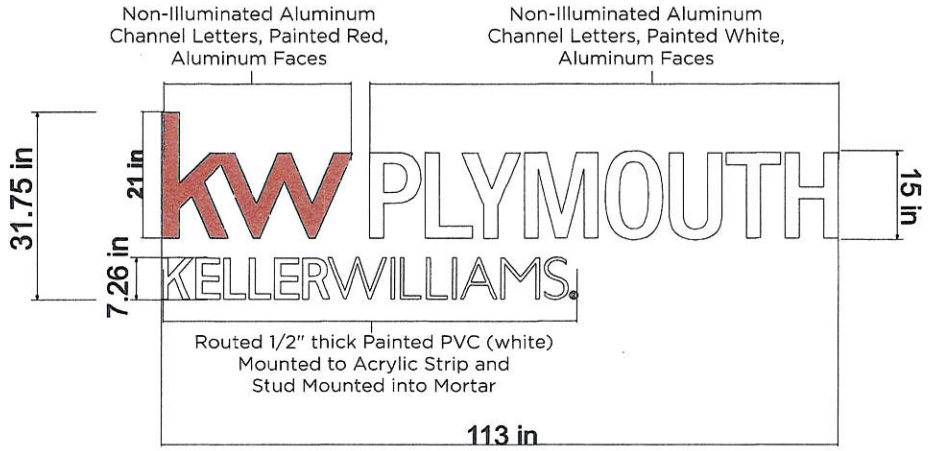


Aluminum Gooseneck Light
22-1/4"L x 3/4" Dia Arm - 12" Angle Shade





NON -ILLUMINATED



PMS 200 C
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MATERIALS USED:

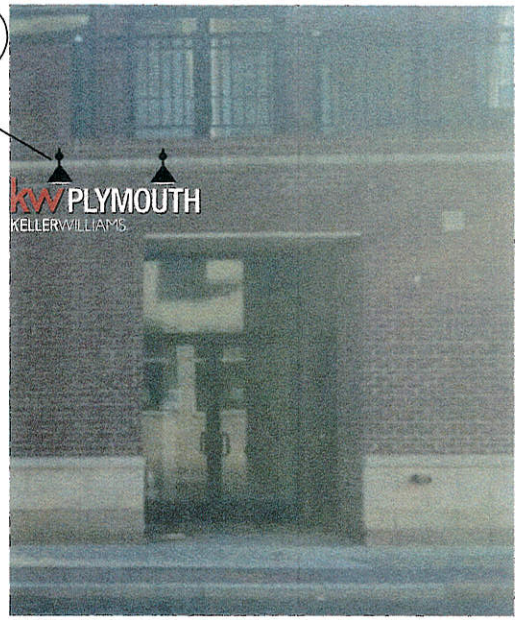
- .040 GAUGE ALUMINUM
- 3/16" LEXAN
- WHITE & RED LED

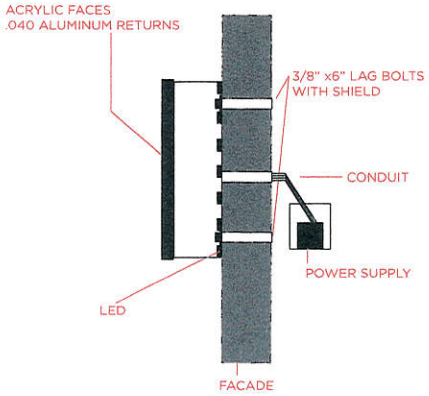
SITE DESIGN PLAN FOR KW PLYMOUTH

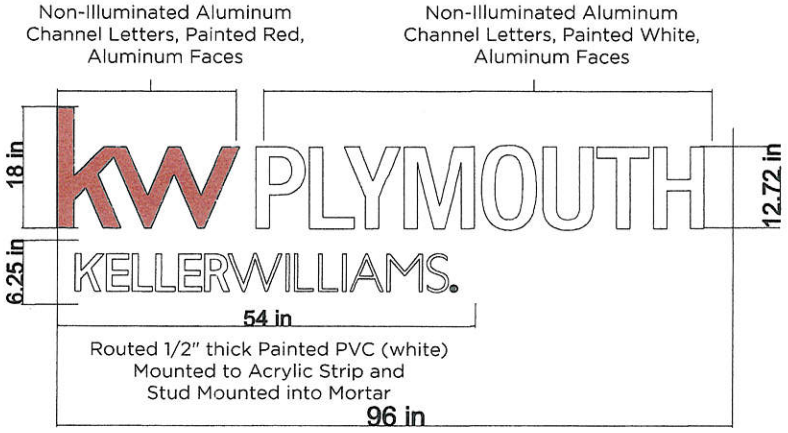
789 Ann Arbor Trail (Main Street Sign)

ALTERNATE PROPOSED SIGN

Aluminum Gooseneck Light
22-1/4"L x 3/4" Dia Arm - 12" Angle Shade







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MATERIALS USED:

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