



**City of Plymouth
Historic District Commission Special Meeting Minutes**

201 S. Main Street Plymouth, MI 48170

Monday, February 12, 2018, 6:00 PM

1. CALL TO ORDER

Chair Polin called the meeting to order at 6:05 PM.

PRESENT: Stan Cole, Joe Hawthorn, Joe Philips, Colleen Polin

ABSENT: Jeremy Borys, Linda May, John Townsend

Also present was Community Development Director John Buzuvis and Mayor Pro-Tem Colleen Pobur.

2. – APPLICATION REVIEW - Application for Determination of Appropriateness:

a) H18-02: Addition & Exterior Alterations Review of 777 W. Ann Arbor Trail.

Applicant Presentation

- Bigalora and Arbor Brewing Co. owner/partner, Mike Collins, gave a very brief introduction about their philosophy and how they, at their other locations, are very family friendly and are centered around scratch made food not alcohol and “bar” operations
- Project architect Tamas von Staden presented to the board, via PowerPoint presentation, a very thorough overview of the project including historic photos of this building as well as several others in downtown
- Tamas indicated that while they understand that this building is “not-contributing” their goal was to design their project in a way so as to honor the history and context of the **historical area while creating a distinct and more modern but classic design for their building**
- Tamas explained to the board how they are hoping to create two distinct “storefronts” as this building will be divided into Bigalora (**east side**) and Arbor Brewing (**west side**). Tamas referenced historic photos clearly indicating the distinctiveness of storefronts **historically even though they are located in the same façade**
- Tamas discussed their overall goal of rooftop seating and how he felt their project was done in a way to provide a commercial equivalent to the 2nd floor residential balconies that are seen throughout downtown Plymouth
- Tamas provided material and color samples for all of the items that are called out in the application packet and described the colors selected as “classic” and compliment the **building as well as the surrounding area.**
- Tamas indicated that the most noticeable changes will be elongating the windows on the front of the building, adding large windows (with muttuns) on the east side of the building and creating an ivy covered wall on that side of the building as well

- Additionally Tamas indicated they are proposing to relocate the existing Box Bar entrance (in the center of the façade) closer to the east side of the building to create a separate and distinct entrance for Bigalora
- Tamas further indicated that they intend to create a separate and distinctive entrance to Arbor Brewing with a single door as well as a large bi-fold "greenhouse" type door on the west side of the façade that can be opened during warmer weather to create an open air ambience and more interaction with the park etc.
- The Arbor Brewing side of the building is proposed to have a porcelain panel façade to make it distinctive from the other side of the building
- The applicant is proposing a "re-working" of the existing cornice (limestone material at the top) and to redo the cornice in brick that will be custom produced to exactly match the existing brick on the building (sample provided)
- Rooftop dining is proposed along with metal panels to obscure the mechanical equipment and a small second floor addition of approximately 2000 SF is proposed at the rear part of the roof approximately 70' from the façade and only slightly higher than the front cornice
- Proposed rooftop dining area will include metal and wood construction with a fireplace and seasonal seating
- Applicant proposing to relocate the majority of the seating that is typically contained within the seasonal sidewalk café and move that to the rooftop seating; however, a small portion of sidewalk café will remain
- The reworked cornice will contain a planting area for Ivy or Boxwoods and glass railings that were designed to be unobtrusive and virtually unseen from the walkable downtown
- Applicant provided brick, color, window, metal, wood and other material samples to the board for their review

Commissioner Comments

Vice-Chair Cole

- Commissioner Cole indicated that he was previously employed by Joseph Philips Architecture (Commissioner Philips) and the Commissioner Philips was the architect for the previous renovation of this particular façade in the late 90s and early 2000s.
- Commissioner Cole indicated that both he and Commissioner Philips did not feel it was/is a conflict of interest but that they wanted to make sure that it was brought to everyone's attention
- Commissioner Cole indicated that in his opinion the concept is outstanding and that this particular building is not "contributing" and therefore the project details themselves **would be reviewed with reference to the local HDC ordinance. However, since the project is happening in a historic district the Secretary of Interior Standards for Rehabilitation would be referenced to insure that the proposed project does not negatively impact the historic site and setting**
- Commissioner Cole asked for details related to the proposed canopy (over the Bigalora entrance) and what material that would be made out of, what color it would be, and what material the cables that suspend it will be made out of- Tamas indicated the canopy would be metal in a dark color slightly different from the windows (color sample provided) and the cables would be made of stainless steel

- Commissioner Cole asked the applicant to confirm what color the windows would be (iron ore or gunmetal) and the applicant indicated the windows would be gunmetal in color and provided a color sample
- Commissioner Cole indicated that he felt the larger windows were proportional and they are consistent with the design
- Commissioner Cole indicated that he felt that the proposed bi-fold door is not in **keeping with the scale of the façade and felt a little like a service entrance instead of a distinctive pedestrian friendly entryway**
- Commissioner Cole further indicated that he wasn't sure the proposed porcelain panels on the Arbor Brewing side were appropriate and suggested maybe a stone product of some sort instead of porcelain
- Commissioner Cole asked for specifics on the bi-fold door opening size and how far the door (when folded up) would protrude from the building
- Commissioner Cole confirmed that lighting and signage are not part of this submission to the HDC and would come before the group at a later date
- Commissioner Cole inquired about the type of glass used in the windows, sidewalks grade and ADA accessibility to the building, how the ivy or landscaping installed in the **cornice planter box would be watered and how the planter would be made waterproof.** Commissioner Cole further suggested maybe the applicant consider boxwoods as opposed to ivy for the cornice planter

Commissioner Philips

- Commented on how exciting of a project this is for the community and how the proposed windows are very nice aesthetically
- Commissioner Philips commented on uniqueness of the split/distinctive facades for each establishment and that it was a typical configuration historically
- Commissioner Philips asked the applicant to consider using a different material for the proposed glass railing as the glass is a very modern element and may also, when the sun shines through it, create a prism effect
- Commissioner Philips agreed with Commissioner Cole's comments related to the materials being proposed that many of them particularly the porcelain panels were very modern
- Commissioner Philips asked for more detail about the size of the opening for the bi-fold door and how far the door would stick out when folded up
- Commissioner Philips suggested the applicant consider using some sort of trellis so the ivy does not damage the mortar joints
- Commissioner Philips commented on how the addition of the proposed upper level seating will be something not offered anywhere else in the City and it will be a wonderful addition to the community
- Commissioner Philips requested that the applicant provide an elevated "streetscape" view of what someone would/could see if they were looking at the proposed second **level straight-on from Ann Arbor Tr. but elevated to be even with the second floor**
- Commissioner Philips also asked the applicant to consider and respond to the questions asked about the rail materials, porcelain panels and the size of the opening for the bi-fold door
- Commissioner Philips commented that he feels the project is very well designed and generally speaking he is very supportive of it with the details already discussed to be considered by the applicant

Commissioner Hawthorne

- Commented that he is very excited for the project and that he has been to the other locations and they will be a great addition to the community
- Commissioner Hawthorne inquired of the applicant why they chose Plymouth (the applicant indicated that they feel the community fits perfectly with their restaurants family friendly nature and they couldn't pass up the opportunity when it came along)

Mayor Pro-Tem Pobur (HDC Liaison from the City Commission)

- Indicated that she is very happy that the HDC was so receptive to the project and had a great discussion with the applicant and that the process has been very, very smooth for this applicant and that is important for everyone
- Mayor Pro-Tem Pobur did want to make sure the HDC is aware that rooftop seating is currently prohibited by ordinance if the applicant has the ability to have a sidewalk café. **As written the ordinance does not allow applicants to choose either rooftop or sidewalk café seating.**
- Mayor Pro-Tem Pobur further discussed the process the applicant would have to go through to get approval for the rooftop seating (if they received a variance or the rooftop seating ordinance were amended to allow for it) including special use approvals from the Planning Commission, City Commission as well as the aesthetic aspects to be approved by the HDC

General Discussion by the Board, Administration and Applicant

-Can the HDC approve the aesthetics of a project if the project being proposed is not allowed by ordinance

-Could the project be broken down into two phases for approval by the HDC, for example, everything below the cornice to be reviewed/approved sooner with the rooftop element to be considered after the ordinance items are worked through and approval for the same

-The applicant indicated that they need to do structural work if the outdoor dining is a reality and would like to have the aesthetics considered as a whole so that the project has that approval/support as they move through the other processes (they want to know before investing significant money and time if they have a Certificate of Appropriateness) to avoid spending money unnecessarily for a project that ultimately won't be approved by the HDC

-The applicant indicated they hope to open Bigalora sometime in May (2018) and to open Arbor Brewing in summer 2018

-Discussion was had on strategies for how the HDC could approve the rooftop concept as an outdoor space for a use to be determined as the HDC only has purview over **aesthetic type items and not uses of spaces.** For example the proposed upper level area could be used as a rooftop garden area until a time if/when rooftop seating is a possibility

-Generally speaking the board was supportive of the concept, appreciated the detail and preparation by the applicant and referencing the details discussed tonight were excited to continue the review next month

Action Taken

- The board voted unanimously to Postpone the decision on the application until the next Regular Scheduled Meeting to give the applicant time to consider and respond to the **items discussed this evening in their next submittal**. **Specifically the board requested** the following items be included with the next submission:
 1. Elevated "streetscape" type view of the rooftop area
 2. Product Data, details for the door (color, glass type etc.), dimensioned drawings for the door, renderings with the door closed and open
 3. Details related to the door framing and opening size
 4. Confirmation of colors for paint (in all locations), window frame colors, type of glass to be used, and other materials to be used
 5. Applicants consideration and response to changing the porcelain panels to a different, less modern, material
 6. If the applicant decides to pursue approval for the lower half of the building first and the rooftop at a later date that should be delineated in the next submission

Motion

A motion was made by Comm. Cole, supported by Comm. Philips, to postpone H18-02, 777 W. Ann Arbor Trail, Addition & Exterior Alteration to the next scheduled meeting.

YES HAWTHORNE, PHILIPS, COLE AND POLIN

NO NONE.

MOTION PASSES

3.- MOTION TO ADJOURN

A motion was made by Comm. Cole, supported by Comm. Philips to adjourn.

MOTION CARRIED UNANIMOUSLY

Meeting Adjourned at 7:38 P.M.

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