



Plymouth Historic Distric Commission
Meeting Minutes
Thursday, January 9, 2020 - 7:00p.m.
Plymouth City Hall Commission Chambers

City of Plymouth
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Plymouth, Michigan 48170

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1. CALL TO ORDER

Vice-Chair Cole called the meeting to order at 7:00 p.m.

PRESENT: Linda Filipczak, Linda May, Joshua Mrozowski, John Townsend, Stan Cole

ABESENT: Jeremy Borys, Colleen Polin

Also present was Community Development Director, John Buzuvis and City Commission Liaison, Suzi Deal.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

A motion was made by Comm. Townsend and seconded by Comm. Filipczak to approve the meeting minutes from December 4, 2019.

MOTION PASSED 4-0 (Cole abstained as he was not in attendance)

4. APPROVAL OF THE AGENDA

A motion was made by Comm. Townsend and seconded by Comm. May to approve the agenda as presented.

MOTION PASSED 5-0

5. ELECTION OF OFFICERS

A motion was made by Comm. Filipczak and seconded by Comm. May to postpone the election of officers until the next meeting.

MOTION PASSED 5-0

6. COMMISSIONER COMMENTS

None.

7. OLD BUSINESS

a) H19-10: Rear Porch at 260 S. Union

Bob Bake, owner, presented his case. He explained that the wood railing system on the back porch has been compromised by weather over twenty-six years. He explained that he's proposing a composite railing system with identical spacing and balustrades to replace the existing wood.

Citizen Comments

None.

Board Discussion

Comm. Townsend explained that the Secretary of Interior Standards for preservation require porches to be replaced in kind. He explained that it should match the old for material, design scale, color, and finish.

Mr. Bake explained that the porch is more decorative than usable. He did not believe replacing the railings with wood was a good long-term solution for the porch, regardless of what the Secretary of Interior requests. He believed that the Commission was too harsh to only consider a like for like replacement when the composite option mimics the original material.

Vice Chair Cole agreed with Comm. Townsend. He believed it was important to preserve and maintain the historic character. He explained the Secretary of Interior recognizes porches as a character defining feature and that they say replacement of the entire feature should be in kind with the same material i.e. wood for wood. He did not believe the Commission could accept composite material substitution when there are products readily available to replace with what currently exists.

Comm. May felt that Secretary of Interior Standards very clearly do not support replacement with synthetic material.

A motion was made by Comm. Townsend, supported by Comm. May, to approve the Certificate of Appropriateness for H19-10, 260 S. Union, to replace the rear porch railing system. The finding of facts is that the Secretary of the Interior Standards number 6 is not met and that the project as presented would not consider the City of Plymouth Ordinance review criteria numbers 3 and 4.

MOTION DENIED 4-1

b) H19-06: New construction at 686 Maple and 674 Maple. Landscaping, paving, and exterior modifications at 587 W. Ann Arbor Trail.

Mark Abanatha, architect, presented his case. He explained that all the details match now and explained changes to the plans, as requested by the Planning Commission. He explained the front porches are larger and will have columns. He explained the rear dormer has been modified to be a terrace with more outdoor living space and match the front porches. Mr. Abanatha explained that the sunshades will only be installed over the entrances and over the stairway, which would have a new door.

Dan Schneider, preservation architect, presented his report. He explained that the goal is to make sure the Jewell building is energy efficient and has a uniform appearance across the three sides of the building that are visible from the street.

Board Questions

Vice Chair Cole expressed disappointment in the late submission of the window and door report. He asked that the Board go through each section with Mr. Schneider to discuss. He asked Mr. Schneider to clarify that all the windows would be replaced because they are beyond repair. Mr. Schneider confirmed. Vice Chair Cole asked about the color of the windows and the addition of mullions. Mr. Schneider confirmed that the windows would be black and that mullions were proposed. Vice Chair Cole explained that the proposed replacement condition did not match the historic character of the building. He explained that he had operated some of the windows and asked why they all had to be replaced. Mr. Schneider explained that they intend to have a uniform appearance.

Comm. Mrozowski clarified that three out of 26 windows were operable. Mr. Schneider confirmed.

Vice Chair Cole read that they plan to keep the storefront glass except where plywood panels are currently located which will be replaced with transom glass. He read that the tile on the east side is going to be maintained, preserved, and restored while the west side tile is going to be replaced with a tile to match. Mr. Schneider confirmed.

Mr. Schneider explained that the center doors appear to be original and will be restored. He explained the door on the west side has been altered and may need to be replaced. He explained any replacement door would match the historic character of the building.

Comm. Mrozowski asked for clarification on which doors would be replaced. Mr. Schneider answered that only

the exterior doors on the east/west sides would be replaced, if necessary. Vice Chair Cole asked for specifications on the replacement door, should it be replaced.

Vice Chair Cole was glad the proposed canopies were removed for the second floor. He expressed concern with the material being metal instead of fabric like what was seen throughout the district. He clarified that the cables for the canopies would be attached to mortar joints only not brick. Mr. Schneider confirmed.

Comm. Townsend asked about the location of signage on the canopies. The Board discussed that signage needed to be presented to them for approval.

Vice Chair Cole asked about the recessed down lights. He explained that this type of light never existed on the storefront and as such should not be proposed. He stated the Board would look for a surface mounted light or pendant fixture like what exists over the east and west entrances.

Mr. Abanatha explained that they would try to clean up the façade to have clean looking surface. He showed samples of the brick and where on the building each type would go.

Comm. Townsend asked about the logos on the west side of the building. He asked if restoration is planned.

Mr. Abanatha explained that there was no plan to restore the logos or remove them.

Vice Chair Cole asked about how the brick would be cleaned. Mr. Schneider confirmed that no chemicals would be used and that painted surfaces would be avoided if there's any question.

Vice Chair Cole asked about the MEP system. Mr. Abanatha explained they have not discussed that yet, but if a rooftop unit was proposed they would come back to the Board.

Comm. Mrozowski asked about the new windows. A sample of the window material was shown to the Board.

Vice Chair Cole asked Mr. Schneider about how the proposed window compared to the existing windows. Mr. Schneider explained that the proposed windows are within the parameters that are considered acceptable to the Secretary of the Interior.

Vice Chair Cole asked about townhouse materials. He clarified the following: the railings on the porch will be aluminum; entry doors will be insulated metal door; porch columns will be metal wrapped wood or hearty trim; soffits will be MDO. Mr. Abanatha confirmed.

Mr. Abanatha explained the lighting plan: front porches will have lantern lights, rear porches will have soffit lights, garages where terrace projects out in front of the garage will have soffit lights, and the retaining wall will have recessed lights along drive.

Comm. Mrozowski asked about the overall height of the retaining wall height. Mr. Abanatha explained that the height ranges from 6.5 feet to 2 feet.

Vice Chair Cole confirmed that no vinyl or plastic materials was proposed. Mr. Abanatha confirmed.

Citizen Comments

Bill Lincoln, 606 Maple, spoke in support of the project.

Bob Bake, 1303 Park Place, asked about the City's approach to the privately owned property at the southeast corner.

Mr. Buzuvis explained that the property is not part of this proposal. He explained that it will be addressed at the time that the development of the parking lot property moves forward.

Mr. Bake wanted to see the City work with that property owner. He asked about trash removal for the townhouses and did not want to see trash carts on Maple Street. He expressed concern over the proposed loss of large trees on the Maple Street properties. He wanted the Board to ensure the street trees on Maple remain.

Board Discussion

Vice Chair Cole asked about the status of approvals for the townhouses. Mr. Buzuvis explained that they will be in front of the Planning Commission in February.

Comm. Townsend explained to the Board that the City Commission approved the purchase agreement to sell

the property on Monday, January 6, 2020. He explained the contract is contingent upon the Boards' approvals. Vice Chair Cole asked whose purview the tree demolition was. Mr. Buzuvis explained that the tree ordinance would govern the tree removal. Vice Chair Cole asked if they could condition their approval on the trees remaining.

Vice Chair Cole explained that the townhouses are non-contributing and will be reviewed up the City's ordinance criteria. He felt that the proposed materials were durable, met historic character, and accepted the proposed townhouse construction, but had questions about the lighting.

Comm. Filipczak asked about the lighting on the backside of the townhouses and if the amount of lighting would deter from downtown area.

Comm. Mrozowski asked about the perspective and the garages. He asked if it would feel like he was staring at a garage from the park. Mr. Abanatha explained that the garages were depressed to maximize the buildable area for the City property and create a buffer between the properties.

The Board discussed lighting on the Jewell building.

Vice Chair Cole explained there were some discrepancies between the plans submitted and what was received and cautioned the Board on clear conditions if an approval motion was made.

The Board discussed options to ensure compliance with what was discussed and to ensure that the applicant submits exactly what was promised.

Vice Chair Cole briefly went over the components of replacement and repair on the Jewell building. He felt that the Board should not approve the lights and the signage and if any exterior modifications for the MEP system requires Board approval prior to completion.

The Board discussed some of the items that were still in question including windows, doors, protection of the painted sign.

Mr. Abanatha asked about the aluminum railing. Vice Chair Cole did not see an issue with the proposed railing.

The Board discussed the windows and the mullions.

Leo Gonzales, applicant, discussed the color of the windows and he felt that the black sash would not compete with the character of the brick.

The Board discussed the window colors.

Vice Chair Cole explained the Standards say that the color must be matched, and the evidence states that the windows were white.

Mr. Gonzales asked that the Board to allow them to do further investigation into the historical color of the windows.

A motion was made by Comm. Townsend, supported by Comm. Filipczak, to approve a Certificate of Appropriateness for H19-06, new construction at 686 Maple and 674 Maple and landscaping, paving, and exterior modifications at 587 W. Ann Arbor Trail, with conditions. The finding of facts is that the Secretary of the Interior Standards number 2, 5, 6, and 7 are met and that the project as presented gives consideration to the City of Plymouth Ordinance review criteria numbers 1, 2, 3 and 4. The conditions for the Jewell building are as follows: further investigation shall be conducted for the window color prior to final approval, ceiling mounted lighting that is not recessed shall be used in both storefronts, replacement tile and signage including lighting shall be presented to HDC for final approval, the MEP system shall be presented to HDC for final approval, the center door shall be preserved, if the two storefront doors cannot be repaired and replacement is required then the specifics shall be presented to the HDC for final approval, the painted logo on the west property line shall be protected. The conditions for the townhomes are as follows: no vinyl or plastic materials shall be installed on the exterior of the townhouse building and the project shall meet the specification as listed the documentation dated January 6, 2020 and December 19, 2019.

MOTION APPROVED 5-0

8. NEW BUSINESS

a) H20-01: Sculpture at 381 S. Main, Kellogg Park (triangle area formerly known as Vet's Park)

Lisa Howard, Plymouth Community Arts Council, presented her case. She explained they seek approval for the siting and construction of a public arts sculpture as part of the public private partnership with the DIA. She explained the elements of the sculpture: that the brick base will be made from 1880s John Smith Haggerty (JSH) bricks from the former Daisy wall, the trellis will be from metal, rocks sourced from Plymouth land, living vines, handmade clay tiles with leaf impressions, and a replica 1939 Plymouth hood ornament.

Board Questions

Comm. Filipczak asked about the durability of the sculpture and vandalism.

Vito Valdez explained that the materials selected are well suited to ensure the sculpture survives long term and stays low maintenance.

Ms. Howard explained that the flower bed is intended to deter vandals and to catch water from the vines.

Vice Chair Cole asked about the wall. Ms. Howard explained it was a short brick wall with a concrete base with flowers along the edge.

Mr. Valdez explained the construction of the sculpture and how it would be reinforced to ensure safety and weather protection.

Comm. Filipczak asked about lighting. Ms. Howard explained that lighting would be incidental from the nearby streetlights.

Citizen Comments

None.

Board Discussion

Vice Chair Cole explained that he reviewed the Secretary of Interior Standards for siting and explained that an addition to the site should be unobtrusive and compatible with the historic character. He believed that the location and the height was appropriate.

A motion was made by Comm. Filipczak, supported by Comm. Townsend, to approve a Certificate of Appropriateness for H20-01, 381 S. Main, installation of a sculpture, as presented. The finding of facts is that the project as presented gives consideration the City of Plymouth Ordinance review criteria numbers 1, 2, 3, and 4.

MOTION APPROVED 5-0

9. REPORTS AND CORRESPONDENCE

None.

10. ADJOURNMENT

A motion was made by Comm. Filipczak, supported by Comm. Townsend, to adjourn the meeting at 9:31 PM.