



Plymouth Historic Distric Commission  
Meeting Minutes  
Wednesday, October 2, 2019 - 7:00p.m.  
Plymouth City Hall Commission Chambers

---

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170-1637

www.plymouthmi.gov  
Phone 734-453-1234  
Fax 734-455-1892

### **1. CALL TO ORDER**

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

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

ABESENT: Jeremy Borys

Also present was Assistant Community Development Director, Greta Bolhuis and City Commission Liaison, Suzi Deal.

### **2. CITIZEN COMMENTS**

Ellen Elliot of 404 Irvin spoke about the upcoming documentary, "Plymouth, Michigan: A Rich History" coming to the Penn theatre in November. Tickets can be bought at the Penn theatre and the Plymouth Historical Museum.

### **3. APPROVAL OF THE MEETING MINUTES**

a) A motion was made by Comm. Filipczak and seconded by Comm. May to approve the meeting minutes from August 7, 2019 with clerical edit on page 3.

MOTION PASSED UNANIMOUSLY

### **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 UNANIMOUSLY

### **5. COMMISSIONER COMMENTS**

Chair Polin recognized and thanked citizens for being active and engaged at their August meeting. She also thanked the Commission for their great work and commitment to the board. She also thanked Vice-Chair Cole for his research on the Secretary of Interior's Standards.

### **6. OLD BUSINESS**

None.

### **7. NEW BUSINESS**

a) H19-07: Awning replacement at 298 S. Main, Kilwin's

Dale Bache, Marygrove Awning Company, explained that they are reusing the existing frame and installing new fabric. He explained that a design was being used for the logo and wanted to verify with the board that the design was historically compatible.

## **Board Discussion**

Comm. Cole asked if there would be any lighting used and Mr. Bache explained that there would not be any new lighting.

Comm. Townsend asked if the new awning would match the Berkshire Hathaway awning next door and if the address of the building would be located on the awning. Mr. Bache explained that it would match the awning next door and that it is also black. He also added that the address would not be included on the awning.

Chair Polin explained that the company logo is specific to the business and is not an issue as long as it complies with City ordinances. She continued to say that the proposed graphic is similar to the current graphic and that it is a pleasing design.

Comm. Townsend raised a question to the City about the sign ordinance and a projection inconsistency related to wall signs and awnings.

A motion was made by Comm. Cole, supported by Comm. Filipczak, to issue a Certificate of Appropriateness for the approval of H19-07, 298 S. Main, awning replacement. Approval is based on the finding of facts from the Secretary of Interior's Standards for Rehabilitation numbers 1, 2, 3, 4, and 5 and Section 94-6 Ordinance numbers 1, 2, 3, and 4.

MOTION PASSED UNANIMOUSLY 6-0

b) H19-08: Awning installation at 271 S. Main, Growth Works

Dale Bache, Marygrove Awning Company, explained that the project involves fabric canopies over doors for protection from inclement weather. This design is good for the doors and for patrons walking in and out. He added that no graphics are included on the canopy and there are no posts holding it up as the wall will support it.

## **Board Discussion**

Comm. Cole confirmed that the canopy was being attached to the mortar joints only and not into the face of the brick. He also asked if any lighting would be used. Mr. Bache explained there would not be any new lighting. Comm. Cole explained that since this is a noncontributing building, they don't necessarily need to follow the Secretary of Interior Standards, but canopies can be added that are compatible with historic character even without historical evidence.

Chair Polin explained that the preservation of the original materials is not important because the building has been modified significantly through the years, however compatibility with the character of the district is significant. She also mentioned that barrel type awnings are non-traditional and more contemporary looking.

Comm. Cole explained that he has no issue with the barrel type awning style and Chair Polin added that this style of awning is practical for inclement weather.

A motion was made by Comm. Cole, supported by Comm. May, to issue a Certificate of Appropriateness for the approval of H19-08, 271 S. Main, awning installation. Approval is based on the finding of facts Section 94-6 Ordinance numbers 1, 2, 3, and 4.

MOTION PASSED UNANIMOUSLY 6-0

## **8. REPORTS AND CORRESPONDENCE**

### **Citizen Comments**

Ellen Elliot, 404 Irvin, asked if there was an update on the noncompliant issues with the historic district from the last meeting.

Chair Polin asked that the City provide an administrative update by their next meeting on the following from August 7, 2019:

1. A letter requested for work done at 306 S. Main, regarding the limestone application and asked for a follow-up.
2. She would like to know if a permit was pulled for work being done on the front porch at 249 S. Main Street and asked for a follow-up.
3. A follow-up is requested on the three awnings installed at 583 W. Ann Arbor Trail, extending to the end of the building, but not installed into the mortar joints as requested.

## **9. ADJOURNMENT**

A motion was made by Comm. Townsend, supported by Comm. Filipczak, to adjourn the meeting at 7:24 p.m.

MOTION PASSED UNANIMOUSLY.