



City of Plymouth Historic District Commission Regular Meeting Agenda

Wednesday, June 1, 2022 – 7:00 p.m.

Plymouth City Hall & Online Zoom Webinar

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

<https://us02web.zoom.us/j/89095028242>

Passcode: 222282

Webinar ID: 890 9502 8242

- 1) **CALL TO ORDER**
 - a) Roll call
- 2) **CITIZENS COMMENTS**
- 3) **APPROVAL OF THE MINUTES**
 - a) Approval of the February 2, 2022 regular meeting minutes (amended)
 - b) Approval of the April 6, 2022 regular meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **COMMISSION COMMENTS**
- 6) **OLD BUSINESS**
- 7) **NEW BUSINESS**
 - a) H22-02, 807 Penniman (Part of 306 S. Main): Awning with signage
- 8) **REPORTS AND CORRESPONDENCE**
- 9) **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

KEY OBJECTIVES

- Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
- Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
- Partner with or become members of additional environmentally aware organizations
- Increase technology infrastructure into city assets, services, and policies
- Continue sustainable infrastructure improvement for utilities, facilities, and fleet
- Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

KEY OBJECTIVES

- Create policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
- Increase staff levels to appropriately support city services and departments
- Provide staff/board/volunteer trainings and programming with a focus on improving understanding on issues of diversity, equity, and inclusion and emphasizing working with and serving diverse communities

GOAL AREA THREE – COMMUNITY CONNECTIVITY

KEY OBJECTIVES

- Engage in partnerships with public, private and non-profit entities
- Increase residential/business education programs for active citizen engagement
- Robust diversity, equity, and inclusion programs
- Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

KEY OBJECTIVES

- Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
- Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
- Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
- Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
- Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
- Modernize and update zoning ordinance to reflect community vision
- Implement Kellogg Park master plan



City of Plymouth
Historic District Commission
Regular Meeting Minutes
Wednesday, February 2, 2022 - 7:00 p.m.

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

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

Plymouth City Hall

1. CALL TO ORDER

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

Present: Chair Polin, Members Jeremy Borys, Stanley Cole, Gania Kandalajt, Joshua Mrozowski, John Townsend

Also present: Community Development Director John Buzuvis, City Commission Liaison Suzi Deal

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Townsend offered a motion, seconded by Mrozowski, to approve the minutes of the December 1, 2021 meeting as presented.

There was a roll call vote.

Yes: Cole, Kandalajt, Mrozowski, Townsend, Polin

Abstain: Borys

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Mrozowski offered a motion, seconded by Kandalajt, to approve the agenda for Wednesday, February 2, 2022.

There was a roll call vote.

Yes: Borys, Cole, Kandalajt, Mrozowski, Townsend, Polin

MOTION PASSED 6-0

5. ELECTION OF OFFICERS

Cole nominated Polin for the position of chair of the Historic District Commission for 2022.

There was a roll call vote.

Yes: Borys, Cole, Kandalajt, Mrozowski, Townsend, Polin

MOTION PASSED 6-0

Townsend nominated Cole for the position of vice-chair of the Historic District Commission for 2022.

There was a roll call vote.

Yes: Borys, Cole, Kandalajt, Mrozowski, Townsend, Polin

MOTION PASSED 6-0

6. COMMISSION COMMENTS

Commissioner Townsend inquired on the status of the resubmission of the paint color for the Makeup Loft storefront on S. Main St. Buzuvis indicated he anticipated the applicant to return to the March HDC meeting for review/approval of the newly selected paint color.

7. OLD BUSINESS

- a. H21-07, 306 S. Main: Revised exterior alterations, signage, exterior lighting and limestone rehabilitation and repair

Architect Gus Pappas provided an overview of the project revisions and described the proposed material as less destructive to the limestone than the original plan.

Citizen Comments

Ellen Elliott, 404 Irvin, commented on preserving the structure of the building and the appearance of the proposed sign.

Commissioner Comments

Commission members discussed the limestone repair material and the proposed sign and exterior lighting. Townsend offered a motion, seconded by Borys, to issue a certificate of appropriateness for H21-07, 302 S. Main.

Findings of Fact

The proposed work will meet the Secretary of Interior’s standards for rehabilitation numbers 1, 2, 3, 5, 6, 7 and 9 and gives consideration and/or significance to City of Plymouth criteria 1, 2, 3 and 4.

There was a roll call vote.

Yes: Borys, Cole, Kandalraft, Mrozowski, Townsend, Polin

MOTION PASSED 6-0

8. NEW BUSINESS

- a. 2022 Goals Discussion

Deal asked members to refer to the City’s strategic plan when considering goals, and to send their ideas to her or Buzuvis.

9. REPORTS AND CORRESPONDENCE

Buzuvis reminded the group that there would be a joint meeting between the City Commission, Planning Commission, Downtown Development Authority, and the Historic District Commission on February 15 at the Plymouth Cultural Center.

10. ADJOURNMENT

Mrozowski offered a motion to adjourn at 7:48 p.m. Kandalraft seconded the motion.

There was a roll call vote.

Yes: Borys, Cole, Kandalraft, Mrozowski, Townsend, Polin

MOTION PASSED 6-0



City of Plymouth
Historic District Commission
Regular Meeting Minutes
Wednesday, April 6, 2022 - 7:00 p.m.

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

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

Plymouth City Hall

1. CALL TO ORDER

- a. Vice Chair Stanley Cole called the meeting to order at 7:00 p.m.
Present: Vice Chair Cole, Members Jeremy Borys, Meghan Covino, Gania Kandalajt, Joshua Mrozowski, John Townsend
Excused: Chair Colleen Polin

Also present: Community Development Director John Buzuvis

2. CITIZEN COMMENTS

There were no citizen comments

3. APPROVAL OF THE MINUTES

Townsend Mrozowski offered a motion, seconded by Townsend, to approve the minutes of the February 2, 2022 meeting as amended pending reapproval at a later date if necessary.

There was a roll call vote.

Yes: Borys, Kandalajt, Mrozowski, Townsend, Cole

Abstain: Covino

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Townsend offered a motion, seconded by Mrozowski, to approve the agenda for Wednesday, April 6, 2022.

There was a roll call vote.

Yes: Borys, Covino, Kandalajt, Mrozowski, Townsend, Cole

MOTION PASSED 6-0

5. COMMISSION COMMENTS

There were no commission comments

7. OLD BUSINESS

There was no old business

8. NEW BUSINESS

- a. H22-01, 320 S. Main, The Make-Up Loft: Façade paint color change

Citizen Comments

An email from resident Bob Bake, who suggested an alternate color, was read.

Commissioner Comments

It was noted that the color selected by the applicant was historic, however, the applicant did not follow the HDC's recommendation to use an accent color for the trim. Mrozowski offered a motion, seconded by Townsend, to issue a certificate of appropriateness for H22-01, 320 S. Main.

Findings of Fact

The proposed work will meet the Secretary of Interior's standards for rehabilitation numbers 1, 2, 3, 4, and 5.

Townsend offered a friendly amendment adding that the proposed work gives consideration and/or significance to City of Plymouth criteria 1, 2, 3 and 4.

Mrozowski accepted the friendly amendment.

There was a roll call vote.

Yes: Borys, Covino, Kandalajt, Mrozowski, Townsend, Cole

MOTION PASSED 6-0

9. REPORTS AND CORRESPONDENCE

Buzuvis said the hybrid meeting model would be continued for the foreseeable future.

10. ADJOURNMENT

Townsend offered a motion to adjourn at 7:14 p.m. Kandalajt seconded the motion.

There was a roll call vote.

Yes: Borys, Covino, Kandalajt, Mrozowski, Townsend, Cole

MOTION PASSED 6-0



Historic District Commission
201 S. Main Plymouth, MI 48170
Administrative Review of 320 S. Main
Case Number H22-02
Agenda Date: June 1, 2022

Address: 807 Penniman (part of the parcel that is 306 S. Main)

Year Built: 1913

Historical Significance: Architecture/Commerce

Proposed Changes: Install awning with signage

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

Application Review

Sign and awning installation or replacement				
Please include the following applicable information		YES	NO	N/A
1.	Completed application	[X]	[]	[]
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	[X]	[]	[]
3.	Materials finish list	[X]	[]	[]
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	[X]	[]	[]
5.	Historic photographs of the building	[X]	[]	[]
6.	Description of the existing signage/awning material including location, size, material, color, and condition	[X]	[]	[]
7.	Photographs of the building as it exists today	[X]	[]	[]
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	[X]	[]	[]
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	[]	[X]	[]
10.	Identification of all materials used in the construction of signage and/or awning	[X]	[]	[]
11.	Material samples including number, letter, font size, and colors of signage and/or awning	[X]	[]	[]

SAMPLE MOTION LANGUAGE

1. Motion to Approve Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard number(s) ___ and would give consideration and/or significance to the City of Plymouth Ordinance review criteria number(s) ___.

Vote "Yes" to approve application. Vote "No" to deny application.

2. Motion to Approve Application with Conditions

I move that the Commission issue a Certificate of Appropriateness for application number ___, provided that the following conditions are met: (list conditions). The Findings of Fact are as follows: (list facts of finding). The work would then meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___.

Vote "Yes" to approve application with conditions. Vote "No" to deny application with conditions.

3. Motion to Postpone Review

I move that the Commission Postpone Review of application number ___ until the next regular meeting scheduled for ___.

Vote "Yes" to approve postponing the review. Vote "No" to deny postponing the review.

4. Motion to Deny Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list findings of facts that do not warrant the project's approval). The work as proposed does not meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would not give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___.

Note: Voting "No" to positively framed motion is the easiest way to deny an application's request for a Certificate of Appropriateness. FYI: Making a motion for approval and then voting "No" to deny is the same as making a motion to deny an application and then voting "Yes".

Vote "No" to deny the application. Vote "Yes" to approve the application.

5. Motion to Issue a Notice to Proceed

May be used in special conditions or emergencies.

I move that the Commission issue a Notice to Proceed for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed does (not) meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would (not) give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. The work which is approved with this Notice to Proceed is as follows: (list approved work). The work that is not approved/not appropriate requires the following conditions to be met: (list conditions). The proposed work will substantially improve or correct the following: (list notice to proceed options). Additional work desired which is not approved within this Notice to Proceed is to be resubmitted for a Certificate of Appropriateness.

Vote "Yes" to approve notice to proceed. Vote "No" to deny notice to proceed.

CITY OF PLYMOUTH
HISTORIC DISTRICT COMMISSION APPLICATION

Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 807 Penniman Ave.	<input type="checkbox"/> Contributing structure <input checked="" type="checkbox"/> Non-contributing structure	Date of Application 05/16/2022
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Name of Property Owner 306 South Main LLC	Phone Number 269-352-8031 - Kyle Farr	
Mailing Address 10660 Fellows Hill Drive	Email Address (Required) kylefarrnp@gmail.com	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	<input type="checkbox"/> Architect	<input type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input type="checkbox"/> Lessee
Applicant/Company Name Marygrove Awning Company	Phone Number 734-422-7110			
Applicant/Company Address 12700 Merriman Rd	City Livonia	State MI	Zip Code 48150	
Email Address (Required) rfalahee@marygrove.com - Rachel Falahee				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Marygrove Awning Company	Phone Number 734-422-7110		
Company Address 12700 Merriman Rd	City Livonia	State MI	Zip Code 48150
Registration Number N/A	Expiration Date	Email Address (Required) rfalahee@marygrove.com	

IV. Type of Project (Please Select All that Apply)

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

V. Description of Work

Installation of one (1) fixed-frame traditional style awning with lettering on front of building.
Welded aluminum tube framework powder coated black with Sunbrella black canvas covering.
Lettering applied to canvas in white Nazdar ink that reads, "Kyle Farr Aesthetics + Wellness"

VI. Applicant Signature

Signature of Applicant <i>Rachel Falahes</i>	Date 05/15/2022
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VII. Property Owner Signature

Signature of Property Owner  Paul Salloum (May 16, 2022 15:38 EDT)	Date May 16, 2022
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VIII. Submittal Checklist

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why the changes are necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Photographs of the building and site as they exist today	[]	[]	[]
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	[]	[]	[]
8.	Scaled drawings to include existing and proposed floor plans	[]	[]	[]
9.	Scaled drawings to include existing and proposed elevations	[]	[]	[]
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	[]	[]	[]
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	[]	[]	[]
12.	Material samples and colors for roofing, siding, and trim	[]	[]	[]
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	[]	[]	[]
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	[]	[]	[]
15.	Color rendering of exterior elevation	[]	[]	[]
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	[]	[]	[]
Proposed window replacement project				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why window replacement is necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Description of the existing window material including color and condition	[]	[]	[]
7.	Photographs of the affected windows as they exist today	[]	[]	[]
8.	Photographs of the building with proposed changes indicated	[]	[]	[]

Please include the following applicable information		YES	NO	N/A
9.	Cut sheets (manufacturer information) for all replacement windows	[]	[]	[]
10.	Material samples and colors of windows	[]	[]	[]
11.	Number of windows to be replaced	[]	[]	[]
12.	Dimensions of windows including frame thickness and frame width	[]	[]	[]
13.	Photographs of other projects incorporating the window replacement component	[]	[]	[]
Proposed door or garage door replacement				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why door replacement is necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Description of the existing door material including color and condition	[]	[]	[]
7.	Photographs of the affected doors as they exist today	[]	[]	[]
8.	Photographs of the building with proposed changes indicated	[]	[]	[]
9.	Cut sheets (manufacturer information) for all replacement doors	[]	[]	[]
10.	Material samples and colors of doors	[]	[]	[]
11.	Number of doors to be replaced	[]	[]	[]
12.	Dimensions of doors including frame thickness and frame width	[]	[]	[]
13.	Photographs of other projects incorporating the door replacement component	[]	[]	[]
Proposed roof replacement				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words including related work such as gutters, soffit, and fascia	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why roof replacement is necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Description of the existing roof material including color and condition	[]	[]	[]
7.	Photographs of the roof as it exists today	[]	[]	[]
8.	Photographs of the building with proposed changes indicated	[]	[]	[]
9.	Cut sheets (manufacturer information) for replacement roof	[]	[]	[]
10.	Material samples and colors of roof	[]	[]	[]
11.	Dimensions of replacement roof	[]	[]	[]
12.	Photographs of other projects incorporating the roof replacement component	[]	[]	[]
Proposed siding replacement				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	[]	[]	[]
3.	Materials finish list	[]	[]	[]

Please include the following applicable information		YES	NO	N/A
4.	Detailed justification of why siding replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing siding material including width, color, and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the siding as it exists today	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled and dimensioned elevations showing the replacement siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Cut sheets (manufacturer information) for replacement siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Material samples and colors of siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions including full profile of replacement siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Photographs of other projects incorporating the roof replacement component	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sign and awning installation or replacement				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing signage/awning material including location, size, material, color, and condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the building as it exists today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Identification of all materials used in the construction of signage and/or awning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Material samples including number, letter, font size, and colors of signage and/or awning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site improvements: fence, walls, paving, or landscaping installation				
1.	Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why site improvement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building and site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as it exists today	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Scaled and dimensioned site plan showing existing lot lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled and dimensioned site plan showing existing buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled and dimensioned site plan showing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Identification of all materials used in the construction of signage and/or awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Material samples including number, letter, font size, and colors of signage and/or awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information		YES	NO	N/A
Porch reconstruction or repair				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why the changes are necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Photographs of the building and site as they exist today	[]	[]	[]
7.	Description of the existing porch material including location, size, material, color, and condition	[]	[]	[]
8.	Scaled drawings to include existing and proposed site plan	[]	[]	[]
9.	Scaled drawings to include existing and proposed floor plans	[]	[]	[]
10.	Scaled drawings to include existing and proposed elevations	[]	[]	[]
11.	Scaled drawings to include existing and proposed cross sections and other details as needed	[]	[]	[]
12.	Cut sheets (manufacturer information) for proposed replacement porch materials	[]	[]	[]
13.	Material samples and colors for porch	[]	[]	[]
Paint color change				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why the changes are necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Photographs of the building and site as they exist today	[]	[]	[]
7.	Samples of the proposed paint color (paint chip)	[]	[]	[]
8.	Photographs and/or diagrams showing the locations and colors where paint will be applied	[]	[]	[]
Building cleaning				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why the changes are necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Photographs of the building and site as they exist today	[]	[]	[]
7.	Description of the cleaning method including the names of chemicals and the pressure of any washes or applications	[]	[]	[]
8.	Brochure for cleaning agents	[]	[]	[]
9.	Description of the treatment of the building exterior (surface) after cleaning – painting, sealing, tuck pointing, etc.	[]	[]	[]






HDC Application - Kyle Farr Aesthetics

Final Audit Report

2022-05-16

Created:	2022-05-16
By:	Rachel Falahee (rfalahee@marygrove.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAZ2qzyNgHNzHYy2wiieF_s63QLfU_Y8g

"HDC Application - Kyle Farr Aesthetics" History

-  Document created by Rachel Falahee (rfalahee@marygrove.com)
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-  Agreement completed.
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807 Penniman Ave. | Kyle Farr Aesthetics

Brief Synopsis of Project

Installation of one (1) fixed-frame awning over storefront.

Black material with the business name on the front "Kyle Farr Aesthetics + Wellness" in white.

Top of awning will start just above existing horizontal black metal trim on the building.

There will be 9' of clearance from bottom edge of awning to sidewalk.









The awning will project 2' out from the wall.

The width spans the storefront from end to end: 29'6".

Materials Finish List

Framework:

Aluminum tubing (see ICI metals extrusion specs)

<p>Item # ICICAS102</p>  <p>1" x 1" x .100" wall 6063-T5 Round Corner 24"</p>	<p>Item #</p> 
<p>Item # ICICAS103</p>  <p>1" x 2" x .100" wall 6063-T5 CP-Side Staple Round Corner 24"</p>	<p>Item #</p> 
<p>Item# ICI CAS104</p>  <p>1" x 2" x .100" wall 6063-T5 CP-Staple Round Corner 24"</p>	<p>Item #</p> 
<p>Item# ICI CAS105</p>  <p>1" RC Side Staple with Flange 6063-T5</p>	<p>Item #</p> 

Fabric:

Sunbrella brand acrylic ("canvas") #6008 Black, sample attached here



Lettering:

Nazdar Screen Ink – White (painted on sample above)



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Justification of Necessity

Currently there is no signage on the building. To indicate the new tenant occupying the space, and in cohesiveness with many other awnings on the neighboring business storefronts (including but not limited to Greek Islands Coney), it is fitting and sensible to have an awning that provides both shade to the interior of the space while providing signage and business identification to the outside.

Historic Photographs of the Building

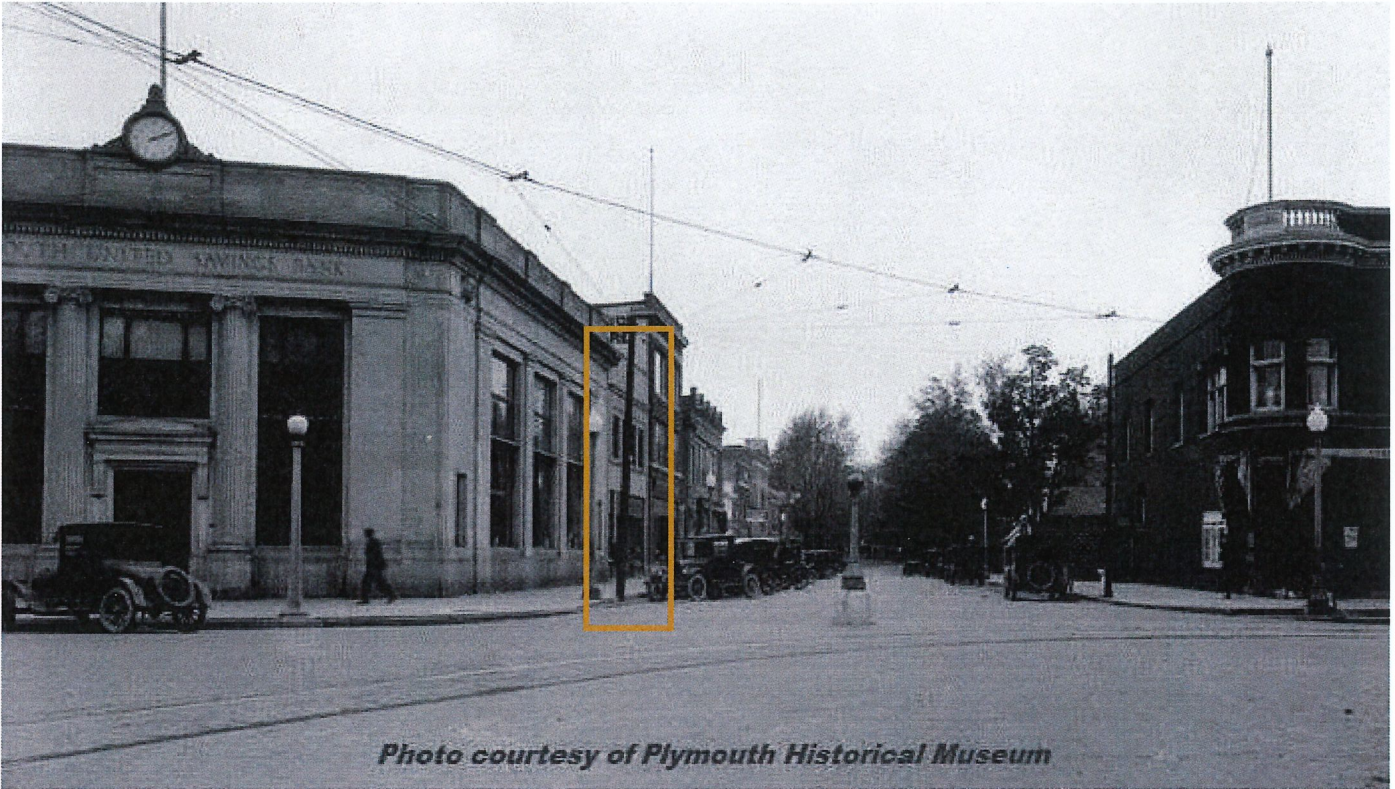


Photo courtesy of Plymouth Historical Museum



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Description of Existing Signage/Awning

There is currently no signage nor awning on the building.

Photograph of Existing Building (Spring 2022)



Elevation of Size & Location of Awning



Sign Area Layout of Proposed Graphics

