

**CITY OF GROSSE POINTE WOODS**

Building Department

**MEMORANDUM**

DATE: June 22, 2022  
TO: Planning Commission  
FROM: Gene Tutag, Building Official  
SUBJECT: 21034 Mack Façade Repair/Change (Merchants Wine)

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Plans and documents have been submitted for repairs and changes to the façade of Merchants Wine, located at 21034 Mack Avenue. The submission include plans (sheets T.1, D.1, A.1, A.2 and A.3) prepared by Chester Stempien Associates issued February 28, 2021, and color renderings and correspondence from ZA Design Build. The City received the documents on June 8, 2022. The reason for the delay in this project was the insured was having difficulties with the insurance companies.

The project involves the repair and replacement of an existing storefront due to damage sustained by vehicle impact in 2021. Nichiha panels are proposed on the west and north tower elevations, a new storefront door, and painting of the balance of the exterior brick are shown.

The subject property is on the east side of Mack Ave on the southern corner of Roslyn. The Current zoning of the property is C - Commercial. The property has been and will continue to be used as a retail store, which is a permitted use in the Commercial district.

The submission and scope of work have been reviewed for compliance with Section 50-373 and 50-374 of the City Code (copy attached). No increase in area to the existing building is proposed. The project is being reviewed under the current Design Standards ordinance, which include the reference to Colonial and Early American Design themes, as the revised ordinance was not in effect at the time of submission.

The proposed design and selection of materials is not compliant with Section 50-373. The result of the change is a design that is not harmonious with the existing architecture of the area and the existing building. The period character of the building and block is not being retained consequently we are not recommending approval to this façade change as submitted.

The 1983 Storefront Design Guidelines and Master Plan show a rendering of the building (copy attached) with a new cornice and mullions that could be incorporated into the existing façade once repairs are completed.

The proposed design submitted for review could be revised with more attention to details such as adding accent lighting and metal awnings and possibly opening up window spaces that have been bricked over. Painting brick, particularly the type used on this structure, is a maintenance nightmare as can be seen currently on the rear of the structure

We are requesting a date be scheduled at tonight's meeting for a Planning Commission Workshop to discuss the proposed façade design with the owner and their Architect.

Thank you,  
Gene Tutag  
Building Official

*Attachments:*

- *Section 50-373 "Design Standards" and Section 50-374 "Changes of Appearance" (2 pages)*
- *1983 Building Storefront Rendering (2 pages)*
- *Building Official Photos of Existing Building (4 pages)*