

**MEMORANDUM**  
**CITY OF GROSSE POINTE WOODS**  
**BUILDING DEPARTMENT**

**DATE:** February 10, 2022

**TO:** Planning Commission

**FROM:** Gene Tutag, Building Official

**SUBJECT:** 19850 Mack Ave Proposed Façade Renovation

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Plans have been submitted for the proposed façade renovation at 19850 Mack Avenue which is zoned C – Commercial. The scope of the proposed project will involve re-constructing the west (front) and south (right side) façade. As stated in the applicant's narrative (attached), a new roof and dumpster enclosure will be installed, the surrounding streetscape will be upgraded and include benches and planting beds, the materials on the building will be brick, limestone and metal trim. In regards to the interior of the structure, the project would include demolishing the interior construction of the building, prepping it for white box condition, and dividing the building up into three tenant spaces. This proposal would be considered a façade alteration and is regulated by the following sections of the Ordinance.

**Sec. 50-373. - Design standards.**

**a. General**

1. *New construction, renovations, remodeling or exterior building alterations within all C commercial, C-2 high intensity city center, and RO-1 restricted office zoning districts shall be designed in conformance with approved design standards found in this section and on file with the building department. The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.*
2. *To be in compliance with these standards, all designs as governed by this section shall contain a dominant use of assorted architectural design elements generally described as "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional." Specific definitions and examples of these elements are included within this section, and in the "design standards" guidelines on file with the building department. The guidelines may be modified by planning commission resolution.*

**b. Design components**

1. *The words "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" shall collectively refer to use of a pallet of materials, trim, shapes, forms, colors and details most commonly associated with the dominant architectural styles utilized during the early development of the east coast American towns and cities. Some examples of where these designs*

*are commonly found and featured include Williamsburg, Virginia, Cape Cod, New England and Philadelphia.*

- 2. To more specifically define the assorted components that can be utilized to achieve this design style, the design standards guidelines include graphic examples of design elements, all of which are considered by definition of this section to be acceptable when collectively used within a total design. These elements shall be utilized in appropriate proportions and quantity to form an overall total design consistent with the requirements of this section.*
- 3. Colors utilized in all design components shall be consistent with the approved color chart on file with the building department and shall be utilized to produce a balanced, coordinated and complimentary total design solution.*

**Sec. 50-374. - Change of appearance of building exterior in C, RO-1 or C-2 district.**

- a. Approval required. All plans for new construction, renovations, remodeling or exterior building alterations within all C commercial district, the RO-1 restricted office district, and the C-2 high intensity city center district shall be submitted to the building inspector for approval prior to the issuance of any building, sign, or awning permit and any new certificate of occupancy as may be required. All plans will be submitted to the planning commission for review consistent with the design standards ordinance, unless otherwise exempt under subsection (b) of this section.*
- b. Repair or maintenance. The following repairs or maintenance to the exterior appearance of any building or structure are examples of changes not requiring planning commission review if complaint with other provisions of this Code including the design standards ordinance and approved colors:*
  - (1) Replacement of windows or doors.*
  - (2) Painting or repainting of building exterior.*
  - (3) Repaving or repairs of driveways, sidewalks or parking lots.*
  - (4) Repair or replacement of damaged or worn building elements.*
  - (5) Signs in compliance with chapter 32.*
  - (6) Awnings or canopies in compliance with chapter 32.*
  - (7) Replacement or addition of gutters or downspouts.*
  - (8) Emergency repairs or replacement requiring immediate attention.*
  - (9) Exterior building lighting fixtures.*
  - (10) Re-shingling or replacement of mansard roof covering or other roof covering.*

As stated above, the proposed façade shall contain high quality building material elements that do not all classify with a colonial design theme, however the existing building and the elements as it stands today does not all represent a colonial design either. Colonial buildings typically have hip, gambrel, shed, or gable roofs, never a mansard which is the type of roof existing on the building today.

The existing building is on the east side of Mack between Huntington and Torrey. Pointe Nail Techs and Di Maggio Jewelers are adjacent the site to the south and Beline Obeid Realty is located on the block over, directly north of the subject building. The previous use of the building was a health food retail store.

The proposed design including the windows, framing, and architectural shapes give the building more of a contemporary feel to it, however the proposed façade remodel is an improvement compared to the dated design that exists, and will give not only the building a much needed refresh, but Mack Avenue as well. Proposed landscaping elements will also add overall improvement.

The plans have been reviewed by DPW and Public Safety, their comments are attached/below.

We recommend the approval of the façade remodel contingent on:

1. The awning shall have 9' of clearance from the bottom of the awning to the grade.
2. The project must begin within 6 months and take no longer than 1 year to complete.

The proposal does not entirely comply with the Colonial Design Theme but high quality materials are being used and the design will fit in with the established character of Mack Avenue in this area.