

DESIGN REVIEW COMMITTEE

MINUTES

August 2, 2006

PRESENT: Steve Guile, Mike Boettcher, J. Michael Kirk, Karen Nigoghosian, Mike Bewick

ADVISORS: Robert DeBerardino, Laurie Sabon-Ellebrake

RECORDING SECRETARY: Marge Piotrowski

ABSENT: Dave Norwood, John Nagy, Frank Monaghan

CALLED TO ORDER: 9:12 a.m.

New Applications

DRC 06-144 Marygrove Awning Co., 12700 Merriman, Livonia, MI 48150 requests permission to maintain one (1) rear canopy (31'-6" x 27'-6") over an outdoor dining area with signage along the drip edge (5' x 8") stating "Post Bar" located at 22099 Michigan Ave.

Sec. 17.05. Development standards for B-D, Downtown Business Districts.

(D) **Architectural standards.** All buildings shall be subject to the following physical requirements:

- (2) The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.

The plan indicates a tri-colored canopy (31'-6" x 27'-6") at the rear of the building covering a previously approved rear dining/patio area.

Sec. 17.06. Signs.

(A) **New and replacement signs.** All new and replacement signs shall conform to the requirements of this Ordinance. Plans must be submitted and approved prior to issuance of a permit.

The canopy was installed without a permit.

(B) **General requirements.**

- (1) Materials used in signs shall have consistent architectural character and be harmonious with building design and surrounding landscape.

The plan indicates a 16" drip edge on the canopy with 8" letters.

- (2) Every sign shall be in scale with its storefront and surroundings.
- (10) The vertical drip of an awning may be stenciled with signage a maximum of eight (8) inches in vertical dimension by any horizontal length

The plan indicates a 16" drip edge on the canopy with 8" letters.

RESOLUTION – Motion by J. Michael Kirk, supported by Mike Boettcher, to DENY this recommendation. Motion carried unanimously.

DRC 06-145 Ali Awada, 7101 Hartwell, Dearborn, MI 48126, requests permission to construct new south and west elevations along with two (2) (4' x 8' x 1/2") thick acrylic sign boards with 1" acrylic letters stating "RED STAR Chinese Restaurant with foreign translation" for an existing commercial building located at **13944 Michigan Avenue**.

17.05 Development standards for B-D, Downtown Business Districts.

(D) **Architectural standards.** All buildings shall be subject to the following physical requirements:

- (1) At least ninety percent (90%) of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, face brick, aluminum/vinyl trim. Coarsely textured stucco, wood, and E.F.I.S. (exterior finish insulation system) shall be allowed on the second floor or above.

The plan indicates E.F.I.S on the second floor only. The plan indicates the replacement of existing brick only when different areas.

- (2) The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.

The plan does not indicate a proposed color for the E.F.I.S on the second floor. A color rendering was submitted without the designation of a specific color.

- (3) Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or decorative finish materials.

The plan does not indicate the installation or removal of windows or doors. The plan indicates an existing 6" metal coping along with an existing 4" metal band to remain.

- (4) All buildings fronting a public walkway shall be directly accessible and have an entrance for the public. Each storefront must have transparent areas, equal to seventy percent (70%) of its portion of the facade, between one (1) and eight (8) feet from the ground. Window coverings during business hours and visible storage are prohibited.

The plan indicates access off of Michigan Avenue along with existing windows.

- (5) Storefronts shall have mullion systems, with doorways and signage integrally designed. Mullion systems shall be painted, powder-coated, or stained.

The plan indicates existing windows to remain.

- (6) Glass shall be clear or lightly tinted only. Opaque applications shall not be applied to the glass surface.

The plan does not indicate window applications.

- (10) Roof-mounted fixture screening, roof-mounted appliances, including, but not limited to, air conditioners, heating apparatus, dust collectors, filters, transformers, and any other such appliance or apparatus, shall be enclosed on all sides by view obscuring screening so as not to be visible from off the site from any angle. If such appliances or equipment are placed on the ground, the above screening requirements shall still apply.

The plan does not indicate a north elevation or a roof detail.

- (15) All building corners and terminal ends shall provide distinct and prominent architectural features of enhanced character and visibility, which reflect the importance of the building's location and create a positive visual landmark.

The plan does not indicate architectural features or enhanced character with regards to the E.F.I.S. application.

Sec. 17.06. Signs.

(A) **New and replacement signs.** All new and replacement signs shall conform to the requirements of this Ordinance. Plans must be submitted and approved prior to issuance of a permit.

(B) **General requirements.**

- (1) Materials used in signs shall have consistent architectural character and be harmonious with building design and surrounding landscape.
- (2) Every sign shall be in scale with its storefront and surroundings.
- (3) Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. One (1) wall sign, not exceeding ten (10) square feet in area, shall be permitted in any side or rear entrance open to the public.

The proposed signs are on the south elevation and the corner entrance to the tenant space. No signs are proposed on the west and north elevations.

- (6) Colors shall be used harmoniously and with restraint. Fluorescent, brilliant, or optical colors shall be prohibited.

The plan does not indicate a specific color for the proposed signs.

(C) **Wall signs.**

- (1) **Board signs.** Board-type wall signs shall be defined as signs consisting of opaque letters permanently applied to an opaque background, anchored as a single unit to a building facade. All signs and sign-lighting fixtures shall exhibit ornamental features consistent with the examples shown in the design review manual (square-cornered backgrounds are prohibited). All text shall be raised or routed from the background by not less than three-quarter (3/4) inch, nor more than two (2) inches, and be of contrasting color from the background (painted on text is prohibited). Text shall be three (3) inches minimum height, and thirty-six (36) inches maximum height. The background shall be framed by a decorative molded edge raised above the background not less than the dimension that the letters are raised, but not less than three-quarter (3/4) inch above the background. Logos, graphics, and features other than text are encouraged and may be painted directly on the background. All colors shall be harmonious with the other colors used within the sign and with the adjacent building facades. All board signs shall be illuminated using

externally mounted gooseneck style fixtures spaced as required to provide even illumination over the full area of the sign background. Illumination of the wall sign may be eliminated if the projecting sign on the same establishment is illuminated. Signs shall be fabricated of weatherized wood, metal, or acrylic letters mounted to a solid wood (not plywood) background designed to resist the deleterious effects of weather exposure. Wall signs shall not be painted directly onto any exterior wall or surface. Murals may be allowed in the discretion of the Design Review Committee.

The proposed signs are constructed of acrylic material within the size limitations. The plan does not indicate a specific color. The plan does not indicate any illumination.

RESOLUTION – Motion by J. Michael Kirk, supported by Mike Boettcher, to DENY this recommendation. Motion carried unanimously.

DRC 06-146 Mr. Hakim Fakoury, 2821 Fort Street, Wyandotte, MI 48195, requests to construct a new four (4) story commercial building with a first floor occupied by three (3) separate restaurant tenants (A, B, & C) with outdoor dining front and rear; second, third and fourth floor two (2) bedroom lofts and suites located at **22200 Michigan** commonly known as “F & M” in Business C and Downtown Business (B-D) zoning districts.

Sec. 17.05 Development Standards for B-D, Downtown Business Districts. (D) Architectural standards. All buildings shall be subject to the following physical requirements:

- (1) At least ninety percent (90%) of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, face brick, aluminum/vinyl trim. Coarsely textured stucco, wood, and E.F.I.S. (exterior finish insulation system) shall be allowed on the second floor or above.

The plan indicates brick, glass and E.F.I.S materials

- (2) The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.

A color rendering for the three story version was previously submitted. A color rendering for the four (4) story version has not been submitted.

- (3) Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or decorative finish materials.

The small scale black and white (8.5 x 11) plan indicates windows facing both streets and the alley way. A color rendering has not been submitted for the four (4) story version.

- (4) All buildings fronting a public walkway shall be directly accessible and have an entrance for the public. Each storefront must have transparent areas, equal to seventy percent (70%) of its portion of the facade, between one (1) and eight (8) feet from the ground. Window coverings during business hours and visible storage are prohibited.

The small scale plan indicates access from the public way.

- (5) Storefronts shall have mullion systems, with doorways and signage integrally designed. Mullion systems shall be painted, powder-coated, or stained.

The plan does not indicate signage.

- (6) Glass shall be clear or lightly tinted only. Opaque applications shall not be applied to the glass surface.
- (7) Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.
- (8) Sliding doors and sliding windows are prohibited along frontage lines.

The small scale plan does not indicate any sliding doors.

- (9) Flat roofs shall be enclosed by parapets of sufficient height to conceal roof-mounted equipment and constructed with material compatible with the building exterior.

The small scale plan indicates a parapet wall around the perimeter of the building.

- (10) Roof-mounted fixture screening, roof-mounted appliances, including, but not limited to, air conditioners, heating apparatus, dust collectors, filters, transformers, and any other such appliance or apparatus, shall be enclosed on all sides by view obscuring screening so as not to be visible from off the site from any angle. If such appliances or equipment are placed on the ground, the above screening requirements shall still apply.

The small scale plan does not indicate any roof mounted appliances.

- (11) Cantilevered mansard roofs are prohibited.

The small scale plan does not indicate any mansard roofs.

- (12) Balconies, railings, and porch structures shall be brick, metal, wood, cast concrete, stone, or stone composite.

The small scale plan indicates balconies and porches for the residential units on the second, third and fourth floors.

- (13) Facades may be supplemented by awnings, which shall be straight sheds with or without side flaps, not cubed or curved, or backlit. Awnings shall be between eight (8) and twelve (12) feet above sidewalk grade at the lower drip edge. Awnings must avoid street trees and be set back at least two (2) feet from the road curb.

The small scale plan indicates horizontal metal awnings for the first floor restaurants.

- (14) Outside dining tables and chairs shall be primarily metal, wood, or similar material. Plastic outside dining tables and chairs shall be prohibited. Approval from the Zoning Board of Appeals is also required.

The plan indicates outdoor dining in the front and rear of the first floor.

- (15) All building corners and terminal ends shall provide distinct and prominent architectural features of enhanced character and visibility, which reflect the importance of the building's location and create a positive visual landmark.

The small scale plan indicated ornamental features consistent with the previous three (3) story building.

- (16) All buildings that become vacant shall immediately remove all business signage and cover all windows during the vacancy with an approved opaque material.

The plan indicates a four story building with three (3) restaurants on the first floor and residential units on the second, third, and fourth floors.

RESOLUTION – Motion by J. Michael Kirk, supported by Steve Guile, to APPROVE this recommendation with the condition that the steel canopies be consistent along Michigan Ave. and along Howard St., that the EFIS inserts be removed from all 3 facades and replaced with brick, and that the north rear façade have steel canopies over the store entrance doors. Motion carried unanimously.

Meeting adjourned: 9:49 a.m.

Marge Piotrowski
Recording Secretary