



City of Hamtramck Meeting
Department of Community and Economic Development
Regular Planning Commission Meeting
November 2nd, 2022
6:30 P.M.
City Hall – Council Chambers 2nd Floor
313.800.5233 ext. 332

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
 - a. Mayor Amer Ghalib, Tom Habitz, Mohamed Alsomiri, Alana Paluszek, Farhana Islam, Nasr Hussain, Abu Musa, Scott Collins, Antar Rageh
- 4. Approval of Minutes**
 - a. -October 5, 2022
- 5. Public Comment (3 Minutes per Person)**
- 6. Public Hearings**
- 7. Old Business**
- 8. New Business**
 - a. Façade Review-9706 Joseph Campau
- 9. Commission Announcements**
- 10. Staff Announcements**
- 11. Public Comment (3 Minutes per Person)**
- 12. Adjournment**

PLEASE NOTE: This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.71 a (2)(3) and the Americans with Disabilities Act (ADA). City of Hamtramck will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the Meeting to individuals with disabilities at the Meeting or Public Hearing upon 10-day notice to the City Clerk's Office. Individuals with disabilities requiring auxiliary aids or services should contact the Hamtramck City Clerk by writing or calling the Clerk's Office at (313) 800-5233 x821.



MCKENNA

October 26, 2022

Hamtramck Planning Commission
3401 Evaline St.
Hamtramck, MI 48212

RE: Address: 9706 Joseph Campau
Parcel ID: 41006040051000
Applicant: Majid Krikor
Plans Dated: 10/13/2022

Review: Façade Modification Review
Review No.: Written Review #1

Planning Commissioners:

We have reviewed the above referenced application for the renovation of the building exterior at 9706 Joseph Campau Street. The applicant is proposing to renovate the street-facing building façades to replace the faux brick with stucco. When a façade is altered in the Central Business District (CBD) zoning district, it is subject to review and approval by the Planning Commission according to certain standards to ensure the project is compatible with the intent of the CBD. The intent of the CBD is as follows:

“The Central Business District (CBD) is established to encourage a form of development that shall achieve the physical qualities necessary to maintain and enhance the economic vitality of downtown Hamtramck, promote the preservation and restoration of historic buildings, ensure that new buildings are compatible with and enhance the downtown and reflect the city’s cultural, social, economic, and architectural heritage, and maintain uses that relate to the pedestrian. The CBD should promote unique, attractive, pedestrian and bicycle-friendly places with a streetscape that prioritizes pedestrian circulation.”





The following comments are based on the City's zoning ordinance, Master Plan, best practices, and are intended to provide helpful feedback on this project.



View looking west from Joseph Campau, Google Image dated 7/2022



FAÇADE MODIFICATION REVIEW

Proposed Modifications

The applicant proposes to remove the existing faux brick and replace it with stucco, Fine Finish Vibrato #3101 – BASF type.



Image from applicant (above).



Product images illustrating Vibrato color (left) and 'fine finish' stucco (right)

Review Against Zoning Standards

The Zoning Ordinance requires that alterations to the facades of existing buildings conform to certain guidelines. Relevant structure and site requirements for the CBD district are included below for reference, and our comments about these requirements considering the proposed modifications follow.



VI 2.06 (f) *All new buildings and additions or structural alterations to the footprint of existing buildings shall be found to be architecturally compatible with adjacent buildings. Any existing building which façade shall be altered after the effective date of this Ordinance or any subsequent amendment shall conform to the guidelines listed in this subsection.... In making such a determination, the following shall be considered:*

1. *Not less than 90 percent of the exterior finish material on all facades that face a street shall be limited to glass, brick, cut stone or coarsely textured stucco. On the second story and above, no more than ten percent E.I.F.S. shall be permitted. Vinyl siding shall not be allowed.*

- **The existing building is clad in faux red brick with clear glass doors and frames. The applicant proposes to remove the faux brick and replace with stucco. The ordinance calls for coarsely textured stucco. A fine finish, i.e. a smoother finish, is proposed.**

The intent of the CBD zoning standards are to “ensure that new buildings are compatible with and enhance the downtown and reflect the city's cultural, social, economic, and architectural heritage”. We believe replacing the brick veneer with a veneer product that maintains the appearance of masonry would be more aligned with these goals . However, we do believe this standard can be met as proposed.

2. *Colors shall be compatible with the majority of the buildings in the district.*

- **The color of the Vibrato stucco product is a medium grey. We do not foresee issues with this color and its compatibility with the majority of the district.**

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 façade of a building, such as awnings, cornice work, edge detailing, or decorative materials.*

- **This standard is met.**

4. *Each storefront shall have ground level window openings not less than seventy percent of the façade between two and eight from the ground. The wood or metal armature of such storefronts shall be painted, bronze, or powder-coated.*

- **A professionally prepared drawing of the façade renovation was not provided with this application. We assume that the applicant is preserving the existing window openings. Assuming that is the case, this standard is met. We encourage the applicant to confirm that window openings on the façade are to remain as implied in the application drawing.**

5. *Walls, displays, stored merchandise, signs, or other items shall not obstruct views into the store from street side windows.*

- **We assume the intention is to maintain the existing clear glass, which would meet this standard.**



6. *Windows shall have a light transmission factor of eighty percent or greater.*

- **We assume the intention is to maintain the existing clear glass, which would meet this standard.**

7. *Façade openings, other than ground floor display windows, including porches, windows, and colonnades, shall be vertical in proportion.*

- **This standard is met by the existing openings, which are proposed to be maintained.**

8. *Windows at or above the second story shall not be covered on the exterior.*

- **This standard is met.**

9. *Upper-story windows that are replaced or exposed shall retain their original size, orientation, and shape so that the configuration of the façade is not changed.*

- **No modifications to the configuration of the existing upper story windows are proposed. This standard is met.**

10. *Metal overhead doors for access to the building or interior-loading area shall not face a public street. Outdoor security fencing shall not be permitted. Roll-up security fencing, if installed, shall be located within the building. No permanent or nonretractable security fencing shall be permitted within the building.*

Metal overhead doors for access to the building or interior-loading area shall not face a public street.

- **No security fencing is included as part of this proposal. This standard is met.**

11. *Overhead doors for any other use shall not have less than 60 % fenestration. If the overhead type door is not less than 60% fenestration, then such door shall be permissible. Loading docks and service areas shall be permitted only in the rear yard.*

- **This standard is met.**

12. *Cantilevered mansard roofs shall not be permitted.*

- **This standard is met.**

13. *The back of the building shall be constructed of brick, painted or dyed concrete block, or the same materials used on the building's façade. Painted concrete blocks shall be permitted for the back wall.*



- **No modifications have been proposed to the existing rear façade as part of this proposal.**

14. Public pedestrian entrances shall not be permitted on the side of the building, with the exception of buildings located on corner lots.

- **The proposal preserves the Joseph Campau pedestrian entrance. No additional signage is proposed. This standard is met.**

RECOMMENDATION

We believe this application can meet the structure and site requirements for the CBD. As stated above, though the Planning Commission can allow the project to proceed as proposed, we recommend that the applicant consider a masonry veneer product that would preserve the appearance of brick on the façade.

We also recommend that, in the absence of a professionally prepared drawing of the proposed renovation, the applicant provides enough detail to assure the proposed renovation will maintain the existing window openings and thus allow all zoning ordinance standards to be met.

Respectfully submitted,

McKENNA

Paul Urbiel, AICP
Senior Principal Planner

Alicia Warren
Assistant Planner