



City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

Regular Planning Commission Meeting
Monday, September 28, 2015

Members of the Planning Commission, and Residents: This shall serve as your official notification of the Regular Meeting of the Planning Commission to be held Monday, September 28, 2015, 7:00 P.M., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

REGULAR PLANNING COMMISSION MEETING-7:00 P.M.

1. Meeting Called to Order.
2. Roll Call.
3. Consideration of the following minutes:
 - a. Regular Planning Commission Meeting held Monday, July 27, 2015.
4. **PUBLIC DISCUSSION** – Items not on the Agenda.
5. Proposed Exterior Design Standards.
6. Other Business.
7. Adjournment.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.



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23925 Woodward Avenue
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Regular Planning Commission Meeting
Monday, July 27, 2015

Having been duly publicized, Chairman Bolach called the meeting to order at 7:02 p.m.

Present: Bolach, Christensen, Decoster, Laidlaw, Lenko, McAuliffe, McCutcheon,
O'Brien, and Schlesinger
Also Present: City Manager Breuckman
Absent: None

Minutes

PC-2015-1512

Motion by O'Brien, second by Schlesinger, to approve the minutes of the Regular Planning Commission Meeting held Monday, June 8, 2015.

Adopted: Yeas: O'Brien, Schlesinger Bolach, Christensen, Decoster, Laidlaw, Lenko,
McAuliffe, McCutcheon.
Nays: None

Woodward/I-696 Complete Streets Study

City Manager Breuckman reported that the City Commission approved the Complete Streets Ordinance and a Complete Streets Plan will be adopted for the City. The Woodward/I-696 study will be part of that plan and approved in three parts. The portion for approval this evening focuses on the intersection of Woodward and I-696 study as prepared by Gibbs. There will be recommendations that focus on the Pleasant Ridge portion of Woodward Avenue coming from the complete study that entails Woodward Avenue from Detroit to Pontiac. The last portion will consist of local green streets/complete streets manual. The two issues for local streets are ponding (from standing rain water) and traffic speed.

PC-2015-1513

Motion by O'Brien, second by Schlesinger, to adopt the Woodward/I-696 Complete Streets Study as the first component of the Pleasant Ridge Complete Streets Plan.

Adopted: Yeas: O'Brien, Schlesinger Bolach, Christensen, Decoster, Laidlaw, Lenko,
McAuliffe, McCutcheon.
Nays: None

Update on Traffic Calming Pilot Project on the Ridge Road/Oakland Park Intersections

City Breuckman explained that the focus of this project was the speeding cars on Ridge that were mainly going through the city, which was part of the Woodward/I-696 study. A traffic and speed counter box studied Ridge and the report is in the packet. The average speed on Ridge was 28 mph with 3,500 cars per day; Woodward Heights was 26 mph. Oxford has 1,100 cars per day. Ridge has 13-foot lanes, wherein a state byway has 12-foot lanes. Most streets in Pleasant Ridge are 27 feet wide and only parking allowed on one side of the street. Years ago, parking was allowed on both sides of the street and this is an option being considered in order to slow traffic down. Breuckman presented a PowerPoint with sample intersections and roads that included flower boxes/planters, brick pavers, bumping out curb areas, and a small roundabout intersection throughout various roads in Pleasant Ridge. The plan is try out temporary settings and study the traffic speeds before making anything permanent. An edge line may be painted out approximately 3 feet on streets to form a bike lane area. Ridge could even have a 6-foot bike lane to allow cross traffic of bikes on one side. Discussion held. Bolach suggested that more gateways be added in major intersections to add beauty to the city, and that bike lanes should be larger than 3 feet. Breuckman added that any modifications will be reviewed with engineers before being finalized and could begin this fall for implementation.

With no further business, Chairman Bolach adjourned the meeting at 7:41 p.m.



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: Planning Commission
Date: September 23, 2015
Re: Exterior Design Standards

Summary

Pleasant Ridge has a strong architectural character. The City was developed largely between 1910 and 1930, which was a period of architectural transition. During that time, new construction methods and materials were changing how buildings were built, and also opening up new possibilities for architecture.

The City has long recognized that preserving our traditional architectural character is an important task. For this reason the Neighborhood Compatibility requirements were adopted into Section 82-166 of the Zoning Ordinance. However, the neighborhood compatibility standards are subjective, and do not offer specific guidance on what it is that Pleasant Ridge expects for the design and construction of new buildings.

Attached is a new style-neutral set of exterior design standards that would regulate new construction and significant additions to ensure that new buildings are compatible in scale and design with the established character of Pleasant Ridge.

The reason for proposing the attached design standards is not to expand regulation, but rather to make our existing method of regulation more clear, objective, and easily understood.

Current Standards

The current method for regulating exterior design is the Neighborhood Compatibility requirements of Section 82-166 of the Zoning Ordinance. That section reads as follows:

Section 82-166. Neighborhood Compatibility. Any new construction or modification to an existing structure, which exceeds 25% of the principal building, shall conform in size, bulk, and dimensional characteristics of adjacent properties within 500 feet of the subject property. The review shall be limited to:

- (1) Building height.
- (2) Lot frontage and size.
- (3) Lot width at the right-of-way.
- (4) Building entrances.

- (5) Building placement on the lot, including setbacks and distances between buildings.
- (6) Architectural compatibility with surrounding properties in the same neighborhood.
- (7) Intensity and dimensional characteristics compatible with surrounding properties in the same neighborhood.
- (8) Utilization of similar materials.

The Zoning Inspector shall conduct the review. The determination of compliance rendered by the Zoning Inspector may be appealed to the Board of Appeals.

Comparison of Current to Proposed Standards

Applicability

The same applicability requirement was kept in the new design standards - any new construction or modification to an existing structure which exceeds 25% of the principal building triggers compliance. Activities which fall below this threshold are exempted from compliance. This ensures that the design standards do not expand the scope of regulation. Homeowners who are doing maintenance to their homes will not be required to do anything except what they so choose as a result of these design standards, just as they are not required to do so today.

Subjective vs. Objective

The proposed standards run to about 13 pages long. However, this is because the new standards endeavor to objectively lay out the City's expectations and requirements rather than using subjective language. Currently it is up to the designer and the Zoning Inspector to determine what constitutes compatibility in terms of *"building entrances,"* or *"architectural compatibility with surrounding properties in the same neighborhood,"* or *"intensity and dimensional characteristics compatible with surrounding properties in the same neighborhood,"* or *"utilization of similar materials."*

As a though exercise, I ask that you take a moment and try to define what exactly "architectural compatibility with surrounding properties" means. I would hazard a guess that there would be 9 different answers from 9 different Planning Commissioners. This means that the determination is left to the judgment of the reviewing official without sufficient basis for how to make the determination.

Actually going through the exercise of setting forth our expectations for the many and varied elements of building design requires that the standards be comprehensive. It also means that the standards have to account for all of the common elements that go into a building, even though not every building will have all of the elements that are included in the design standards. For instance, we have standards for dormer windows, even though not every building has dormer windows. There is also page and a half dealing with headers over building openings with masonry veneer walls, which will not apply to buildings which are finished in stucco or wood siding.

Clarity of Expectations

The purpose of these design standards is to create a clear, objective, written set of standards so that the City can have a consistency of expectations, regulatory decisions, and results.

The objectives of this process are to ensure that buildings constructed here are compatible with what exists; that new buildings contribute positively to the established character of Pleasant Ridge;

that designers who will be working in town know up front what is expected of them rather than having to guess what the City will deem compatible or not, and being forced through time consuming and costly rounds of revisions to building plans; and to provide a clear basis for regulatory decisions that is based on objective, adopted standards.

Building Materials

Perhaps the most notable requirement of the proposed design standards is limited vinyl siding to being an accent material on new construction or additions, although there is a mechanism to allow for building materials used on additions to match the existing material of the principal structure, which may allow for vinyl to be used on some additions which expand the size of the building by more than 25%.

In practice, the vast majority of houses in Pleasant Ridge were constructed before aluminum siding was introduced in the 1940s and vinyl siding was introduced in the 1950s. This means that the original siding material used on most non-masonry houses in Pleasant Ridge was wood. Many homes in Pleasant Ridge still have wood siding.

Today there are synthetic materials that convincingly replicate wood, and that have a similar tactile feel as wood. Cementitious fiber board products can be painted, do not rot, and “knock” the same as wood. These products should be used on new construction. While they do cost more up-front, the life-cycle cost will be equivalent to vinyl as they last longer and are more durable than vinyl. There is also the community benefit of a higher-quality visual and tactile feel to these products.

I acknowledge that requiring new construction to use these products represents a cost impact, however, as a practical matter most new construction in the City is already using these products instead of vinyl. At the price point necessary to build in Pleasant Ridge, it is typically an expectation that the house will not be finished in vinyl. For this reason I am confident that the prohibition on the use of vinyl siding except as an accent material on new construction will not have a material impact, and in the long run will better uphold the concept of neighborhood compatibility than would allowing vinyl siding.

It is important to note that these design standards will not require any existing homeowner who wishes to replace existing aluminum or vinyl siding with vinyl siding. The standards as written would prohibit a homeowner from replacing existing wood siding with vinyl siding.

Appeals

The new design standards establish the Planning Commission as the appeals body for any decision of the Zoning Inspector, and the Zoning Board of Appeals as the appeals body for any decision of the Planning Commission. This ensures that there are appeals routes available to any applicant should they disagree with a decision of the City.

Next Steps

The steps in this process are as follows:

1. Planning Commission review of the proposed exterior design standards.
2. Public hearing on amending the Zoning Ordinance to replace Section 82-166 to eliminate the existing neighborhood compatibility requirements and to replace that with a reference to these design standards.
3. Planning Commission recommendation of approval for the Zoning Ordinance amendment and approval of the exterior design standards to the City Commission.
4. City Commission consideration and adoption of the Zoning Ordinance amendment and the proposed design standards.

I look forward to reviewing these standards with you at the September 28 Planning Commission meeting.

City of Pleasant Ridge Exterior Design Standards

Recommended by the Planning Commission _____, 2015

Adopted by the City Commission _____, 2015

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Resolution of Recommendation

MOTION by _____, seconded by _____, the Pleasant Ridge Planning Commission decrees:

WHEREAS, on _____ the Planning Commission of the City of Pleasant Ridge recommended approval of amendments to Section 82-166 of the Zoning Ordinance to the City Commission.

WHEREAS, Section 82-166 references building design standards establishing criteria for the review of building design and architecture. The adoption of the ordinance amendment creates the need for comprehensive guidelines by which to evaluate development and design proposals.

NOW THEREFORE BE IT RESOLVED that the Pleasant Ridge Planning Commission hereby recommends at its meeting on _____ that the Pleasant Ridge City Commission adopt the Exterior Design Standards.

Resolution of Adoption

MOTION by _____, seconded by _____, the Pleasant Ridge City Commission decrees:

WHEREAS, on _____ the City Commission of the City of Pleasant Ridge adopted amendments to Section 82-166 of the Zoning Ordinance.

WHEREAS, Section 82-166 references exterior design standards establishing criteria for the review of building design. The adoption of the ordinance amendment creates the need for comprehensive guidelines by which to evaluate development and design proposals.

WHEREAS, that the Planning Commission of the City of Pleasant Ridge recommended approval of the Exterior Design Standards effective at its meeting on _____

NOW THEREFORE BE IT RESOLVED that the Pleasant Ridge City Commission hereby adopts the Exterior Design Standards at its meeting on _____, effective _____.

Voice vote:

Ayes:

Nays:

Absent:

MOTION CARRIED

1. Introduction

1.1 Purpose

The purpose of these design standards is to provide for harmonious and aesthetically pleasing development within the City of Pleasant Ridge. These design standards are intended to provide clear guidance to developers and architects working in the City as to the level of design expected for new and substantially renovated buildings.

1.2 Style Neutrality

These design standards are style-neutral and explicitly allow for the expression of individual creativity in architectural style. While the majority of buildings in Pleasant Ridge are designed in the classical tradition, modern styles do exist within the City and are permitted, so long as they are true representatives of the style and conform to the requirements of these design standards that universally apply.

1.3 Neighborhood Compatibility: Basis of the Design Standards

The City of Pleasant Ridge is defined by its traditional architectural character. The predominant styles in Pleasant Ridge are revival styles that were popular in the first decades of the 20th Century when over 95% of buildings were built here. For that reason, and in the interest of compatibility with Pleasant Ridge's existing character, these design standards include basic standards for all buildings to ensure that every building fits into the established neighborhood character, with a larger number of standards that apply to buildings that are designed in a traditional manner.

The limited number of requirements that are applicable to all buildings, regardless of style, are intended to ensure that all new buildings have a human scale and respect the fabric of Pleasant Ridge's urban neighborhood character. Most lots in the City are 50 feet wide or less, meaning that houses must be respectful of the context of the neighborhood and the streetscape to which they contribute.

The remainder of the design standards are focused on traditional design details. The core principle of this document is that if a building is designed in a traditional manner, the details should be executed properly. Anything worth doing is worth doing well.

1.4 Foundations of Traditional Design

Traditional design styles and details evolved for one of two purposes: structural or decorative. Contemporary building practices have taken many elements which used to be structural and turned them into decorative elements. For example, structural masonry has been replaced by decorative masonry veneer over a wood or metal sub-frame, and steel lintels have replaced arches or stone lintels as load bearing structural elements that frame openings in building walls. This means that many traditional design elements are now merely decoration applied to the shell of a building in an attempt to mimic traditional styles.

However, today it is often the case that traditional design elements are poorly done. The core principle of these design guidelines is that traditional design elements should be done well, even if they are decorative due to the use of modern construction methods.

Contemporary building methods eliminated the structural purpose of many traditional design details. Today, traditional details are most often used as decoration without a structural purpose, or worse, omitted entirely. While they may not have a structural purpose, traditional details should be accurately portrayed to signal solidity and value, and to respect architectural tradition. Accurate details are easily distinguished from poor imitations. For this reason, if a building is going to be designed in a traditional style, it is important to get the details right.

Getting traditional design details right is important because those details provide a sense of *apparent structure* to a building. Apparent structure is created when design details accurately reproduce building

elements that used to be structural elements, but are now cosmetic. It is precisely these visible structural elements such as headers over wall openings that provide a traditional building with an air of permanence and solidity. On the other hand, inauthentic or poorly executed decorative versions of traditional design elements clearly distinguish many contemporary buildings as a poor reproduction of traditional buildings. Finally, contemporary traditionally-styled buildings without apparent structure are perceived as being less permanent and of lower quality than a comparable building with authentic design details that provide apparent structure. Anything worth doing is worth doing properly.

It is the intent of these design standards to ensure that traditional design details are executed properly within the context of contemporary building practices to ensure a more authentic representation of traditional styles and design elements.

1.5 Principles

These design standards are based in the following three principles:

- 1.5.1. Human Scale. Traditional design typically emphasizes symmetry and vertical orientation, both of which reflect the form of the human figure. Vertical openings also limit the width in relation to the area of an opening, which was important because it reduced the length and strength of the load-bearing lintel or arch required to span the opening. Vertically proportioned openings made aesthetic, structural, and economic sense.
- 1.5.2. Apparent Structure. In an age before hidden structural solutions and modern synthetic materials, each element of a building had to serve a specific and crucial function. Each element of classical, or traditional, architecture derived from a building's most basic requirements: to stand up and to shed water.

The width of openings, roof pitch, depth of eave projections, and details of drip moldings are all examples of details that have a practical basis. Traditional buildings were true to the limitations of their materials, but modern construction methods have freed us from many of the constraints that shaped traditional building elements in the past.

No longer bound by the structural limits of stone, masonry, or wood, we can span long distances with thin members or cantilever large platforms out from a wall using modern materials. This is good and appropriate for architectural styles that celebrate the possibilities of modern materials and construction methods in an authentic and honest manner. When traditionally-styled buildings are built with modern structural elements, however, it remains important to use accurate design details that reflect the structural capabilities of the traditional materials that decorate the outside of the structure.

When modern buildings are given a traditional style without proper use of traditional details, buildings look fake and inauthentic. Inappropriately detailed traditional design elements make a building appear off, and it is clear that the building is inauthentic. The greatest test for a traditionally-styled building that uses modern construction methods is: is it believable? Does the building look like it would stand up if it were built using traditional materials and construction methods instead of modern underpinnings with traditional style draped over it?

- 1.5.3. Details. Traditional buildings rarely had architectural details that did not serve a purpose. Form follows function is not a new concept – it has been the basis for traditional building design for millennia. For this reason, many traditional building elements have a few very specific ways to be correctly built. Much of the architectural expression in traditional buildings comes from the details – for instance, the elaborate bracket forms that supported projections or the column capitals of the classical building orders. These functional details were then elevated to a higher level of design and expression with additional flourishes. On the other

hand, modernist buildings were based explicitly on a machine aesthetic and adopted very little in the way of decoration or detailing.

- 1.5.4. Build For The Long Term. A well-built building can last for centuries, while a poorly built one may last for decades. When constructing a new house, durability and permanence should have higher preference than economy. A well-built building with a higher initial cost has a lower lifetime cost compared to an economy building that will not last as long or be as durable over the years. It is a tenet of these design standards that it is better to build simply but well.

1.6 Applicability to Traditional and Non-Traditional Styles

2. Administrative Procedures

2.1 Basis

These architectural design standards are the “building design guidelines” referred to in Section 82-166 of the Zoning Ordinance, and are thereby adopted by reference as part of the Zoning Ordinance. These design standards were recommended by the Planning Commission on _____, 2015 and adopted by the City Commission on _____, 2015 and may be updated from time to time by the City Commission upon recommendation by the Planning Commission.

2.2 Interrelation with Other Laws or Codes

In case of contradiction with applicable state or federal laws rules or regulations, including without limitation building codes or life safety codes, the applicable state and federal laws rules and regulations shall govern. In no way does compliance with these design standards exempt a structure from conformance with other applicable laws, rules or regulations.

2.3 Applicability of Standards

- 2.3.1. Minimum Standards. These design standards are the minimum standards that shall be applied. The reviewing authority may require higher standards depending on the character and context of the site to ensure a harmonious relationship with neighboring sites and to ensure a high level of aesthetic quality throughout the community.
- 2.3.2. Required, Recommended, and Optional Provisions. Provisions herein are activated by the terms “shall” or “must” when required; “should” when recommended; and “may” when optional.
- 2.3.3. When These Requirements Apply.
 - a. *New Construction.* Compliance with these design standards is required for all new construction.
 - b. *Additions or Substantial Renovations.* Compliance with these design standards is required for additions to or substantial renovations of existing buildings which expand the structure’s floor area by 25% or more. Only the portion(s) of the building being added or renovated shall be subject to compliance with these standards. Portions of an existing building that are not being modified may remain as-is.

The reviewing authority may in its discretion allow for limited modifications to or departures from these design standards for the purpose of consistency between a proposed addition or substantial renovation and the existing portion of the building.
 - c. *Minor Improvements, Changes, and Alterations to Existing Buildings.* Such activities that do not increase the structure’s floor area by 25% or more need not comply with these design standards, but are encouraged to meet the design standards where feasible.
 - d. *Maintenance Activities.* Maintenance activities that are part of the normal upkeep of an existing building, and that are a direct replacement of existing elements of the building and that do not change the design of the building or a building element do not need to comply with these design standards so long as the materials being used are equal to or better than the materials being replaced. Example: a house that has existing vinyl siding may be re-sided in vinyl, but a house that has cementitious siding shall use equivalent or better materials and may not use vinyl siding.

- 2.3.4. Not All Sections Apply To Every Building. The design standards contained herein that address specific building elements, such as shutters, dormers, headers over openings in masonry walls, etc. shall only apply if that building element is being proposed. For instance, if no shutters or dormers are being proposed, then those sections will not apply.

Unless explicitly stated, nothing herein should be construed as requiring buildings to have specific or particular design elements. The purpose of the standards for specific design elements is to ensure that they are properly detailed if they are proposed.

The following table summarizes sections of these design guidelines that, when compliance is required by Section 2.3.3, apply in any case and which sections apply only when a particular building element is used.

Sections that apply in all cases	Sections that apply in some cases
3.1 – Massing and Composition	3.3 – Header Elements for Openings in Masonry Walls
3.2 – Walls	3.5 – Eaves and Gable Ends
3.4 – Windows	3.6 – Roofs
	3.7 – Columns and Column Spacing
	3.8 – Dormers
	3.9 – Attachments

- 2.3.5. Non-Traditional Buildings. Buildings that clearly and accurately use non-traditional styles (including Art Deco, Modernist, Mid-Century Modern, Contemporary, LEED, etc.) may be exempted from specific requirements of these design standards as is appropriate. Buildings that purport to use non-traditional styles but that, in the opinion of the reviewing authority, are simply utilitarian shall comply with all of the requirements herein. Buildings that wish to claim an exemption from any section shall include a statement identifying the style and why each requested exemption is warranted. The reviewing authority shall determine if an exemption is warranted.

2.4 Review Procedure and Authority

- 2.4.1. Reviewing Authority. Exterior design review shall occur simultaneously with site plan review when it is required, or simultaneously with building permit review when site plan review is not required. The review authority shall be the Planning Commission whenever building design review occurs in conjunction with an application requiring Planning Commission approval, and the City Manager in all other instances.
- 2.4.2. Appeal. Applicants may appeal a decision of the City Manager to the Planning Commission, and may appeal a decision of the Planning Commission to the Zoning Board of Appeals. An applicant requesting an appeal shall submit the request in writing, specifying the basis for the appeal and why the applicant believes the appeal is justified. The City shall place the appeal on the next available Planning Commission or Zoning Board of Appeals agenda. The City shall provide notice of the appeal using the procedures for a public hearing set forth in Section 82-46 of the Zoning Ordinance.

2.5 References

These design guidelines are based on the application of traditional design conventions. These conventions are derived from a number of sources. Where approvals, interpretations and judgments are left to the discretion of the approving authority, he/she/the body may use the following texts for guidance as to best practices:

- a. Marianne Cusato, Get Your House Right: Architectural Elements to Use & Avoid (Sterling 2007);
- b. Werner Hegemann and Elbert Peets, The American Vitruvius: An Architects' Handbook of Civic Art (Princeton Architectural Press, 1988);
- c. Stephen Mouzon, Traditional Construction Patterns: Design and Detail Rules of Thumb (McGraw-Hill, Inc. 2004);
- d. William Ware, The American Vignola: A Guide to the Making of Classical Architecture (W.W. Norton and Company, 1977);
- e. Local or regional examples on file with the City.

The above list is not exclusive; additional texts and illustrations may be used for reference and the list may be updated periodically. The above texts and illustrations will be available at City Hall for applicants to review. Applications for development in Pleasant Ridge are not required to comply with the design specifics of the recommended texts and illustrations; the texts and illustrations are for reference and guidance only.

Many graphic illustrations of concepts used in this document are reproduced from Stephen Mouzon's Traditional Construction Patterns and Marianne Cusato's Get Your House Right.

3. Architectural Design Standards

3.1 Massing and Composition

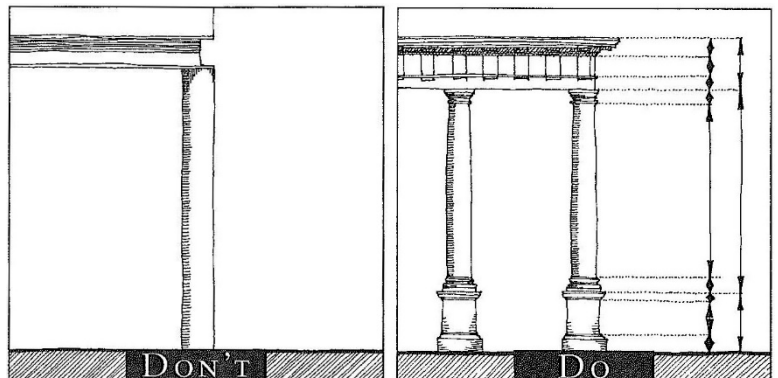
- 3.1.1. Neighborhood Compatibility. Pleasant Ridge is a traditional neighborhood. In traditional neighborhoods, houses work together to create streetscapes. Rather than each building generating all its own interest, traditional buildings work together to create outdoor rooms. Every building does not need to be a focal point. When designing new houses or additions to existing houses, designers shall consider how the new house will fit into and complement the existing streetscape.
- 3.1.2. Simplicity of Massing. Simple masses of one or a few boxes are characteristic of Pleasant Ridge's existing traditional architectural character. Similar massing shall be used for new construction. Complicated masses that require complex roof forms and breaks are expensive to build and may only be permitted if specific to a particular identifiable style being used for new construction.
- 3.1.3. Hierarchy of Massing. The location of the main body of the house and the human entrance shall be easily distinguished. The car entry shall not be the most notable element of the building massing.
- 3.1.4. Composition. Composition refers to the arrangement of elements on the building. Elements include the size and location of openings (doors and windows), building details, roof design, and massing of the main bodies of the structure. Houses are generally composed in a symmetrical or asymmetrical manner. In either type of composition, a well-composed building will be balanced around a focal point.

- a. *Symmetrical Composition.* In a symmetrical composition, the building entrance is in the center of the front façade and building elements are repeated in mirror image on either side of the façade surrounding the central entrance. The entrance serves as the focal point and the visual weight of the building is equal on each side of the central point. Being the focal point of the structure, the entrance should be detailed accordingly.

Symmetrical design on non-front facades may lack a centrally located entrance as a focal point, and instead may consist of repeated, equal elements.

- b. *Asymmetrical Composition.* Asymmetrical buildings must be carefully composed to ensure that the visual composition of the building is in balance. When composing an asymmetrical building, the massing of volumes should be balanced around the focal point (such as a chimney, the front door, or other notable element).

- 3.1.5. Base, Middle, Top. Nearly every element of traditional architecture reflects the head/body/feet arrangement of the human body. For instance, traditional buildings are composed of a visible roof or entablature (head), wall (body), and foundation (feet). Traditional columns consist of the capital (head), shaft (body), and the base (feet).



Buildings shall be appropriately detailed to follow the base/middle/top pattern throughout their composition.

- 3.1.6. Large Wall Composition. Large blank walls are discouraged. The mass of large building walls shall be reduced by the inclusion of windows, vertical elements with a plane change from the wall surface, shadow-casting elements, material changes, or other methods.

3.2 Walls

- 3.2.1. Entrances. The street facing façade of any building shall be detailed as the front façade and should contain an operable entrance. If an operable entrance does not exist, design elements that replicate the form and mass of a front entrance and that could be converted to an operable entrance shall be provided.

- 3.2.2. Transparency. Transparency is defined as the percentage of the front façade area that contains door or window openings.

- a. Residential. Residential structures shall have 15-35% transparency on the front façade.
- b. Non-residential. Non-residential structures shall have at least 40% transparency on the first floor front façade and at least 25% transparency on upper-story facades.

- 3.2.3. Building Materials.

- a. *Building Materials.* Building materials used for all buildings shall be durable, natural materials or synthetic materials that realistically reproduce the look and feel of natural materials.

Approvable building materials for traditionally-styled buildings include brick, wood (does not include T-111 or particle board products), fiber cement siding that are paintable and that realistically replicate wood (Hardiplank or similar), decorative masonry block, and stucco (true cement plaster stucco using lime, aggregate/cement, sand, and water – EIFS does not qualify).

Metal sheeting or panels can be appropriate as an accent material, but should not be a primary exterior material.

When fiber cement siding products are used, smooth boards without a raised grain shall be specified. This more closely replicates the historical appearance of real wood siding.

- b. *Number of materials.* No more than two building materials should be used on any façade to avoid a cluttered or overly complex appearance, not including foundation walls or piers.
- c. *Building materials on non-street facing facades.* Higher-quality cladding materials should be used in consistent proportions on all visible facades and not just on the street face to avoid creating a false-front image. Any material used on a front façade shall be continued in equal proportions no less than 3 feet along adjacent side walls.
- d. *EIFS.* No more than 10% of any façade on any building style shall be covered by EIFS systems (EIFS used for cornices shall not be counted towards the 10% maximum), and EIFS may not be used on the first floor of a building. Stone-dash, pebble-dash, and

maximum textured stucco with adequate detailing such as recessed bands or integral half-timbering are not subject to the 10% EIFS maximum.

- e. *Vinyl Siding.* No more than 15% of a front façade or 40% of any other façade shall be covered by vinyl siding. Vinyl is best used as an accent material, for instance in gable ends.

Garages located at the rear of the lot may be clad in vinyl siding.

- f. *Vinyl Siding Trim Details.* Wherever vinyl siding is used, efforts shall be taken to minimize the appearance of the siding disappearing underneath a j-channel. Traditional wood siding terminated into, not under a trim board, and so trim materials other than j-channels shall be used that replicate the same appearance of vinyl siding terminating into a trim board rather than underneath it.

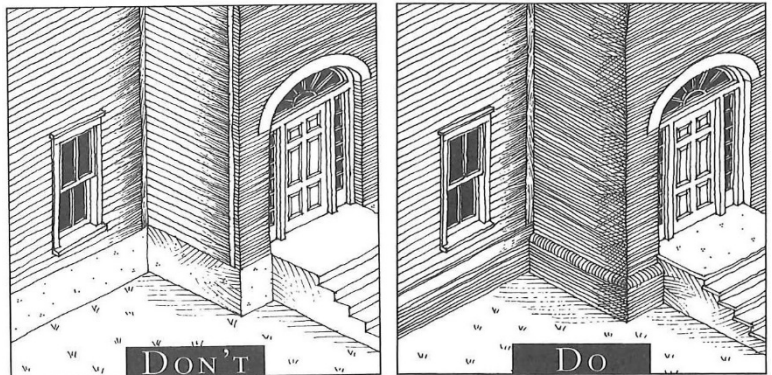
Vinyl trim pieces shall have a width of at least 3 inches to provide a more visually accurate reproduction of the detailing used for wood siding, which is the material that vinyl siding is intended to replicate.

- g. *Façade Percentage Calculation.* For the purposes of calculating façade coverage, the percentage of façade area shall be determined by the area covered by the material divided by the total wall surface area of the façade. Openings such as doors and windows and gable ends shall be included in the total wall surface area.

3.2.4. Arrangement and Transition of Multiple Building Materials.

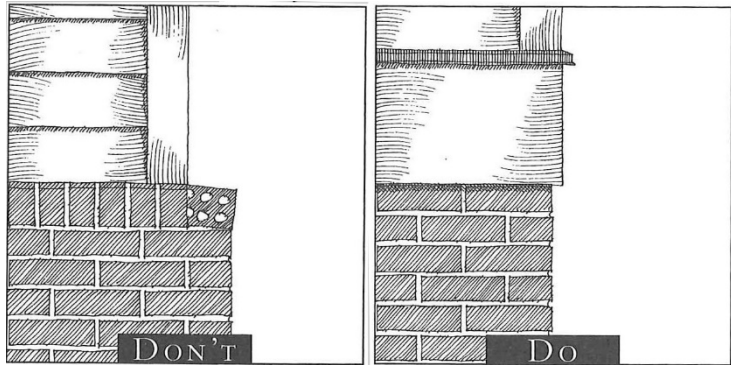
- a. *Horizontal Arrangement.* When multiple materials are used on a façade, the heavier or heavier appearing material shall be located under the lighter or lighter appearing material. For instance, masonry or stone elements should not be located above wood elements.

- b. *Vertical Arrangement.* Vertical joints between different materials shall not occur at outside corners, but shall occur at inside corners. At a minimum, vertical material transitions shall wrap at least 3 feet around an outside corner (see 3.2.2.c).



3.2.5. Height. Exterior walls should have a minimum height of at least 9 feet on the first floor.

3.2.6. Frame Wall/Masonry Base Alignment. The face of stud of the frame wall should align with the face of the masonry or stone foundation wall below. A horizontal masonry ledge should not be used.

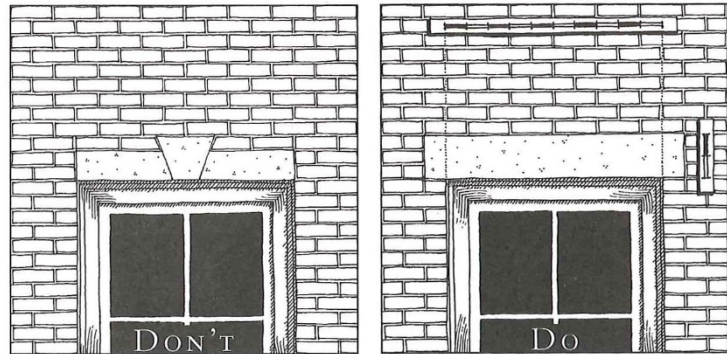


3.3 Header Elements for Openings in Masonry Walls

3.3.1. Header Required. Masonry veneer walls (brick or block) shall be detailed as if they were structural masonry walls. This means that openings in masonry or stone veneer walls shall have a stone header, masonry arch, or other visually self-supporting element to visually carry the weight of the wall above the opening. Wood window or door heads may be used to decoratively cap an opening in a masonry wall.

3.3.2. Masonry or Stone Lintel Proportion.

- a. The height of the lintel or header should be equal to 1/5 of the width of the opening it spans.
- b. The header element shall be wider than the opening to accurately portray that it is supported by the masonry or stone on either side of the opening. The header element should extend beyond the opening a distance equal to 1/2 of the height of the lintel. If an 8 inch tall lintel is used, it should extend 4 inches on either side of the opening.



3.3.3. Arches. Arches work for one reason: their parts, whether brick or stone, are tapered like wedges toward a radius point. Without this characteristic they would collapse, and it is this characteristic that veneer arches must realistically portray.

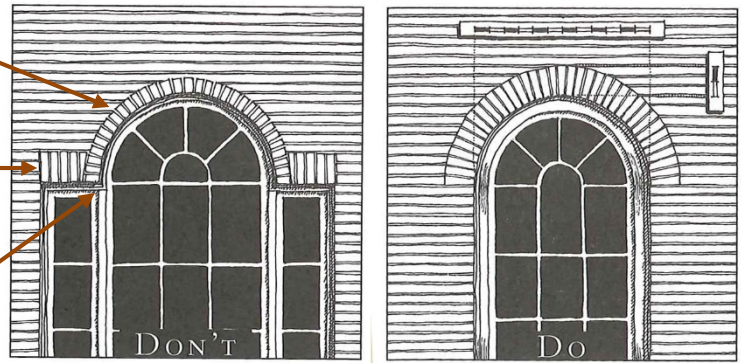
- a. The thickness of the arch should not be less than 1/6 of the width of the opening it spans.

- b. All arches must be supported by masonry or other building element that convincingly appears as if it could carry the weight of the arch.

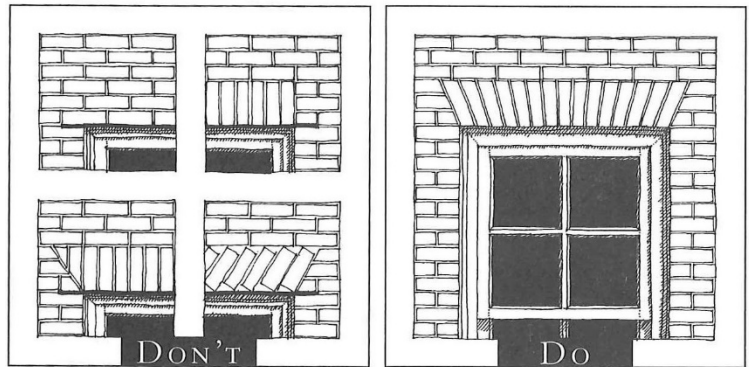
Arch is not thick enough to visually carry the weight of the wall above

Guillotine header without vertical support

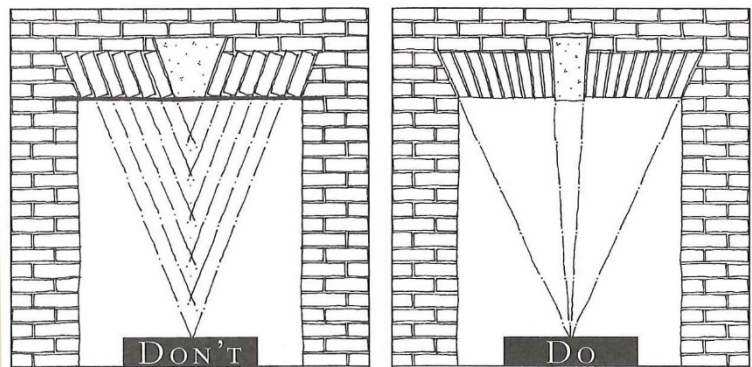
No vertical support for arch – window is carrying the visual weight of the arch



- 3.3.4. Jack Arches. Jack arches should be constructed of gauged (tapered, non-rectangular) brick, rather than simply leaning the bricks to either side at the same angle. Brick or masonry jack arch details should be constructed in a manner that they could carry their own weight, with all joints converging on a single radius point.



- 3.3.5. Keystones. Keystones should not be used as part of a picture-framed window casing, and keystones should only be used in lintels with tapered (not square) ends.



3.4 Windows

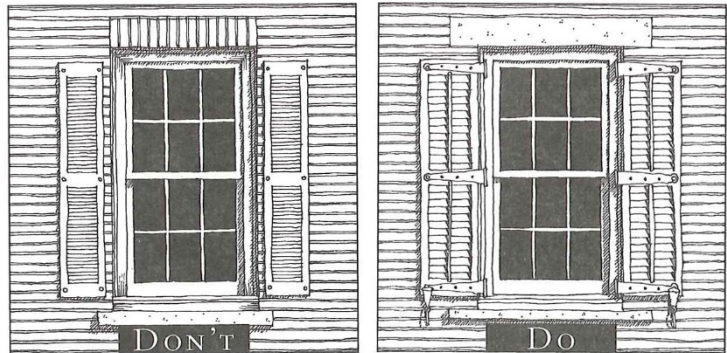
3.4.1. Window Proportion. Windows and individual window panes shall be square or vertically proportioned. It is acceptable to mull individual vertically-proportioned windows together to create an overall opening with a horizontal proportion if there are vertical divisions such as mullion casings within the overall horizontal span.

3.4.2. First Floor Window Alignment. Windows on the first floor should be set not more than 2.5 feet above the floor in primary rooms on the first floor. Window head heights should match the head height of the primary entrance on the first floor.

3.4.3. Reveal. Windows should not be mounted flush with the face of the wall material. Rather, they should be set back to create a reveal.

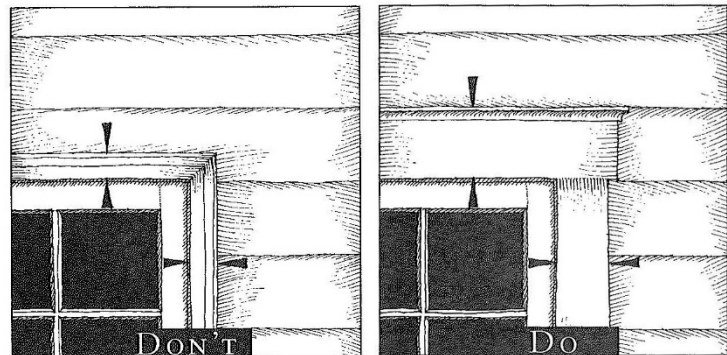
3.4.4. Shutters.

- a. Shutters should be one-half of the width of the sash they are covering to replicate the appearance of functional shutters.
- b. Shutters should have apparent hinges and dogs to accurately portray functional shutters.



3.4.5. Window Casing.

- a. Door and window casing shall be at least 3.5 inches wide except on brick walls.
- b. Head casing shall be equal to or wider than jamb casing, and should have a height of not less than $\frac{1}{6}$ th the width of the opening. Head casing should not be used if there is no jamb casing to match to it.

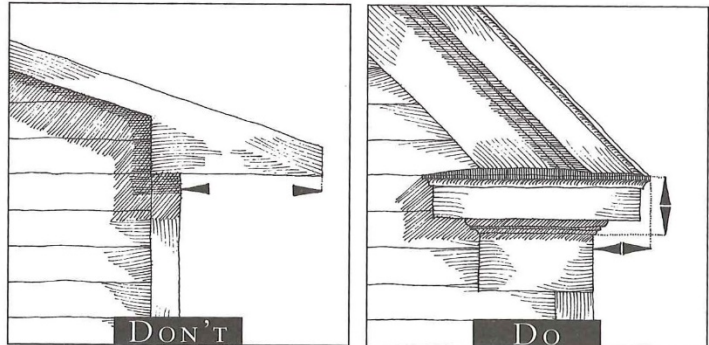


- c. When windows are mull together, mullion casing shall have a minimum width of 3.5 inches.

3.5 Eaves and Gable Ends

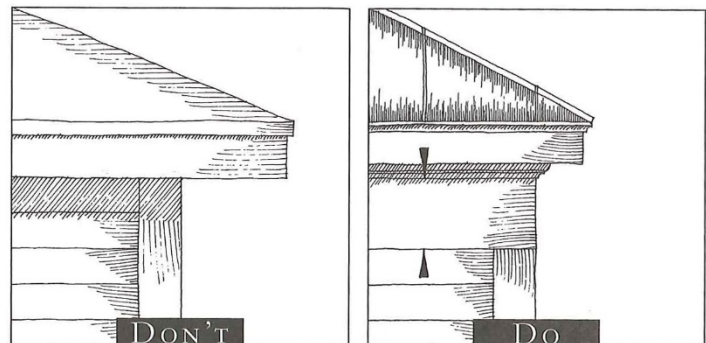
3.5.1. Eave Lines. Eaves should be as continuous as possible, both horizontally and vertically.

3.5.2. Eave Return. Eaves should be trimmed in such a manner that the fascia returns around the corner and dies into the wall without the excess triangle attached to the raking cornice. The projection of the eave away from the wall should equal the height of the cornice. Eave returns should be capped with simple trim with a slope of 1/12. Shingled caps with steeper slopes are not recommended.



Vernacular eaves constructed without a return should not be detailed with a pork chop eave (as shown in the “don’t” illustration).

3.5.3. Friezes. A frieze board of some sort should occur below almost every eave, regardless of wall material. The frieze should never be picture-framed around an eave return.



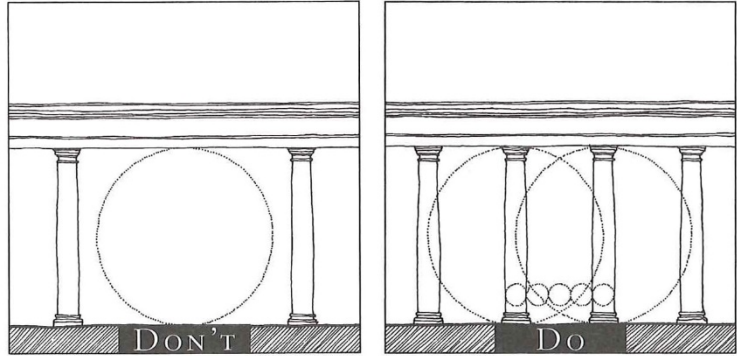
3.6 Roofs

3.6.1. Overlapping Gables. Overlapping gables should only be used if they are appropriate to the style, or when the smaller gable is part of a balcony, porch, or entrance.

3.7 Columns and Column Spacing

3.7.1. Entablature. Whenever columns are used to visually support an entablature, the entablature should be equal to at least 15-25% of the height of the columns. The entablature shall consist of a cornice, frieze, and architrave. The cornice should project a dimension equal to its height, and the architrave should be a height equal to or less than the height of the frieze. The architrave and the frieze should be distinguished by a narrow band.

3.7.2. Intercolumniation. Columns shall not be horizontally separated a distance greater than their height unless appropriate to the style.



3.7.3. Roof or overhang Projection.

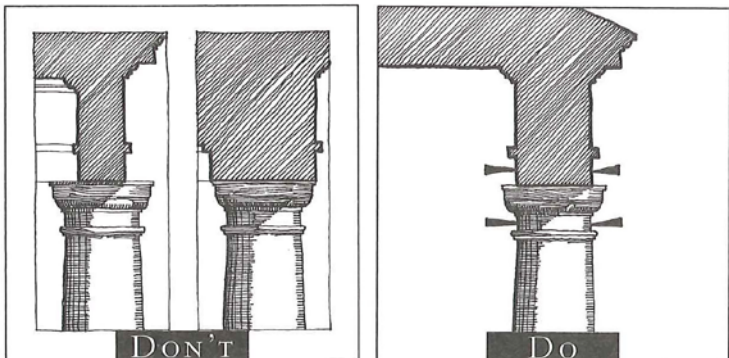
a. *Beam.* When columns are used to support a porch roof or overhang, the beam at the top of the porch columns should be visible to visually support the mass of the building.

b. *Support where a projection meets a wall.* When a canopy or porch overhang projects from the building, it should be visually supported where it meets the wall by a pilaster or engaged column. Pilasters shall project away from the building a depth of 1/5 to 1/4 of their width, while engaged columns shall project 5/8 to 3/4 of its diameter from the wall.

3.7.4. Column Proportion. Columns used to support one-story loads should have the following dimensions:

Column Height	Width at Base	Width at Neck
8 feet	10 inches	8 inches
9 feet	11 inches	9 inches
10 feet	12 inches	10 inches

3.7.5. Column-Beam Alignment. The neck of the column should align with the face of the beam it is supporting. In other words, the capital element of the column should extend farther out than the beam.

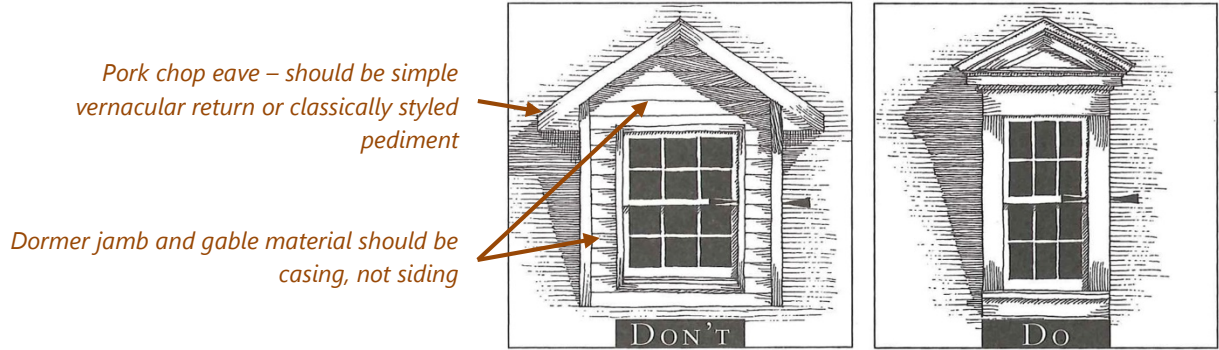


3.7.6. Base and Capital Elements. Columns and posts, which are square columns, shall have base and capital elements. Generally, the base and capital should have a height roughly equal to the width of the column or post. Base and capital elements for a post may be ornate or

simple, with a simple detailing consisting of casing moldings, with a cove molding used to connect the capital to the beam the post is supporting.

3.8 Dormers

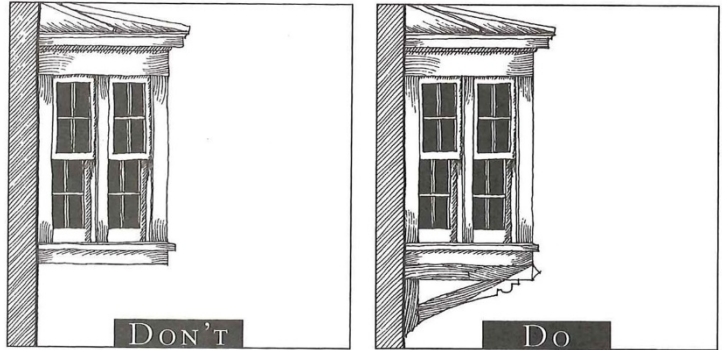
- 3.8.1. Dormer Jamb Material. Dormer jamb materials should not include siding, but rather should be a solid casing assembly from the window to the corner of the dormer wall.
- 3.8.2. Dormer Body Proportion. The body of a single-window dormer shall be vertically proportioned or square. Dormer windows should be proportioned similarly to or slightly shorter than windows in the floor below.
- 3.8.3. Dormer Body/Roof Proportion. Dormer roofs should be between 25 and 40 percent larger than the width of the dormer body. Classical eaves will be closer to 25%, while vernacular open eaves are the only ones that should approach the 40% limit.
- 3.8.4. Brick Dormer Face. Brick should be used for a dormer face only when the brick forms a parapet at the top of the dormer.



3.9 Attachments

3.9.1. Visible Support for Projections.

Balconies, bay windows, deep roof overhangs, and other similar projections shall sit atop a base that extends to the ground, or be visually supported by brackets, corbels, or other appropriate support elements of an appropriate size.

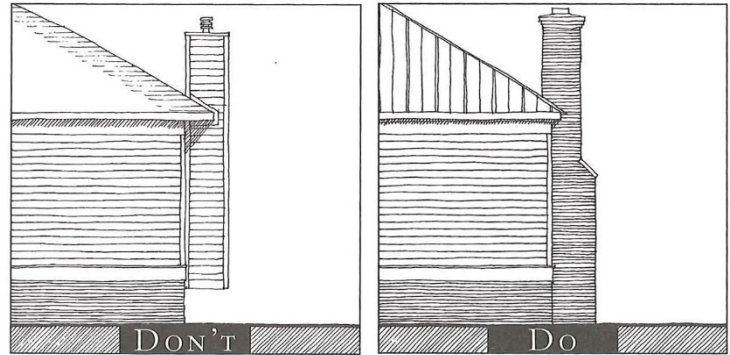


3.9.2. Chimneys.

a. *Materials.* When visible, chimneys shall be sheathed in brick, stone, or stucco and must have a base that extends to the ground. Where a masonry chimney is not feasible, gas vents should simply be extended out through the wall or through the roof like a plumbing vent.

b. *Chimney Configuration.* Box detailed chimney structures or protrusions that are not brick and/or do not extend to the ground are not permitted.

Chimneys shall include a projecting cap that may be as simple as a stone or concrete cap or projecting brick header course.



4. Definitions

All terms herein shall have their common and accepted meaning. When the meaning of an architectural term is disputed or unclear, it shall be as defined in Traditional Construction Patterns: Design and Detail Rules of Thumb by Stephen A. Mouzon. A reference copy is available at the City of Pleasant Ridge City Hall.