



## POTTERY BARN FAÇADE JF25-04

### **JF25-04 POTTERY BARN FAÇADE**

Approval at the request of Ashley Montague of Rebecca Olson Architect, LLC, on behalf of Pottery Barn, for a Section 9 Façade waiver. The subject site is on a portion of the 18.74 acre parcel located at 27500 Novi Road at Twelve Oaks Mall (Section 14). The site is zoned R-C: Regional Center. The applicant requests approval to paint the existing brick on the east (front) façade of the former California Pizza Kitchen space as part of the Pottery Barn storefront modification.

### **Required Action**

Approval of a Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Façade	Approval recommended	7/1/2025	Section 9 Waiver for painting of existing brick: 33% proposed on east (front) elevation, 0% allowed.

**MOTION SHEET:**

**Approval – Section 9 Façade Waiver**

In the matter of JF25-04 Pottery Barn Façade, at the request of Ashley Montague, Rebecca Olson Architects, LLC, motion to approve a Section 9 Façade Waiver based on and subject to the following:

- a. Painting of existing brick on the east (front) facade (33% proposed, 0% permitted) will not adversely affect the aesthetic quality of the building. The proposed paint will improve color coordination between existing and proposed materials, and the overall design is consistent with the intent and purpose of the Façade Ordinance Section 5.15.
- b. (additional conditions here, if any).

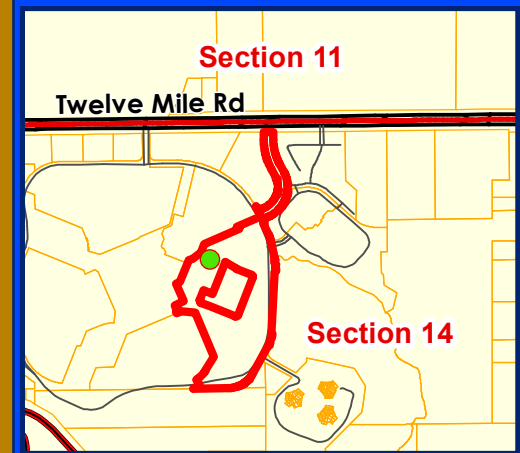
This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

**MAP**  
Location

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# JF 25-04 POTTERY BARN FACADE LOCATION



## LEGEND

 Subject Property



## City of Novi

Community Development Department  
City Hall / Civic Center  
45175 Ten Mile Road, Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Diana Shanahan  
Date: 7/1/25  
Project: POTTERY BARN FACADE  
Version #: 1

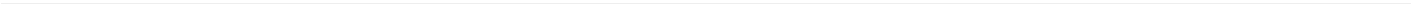


0 40 80 160 240 Feet  
1 inch = 216 feet

## MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

**PROPOSED ELEVATION**







POTTERY BARN  
TWELVE OAKS MALL  
NOVI, MI







NEW THIN BRICK VENEER. SIZE AND TEXTURE TO MATCH EXISTING BRICK PIERS AND THAN PAINTED BENJAMIN MOORE REGAL "ALABASTER" EXTERIOR SATIN 631-1X AURA

EXISTING BRICK PIER FINISH TO BE PAINTED BENJAMIN MOORE REGAL "ALABASTER" EXTERIOR SATIN 631-1X AURA

1"x 3 1/2" (5/4 x 4) TruExterior TRIM BOARDS; SMOOTH EXTERIOR FACE. PAINTED BENJAMIN MOORE ALABASTER 631-1X AURA EXTERIOR SATIN

TruExterior 1"x10" COVE/DUTCH LAP SIDING SMOOTH EXTERIOR FACE. PAINTED BENJAMIN MOORE ALABASTER 631-1X AURA EXTERIOR SATIN

VITRO ARCHITECTURAL GLASS - SOLARBAN 72 STARPHIRE LOW-E, LOW IRON, ULTRA CLEAR 1" INSULATED GLASS WITH BLACK SPACER'S

SURFACE MOUNTED, HALO LIT STOREFRONT SIGNAGE BY TENANT UNDER SEPARATE PERMIT

EXISTING PARAPET FINISH TO BE PAINTED BENJAMIN MOORE REGAL "ALABASTER" EXTERIOR SATIN 631-1X AURA

**POTTERY BARN**  
TWELVE OAKS MALL  
NOVI, MI

NEW ALUMINUM STOREFRONT SYSTEM, KAWNEER TRIFAB 451T – 2"x4 1/2" – FINISH BLACK (ANO-305AE)



NEW ALUMINUM STOREFRONT DOOR WITH FULLY CONCEALED CLOSERS IN DOOR HEADERS. ASHLEY NORTONDOOR PULLS, OIL RUBBED BRONZE  
HOSE BIB TO BE PROVIDED AT MUTUALLY AGREEABLE LOCATION – ADDITIONALLY IRRIGATION AT OUTDOOR PATIO LANDSCAPE AREAS

EXTERIOR WOOD PERGOLA STRUCTURE  
OUTDOOR FURNITURE DISPLAY AREA



## FAÇADE REVIEW



July 1, 2025

City of Novi Planning Department  
45175 W. 10 Mile Rd.  
Novi, MI 48375-3024

**Façade Review Status:**

**Section 9 Waiver recommended for painting of existing Brick.**

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE**  
**Pottery Barn – 12 Oaks Mall, JF25-04**  
Façade Region: 1, Zoning District: RC

Dear Ms. McBeth:

This review is based on the revised drawings by Rebecca Olson Architect dated 6/25/25. This project is considered a façade alteration as described in Section 5.15.6 of the Façade Ordinance. The maximum and minimum percentages required by the Façade Ordinance are shown in the right-hand column. Materials in non-compliance, if any, are highlighted.

	<b>East (Front)</b>	<b>North</b>	<b>West</b>	<b>South</b>	<b>Ordinance Maximum (Minimum)</b>
Existing brick to be painted (stained) Benjamin Moore "Alabaster" BM-876.	33%	NA	NA	NA	100% (30%)
Wood Siding (Reclaimed, Painted)	46%	NA	NA	NA	0%
Trim	3%	NA	NA	NA	15%
Cornice	15%	NA	NA	NA	15%
Trellace	3%	NA	NA	NA	15%

The Façade Ordinance does not allow painting of existing brick except in cases where the brick was previously painted. In this case the existing brick was not previously painted. Therefore painting of the existing brick represents a deviation from the Ordinance and would require a Section 9 Waiver. We would support such a waiver because it will improve color coordination between existing and proposed materials.

**Recommendation** – A Section 9 Waiver is recommended for the painting of existing Brick for the reasons stated above and because the overall design is consistent with the intent and purpose of the Facade Ordinance.



### Notes to the Applicant:

1. The use of window films with intense colors, logos or signage is prohibited.
2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".  
[Inspections \(Online Portal\) - City of Novi](#)
3. RTU Screening - It should be noted that all existing and proposed roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

Sincerely,  
DRN & Architects PC



Douglas R. Necci, AIA

## APPLICANT RESPONSE

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June 25, 2025

City of Novi – Community Development Department  
Planning Division – Façade Modification Review Submittal  
45175 Ten Mile Road  
Novi, Michigan 48375

Re: Pottery Barn – Twelve Oaks Mall  
Space E-123  
27870 Novi Road  
Novi, Michigan 48377  
Site Plan Number is JSP25-04

Pottery Barn is a new Mercantile tenant that will be doing a complete Tenant Improvement build-out in the existing multi-story covered Twelve Oaks Mall. Pottery Barn is an American upscale home furnishing store chain and e-commerce company with stores located worldwide.

This letter of intent is for a Façade Modification to the existing exterior storefront that was previously known as the California Pizza Kitchen tenant. The current design of the California Pizza Kitchen materials will be demolished. The existing brick piers at either side of the openings and additional brick bulkhead condition below the existing building parapet condition will remain as is from a construction standpoint. Pottery Barn would like to request modification by painting the existing brick piers, brick bulkhead and parapet condition with a Benjamin Moore Regal “Alabaster” Exterior Satin finish.

In addition to the brick painting scope, Pottery Barn will be filling the existing opening with their ideal storefront design including a new aluminum storefront system, two new entry doors, a new concrete patio area with landscaping, plants, shrubs and trees. Pottery Barn will also display their outdoor furniture amongst a new proposed fire-retardant finished Pergola.

Refer to the Exterior Storefront Plans & Elevations Sheet A300 for detailed keynotes of the areas being discussed in the narrative above.

If you have any questions, please feel free to reach out.

Sincerely,



Rebecca L. Olson, AIA, NCARB

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