

AGENDA
VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING
WEDNESDAY – June 2nd, 2021
******* 7:15 PM*******

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

- 1) Roll Call
- 2) [Approval of the DRB Minutes of May 19th, 2021](#)
- 3) Public Hearing
- 4) Design Review
 - A. [825 Bowers – Todd’s Room](#)
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 1. [33233 Woodward – Hands-On Physical Therapy](#)
 - B. Draft Agenda
 1. [June 16th, 2021](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Action List 2021](#)
- 8) Adjournment

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

**A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT
AT THE MEETING.**

Design Review Board
Minutes Of May 19, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, May 19, 2021. Vice-Chair Keith Deyer called the meeting to order at 7:45 p.m.

1) ROLL CALL

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer (Harbor Springs, MI), Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Student Representatives Charles Cusimano, Elizabeth Wiegand (Grosse Pointe Woods, MI).

All located in Birmingham, MI unless otherwise noted.

Absent: Alternate Board Members Samantha Cappello, Kathleen Kriel

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

05-043-21

2) Approval Of Minutes

Motion by Ms. Debbrecht

Seconded by Mr. Kolo to approve the DRB Minutes of April 7, 2021 as submitted.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Debbrecht, Kolo, Dukas, Deyer, Henke, Willoughby, Lang

Nays: None

05-044-21

3) Public Hearing

None.

05-045-21

4) Design Review

A. 825 Bowers – Todd's Room

Chair Henke addressed the fact that Todd's Room had been asked to submit landscaping plans and color samples for different potential exterior paint colors since November 2020 and that those plans had not yet been submitted. He said his inclination was to deny the application and to

require Todd's Room to formally re-submit all the plans with the understanding that they would remain in violation of the ordinance until DRB-approved changes to the building and/or landscaping are made. Chair Henke stated that CP Dupuis had tried to get the required documentation from Raquel, one of the staff members of Todd's Room, a number of times.

Ms. Dukas and Ms. Debbrecht concurred that a denial would be fair.

Todd Skog, owner of Todd's Room, raised concern that Mr. Willoughby could not vote without bias regarding this item based on a comment Mr. Skog said Mr. Willoughby made at the November 2020 meeting.

Mr. Willoughby said he did not recall making the comment. He apologized to Mr. Skog if he had made the comment. He stated that he harbored no bias towards Mr. Skog or regarding this item.

Mr. Skog thanked Mr. Willoughby.

Chair Henke said he appreciated Mr. Skog expressing his concern. Chair Henke reiterated that the matter at hand was that the DRB still did not have the requisite documentation for the item.

Mr. Skog stated that he would personally guarantee he would get proposed landscaping and color samples to CP Dupuis if the Board would give him one more chance. He apologized for not having gotten the information to the Board sooner. He said he had been unclear on what it meant when the Board originally postponed the item 'indefinitely' in November 2020, and that Covid had caused complications, and that both factors had contributed to the confusion.

Mr. Deyer said it would be a waste of both Mr. Skog's time and the Board's if the matter was postponed one more meeting and Mr. Skog appeared again without documentation. He also clarified that Mr. Skog would need to have the documentation to CP Dupuis by May 28, 2021 in order for it to be included in the DRB's agenda packet.

Mr. Skog said he would return with documentation.

Motion by Mr. Deyer

Seconded by Ms. Lang to postpone the design review of Todd's Room to the June 2, 2021 DRB meeting.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Deyer, Lang, Debbrecht, Kolo, Dukas, Henke, Willoughby

Nays: None

Mr. Skog stated his understanding was that he would return with landscaping plans and ideas of how to minimize some of the pink appearance of the exterior of the building.

The DRB confirmed.

Mr. Skog thanked the Board.

Chair Henke thanked Mr. Skog.

05-046-21

5) Sign Review

None.

05-047-21

6) Study Session

None.

05-048-21

7) Miscellaneous Business And Communications
A. Pre-Application Discussions

CP Dupuis reviewed a brief administrative approval request from the Forefront at 400 S. Old Woodward. He noted that the request adhered to all ordinance requirements. The Board consensus was that the changes to the three windows and the two front units could be administratively approved.

B. Draft Agenda for Next Meeting

C. Staff Reports

1. Administrative Sign Approvals

Mr. Deyer said that he personally wanted brighter-color backers on signs to be brought before the Board. He cited the administratively approved L.A. Insurance sign as an example, which used red as a backer.

2. Administrative Approvals

3. Action List - 2021

05-049-21

Adjournment

Motion by Ms. Lang

Seconded by Ms. Debbrecht to adjourn the DRB meeting of May 19, 2021 at 10:15 p.m.

Motion carried, 7-0

Design Review Board
Minutes of May 19, 2021

ROLL CALL VOTE

Yeas: Lang, Debbrecht, Henke, Willoughby, Kolo, Deyer, Dukas

Nays: None

Nicholas Dupuis
City Planner

DRAFT



MEMORANDUM

Planning Division

DATE: June 2nd, 2021

TO: Design Review Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Design Review – 825 Bowers – Todd's Room

Zoning: O-2 (Office-Commercial) & MU3 (Mixed-Use)

Existing Use: Commercial

Introduction

In late 2020, the Planning Division observed a completed and unapproved exterior painting project on an existing one-story commercial building in the Triangle District. The applicant submitted an Administrative Approval application for the unapproved painting project that was denied based on the recommendations of the Design Review Board (DRB). City Staff advised the applicant that they would be required to either submit a new Administrative Approval application to repaint the building or submit a Design Review application to petition the DRB to formally consider the current unapproved paintjob.

A Design Review application was submitted seeking approval for the full pink paint scheme and was reviewed by the Design Review Board on November 18th, 2020 and was ultimately postponed with direction given to reduce the impact through new paint and perhaps some additional landscaping. The minutes from the November 18th meeting are attached for your review.

The applicant returned to the Design Review Board on May 19th, 2021 and was unable to provide an updated proposal in time for the meeting and was postponed again until June 2nd, 2021. During the May 19th meeting, the Planning Division and Design Review Board clarified that they were looking for an updated design that included changes to the paint and not just landscaping.

Building Exterior

At this time, the applicant has submitted new plans proposing to repaint the rear and partial sides of the building brown (Turkish Coffee), while keeping the sides and small areas on the front of the building Rose Petal Pink. The newly proposed brown color matches the existing trim on the building, and complements the brown-shingled roof that exists on the building.

Signage

There are no new signs proposed as a part of this approval.

Planning and Zoning

The exterior painting project does not have any planning and zoning implications.

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Planning Division Analysis

The applicant meets Design Review requirements 1 and 2 of Section 7.09. However, requirements 3-7 are worth some discussion by the Design Review Board. Although the rose petal pink color is unlikely to adversely affect property values in the immediate neighborhood, the appearance of the building certainly stands out and may be considered incompatible with the neighboring buildings save perhaps the red portion of the Galling Fiat/Alpha Romeo dealership to the west. Other buildings in the area appear to have neutral tones or unpainted red brick. Although subjective, the Planning Division does not feel that the rose petal pink color is *garish*, *unsightly* or *offensive*. However, it does provoke a reaction due to the uncommonness of the color pink on building facades, especially in Birmingham.

Finally, the design of the building as it relates to the exterior paint may be considered “bold” as suggested by the Triangle District Urban Design Plan:

New buildings should move away from existing architectural styles and instead evolve toward a “bold” approach to contemporary design through the use of massing, colors, façade treatments, etc.

Based on the new paint scheme and its attention paid to the sensitive commercial/residential boundary, the Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 825 Bowers – Todd's Room.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 825 Bowers – Todd's Room.

OR

Motion to **POSTPONE** the Design Review application for 825 Bowers – Todd's Room – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Design Review application for 825 Bowers – Todd's Room – for the following reasons:

1. _____
2. _____
3. _____





SW 6076

277-C3

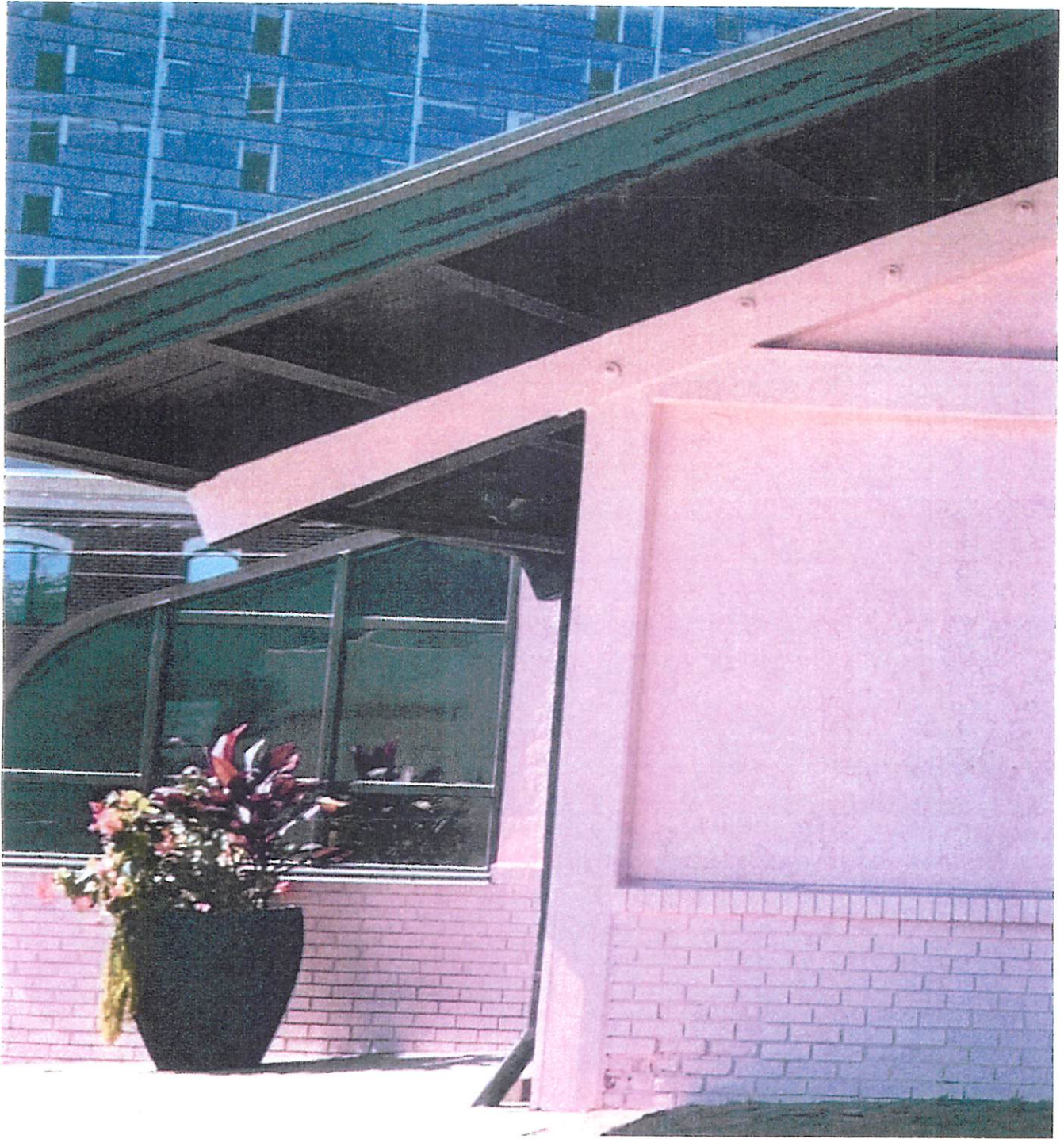
Turkish Coffee

SW 6076
Turkish Coffee

277-C3



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Color is more
accurate on Swatch

2010-70

Frosty Pink

2010-70

2010-60

2010-60

Rose Petal

2010-50

Todd

2010-40

2010-50

Bobs

2010-40

Dawn Pink

Coral Gable



Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Todd's Room Inc.
Address: 825 Bowers Street, Birmingham, MI 48009

Phone Number: 248-594-0003
Email address: raquel@toddbeauty.com

2. Property Owner

Name: Bowers Property: Jeffrey Ishbia
Address: 251 E Merrill St. #212, Birmingham, MI 48009

Phone Number: 248-647-8590
Email address: _____

3. Project Contact Person

Name: Raquel Nannoshi
Address: 825 Bowers Street, Birmingham, MI 48009

Phone Number: 248-390-7181
Email address: raquel@toddbeauty.com

4. Project Designer/Developer

Name: Todd Skog & Raquel Nannoshi
Address: 825 Bowers Street, Birmingham, MI 48009

Phone Number: 248-594-0003
Email address: raquel@toddbeauty.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: _____
825 Bowers Street, Birmingham, MI 48009
Name of development: Todd's Room Inc.
Sidwell #: _____
Current Use: retail/salon
Proposed Use: retail/salon
Area of Site in Acres: 1.2
Current zoning: commercial

	Yes	No
Is the property located in a floodplain? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property within a Historic District? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
→ If so, which? _____		
Will the project require a variance? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
→ If so, how many? _____		
Has the project been reviewed by another board? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
→ If so, which? _____		

7. Details of the Proposed Development (attach separate sheet if necessary)

Todd's Room has been in Birmingham since 1996 and has always had the reputation of being a trendy yet classic womens beauty apothecary and boutique. Our image has always had the color pink attached to it. We are proposing to have the paint of our building to be pink. We have chosen a soft peachy pink color, something that will stay in a customer's mind always.

8. Required and Proposed Parking

Required number of parking spaces: _____
Proposed number of parking spaces: _____
Location of parking on site: _____
Location of parking off site: _____
Shared parking agreement? no
Size of surface parking lot: 110 parking spaces

Number of underground parking levels: no
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: 2
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: _____
east side of building/front of building,
south side of building beneath windows

Proposed landscape material: _____
We plan to plant boxwood along the front of the building
from one end to the other. Along the south side of the
we would like to plant tall grass or possibly faux ivy

10. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____

Number of existing street trees: _____
Number of proposed street trees: _____
Number of waste receptacles: _____

11. Loading

Required number of loading spaces: _____
Proposed number of loading spaces: _____
Location of loading spaces on site: _____

Typical size of loading spaces: _____
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: 1
Proposed number of waste receptacles: 1
Location of waste receptacles: back of building

Size of waste receptacles: _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Location of all utilities & easements: _____

Size of transformers (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
Location of all ground mounted units: _____

Size of ground mounted units (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____
Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____

Location of screenwall: _____
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: _____
Light level at each property line: _____
Type of light fixtures on building: _____
Location of light fixtures on building: _____

Number of light fixtures on site: _____
Type of light fixtures on site: _____
Height from grade: _____
Location of light fixtures on site: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: [Signature] Date: 11/2/2020
Print name: JEFFREY A. INBIA, manager Bauer Property LLC

Signature of Applicant: [Signature] Date: 11-2-2020
Print Name: Raquel Nannoshi

Signature of Architect: _____ Date: _____
Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____
Date of Approval: _____ Date of Denial: _____ Accepted By: _____

DESIGN REVIEW BOARD
MINUTES OF NOVEMBER 18, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, November 18, 2020. Chairman John Henke called the meeting to order at 9:18 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby (all Board members located in Birmingham, MI)

Absent: None

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

Chairman Henke asked all meeting participants to be mindful of not speaking over each other.

11-94-20

2) Approval Of Minutes

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to approve the DRB Minutes of November 4, 2020 as submitted.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Dukas, Debbrecht, Deyer, Henke, Willoughby, Lang

Nays: None

11-95-20

3) Public Hearing

None.

11-96-20

4) Design Review

A. 855 Forest – Abood Law Firm

CP Dupuis reviewed the item.

Evans Caruso, architect, and Jeffrey Abood, owner, were present on behalf of the application.

After some DRB discussion, Mr. Caruso indicated he was willing to remove the sign on the rear elevation and the fence from current DRB consideration. He said he would bring those items to the Board of Zoning Appeals.

Mr. Deyer said he did not believe that Sign #2 was technically in the sign band. There was some discussion among the DRB members about whether Sign #2 could be described as being in the sign band.

In reply to Mr. Deyer, Mr. Caruso explained that the item described as a 'canopy' in the submitted plans has a function for blocking sunlight at certain times of day. He stated that the architects do 3D modelling to make sure that such architectural elements are effective at providing the appropriate shade.

Mr. Willoughby confirmed that he often adds similar architectural elements in his work to block or enhance sunlight in different ways.

Mr. Deyer noted that calling it a 'canopy' has a specific meaning in City ordinance, and said it should be changed so as to reduce potential confusion.

Mr. Willoughby suggested it be called a 'solar solution'.

The applicants said they were happy to change all wording in the submitted plans from 'canopy' to 'solar solution'.

Mr. Willoughby noted the sign to the west of the solar solution is aligned with the sign band on the front facade. He recommended that consequently the sign's placement should be considered a viable solution for the sign visibility problem the applicant would otherwise have.

Motion by Mr. Willoughby

Seconded by Ms. Lang to approve the Design Review application for 855 Forest – Abood Law Firm – with the following conditions: 1. The applicant must submit glazing calculations showing the percentage of glazing on the front and rear facades; 2. The applicant must submit revised plans resolving the issues with Sign #3; 3. The applicant must submit revised plans without the fence; and, 4. They are commended for their brilliant solar solution on the front facade.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Willoughby, Lang, Deyer, Debbrecht, Dukas, Henke

Nays: None

Mr. Abood thanked the Board.

In reply to an inquiry from Mr. Caruso, Mr. Willoughby and Chairman Henke said they liked the rear wall proposal.

Mr. Deyer recalled that an apartment complex near N. Adams and the railroad tracks used a screening wall that was neither masonry nor evergreens. He asked if a similar divergence from ordinance requirements for 855 Forest's rear wall might be possible in this case.

CP Dupuis said he did not immediately remember what material was used for the screening wall of the apartment complex in question. He confirmed he would look into it and let the DRB and the applicant know if the material used did diverge from ordinance in that case, and if so, how it might affect Mr. Abood's proposal.

Mr. Deyer noted that if architecture will be developed more often in the future to deal with issues posed by sunlight, the DRB would probably need to devise standards for evaluating said architectural elements.

Mr. Willoughby suggested that one option would be requiring solar calculations from applicants in the same way the City requires light calculations.

B. 825 Bowers – Todd's Room

CP Dupuis reviewed the item.

Todd Skog spoke on behalf of the application. He explained that he was not aware that he needed approval to paint the building's exterior because while this is his fourth store in Birmingham, it is the first one where he had the ability to paint.

There was general consensus among the DRB members that steps should be taken to minimize the amount of pink visible on the building's exterior.

Ms. Lang said she was all right with leaving the building's exterior as-is. She said that while the color would not likely have been approved by the DRB if asked beforehand, she said she found it inoffensive and that it brightened up an area of the City that was otherwise 'drab'.

There was general DRB consensus that they would be interested in Mr. Skog presenting two ideas at a future review. The first was a picture of the building's three visible sides combined with the proposed landscaping photoshopped in; the second was a proposal for painting some of the exterior a more neutral color and leaving only some of the pink color so that the pink functions as an accent.

Chairman Henke mentioned that the Board prefers requests for permission rather than requests for forgiveness. He also advised Mr. Skog that if he wanted to use ivy as part of the landscaping, it would have to be affixed to a trellis rather than to the building and that faux ivy would not be permissible.

CP Dupuis clarified for Mr. Skog that any landscaping plans would require either DRB or administrative approval before implementation.

Motion by Mr. Deyer

Seconded by Mr. Willoughby to postpone the design review application for 825 Bowers to a date uncertain, which will give the applicant a chance to return with renderings that integrate the landscape plan and the building.

Mr. Willoughby reiterated the recommendation that the applicant also consider proposing ways of using a more neutral paint on the exterior to minimize the amount of visible pink coloring.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Deyer, Willoughby, Lang, Debbrecht, Dukas, Henke

Nays: None

11-97-20

5) Sign Review

None.

11-98-20

6) Study Session

None.

11-99-20

7) Miscellaneous Business And Communications

A. Pre-Application Discussions

B. Draft Agenda - December 2, 2020

1. None

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Action List - 2020

11-100-20

Adjournment

Motion by Mr. Deyer

Seconded by Ms. Debbrecht to adjourn the DRB meeting of November 18, 2020 at 10:13 p.m.

Motion carried, 6-0.

Design Review Board
Minutes of November 18, 2020

ROLL CALL VOTE

Yeas: Deyer, Debbrecht, Lang, Dukas, Willoughby, Henke

Nays: None

Nicholas Dupuis
City Planner

APPROVED

Re: Todd's Room Public Comment

1 message

Samuel Oh <samuel.e.oh@gmail.com>
To: ndupuis@bhamgov.org

Thu, May 13, 2021 at 7:53 PM

Hello Design Review Board,

This is a public comment regarding the May 19, 2021 board meeting's design review of the exterior painting of the entire 825 Bowers building (Todd's Room) pastel pink.

- 1) Todd's Room was never given permission for building modifications. In fact, they were issued a stop order by the City of Birmingham but they disregarded the order and accelerated to painting completion. Todd's Room has shown no intention to return the building to its original state, but instead seeks to negotiate a small fine instead of following compliance.
- 2) The building modification is not in line with the master plan of the Triangle District and additionally does not meet zoning code that requires an appropriate harmonious border exist between a commercial and residential space (please see attached photo).
- 3) The building modifications devalue the community by not representing the quality desired in design and execution. It is not a skillful quality job. The painter blasted the entire building pink without even taping off parts to protect from overspray. Even things like gas and electric meters have been painted over pink.
- 4) The building modification has already caused strong dissatisfaction with the members of the local community and unless reversed, will continue to cause dissent and hinder the success of the Triangle District redevelopment plan.

I would ask any of the board members that are patrons or have family members that are patrons of Todd's Room to identify themselves and consider recusing themselves from the vote to avoid potential conflict of interest.

Thank you very much for your consideration in service to the betterment of our community.

Samuel Oh

Sent from my iPad

> On Nov 21, 2020, at 11:14 AM, Samuel Oh <samuel.e.oh@gmail.com> wrote:

>

>

> Hello Design Review Board,

>

> This is a public comment regarding 825 Bowers (Todd's Room). I watched the board meeting last week on Wednesday, November 18, 2020 and have a few responses to the discussion that I observed:

>

> 1) Painting this building pink definitely decreases residential property value. I bought my house in 2013 and if at time if I saw there was a big pink building that you could see from the backyard, and even worse, the master bedroom, I would have never purchased the property. And neither would have any other buyer with the same standards as I. Not only does it affect my property value, but that of every home that can see this building from their backyard (especially the 2nd floor). That would be almost every home on the South side of Hazel Street that can see the North facing and East facing walls across the alleyway. Please have this building owner take responsibility and repaint these sides of the building to be a neutral color.

>

> 2) I disagree with some people's opinion that say that the pink color is a "pretty color" and adds value to the neighborhood. It is flamboyant and attention grabbing, and specifically meant for the purpose of attracting retail customers. None of the other retail buildings in this area do this. For example, the Land Rover and Fiat dealerships across the street have bright logos, however, they display the logo just in front and the rest of the building is a neutral color like grey. Todd's room should do the same. They could use pink as a logo on the front of the building but the rest of the building should be a neutral color to match the rest of this neighborhood.

>

> 3) Although I welcome Todd's Room as a retailer in the neighborhood, they should have never been able to occupy this building in the first place. It's an old Baker's Square restaurant that is only suitable for another restaurant or medical facility. Todd's should have never selected this building at all. What they need is a retail space that has a lot more windows. What the residents of the neighborhood wants is for this building to be torn down and a mixed use development instead just like the one proposed in the Triangle Master Plan. Right now what we have is lipstick on a pig. They took an ugly building and made it worse by painting it pink.

>

> 4) I would ask any of the Board members that are direct patrons or have family members that are patrons of Todd's place recuse themselves from the vote. For example, the chairman's wife is a regular client of Todd's. If these members were allowed to vote, it would not be an objective, unbiased vote.

>

> 5) Finally, it should be noted that Todd's Room was issued a stop order during painting but instead they continued to paint. We do not need this kind of uncooperative business in our neighborhood.

>

> 6) The location of the building does not respect the boundary between residential and retail space. At the very least, it should be harmonious with the environment, not clash against it and cheapen the neighborhood. Birmingham has a reputation of class and high quality, and this garish building lowers that reputation.

>

> 7) The building owner should have never allowed for Todd's Room to be painted that color. Therefore it would seem that the cost to repaint should be equally shared by the building owner and Todd's Room.

>

> 8) I believe that they should repaint the whole building to maintain the integrity of the area, but at the very least, they MUST re-paint the North and East facing sides of the building. Neither of these sides is even at the main intersection of Adams and Bowers. If not, they are going to put the community at odds with this retailer and building owner.

>

> Please see attached photo taken from our master bedroom.

>

> Regards,
> Samuel Oh

>

>

> <4F09F262-57E1-4780-B29A-65780AC6A722.jpeg>



image0.jpeg
827K



AGENDA
VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING
WEDNESDAY – June 16th, 2021
******* 7:15 PM*******

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

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 1. [July 7th, 2021](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Action List 2021](#)
- 8) Adjournment

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least one day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

Design Review Board Action List – 2021

Design Review Board	Quarter	Rank	Status
Wall Art	1 st (January-March)	1	<input type="checkbox"/>
Update Sign Ordinance	2 nd (April-June)	2	<input type="checkbox"/>
Create New Informational Artwork for Sign Ordinance	3 rd (July-September)	3	<input type="checkbox"/>
Sign Ordinance Enforcement	4 th (October-December)	4	<input type="checkbox"/>

Updates:

1. Sign Ordinance update in progress.