

BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF APRIL 6, 2016
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, April 6, 2016. Chairman John Henke called the meeting to order at 7:13 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Vice-Chairman Keith Deyer, Natalia Dukas, Thomas Trapnell, Shelli Weisberg, Michael Willoughby

Absent: Student Representative Loreal Salter-Dodson

Administration: Matthew Baka, Sr. Planner
Carole Salutes, Recording Secretary

04-11-16

APPROVAL OF MINUTES
DRB Minutes of March 16, 2016

Ms. Dukas:
Page 1 - Correct the spelling of her name.

Motion by Mr. Coir
Seconded by Mr. Willoughby to approve the DRB Minutes of March 16, 2016 as corrected.

Motion carried, 7-0.

VOICE VOTE

Yeas: Coir, Willoughby, Deyer, Dukas, Henke, Trapnell, Weisberg
Nays: None
Absent: None

04-12-16

DESIGN REVIEW
1344 Hamilton Row

Chairman Henke recused himself for this hearing and Vice-Chairman Deyer took over the gavel.

Zoning: B-4/D-4 Business Residential

Proposal: Mr. Baka advised the applicant proposes to renovate the exterior of the two-story multi-tenant building. The project will reconfigure and upgrade the main entry façade. A new window and door system proposed as well as new lighting and signage. The façade is proposed to be treated with horizontally banded wood siding, brushed aluminum, bronze dark anodized aluminum and galvanized hardware. The design of the proposal is intended to be compatible stylistically with the neighboring storefront at 360 Hamilton Row.

Design: The proposed façade renovation consists of all new windows and door in dark bronze anodized aluminum frames. The majority of the façade is proposed to be clad with horizontally banded cedar wood siding. The area to the west of the first floor entrance extending upwards to the top of the second floor windows is proposed to be clad with limestone tile. The limestone tile is proposed to be accented by four (4) stainless steel plates that will be mounted above each of the four (4) windows in the limestone tile area. The materials board was passed around.

Landscaping: The applicant is proposing to upgrade the existing landscaping bed on the east side of the façade by constructing a short knee wall of cultured stone and adding plantings.

Signage: The applicant is proposing two name-letter signs to be mounted within the first-floor sign band. The total linear building frontage is 25 ft., permitting 25 sq. ft. of sign area. The proposed wall signs will measure 3.04 sq. ft. and 5.41 sq. ft. for a total of 8.45 sq. ft. of signage. This is in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area, that states for all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The wall sign is located at a height of 11 ft. 8 in. on the storefront elevation. This meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance which states that wall signs projecting more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk and at a height of less than 15 feet above public alley.

The total depth of the sign is ½ in. stud mounted 1 in. off the face of the building, in accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, that states no wall sign shall project more than 9 in. measured from the wall to which it is attached to the outer surface.

Illumination: The applicant is proposing to install three (3) Allegheny 15 ½ in. wall sconces above the first floor-windows. In addition, there are four (4) recessed lights proposed for the underside of the first-floor canopy.

Mr. Kevin Hart, Architect, was present along with the Design Director, Mr. John VanBrook. Mr. Hart explained the three (3) 60 watt LED Allegheny recessed light fixtures above the signage will illuminate the dark black chrome Seven Greens lettering on the signage. They reconfigured the entrance to get as close to ADA requirements as they could. They wanted to compliment the neighbor's design and used a warm mid-century modern style.

It was discussed that there are no rules in this area with regard to shining light on the neighbors. Mr. Willoughby welcomed the idea of having more light on the street.

**Motion by Mr. Coir
Seconded by Ms. Dukas to approve the Design Review for 1344 Hamilton Row as proposed.**

At 7:25 p.m. there were no comments from the audience.

Motion carried, 6-0.

VOICE VOTE

Yeas: Coir, Dukas, Deyer, Trapnell, Weisberg, Willoughby

Abstain: Henke

Nays: None

Absent: None

04-13-16

**DESIGN REVIEW
1444 Fourteen Mile Rd.
Kakos Market**

Zoning: B-2B General Business

Proposal: Mr. Baka explained the applicant proposes to renovate the exterior of the single-story one-tenant building. The proposal includes a new storefront window and door system and the addition of stone, metal panels and EFIS to the east and south facing facades. Red LED accent lighting is proposed to be mounted underneath the soffit of the "high" parapet.

Design: The applicant proposes to renovate the existing façade of the building. A new anodized aluminum storefront system will replace the existing doors and windows. The entrance to the store will be shifted from the current location to the west end of the existing window system. The knee wall below the new windows is proposed to be clad with a smooth grey brick veneer (Belden 661). The remainder of the lower walls on the east and south façade are proposed to be clad with a cream colored cultured thin stone. The existing mansard roof is

proposed to be removed. Extending each direction from the southeast corner of the building, the applicant is proposing a raised parapet that will rise 4 ft. above the rest of the roof line. This area above the windows is proposed to be clad with 5 ½ in. Tru-grain wood panel siding in "Siam." The area with the extended parapet is proposed to be framed with a 3 in. wide aluminum composite panel system. At the base of the vertical portions of the aluminum panels the applicant is proposing a cast stone 4 in. veneer base in natural limestone. Along the lower portion of the roof line the applicant is proposing an EFIS surface in Brume color and a metal coping along the top.

Signage: The applicant is not proposing any additional signage at this time. They have indicated that signage will be submitted under a separate proposal.

Illumination: The applicant is proposing LED accent lighting to be mounted underneath the soffit of the "high" parapet. The lighting is rendered in red on the color elevations. **Typically the Board has not approved colored accent lighting on the outside of buildings. The Planning Division recommends that the red LED lighting be switched to white lights.**

Material samples were passed around.

Mr. John Abro, Architect, was present with the business owner, Mr. Joe Kakos. Mr. Abro noted the signage will go below the high parapet on two sides. He explained the owner proposes to use multi-color kinetic lighting for the holiday seasons throughout the year. For example, during valentine season it would be red. Mr. Deyer said it seems to him that the signage and the lighting go together. Mr. Willoughby agreed and noted it is all about the composition. He added that he is not a fan of colored lights. Ms. Weisberg was in accord and the chairman said it makes sense for the board to see that portion of the design together.

Mr. Abro said the kinetic lighting is a decorative element that enhances the material below rather than adding more light.

It was discussed that the short wall that surrounds the parking lot will be painted to match the brick on the building.

Motion by Mr. Deyer

Seconded by Ms. Dukas to approve the proposal for 1444 Fourteen Mile Rd., Kakos Market, as submitted with the exception of the lighting and postpone the lighting. The petitioner to come back in front of the DRB on May 4, 2016 with his proposal for lighting and signage along with painting of the screenwall and a corrected drawing showing that the entrance has not been shifted. The petitioner should not be required to pay an additional fee.

Mr. Joe Kakos indicated the existing decals on his windows will come down to allow a clear view to the interior of the store

There was no discussion from the public at 7:40 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: Deyer, Dukas, Coir, Henke, Trapnell, Weisberg, Willoughby

Nays: None

Absent: None

SHORT TERM PROJECTS (not discussed)

04-14-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

➤ 33400 Woodward Ave., New You Salon - Re-facing of existing signs.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments

The members discussed pole signs, Christmas lights that have been left up long after the season, Wells Fargo colored lighting, sandwich board permits, and flags not taken in.

A new member has been appointed to the Historic District Study Committee which only meets at the direction of the City Commission.

04-14-16

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:55 p.m.

Matthew Baka
Sr. Planner