

BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF AUGUST 3, 2016
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, August 3, 2016. Chairman John Henke called the meeting to order at 7:37 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Natalia Dukas, Thomas Trapnell, Michael Willoughby

Absent: Board Members Keith Deyer, Vice Chairperson Shelli Weisberg; Student Representative Loreal Salter-Dodson

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

Chairman Henke cautioned the petitioners that there are only five of seven board members present this evening and they would need four affirmative votes to be approved. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. The petitioners elected to proceed.

08-33-16

APPROVAL OF MINUTES
DRB Minutes of July 6, 2016

Motion by Mr. Trapnell

Seconded by Mr. Willoughby to approve the DRB Minutes of July 6, 2016 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Trapnell, Willoughby, Coir, Dukas, Henke

Nays: None

Absent: Deyer, Weisberg

08-34-16

DESIGN REVIEW
912 S. Old Woodward Ave.
OWC

Zoning: B-2B General Business

Design: The applicant proposes to renovate the façade of a two-story, multi-tenant building. The applicant proposes to install four (4) new clear glass windows in "Dark Bronze" frames along the north elevation and at the new corner entrance. Along the Landon St. façade the applicant is proposing honed black granite at the base of the façade and wall panels surrounding the entry doors. At the northwest corner of the tenant space the applicant is proposing to construct a new recessed corner entry. Both of the new entry doors are proposed to be stained wood with clear glass panels. The remaining existing wood siding and CMU brick is proposed to be painted "Dark Purple." In addition, the applicant is proposing four (4) new fabric awnings with metal frames.

Signage: The applicant proposes to install several new signs on the proposed new façade. The signs are proposed to include one (1) wall sign; a projecting sign; three (3) single letter name letter signs suspended from the awnings along Landon; and four (4) signs mounted to the tops of the awnings along both Landon St. and the alley in the rear. The total linear building frontage is 56 ft. 4 in. permitting 56.333 sq. ft. of sign area. The proposed wall sign will measure 19.8 sq. ft. The proposed projecting sign measures 2.6 sq. ft. total. The "O", "W", and "C" signs combine for a total of 23.65 sq. ft. The four name letter signs mounted to the tops of the awnings measure 2.4 sq. ft. each for a total of 9.6 sq. ft. The total proposed signage for the building is 55.6 sq. ft. which 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 square feet for addresses on Woodward Ave.) for each linear foot of principal building frontage.

All of the signs are proposed to be mounted more than 8 ft. above grade. The projecting sign is proposed to be mounted 6 in. off the face of the column as required by the Sign Ordinance. The proposal meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance that states 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 ft. above public driveways, alleys and thoroughfares.

Illumination: The applicant is proposing to install four (4) custom steel strapped wall sconces with acrylic diffusers and LED lights. Three (3) of the lights are proposed to be mounted along the north elevation and one (1) is proposed to be mounted on the rear elevation. All four (4) lights are proposed to be mounted at least 8 ft. above grade. The individual letters across the façade are proposed to be illuminated with hidden spot lights. The bronze cut letters above the awnings are proposed to be back lit with LED lights.

Landscaping: The applicant is proposing to plant Boston Ivy in a planting pocket on the back of the building just south of the new recessed entry.

Mr. Roman Bonislowski, Ron and Roman Architects, said they are excited about getting away from the Central Business District and expanding the horizons of the City of Birmingham. The purple color proposed for the exterior is the same color as a wine stain would be on a carpet. OWC stands for Old Woodward Cellar. This is a perfect example of taking a property that currently is not the most appealing in nature and cleaning it up completely. The strapped light fixtures mimic a wine barrel. The lighting they are proposing is restricted to the building facade itself and will not shine up into the sky.

It was noted there is a misprint on the print and all of the letters should be 2 ft. maximum in height. Therefore, a new drawing was requested.

Motion by Mr. Willoughby

Seconded by Mr. Coir to approve the Design Review for 912 S. Old Woodward Ave., OWC, as submitted. The height of OWC lettering on the Landon St. side to be administratively approved and the lighting specs submitted to the City.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

08-35-16

DESIGN REVIEW

33502 Woodward Ave. #100

Multi-Tenant Commercial Building

Zoning: B-2B General Business

Proposal: The applicant proposes to renovate the façade of a one-story, multi-tenant building. The applicant proposes to remove the existing mansard roof and replace it with an EIFS soffit, wood accents, and metal awnings at the entrance ways. The existing storefront windows and brick planter box along the front elevation and diagonal wood siding are proposed to remain.

Design: The applicant proposes to remove the existing cedar shake mansard roof around the front and side of the building on the Woodward Ave. and Emmons elevations as well as the small portion that exists over the rear entrances. In place of the mansard roof the applicant is proposing to construct a

new EFIS fascia that will begin 10 ft. above grade and extend an additional 12 ft. The EFIS is proposed to be painted "Natural Choice" SW – 7011.

The applicant also proposes to construct new metal awning features at each of the currently existing entranceways. The awnings are proposed to be fabricated in "mill finish" aluminum and will extend the entire height of the new fascia. Adjacent to the metal awning the applicant is proposing to create an accent feature made of Accoya wood panels in "Brown Mahogany." The wood panel accents are proposed to extend 2 ft. from the top of the storefront windows and continue upwards 12 ft. to the top of the EFIS parapet. Below each of the Accoya accent boxes the applicant is proposing to install a decorative metal column feature. The column features would consist of two (2) 4 in. metal pipes connected by three (3) 7 in. x 3 ft. metal plates with rounded corners. The metal columns are proposed to extend from the existing brick planter upwards to the underside of the newly proposed EFIS façade.

Landscaping: No landscaping changes are proposed in conjunction with this proposal.

Signage: The applicant is not proposing any additional signage at this time. The Jimmy John's sign will be reinstalled after the facade renovations have been completed. Once the vacant space next to Jimmy John's has been filled, the new tenant will be responsible for having any new signage approved by the Planning Dept.

Illumination: The applicant is proposing to install four (4) 2 in. LED round downlights in the soffit at the entrance to Jimmy John's.

Mr. John Sarkesian, Architect, was present with Mr. Jason Lycel. The north side of the building will be painted the same color as the rest of the building. Their intention is to get rid of the T1-11 wood siding as phase 2.

**Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the Design Review for 33502
Woodward Ave. #100 as submitted.**

At. 8:05 p.m. there was no public left to comment.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Coir, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

08-36-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 1020 S. Old Woodward Ave., Marson Birmingham - Install a wall sign for Marson Birmingham.
- 555 S. Old Woodward Ave., 555 Building - Temporary identification for retail tenants in north and south buildings whose store and tenants will be obstructed by the construction scaffolding/fencing during the facade remodel.
- 1813 Southfield Rd., Pamela Place - Remove and replace roofing; maintenance only, similar color.
- 556 Bloomfield Ct., Bloomfield Ct. Condos - Replace windows.
- 359 S. Old Woodward Ave., Tri-Phase Comm. Const. - Administrative approval for office front sign above entry/windows on sign band area.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments

- It was noted that a possible bridge over Woodward Ave. is being discussed with M-DOT.

08-37-16

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 8:09 p.m.

Matthew Baka
Sr. Planner