

BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF APRIL 20, 2016
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, April 20, 2016. Chairman John Henke called the meeting to order at 7:30 p.m.

Present: Chairman John Henke; Commission Members Keith Deyer, Natalia Dukas, Vice Chairperson Shelli Weisberg

Absent: Commission Members Mark Coir, Thomas Trapnell, Michael Willoughby; Student Representative Loreal Salter-Dodson

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

04-15-16

APPROVAL OF MINUTES
DRB Minutes of April 6, 2016

Motion by Mr. Deyer

Seconded by Ms. Dukas to approve the DRB Minutes of April 6, 2016 as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Deyer, Dukas, Henke, Weisberg

Nays: None

Absent: Coir, Trapnell, Willoughby

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

04-16-16

DESIGN REVIEW
180 W. Brown

Zoning: O-2 Office/Commercial

Proposal: Mr. Baka advised the applicant proposes to renovate the exterior of the one-story building. The proposal will expand and replace the existing windows on three sides with new bronze framed aluminum windows, paint the building Dark Granite #men7075 and add new LED lighting to the rear. The asphalt roof and cupola are proposed to be removed and replaced with a standing seam metal roof in "burnished slate" as indicated by the color sample provided.

Design:

North Elevation

The applicant is proposing to replace the windows in the existing openings and paint the door and frames of the entranceway to match the new windows. The existing limestone sills are to remain.

East Elevation

The applicant is proposing to remove the existing windows and expand the openings to accommodate new larger windows. Due to the shifted location of the new windows, some areas of the wall will need to be in-filled with new brick. The new bricks will match the existing texture and coursing and be toothed into the existing pattern. On the south 20 ft. of the east elevation the existing roof projection will be removed and the brick façade cleaned and painted.

South Elevation

The applicant proposes to remove the existing windows and expand the openings to accommodate new larger windows. Due to the shifted location of the new windows some areas of the wall will need to be in-filled with new block. The new blocks will match the existing coursing and be toothed into the existing pattern. At the west end of the south elevation the applicant is proposing to demolish the chimney and the parapet wall is proposed to be raised to match the height of the existing parapet to the east. The applicant is also proposing to enclose the existing electrical components mounted to the back of the building in a water tight enclosure with hinged doors and a standing seam roof to match the rest of the building.

Signage: No signage is indicated.

Illumination: The applicant is proposing to install three (3) new cut-off LED light fixtures on the rear of the building.

Mr. Michael Bedoun with MSI Construction spoke on behalf of the new property owner. He indicated they currently have no plans for signage because the building will contain owner occupied private offices. If they were to propose signage in the future it would be above the main entrance and they would come back before the board. Chairman Henke told him the building design hampers

them with respect to signage. Aesthetically this design is a great clean-up of the building.

All of the material samples were confirmed.

**Motion by Mr. Deyer
Seconded by Ms. Weisberg to approve the Design Review for 180 W.
Brown, Medical Office as submitted with the understanding that the sign
band is above the door.**

Motion carried, 4-0.

VOICE VOTE

Yeas: Deyer, Weisberg, Dukas, Henke

Nays: None

Absent: Coir, Trapnell, Willoughby

04-17-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 1025 Webster - Roof replacement.
- 1113 N. Old Woodward Ave., Unit 31, Woodward Place Condominiums - Stair lift, eight stairs to entry door.
- 3502 E. Woodward Ave. - Recover two existing awnings. Color Black; original Grey. No signage.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

04-18-16

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:45 p.m.

Matthew Baka
Sr. Planner