

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – August 20, 2014
******* 7:15 PM*******

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of August 6, 2014**
- 3) **Sign Review**
- 4) **Design and Sign Review**
 - 33690 Woodward – Main St. Building Group
- 5) **Short Term Projects**
- 6) **Miscellaneous Business and Communication**
 - A. Staff Reports
 - **Administrative Approvals**
 - Violation Notices
 - B. Communications
 - Commissioners Comments
- 7) **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 AUGUST 6, 2014**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, August 6, 2014. Chairman John Henke called the meeting to order at 7:12 p.m.

Present: Chairman John Henke; Commission Members Mark Coir, Natalia Dukas, Darlene Gehringer, Shelli Weisberg, Michael Willoughby; Student Representatives Mitch Boorstein, Cambrea Rush

Absent: Commission Member Vice-Chairman Keith Deyer

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

08-47-14

**APPROVAL OF MINUTES
DRB Minutes of July 16, 2014**

**Motion by Mr. Coir
Seconded by Ms. Weisberg to approve the DRB Minutes of July 16, 2014 as presented.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Coir, Weisberg, Dukas, Gehringer, Henke, Willoughby

Nays: None

Absent: Deyer

Chairman Henke offered petitioners the opportunity to postpone at no penalty to the next meeting when a full board might be present. It requires four affirmative votes to pass a motion and only six of the normal seven board members were present this evening. However, everyone wished to go forward.

08-48-14

SIGN REVIEW

1000 S. Old Woodward Ave. (postponed from the meeting of July 16, 2014)
IncWell

Zoning: B-2B General Business, D-2 Downtown Overlay District, located within the Retail Frontage Area

Proposal: The applicant proposes to install a name letter sign reading "IncWell on a multi-tenant, two-story building.

Signage: The total linear building frontage is 85 ft. 4 in., permitting 85.33 sq. ft. of sign area. The proposed name letter sign will measure 18.75 sq. ft. 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.

In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance – **Name letter signs are permitted to be up to 24 in. in height.** The proposal does not meet this requirement. However, in accordance with Article 2, section 2.03 (A) (3) of the Birmingham Sign Ordinance, the DRB may, upon sign review, allow a logo or other design element to be calculated separately from the rest of the sign, provided that the DRB finds the logo or emblem to be an integral part of the sign, and the sign complies with the intent of this chapter. **If the logo is not included in the sign measurement, the height will be 18 ¾ in.**

The applicant has indicated that the sign will be mounted 16 ft. above grade on the existing sign band, meeting the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance that states wall signs that project 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 a public alley.

The proposed wall sign is to be placed above the front entrance on the east elevation facing S. Old Woodward Ave. The sign consists of fabricated aluminum letters and logo; brushed and satin finish; the logo is proposed at 1 in. thickness and the name letters at 2 in thickness and mounted to the wall with concealed fasteners.

The applicant has been advised that the existing nameplate signs on the building do not comply with the Sign Ordinance and must be removed. The applicant has indicated that a 24 in. x 15 in. directory sign may be proposed to install inside the cove on the left side of the front entrance.

Illumination: No illumination is proposed at this time.

Mr. Baka noted the proposal meets all Ordinance requirements. He passed around a sample letter.

**Motion by Ms. Gehringer
Seconded by Ms. Weisberg to approve the Sign Review for 1000 S. Old
Woodward Ave., IncWell, as proposed.**

Chairman Henke recalled at the last meeting the board decided that the logo would not be included in the sign measurement so that the sign conforms to the Ordinance.

There were no comments from the public at 7:14 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Gehringer, Weisberg, Dukas, Henke, Weisberg, Willoughby

Nays: None

Absent: Deyer

08-49-14

SIGN REVIEW

**980 S. Old Woodward Ave.
Talmer Bank & Trust**

Zoning: B-2B General Business, D-2 Downtown Overlay District

Proposal: The applicant proposes to install two wall signs: one on the front and the other on the rear of a single-story existing structure.

Signage: The total linear building frontage is 34 ft. 2 in. permitting 34.2 sq. ft. of sign area. The combined area for proposed signage is 33.15 sq. ft. 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.

In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance, wall signs that project 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 alley. **The applicant needs to provide the height at which the proposed wall signs are to be installed.**

Illumination: The signs are not illuminated.

It was noted that on the previous Talmer Bank location the remnants of old signage can be seen and it hasn't been repaired. That was part of the approval, and Mr. Baka said he will notify Code Enforcement.

Mr. Larry Levin from the sign company said this is the same sign as on the other location but the channel letter is finished black, not white. Chairman Henke said he might want to caution his client that repairs to the raceway need to be completed on the other bank location. Also, the signs need to be fully dimensioned. It was determined they are mounted above 8 ft. from grade.

**Motion by Mr. Willoughby
Seconded by Ms. Weisberg to approve the Sign Review for 980 S. Old Woodward Ave., Talmer Bank & Trust, with the condition that the dimension off the ground be clarified.**

There were no comments from the public on the motion at 7:20 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Weisberg, Coir, Dukas, Gehringer, Henke

Nays: None

Absent: Deyer

08-50-14

SIGN REVIEW

33801 Woodward Ave.

Pet People

Zoning: B-2B General Business

Proposal: The applicant proposes to install three wall signs and one projecting sign on a single-story building.

Signage: The total linear building frontage is 108 ft., permitting 162 sq. ft. of sign area. The combined area for proposed signage is 127.48 sq. ft. 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 signs on Woodward Ave. and Humphrey Ave are proposed to be mounted 13 ft. 4 in. above grade. The projecting wall sign is proposed at a height of 10 ft. 4 in. above grade, in accordance with Article 1.0, Table B of the

Birmingham Sign Ordinance that states wall signs 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 alleys, driveways and thoroughfares.

The PET PEOPLE Channel letters are white colored with a black border projecting 5 in. beyond the wall surface. The green colored "Paw Print" logo (PMS 1496) is embedded into the letter "O" in the word people. In accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, no wall signs shall project more than 9 in. measured from the wall to which it is attached to the outer surface. The wall signs on the Woodward Ave. and Humphrey meet this requirement.

The projecting wall sign projects 30 in. beyond the wall surface and has the required 6 in. gap between the sign and the building, meeting the requirement Article 1.0, section 1.05 (I) of the Birmingham Sign Ordinance, that states wall signs may not project more than 30 in. beyond the property line.

The sign area is 6.04 sq. ft. per side for a total of 12.08 sq. ft. The Birmingham sign Ordinance allows 7.5 sq. ft. per side and 15 sq. ft. total. Therefore, the proposal meets this requirement.

The applicant is also proposing a rear entry sign that is 5.9375 sq. ft. Per the Sign Ordinance, rear entry signs that are 6 sq. ft. or less do not count towards the total signage. The proposal meets this requirement.

Illumination: The channel letters are internally illuminated.

Mr. Baka noted this is the former location of Neighborhood Hardware. The proposal meets all Ordinance requirements.

Mr. Patrick Steeber from Allied Signs was present to answer questions.

**Motion by Mr. Coir
Seconded by Mr. Willoughby to approve the Sign Review for 33801
Woodward Ave., Pet People, as presented.**

No one from the public wished to comment on the motion at 7:28 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Coir, Willoughby, Dukas, Gehringer, Henke, Weisberg

Nays: None

Absent: Deyer

DESIGN REVIEW
555 S. Adams
Fred Lavery Service Center

Zoning: B-2 General Business

Proposal: The applicant proposes to renovate the existing one-story commercial building to allow the construction of a Fred Lavery Service Center. The renovation would include a new façade treatment, metal roof and roll-up doors for a vehicle entrance. In addition, the proposal includes rooftop mechanical screening and parking lot screening.

Design: The existing asphalt roof is proposed to be replaced with a green standing seam metal roof to be constructed on the existing roof structure. The façade of the building is proposed to be clad with vertical metal siding along the front elevation attached to the existing canopy and sign band which will wrap around the north side of the building. The canopy will be supported by seven new brick columns evenly spaced along the front elevation. The southern end of the front façade will be clad with new brick veneer fascia. Two large sections of storefront windows are proposed to be replaced with large tempered glass and aluminum overhead doors at each end of the storefront and one section of new windows at the south end of the building. Two new man doors are proposed to be installed in existing openings. On the rear elevation of the building the applicant proposes to install a new roll up door and paint the three existing doors.

Screening: Section 4.53 SC-01 B of the Birmingham Zoning Ordinance requires that parking areas be screened with a masonry screenwall that is a minimum of 32 in. high. The applicant is proposing to construct a 32 in brick screenwall with a 4 in. cap along the northern edge of the property. However, there is no screenwall proposed for the western edge of the parking lot. In addition, screenwalls are required to have a 10 ft. break every 50 to 100 ft. The 10 ft. must also be screened within 2 ft. of the front or back of the principal screenwall. **The applicant must provide a screenwall along the northern edge of the property and the required 10 ft. breaks in the wall in order to meet the Zoning Ordinance requirement.**

The applicant is proposing to screen the rooftop mechanical equipment as required with metal siding to match the building.

Signage: The proposal does not include any signage at his time. Any signage proposed at a later date would require review and approval from the Design Review Board.

Two communications have been received by the Planning Dept. that address some issues with respect to traffic and noise minimization.

Mr. Baka showed all material samples to the board. Since this is not a site plan review, the screenwall is not required. However, the applicant is offering to install a screenwall in order to improve the site and protect the residents to the north. They have agreed to make the breaks in the wall.

Mr. Steve Linderman, Architect, said they will paint the roof to exactly match the standing seam metal roof that is along the rest of the building. Chairman Henke said he will need to submit the paint color specification.

Mr. Lawrence Linchner, 770 S. Adams, agreed to change the wall exactly as required.

**Motion by Mr. Willoughby
Seconded by Ms. Gehringer to approve the Design Review for 555 S. Adams, Fred Lavery Service Center, with the stipulation that the final materials, colors and screenwall need to be administratively approved.**

The chairman took comments from the public at 7:27 p.m. He noted the permitted use of this building is not before this board. The proposed use is permitted and it complies with the Ordinance.

Mr. Gary Andres, owner of Adams Square, went on record to state there is a 1959 agreement that says one cannot build outside the footprint of the existing buildings. Therefore, the seven columns that are located on the proposed design are in direct violation of the Deed restrictions that have been on file since 1959. Chairman Henke suggested that Mr. Andres pass the restrictions on to the city attorney who will issue an opinion.

In reference to any noise, Mr. Linchner said they have agreed to soundproof the interiors in order to make sure they are a good neighbor.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Gehringer, Coir, Dukas, Henke, Weisberg

Nays: None

Absent: Deyer

08-52-14

**DESIGN REVIEW
751 Chestnut
Medical Office**

Zoning: O-2 Office Commercial

Proposal: The applicant proposes renovation of the exterior façade along with improved landscaping. A detailed list of the proposed changes is as below:

1. Remove the masonry planter along the building perimeter and replace it with a reconfigured concrete planter/curb;
2. Improved/new landscaping along building perimeter;
3. Add low voltage lighting along the entry and exit;
4. Fill in existing ramp along North elevation and replace with concrete curb, landscaping;
5. Replace sidewalk along Elm St and increase elevation height by 8 in. to facilitate ramp to entry;
6. Replace windows with simplified configuration in existing openings.

Design: The applicant is proposing exterior changes to the facade by replacing existing windows along the upper and lower horizontal band on all the elevations. The proposed operable windows are proposed to match the existing tint, frame style and color. **However no specification or manufacturer's sheets are provided at this point.**

Landscaping: The applicant proposes to remove the existing retaining wall along the building perimeter and replace it with cast in concrete planter. The existing Juniper ground cover in the planter is proposed to be replaced with Periwinkle. However as per 4.20 (Landscaping Standards) LA-01 (4) Periwinkle is listed as a prohibited species. **The applicant needs to provide an alternative for the proposed plants.** Also the existing sign is supposed to be relocated to the parking lot Island.

On the **Elm (east) elevation**, the applicant proposes to replace the city walk and entry paving. The applicant proposes a total of four Green Mountain Boxwood trees that will flank the entrances on each side of the building. The applicant proposes decorative stone and boulder landscaping along the entry and exit locations as well. Along the west elevation the existing ramp is proposed to be filled and replaced with curb and planted slope as a part of the planter.

Illumination: The applicant proposes four low voltage light insets in planter walls along the entry and exit points. **Manufacturer's specification sheets need to be submitted as part of the final review.**

Mr. Michael Dul, Michael J. Dul & Associates, Inc., spoke to represent Mr. Fisher, the building owner. They propose to clean up the building a little, especially the connection of how the building fits into the site. They will eliminate the ramp that leads to the basement level. The public walk along Elm St. will be gently raised in order to do away with a step to the entry. The concept is to create a planter around the whole perimeter of the building by pitching the grade down to the curb

and planting the slope with ground cover. Low key lighting will be embedded into the planter walls and soffit lights will illuminate the entryway. He provided a sample of the light, but a spec sheet will be needed. All horizontal windows will be replaced but the windows at the entryway will remain. He passed around tear sheets on the window specifications.

Chairman Henke cautioned that the petitioner should check with the Planning Dept. before eliminating the egress from the lower level. Also, Mr. Baka noted Periwinkle is listed in the Ordinance as a prohibited species and they will need to select an alternative.

**Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the Design Review for 751 Chestnut,
Medical Office as submitted.**

There were no comments from the public on the motion at 7:52 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Coir, Gehringer, Henke, Weisberg

Nays: None

Absent: Deyer

08-53-14

**DESIGN REVIEW
33866 Woodward Ave.
Blossoms**

Zoning: B-2B General Business

Proposal: The applicant is seeking approval to paint a single-story, multi-tenant building. This proposal is being done in conjunction with a reconfiguration of the building interior that will split the space into two shops. The applicant was granted administrative approval to add an additional door at the corner of the building. The building is the location of Blossoms flower shop, located on the corner of Woodward, Adams, and Ruffner. The applicant proposes to remove the existing pergola at the current entrance and all of the existing awnings with the exception of the awning above the current entrance. The eastern two-story wing of the building is proposed to be painted "Deep River" (PM 1582). The western one-story portion of the building and frontage along Woodward Ave. is proposed to be painted "Mill Stone Grey" (PM 1581). The underside of the canopy and the eaves of the building will be painted with the accent color "Breath of Fresh Air" (PM 806). In addition, the applicant proposes to install a "Live Wall" on the Woodward Ave. elevation of the building that will incorporate a

landscaping feature into the façade of the building. The applicant has provided paint samples, a conceptual color rendering of the building and specifications on the “Live Wall” in support of their proposal.

Signage: The applicant is not proposing any additional signage at this time. However they are proposing to paint the body of the existing sign and refinish the letters. The body of the sign is proposed to be painted “Deep River” to match the new building color and the letters are proposed to be re-colored to zinc (silver). The size and content of the sign is not proposed to be changed.

Chairman Henke noted a spec sheet of the silver color of the sign is needed.

Mr. Norm Silk of Blossoms described the live wall. Each unit is removable and the plantings can be changed around depending on the season. They will be irrigated by a drip water system.

Motion by Ms. Gehringer

Seconded by Mr. Coir to approve the Design Review for 33866 Woodward Ave., Blossoms, as proposed with the caveat that the petitioner provide a color sample for the sign.

Motion carried, 6-0.

VOICE VOTE

Yeas: Gehringer, Coir, Dukas, Henke, Weisberg, Willoughby

Nays: None

Absent: Deyer

08-54-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 1051-1077 N. Old Woodward Ave., Birmingham Court Condos - Remove facade on carport at east end of parking lot. Rebuild facade to match carport at west end of parking lot.
- 33866 Woodward Ave., Blossoms - Door at Woodward Ave. and landscape.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

08-55-14

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 8:02 p.m.

Matthew Baka
Sr. Planner

MEMORANDUM

Date: August 15, 2014
To: Design Review Board Members
From: Matthew Baka – Senior Planner
RE: Design Review – 33690 Woodward – Façade Renovation

Zoning: B2-B, General Business

Existing Use: Vacant

Proposal

The applicant proposes to rehabilitate the existing façade of 33690 Woodward. The existing commercial space is located behind the Domino's pizza at Woodward and Bennaville. The existing façade is severely outdated and worn and in need of an update. The applicant is proposing to renovate the two facades that face Bennaville and the public alley respectively and paint the CMU wall of the neighboring building, which is under the same ownership. The current door location along Bennaville will be eliminated and a new double door is proposed at the center of the building.

Design

The existing Bennaville elevation has three large single-pane windows and one single man door. The frame from a previous awning is also still on the building but is no longer covered. The rear elevation of the building has a heavily worn roll up door. The applicant proposes to update the façade with new MDF panels and trim molding, two new insulated windows and a new double glass door entryway with a transom window and metal awning above. On the east (rear) elevation the applicant proposes to replace the overhead door and install the same MDF panels and trim. The body of the building and the north facing wall of the neighboring building are proposed to be painted BM #1546 (Gargoyle) with the trim molding painted BM #1545 (Iron gate) The trim on the new windows, double door and overhead door is proposed to be painted BM #1547 (Dragon's Breath).

Above the new entranceway the applicant proposes to install a black metal canopy. The canopy is proposed to be 7' 1" wide by 1' 6" in height and project 3' out from the face of the building. The mounting height above grade will be 9' 7". The canopy will be supported by tie-back rods attached to the building above the canopy. **The applicant will provide a material sample at the meeting for the Board to review.**

Illumination

The applicant proposed to install three black coach lamps at 100 watts each. The plans as submitted indicate the lamps are proposed to be mounted at approximately 5' above grade. However, the Engineering Department has indicated that all projections above the right of way must be mounted at a minimum of 7' above grade. **The applicant has agreed to raise the mounting height of the fixture to 7' above grade.**

Signage

The applicant is not proposing any signage at this time. However, they have indicated that they may decide to pursue a small non-illuminated raised brushed metal name letter sign in the future that would be attached to the front of the canopy. The area indicated on the plans designated for the sign measures 7'1" x 1'6" for a total of 10.625 sq ft. of sign area. The total

linear building frontage of the building is 41' allowing 61.5 sq. ft. of signage. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage.* **The proposal meets this requirement. The applicant has requested permission to administratively approve the signage at a later date with the understanding that it will be located in the area indicated on the plans and be fabricated of raised letter brush metal or material of equal or greater quality.**

Recommendation

When reviewing the project against the standards of Section 126-514 of the City of Birmingham Zoning Ordinance, staff makes the following observations:

1. The appearance color and texture of materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The overall design is not likely to adversely affect property values.*
2. 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. *The overall design elements will not detract from the harmony and appeal of the other buildings on **Woodward**. The proposed design is compatible with the surrounding building façades.*
3. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight. *The proposed design elements are not garish or offensive to the sense of sight.*

The Planning Division recommends that the Design Review Board consider a motion to **approve** the design review application for 33690 Woodward, provided the following conditions are met:

- 1. The light fixtures must be mounted at least 7' above grade; and**
- 2. Any future signage and/or lighting must be approved by the Planning Division.**

Sample Motion Language

Motion to APPROVE the design review application for 33690 Woodward. The proposal meets the requirements of Section 126-514 of the Zoning Code.

OR

Motion to APPROVE the design review application for 33690 Woodward, provided the applicant meet(s) the following condition(s):

- 1.
- 2.

OR

Motion to TABLE the design review application for 33690 Woodward. The applicant must provide the following items:

- 1.

OR

Motion to DENY the design review application for 33690 Woodward. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

Sec. 126-514. Duties of Design Review Board.

The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code 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.

(Code 1963, § 5.192(4))