

**DESIGN REVIEW BOARD  
MINUTES OF AUGUST 5, 2015**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

---

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, August 5, 2015. Chairman John Henke called the meeting to order at 7:10 p.m.

**Present:** Chairman John Henke; Commission Members Mark Coir, Natalia Dukas, Thomas Trapnell, Shelli Weisberg, Michael Willoughby; Student Representatives Zoe Bowers, Patrick Rogers

**Absent:** Vice-Chairman Keith Deyer

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

The chairman told petitioners that four affirmative votes are need to pass a motion and only six of seven board members are present this evening. He offered them the opportunity to postpone to a future meeting when a full board might be present, but everyone opted to go forward.

**08-11-15**

**APPROVAL OF MINUTES  
DRB Minutes of April 15, 2015**

**Motion by Mr. Coir**

**Seconded by Mr. Willoughby to approve the DRB Minutes of April 15, 2015 as presented.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

Absent: Deyer

**08-12-15**

**DESIGN REVIEW  
501 S. Eton  
Whistle Stop Diner, Inc.**

Zoning: MX Mixed-Use

Proposal: The applicant is seeking approval for the renovation of a one-story, multi-tenant building. The building is the location of the Whistle Stop restaurant and two vacant tenant spaces, located on the corner of S. Eton and Palmer. The applicant proposes to renovate the front façade of the building.

Front Elevation: The existing building façade on the S. Eton elevation is proposed to be remodeled by removing the existing cedar shake mansard roof and constructing a vertical façade extension and parapet above the existing brick façade and windows.

The applicant is proposing to clad the north end of the building with firestone uni-clad metal panels. This section of the building will also include a pre-manufactured metal awning that will project 12 in. from the face of the building.

The middle section of the new façade treatment is proposed to be 4 in. brown horizontal siding that will extend 5 ft. 7 in. from the top of the windows with a 9 in. cap for a total building height of 15 ft. 6 in. in that section.

Directly to the south of the horizontal siding the applicant is proposing to create a center entrance feature by treating the area surrounding the two entrance doors with cultured stone veneer over the existing brick from ground level up to 11 ft. 2 ½ in. above grade. Above the cultured stone the applicant proposes to install 6 ft. 6 in. of E.F.I.S. with a metal cap. The applicant is proposing a suspended metal canopy above the two doors that will project 12 in. from the building façade. The total height of the central entrance feature is proposed to be 20 ft. ½ in.

The southernmost tenant space façade is proposed to be treated with a red vertical metal siding with an 18 gauge metal cap. The windows and door are proposed to be treated with vertical aluminum metal awnings with open sides that project 12 in. from the face of the building. The awnings over the windows are proposed to be mounted 9 ft. above grade. However, the awning over the door appears to be mounted 7 ft. above grade. **The applicant must raise the height to the proposed awning to provide at least 8 ft. clearance above grade.**

Signage: The applicant is not proposing any new signage at this time.

It was noted that the City will need material samples. Chairman Henke noticed the absence of an established sign band. There is no way to have signage at the same level on the three sections of the building. Mr. Willoughby's reaction was that the design is way too complicated for such a small structure. There is absolutely no composition that relates to what is going on inside. Going across there are four different building heights along with six different materials. The best thing is the existing windows.

Mr. Dave Chrisovan spoke for the building owners who were present. He agreed with board members on signage and on the busy look of the facility. Ms. Dukas noted the architecture doesn't separate the building into three distinct units.

**Motion by Mr. Willoughby**

**Seconded by Ms. Dukas to postpone the Design Review for 501 S. Eton, Whistle Stop Diner, Inc., to the DRB meeting of October 7, 2015 until the applicant can come up with a better idea.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

Absent: Deyer

Several board members noted that they like the steel effect and suggested it could be carried all the way across. Then the sign band could be added as the cable canopy.

**08-13-15**

**DESIGN and SIGN REVIEW**

**1744 W. Maple Rd.**

**Holiday Market**

Zoning: B-1 Neighborhood Business

Proposal: The applicant intends to convert the Market portion of Mill's into a "Holiday Market Select." They propose to install new signage, lighting and an awning to the eastern portion of the Mill's pharmacy storefront, which was formerly Quarton Market. The applicant is also proposing to renovate one of the rear entrances to allow for public ingress/egress directly into the Market portion of the building.

Design Review:

*South (front) Façade*

There are no changes proposed to the front of the building. The new signage proposed is detailed in the signage section below.

*North (rear) Façade*

The applicant is proposing to renovate the eastern most entrance to the tenant space on the rear façade to match the wood clad portion of the front façade. The new rear entrance treatment is proposed to be clad with wood siding and finished with a metal trim and panel surround to match the front of the store.

Lighting: The applicant is proposing to install 5 in. direct/indirect wall mount cylinder lights on each side of the rear entrance. Mounting height for the lights is proposed to be 6 ft. 10 in.

Signage: The applicant proposes to retain three (3) of the existing name letter signs. The total linear building frontage is 88 ft., permitting 88 sq. ft. of sign area. The applicant is also has a 4 sq. ft. rear entrance sign, which falls below the 6 sq. ft. allowance for rear entry signs and therefore is not counted towards the total allowable signage.

The applicant is proposing to add three (3) additional signs to the existing 13 sq. ft. of signage. The proposal includes two name letter signs and one canopy sign. The front elevation includes one of the name letter signs and the canopy sign and the second name letter sign is proposed to be mounted on the rear elevation above a newly renovated rear entrance. The total new sign area is 34.6 sq. ft. The total area of all proposed signs will measure 47.6 sq. ft. which meets the requirement of Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area.

#### *Name Letter Sign (front)*

The name letter sign reading "Holiday Market Select" is proposed to be made of Aluminum and stainless steel letters with a maximum projection off the building of 2.25 in. The store logo located at the left side of the sign is proposed to be a total of 1 in. thick. The circular background is proposed to be ½ in. black anodized aluminum with ¼ in. random arc aluminum "H" and a ¼ in. white painted aluminum "M" mounted on top. 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 driveways, alleys and thoroughfares. The proposal meets this requirement.

#### *Name letter sign (rear)*

The name letter sign reading "Holiday Market Select" is proposed to be made of aluminum and stainless steel letters with a maximum projection off the building of 2.25 in. The white lettering reading "Holiday Market" is proposed to be 1.5 in. thick pin mounted to the façade with ¾ in. spaces. The "Select" portion of the sign is proposed to be ½ in. thick flat-cut aluminum with a black anodized finish flush mounted to the façade. The proposal also meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance.

#### *Canopy sign*

The canopy sign is proposed to be applied to the valance of the new awning. The sign is proposed to be white vinyl letters reading "WELCOME" on the 8 in. valance. The sign has a total sign area of 1.31 sq. ft.

*Sign Illumination*

The applicant proposes to light both the front and rear name letter signs with gooseneck light fixtures.

**Motion by Mr. Willoughby**

**Seconded by Ms. Weisberg to approve the Design and Sign Review for 1744 W. Maple Rd., Holiday Market, as submitted.**

There were no comments from the public on the motion at 7:32 p.m.

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

Absent: Deyer

Mr. Dan Tehan, 187 Chesterfield, the adjacent property owner, arrived and noted there has been a problem with trash immigrating onto his property. The chairman suggested he discuss this with Holiday Market once they are open.

**08-14-15**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

- 122 E. Brown; 503 and 511 Pierce, Women's Excellence – Installation of two non-illuminated painted acrylic character wall signs with characters being pin mounted to a metallic silver painted backer so that each sign can be mounted as a single unit from above to prevent irreparable damage to the marble fascia of the building. One sign to be installed on the north elevation that faces E. Brown and the second sign installed on the west elevation that faces Pierce. The signs have no additional sighting other than the soffit lights located above them. Each sign is 2 ft. 6 in. tall overall x 12 ft. 6 in. long overall for a combined total of 62.50 sq. ft.
- 600 N. Old Woodward Ave., Dr. Dipilla – ¼ in. brushed aluminum letters reading "Dr. Dipilla" stud mounted to brick wall.
- 300 Hamilton Row – Front door change from two doors to one. Garage door is existing. Front window space to match existing.

- 662 Purdy #103 – Removing slab; regrading; replacing with sandstone pavers to bushes. Unilock Brussels sandstone paver.
- 1137 Adams, Lincoln Adams, LLC – The approved plan was changed slightly eliminating the windows and storefront glass and glazing on east side of building towards the alley.
- 33477 Woodward Ave. – To leave accent wall without adding a light feature.
- 790 N. Old Woodward Ave. – Reface existing sign with Dibond aluminum surface and ½ router white acrylic letters. Sign to be hung on existing framework. Size: 36 in. x 84 in. sign area. Location: rooftop, west face.
- 885 N. Old Woodward Ave. – Replace windows.
- 33703 Woodward Ave., Original Pancake House – Re-cover existing awnings w/new fabric, same color scheme.
- 2300 Cole, Dogtopia – One approved door relocated and another removed. Metal screening to match building color. Area #2 fencing has been deleted.
- 1723 E. Fourteen Mile Rd., Unit C, Manors of Birmingham – Replacement windows style for style.
- 430 Southfield Rd., Birmingham Terrace – Replace existing front door with new. Wood door to be “Chocolate” mahogany.
- 500 Bloomfield Ct. – Replace doorwall upper balcony with #900 Brown, as approved by Board of Directors.

-- Violation Notices (none)

## **B. Communications**

-- Commissioners' Comments (none)

**08-15-15**

## **ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 7:38 p.m.

Matthew Baka  
Sr. Planner