

**DESIGN REVIEW BOARD
MINUTES OF OCTOBER 2, 2013**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, October 2, 2013. Chairman Henke called the meeting to order at 7:03 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Darlene Gehringer, Shelli Weisberg; Student Representative Caroline Stacey

Absent: Board Members Vice Chairman Keith Deyer, Michael Willoughby

Administration: Sheila Bashiri, City Planner
Carole Salutes, Recording Secretary

10-61-13

**APPROVAL OF MINUTES
DRB Minutes of August 7, 2013**

**Motion by Ms. Weisberg
Seconded by Ms. Gehringer to approve the DRB Minutes of September 18, 2013 as presented.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Weisberg, Gehringer, Coir, Dukas, Henke

Nays: None

Absent: Deyer, Willoughby

10-62-13

**SIGN REVIEW
33801 Woodward Ave.
Halloween City Temporary Sign**

Zoning: B-2 General Business

Proposal: The applicant has received a Temporary Use Permit from the city to open the former Neighborhood Hardware as a Halloween City retail store. The

store will only be open during the Halloween season and will close at the beginning of November.

The applicant proposes to install a temporary name letter sign on the Woodward Ave. elevation in the same location that the former tenant had their sign.

Signage: The applicant proposes to install a name letter sign. The total linear building frontage is 91.5 ft., permitting 137.25 sq. ft. of sign area. The proposed name letter sign will measure 84 sq. ft. in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area which states that 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. feet for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The wall sign is proposed to be mounted over 8 ft. above grade, which meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance which allows that wall signs projecting more than 3 in. from the building facade must be attached to the outer wall at a height of over 8 ft. above a public sidewalk.

The proposed letters will be constructed of 6mm Black Coroplast. Orange (144C) and black letters reading "Halloween City" will be ¼ in. thick and 36 in. in height. The green (361C) stemmed orange pumpkin logo will be located in the "O" in the word reading "Halloween." The letters will be flush mounted to the building with aluminum screws.

Illumination: No illumination is proposed at this time.

Ms. Bashiri verified that the signage proposal meets all Ordinance requirements.

Mr. Mike Jankowski spoke for Halloween City and assured the sign would be down by November 4.

Motion by Ms. Weisberg

Seconded by Mr. Coir to approve the Temporary Sign Review Application for 33801 Woodward Ave. contingent upon removal of the sign by November 4, 2013.

Motion carried, 5-0.

VOICE VOTE

Yeas: Weisberg, Coir, Dukas, Gehringer, Henke

Nays: None

Absent: Deyer, Willoughby

DESIGN REVIEW

**1000 S. Old Woodward Ave.
1000 S. Old Woodward Building**

Zoning: B-2B General Business

Proposal: The applicant proposes to rehabilitate the existing rear (west) façade of 1000 S. Old Woodward Building. The front façade is currently under construction based on a previous approval issued in July of 2010, and reissued in July 2013. The applicant proposes to add new windows and materials to match the front façade.

Design: The existing rear elevation has four large multi-pane windows and two recessed doorways, set in a concrete block wall. Previous to this configuration, the rear elevation had three garage doors, for which the existing columns and channels are still in place. The applicant proposes to remove the existing doors and windows and their existing openings. Large full height showroom windows with transoms are proposed for the area that was the previous garage door openings. The proposed insulated glass showroom windows and transoms with clear aluminum frames will be made up of wide center panes flanked by narrow panes. The windows will measure approximately 8 ft. h x 10 ft. w, with 4 ft. high transoms.

At the north and south ends of the three showroom windows, the applicant proposes to install entry doors in 4 ft. recessed openings. Each recessed doorway will be 5.5 ft. wide, with a 34 in. wide door and a 25 in. wide side-lite.

The rear façade material is proposed to be changed to match the abutting building to the north. The applicant proposes to apply stucco to the upper three-quarters of the concrete block façade. On the lower portion of the façade, the applicant proposes to install a granite base. The proposed stucco and the granite base will create an unbroken line with the building to the north.

Illumination: No illumination is proposed at this time.

Mr. Mauro Bianchini said they don't have a tenant yet, and this is a good opportunity to get more light into the building. The granite at the bottom will match and align with the building to the north and their design will compliment it.

Motion by Ms. Gehringer

Seconded by Ms. Dukas to approve the Design Review Application for 1000 S. Old Woodward Ave. as proposed. Applicant to provide the Planning Dept. with color samples of the stucco and the granite to be used.

Motion carried, 5-0.

VOICE VOTE

Yeas: Gehringer, Dukas, Coir, Henke, Weisberg

Nays: None

Absent: Deyer, Willoughby

10-64-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 1010-1012 Henrietta St. – Going over wood siding with vinyl siding, just garage. Same color, same material.
- 980 Henrietta St. - Going over wood siding with vinyl siding, just garage. Same color, same material. No gutters.
- 390 Park St. – Channel letters on building. Putting Log back on that fell off the building.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments

Discussion disclosed that a building at Pierce and Brown may possibly be a Yamasaki design.

10-65-13

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:15 p.m.

Sheila Bashiri
City Planner