

**DESIGN REVIEW BOARD
MINUTES OF MARCH 16, 2016**
Baldwin Library Rotary Room
300 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, March 16, 2016. Chairman John Henke called the meeting to order at 7:18 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Vice-Chairman Keith Deyer, Thomas Trapnell, Shelli Weisberg, Michael Willoughby; Student Representative Loreal Salter-Dodson

Absent: Board Member Natalia Dukas

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

03-06-16

**APPROVAL OF MINUTES
DRB Minutes of February 17, 2016**

**Motion by Mr. Willoughby
Seconded by Mr. Trapnell to approve the DRB Minutes of February 17, 2016 as presented.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Dujkas

03-07-16

**REVISED DESIGN REVIEW
1137 S. Adams**

Zoning: O-2 Office Commercial

Proposal: Mr. Baka recalled the applicant was previously approved to renovate the exterior of the single-story multi-tenant building. The approval included new storefront window and doors systems, sealing and painting the existing block, new columns to be applied to the building, re-cladding the existing canopy and repairing and re-cladding the cupola. The applicant also was approved to install a

new landscaping bed along the south elevation of the building. In January of this year the property owner requested that the Planning Department perform a final inspection of the completed façade changes. Upon inspection the Planning Department found several inconsistencies with the approved plans. The following list itemizes those inconsistencies:

1. Stone veneer applied in various areas was not approved;
2. Decorative cornice between canopies on the south elevation not installed;
3. Architectural detail on columns not completed as approved;
4. Roof Cupola not completed as approved;
5. Decorative lights on columns are not the model that was approved;
6. Windows and doors do not match the style that was approved;
7. Landscaping on the south elevation not completed as approved;
8. Wall pack light fixture on south elevation was not on the approved plans;

While the Planning Department is of the opinion that the changes do not necessarily detract from the overall appearance of the building, the Zoning Ordinance limits the extent to which changes can be administratively approved. In this case it was determined that the “as-built” changes exceed what would be permitted for administrative approval.

Design: The configuration of the doors and windows that was previously approved remains predominately the same. However, the mullions shown on the original plans were not installed.

The major differences from the approved plan are found in the design and materials used for the exterior finish of the building. As illustrated by the plans and photos, cultured stone was added around the bases of the columns and knee wall of the building. A large section of the west façade also had the cultured stone applied from the base of the wall to the underside of the canopy hangover. The columns around the building were approved to be clad with a trim casing on each side which was eliminated.

On the south elevation, a large section of the decorative cornice molding was eliminated and the brick face underneath was painted to match the rest of the building. The cupola design that was approved previously proposed to replace the existing louvers with fixed windows. The work performed eliminated the approved fixed windows and replaced them with a flat backer board which was painted to match the trim color on the canopy. The dome of the cupola was approved to be clad with dry-vit with a hammered copper finish. The dome of the cupola now has a standing seam panel system which also presents the appearance of a copper finish.

Landscaping: The configuration of the landscaping bed was changed from the approved plan. However, the mix and density of the planting appear to be similar to the original plan.

Signage: No signage changes were included with the previous approval. Individual tenants have been applying for administrative approval as needed.

Illumination: The previously approved light fixtures were eliminated in favor of the Ginza model exterior light fixture from Troy Lighting.

Mr. Deyer thought the revised design is an improvement over what the building was originally. However, he was confused how the building ended up so different from what was approved.

Mr. Kevin Hart, the architect, said they originally tried to apply a Durox surface to the outside, hoping that the substrate and steel behind the mansard was in good enough shape. However, as they opened it up 1,500 gallons of water that was stored inside the structure poured down on everything. When they opened up the roof they found a lot of the metal struts and diagonals that were supposed to be part of the box structure attached to the parapet was either missing or totally rotted out. There was really no cohesive roof along the front of the mansard structure, so a lot of water was getting inside behind the brick and down inside the columns. When they uncovered the columns they found the metal base was totally gone. They found there were problems all the way around and winter was upon them. They tried to respond to these conditions in the field, so in a hurry they came up with elevations that were fairly different to what was proposed.

Mr. Deyer was surprised that no one came back to the City and said they have a better idea. Mr. Hart said there really is not a good excuse. They thought the basic geometry and dimensions were the same as proposed and the facade was not drastically changed. By the time the building was finished it was late November/December.

Mr. Baka noted that administrative approvals were issued for a couple of areas. Upon inspection what really caught his eye was the cultured stone that was applied. Mr. Hart explained the cupola tower became a combination of plastic asphalt shingles and sheet metal, more understated than the original proposal, but reflecting the design of the columns below.

Chairman Henke said granted this was a weather condition to some extent, but constantly asking for forgiveness as opposed to permission at some point rubs him the wrong way. However, he agreed that Mr. Hart does try to work with the City. He expressed that his only disappointment is the way the cupola turned out.

Motion by Mr. Deyer

Seconded by Ms. Weisberg that the board approve the changes made to the building at 1137 S. Adams and accept the revised plan.

There were no comments from the public at 8:38 p.m.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Absent: Dukas

03-08-16

SHORT TERM PROJECTS (not discussed)

03-09-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 566, 576, 586, 596 W. Merrill St. and 255 Southfield Rd., Parkview Townhomes of Birmingham - New Roof, Onyx Black shingles.
- 33200 Woodward Ave., Simple Mortgage -
 - Install one (1) LED illuminated sign on 45 degree wall front, Woodward Ave. frontage.
 - Install one (1) sign on north elevation, upper corner.Total square footage is 33.6 sq. ft. (34.5 sq. ft. allowed).

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments

Chairman Henke noted the Liquor License approvals came before the City Commission two weeks ago and 220 Merrill still has not been questioned with respect to completing the pergola. Additionally, Social still has not been questioned with respect to their green wall. However, all of that was approved despite the fact there are these uncompleted items.

Mr. Baka said that 220 Merrill has been advised they will not get their outdoor dining license if their design is not completed. Chairman Henke recalled it is going on three years that Social has not completed the plantings on the upstairs green wall. The intention is to make sure applicants do these things which enhance our City - not detract from it. True, there are four new City Commission members who just don't know the non-compliance history of

these properties. Ms. Weisberg suggested a procedure should be put in place where there is an automatic check on items not completed and licenses are not issued until completion.

Mr. Deyer further commented that when people do whatever they feel like it doesn't seem fair to people who follow the rules.

The chairman took comments from the public at 8:45 p.m.

Mr. D'Angelo Espree received clarification that when staff checks on compliance and violations are found the owner receives a verbal warning, then a violation notice, and finally a ticket is issued. At final inspection when things are missing a temporary Certificate of Occupancy

03-10-16

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:55 p.m.

Matthew Baka
Sr. Planner