

BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF OCTOBER 18, 2017
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, October 18, 2017. Chairman John Henke called the meeting to order at 7:18 p.m.

Present: Chairman John Henke; Board Members Joseph Mercurio, Lauren Tolles (arrived at 7:25 p.m.), Thomas Trapnell, Michael Willoughby

Absent: Board Members Keith Deyer, Natalia Dukas, Alternate Board Members Adam Charles, Dulce Fuller; Student Representatives Josh Chapnick, Griffin Pfaff

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

10-21-17

APPROVAL OF MINUTES
DRB Minutes of August 16, 2017

Motion by Mr. Trapnell

Seconded by Mr. Willoughby to approve the DRB Minutes of August 16, 2017 as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Trapnell, Willoughby, Henke, Mercurio

Nays: None

Absent: Deyer, Dukas, Tolles

The Chairman cautioned that only four of seven board members were present this evening and four affirmative votes are needed to pass a motion. He offered the applicants the opportunity to adjourn their hearing to the next DRB meeting when a more full board might be present. Both applicants wished to move forward.

10-22-17

DESIGN REVIEW
33692 Woodward Ave.

Multi-Tenant Building

Zoning: B-2 General Business

Proposal: The applicant is proposing a reface of the existing structure. The two-tenant building façade will go from a bland white concrete building to one with high quality limestone, synthetic stucco and TruGrain siding.

- The proposed limestone will be “Buff” in color and manufactured by Custom Stone Works. The stone will be placed underneath the windows as a base, and will extend the entire length of the building façade.
- The EIFS (aka synthetic stucco), manufactured by Drvit, Senergy, or an equal manufacturer, will have a Sahara finish, then painted over by “Natural Ground” color paint from Sherman Williams. This EIFS will cover the building where limestone is not present.
- The TruGrain siding will be colored Dark Burma. The siding will begin above the windows and extend midway up the proposed new parapet. There will be EIFS above the TruGrain and an aluminum cap on top of that.
- A dimly lit light rope with a white/yellow hue will be tucked underneath the aluminum cap at the top.

The new parapet will extend roughly 8 ft. above the top of the building. This new parapet should adequately screen the existing mechanical units above the building. The top of the parapet will be capped by a Champagne colored aluminum composite panel system from Omega Panel Products Laminators Inc. The applicant is also proposing to install new glass for the storefront. The glass will be made by Viracron (or an equal manufacturer) and clear in color. The applicant has not submitted any Visual Light Transmittance (VLT) calculations to confirm the new glass will be no less than 80% transparent. ***The applicant will need to submit VLT calculations or obtain a variance from the Board of Zoning Appeals.***

Signage: The applicant is not proposing any new signage at this time. Any proposed signage will be subject to a review by the Planning Board.

Illumination: The applicant is proposing the addition of continuous rope lighting along the aluminum paneling of the parapet. The applicant has not submitted specification sheets for the proposed rope lighting. Article 4, section 4.21 of the Birmingham Zoning Ordinance requires all luminaries to be full cutoff or cutoff, but may be approved under certain conditions.

Mr. John Abbro from ADG Architecture, the design firm, said the owners do not have a current tenant for one vacancy but will move forward with the renovation. He passed around pictures and material samples and indicated that the proposed glass is clear.

Chairman Henke told him that the City will need the specifications on the glass along with tear sheets on the rope lighting and small material samples of the lighting.

Motion by Mr. Willoughby

Seconded by Mr. Trapnell to approve the Design Review Application for 33692 Woodward Ave. with the following condition:

- 1. Applicant will need to submit VLT calculations or obtain a variance from the Board of Zoning Appeals;**
- 2. Administrative approval of the rope lighting spec sheets and samples;**
- 3. Administrative approval and tear sheets of vertical decorative lighting on the column that is at least 8 ft. above grade.**

There were no comments on the motion from members of the public at 7:35 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Trapnell, Henke, Mercurio, Tolles

Nays: None

Absent: Deyer, Dukas

10-23-17

DESIGN AND SIGN REVIEW

1065 E. Maple Rd.

Mobile Gas Station

Proposal: Mr. Baka advised the applicant is seeking approval to install signage on the Mobile Gas Station.

Signage: The applicant proposes to install two (2) wall signs, one on each of the east and south elevations of the building. The total linear building frontage is 56 ft. 9 in., permitting 56.75 sq. ft. of sign area. The proposed "Beer and Wine" sign on the front (south) elevation is proposed to measure 20.125 sq. ft. The proposed "Beer and Wine" sign on the side (east) elevation is proposed to 16.5 sq. ft.

There is an existing ground sign on the property that measures 24.2 sq. ft. per side for a total of 48.4 sq. ft. With the addition of the proposed signs the total amount of signage for this site would be 85.025 sq. ft. 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 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage. **The proposal does not meet this requirement.** Accordingly, the applicant will be required to reduce the signage not to exceed 56.75 sq. ft.

In accordance with Article 1.0, table B of the Birmingham Sign Ordinance – wall signs may be no more than 36 in. in height. **The sign on the east elevation does not meet this requirement.** Accordingly, the height of the sign must be reduced to a maximum of 36 in.

All signs are proposed to be mounted more than 8 ft. above grade. 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 proposal meets this requirement.** The proposed name letter signs will be constructed of aluminum channel letters with plex faces.

Illumination: All of the signs are proposed to be internally illuminated with LEDs.

Mr. Baka indicated the problem is that the applicant has used virtually all of their square footage on their ground sign. There are about 8 sq. ft. left.

Mr. Willoughby said one of the things they want for the community is to not have buildings loaded up with excessive signage.

Mr. Alan Shibo from Fast Signs was present.

The board members came up with the suggestion to reduce the east sign and try and make that work on the Maple Rd. side. If the window signage were to go away, that may aid the applicant's case to the Board of Zoning Appeals ("BZA"). Mr. Baka added that window signage doesn't require approval, but they must stay within the allowable 12 sq. ft. per side, or 24 sq. ft.

Mr. Willoughby observed if they get rid of the picture of a mug between BEER and WINE the height would drop.

Mr. Shibo opted to come back to the board with a reduced proposal.

Motion by Mr. Trapnell

Seconded by Mr. Willoughby to postpone the Design and Sign Review Application for 1065 E. Maple Rd., Mobile Gas Station. to November 1, 2017 without additional cost to the petitioner.

Motion carried, 5-0.

VOICE VOTE

Yeas: Trapnell, Willoughby, Henke, Mercurio, Tolles

Nays: None

Absent: Deyer, Dukas

10-24-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 400 S. Old Woodward Ave., The Forefront - Install non-illuminated wall sign for "The Forefront" on the front (east) elevation.
- 277-297 W. Brown St. - Remove and replace all crown, rake molding, fascia board on all overhangs, and around bays. Remove and replace drip edge and roofs on arches. Remove and replace flashing. Installing foam for proper drainage.
- 1728 Maple Rd.- Proposed signage is within same area as existing signage. No other changes to facade except for repainting. Additional dimensional words are within the max 22 sq. ft. signage allowance.
- 525 Southfield Rd. - Reface the existing monument sign with two new faces and 1/2 in. thick letters and numbers. Logo graphic to be printed. Located on NW corner on an angle.
- 700 N. Old Woodward Ave., Bisou Bridal Boutique - Replacement of raised letters due to name change. 1/2 in. thick white stud mount. Located front/west.
- 2300 Lincoln Ave., Birmingham Ice Arena – Replace section of roof
- 122 E. Brown St., 503 and 511 Pierce St. - Installation of two non-illuminated single face wall signs that will match the style, colors, and materials of the two existing Women's Excellence wall signs that were approved and installed in 2015. Each new sign is 2 in. tall x 9 ft. long or 18 sq. ft. and when added to the existing 31.25 sq. ft. wall signs results in 98.50 sq. ft. total per elevation. Proposed signs to be placed next to the existing wall signs on the west elevation facing Pierce St. and the north elevation facing Brown St. as per color shop drawings.
- 111-185 Coolidge, Birmingham Corners - Tear off existing roof of entire building and re-roof to code with Owens Corning Oakridge shingles in the color of driftwood.
- 567 Chester - Install fence.
- 1661 Graefield – replace roof

- 1801 Yosemite, 1935-1975 Yosemite - Install new rubber (block roof) with a Firestone warranty.
 - 34915 Woodward Ave., 525 E. Brown St.- Door request for copper door.
 - 555 S. Old Woodward Ave., Core Revolution - Install 1.5 ft. x 10 ft. (15 sq. ft.) alupanel wall sign for Core Revolution Indoor Cycling Studio.
 - 400 W. Maple Rd., Dorchen-Martin Associates - Requesting approval to install one set of 8.6 sq. ft. address numbers.
 - 731 Willits - Install two vinyl replacement windows and one doorwall.
- Violation Notices (none)

B. Communications

- Commissioners' Comments

Chairman Henke observed that 277-297 W. Brown St. is in the Bates St. Historic District. Mr. Baka said he would move the approval over to the HDC.

10-25-17

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:50 p.m.

Matthew Baka
Sr. Planner