

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, January 2, 2013. Chairman John Henke called the meeting to order at 7:01 p.m.

Present: Chairman John Henke; Board Members Darlene Gehringer, Shelli Weisberg; Alternate Board Member Robert Goldman

Absent: Board Members Vice Chairman Keith Deyer; Michael Willoughby; Alternate Board Member Janet Lekas; Student Representative Erin Brown

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

The chairman cautioned that only four members of a seven member board were present this evening and a motion would require a unanimous affirmative vote to pass. Therefore, the option was offered that petitioners could postpone until a full board might be in attendance; however the applicants opted to go forward with their hearing.

01-01-13

APPROVAL OF MINUTES
DRB Minutes of December 5, 2012

Motion by Ms. Weisberg
Seconded by Mr. Goldman to approve the DRB Minutes of December 5, 2012 as presented.

Motion carried, 4-0.

VOICE VOTE
Yeas: Weisberg, Goldman, Gehringer, Henke
Nays: None
Absent: Deyer, Willoughby

01-02-13

SIGN REVIEW WITHOUT PRESENTATION
33202 Woodward Ave.

Pasteiner's Auto Zone

Zoning: B-2 General Business

Proposal: The applicant proposes to replace the existing channel letters with new letters to reflect the new name change. The business is located in the tenant space of a multi-tenant, one-story building.

Illumination: The proposed sign will be internally illuminated with white LEDs.

Ms. Bashiri indicated that everything presented is within Ordinance requirements.

Motion by Ms. Gehringer

Seconded by Mr. Goldman to approve the Sign Review Application for 33202 Woodward Ave, Pasteiner's Auto Zone, as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Gehringer, Goldman, Henke, Weisberg

Nays: None

Absent: Deyer, Willoughby

01-03-13

SIGN AND DESIGN REVIEW

550 S. Merrill St.

Birmingham Public Schools Building Renovation

Zoning: O-1 Office

Proposal: The applicant proposes to renovate the existing building for use as office space. The building is the former Birmingham Public Schools Administration Building, located on Merrill St. between Southfield and N. Chester. The applicant proposes to renovate the exterior of the building, which will include partially enclosing the lower level of the building (currently parking) for additional office space, adding a new entrance vestibule, and updating the façade. The building square footage will expand by 11,338 sq. ft., for a total of 30,761 sq. ft. The proposal received site plan approval, which included lighting and landscaping, at the December 12, 2012 Planning Board meeting.

Design:

Martin (north) Elevation

The building has an existing lower level parking lot that extends from Merrill St. on the south, to Martin on the north. The applicant proposes to remove the ramp leading to the first elevation and enclose the north end of the lower level parking

area with new clear insulated glass in clear aluminum mullions, between the existing concrete piers. A glass entry door with sidelites will be located in the center between two groups of windows. An additional double glass door entrance will be located on the east end of the building. The brick façade and narrow windows on the first-story are proposed to be removed and replaced with large bays of full height clear insulated windows and aluminum mullions, topped with a new metal parapet. A new brick wall with a tall narrow window is proposed for the center of the first-story elevation.

East (parking lot) Elevation

The east elevation has a raised level parking lot in front of the lower level parking lot. The existing retaining wall will remain in place. On the north end the applicant proposes to enclose the lower level parking area with new clear insulated glass in clear aluminum mullions. A new outdoor patio will be placed between the existing retaining wall and the newly enclosed lower level. On the first-story, the applicant proposes to remove the brick façade and narrow windows, and install large bays of full height clear insulated windows with aluminum mullions, topped with a new metal parapet. The applicant proposes to construct a two-story glass vestibule entrance with a glass and steel canopy. A wide staircase with metal railing will lead to an awning covered glass double door.

Merrill St. (south) Elevation

The applicant will retain the lower level parking lot on the south end of the building. A new lower level entrance that is not visible from the street will be installed. The south elevation brick façade and narrow windows will be removed, and large bays of full height clear insulated windows and aluminum mullions will be installed, topped with a new metal parapet. A new brick wall with a tall narrow window is proposed for the center of the first-story elevation.

West Elevation

The applicant proposes to install large bays of full height clear insulated windows and aluminum mullions between the existing concrete piers on the lower level. On the first-story, the applicant proposes to remove the majority of the brick façade and narrow windows, and install large bays of full height clear insulated windows and aluminum mullions, topped with a new metal parapet.

Mr. Kevin Biddison, Biddison Architecture, 320 Martin St., Suite LL-10, was present along with the building owner, Mr. Jeffrey Surnow. Mr. Biddison explained their proposed changes to the existing site and parking lot. They plan to enclose the lower level of parking and create offices. The end which opens up onto Merrill St. will remain as parking under the building. In the center portion of the building they intend to tear out the existing stairs in order to create a two-story entry off of the parking lot which will drop down to the lower level with an entry off of Merrill St. The idea is to gut the inside of the building, re-skin the exterior and create an environment similar to what they did at the Post Office.

Above they intend to push out the roof to provide clerestory glass that will allow daylight into the first-floor lobby space and lower level.

Mr. Biddison went on to describe the proposal for signage, parking lot screening, and exterior patio common space for the occupants. Because they are in the Parking Assessment District, they will use the Chester St. Parking Structure to complete their parking requirement.

Chairman Henke cautioned that since the lower level is being enclosed for office space, their signage is now on the second floor and cannot be illuminated unless they receive a variance from the Board of Zoning Appeals.

Mr. Surnow noted the Fire Dept. has designated that area as the first floor and according to them the building does not have a second floor. Chairman Henke suggested they put off the signage issue for this evening until the Planning Dept. staff can provide a recommendation on it. Further, it was determined that since the applicant most likely will change the name of the building, the signage review can be postponed until they get a tenant.

Motion by Mr. Goldman

Seconded by Ms. Gehringer to approve the Design Review Application for 550 W. Merrill as submitted and the signage review will be postponed.

There was no public present to comment on the motion at 7:26 p.m.

Motion carried, 4-0.

VOICE VOTE

Yeas: Goldman, Gehringer, Henke, Weisberg

Nays: None

Absent: Deyer, Willoughby

01-04-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 494 S. Old Woodward Ave., Cicchini Custom Clothier – Install three 39.42 sq. ft. non-illuminated ¼ in. aluminum letters printed black, stud mounted, signs and six aluminum rails attached to existing awnings with 3 in. tall sintra letters reading: “Tailors, Custom Shirts, Custom Suits,” non-illuminated.

- 745 E. Maple Rd., LA Fitness – Install stainless steel metal dimensional letters and acrylic dimensional letters. Letters will be stud mounted flush to wall. All letters will be non-illuminated. Colors: white and PMS 188.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

01-05-13

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:29 p.m.

Sheila Bashiri
City Planner

APPROVED