

DESIGN REVIEW BOARD
MINUTES OF SEPTEMBER 18, 2013
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, September 18, 2013. Vice-Chairman called the meeting to order at 7:59 p.m.

Present: Vice Chairman Keith Deyer; Board Members Mark Coir, Darlene Gehringer, Janet Lekas, Shelli Weisberg, Michael Willoughby; Student Representative Caroline Stacey

Absent: Chairman John Henke

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

09-56-13

APPROVAL OF MINUTES
DRB Minutes of August 7, 2013

Motion by Mr. Coir
Seconded by Mr. Willoughby to approve the DRB Minutes of August 7, 2013 as presented.

Motion carried, 6-0.

VOICE VOTE

Yeas: Coir, Gehringer, Deyer, Lekas, Weisberg, Willoughby

Nays: None

Absent: Henke

09-57-13

DESIGN AND SIGN REVIEW
555 S. Old Woodward Ave. #13L
Barre Bee Fit

Zoning: B-4 Business Residential

Proposal: The applicant proposes to install a name letter sign on a lower-level tenant space of a multi-floor, multi-tenant building.

Signage: The applicant proposes to install a name letter sign. The total linear tenant frontage is 32 ft. 2 in., permitting 32.2 sq. ft. of sign area. The proposed sign will measure 12 sq. ft., which is in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area that states for all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. for each linear foot of principal building frontage.

The wall sign is proposed to be mounted 10 ft. above grade, meeting the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance that states wall signs projecting 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.

The proposed sign channel letters will be constructed of aluminum with Day/Night acrylic faces and black aluminum returns. The proposed letters will be translucent black in the daylight, and will illuminate white at night. Letters reading "Barre Bee Fit" will be 4 in. thick and 12 in. in height. The proposed sign will be mounted on a 4 in. thick electrical raceway that will be bolted into the wall.

Illumination: The proposed sign will have channel letters internally lit with white LEDs.

There were no questions or comments from board members.

**Motion by Ms. Gehringer
Seconded by Ms. Lekas to approve the Sign Review for 555 S. Old Woodward Ave. #13L, Barre Bee Fit as proposed.**

There was no discussion from the audience at 8:04 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Gehringer, Lekas, Coir, Deyer, Weisberg, Willoughby

Nays: None

Absent: Henke

09-58-13

**DESIGN REVIEW
555 S. Old Woodward Ave.
555 Office Building**

Zoning: B-4 Business Residential

Proposal: The applicant proposes to renovate the office wing (North) of the 555 Building. The building consists of lower level and first-story retail spaces, a three-story parking garage, and three stories of offices. The applicant proposes to replace the existing windows and metal cladding on the three office stories of the S. Old Woodward Ave. (west) and Woodward Ave. (east) elevations. The applicant also proposes to install a new canopy, new storefront windows, new column covers, and lighting at the main entrance.

Upper-Story Windows: On the top three stories of the east and west elevations of the building, the applicant proposes to replace the existing rows of gray tinted windows, with butt jointed light green tinted, Low-e insulated vision glass (PPG Solarban 70XL, Solexia, Clear, insulating unit). The vision glass will measure 43 in. h x various widths. The rows of black metal panels located above and below the existing windows are proposed to be replaced with new with butt jointed spandrel (opaque) glass (PPG Solarban 70XL, Solexia, Clear w/ warm grey, insulating unit). The top row of spandrel glass will measure 39 in. h x various widths. The lower row of spandrel glass will measure 34 in. h x various widths. The total height of the glass between each story will be 9.7 ft.

Above and below each of the three office stories, the applicant proposes to install Terra-cotta colored metal mullion covers (Centria –Altura, 783 Sienna). The total square footage of the glass above the second-story will be 44% of the total façade on the S. Old Woodward Ave. elevation, and 30% of the total façade on the Woodward Ave. elevation. This is in accordance with article 4, Section 4.83WN-01, of the Birmingham Zoning Ordinance Window Standards for upper story windows that states: Openings above the first-story shall be a maximum of 50% of the total façade area. Windows shall be vertical in proportion.

Center Architectural Feature: To help articulate the main entrance on the S. Old Woodward Ave. (west) elevation, the applicant proposes to install a glass and metal architectural feature and a canopy in the center of the building. The proposed six-story architectural feature will be 66.5 ft. h x 26 ft. w, and it will extend from above the roofline down to the ceiling of the first-story. The proposed architectural feature will protrude 8 in. beyond the glass façade and rise 70 in. above the existing parapet. The portion of the architectural feature that extends above the parapet will be a three-sided screen wall with a vacant interior. The entire architectural feature will be framed with Terra-cotta colored metal panels (Centria –Altura, 783 Sienna), and the window pattern of vision glass, spandrel glass, and Terra-Cotta metal mullions will continue across the protruding center section.

Main Entrance Canopy: On the S. Old Woodward Ave. elevation, the existing metal canopies and support posts above the lobby entrance and above the south end entrance are proposed to be removed. The metal railing will remain. A new canopy is proposed to be installed beneath the architectural feature, over the main entrance. The proposed canopy will measure 30 ft. w x 3 ft. h, and will

extend 18 ft. 11 in. from the leading edge back to the glass facade of the building. The proposed canopy will be constructed of composite metal panels with a Cashmere Pearl finish (PPG Duranar-Sunstorm metal coating UC 51742). The proposed canopy will have four 2 ft. 8 in. w x 10 ft. l sky lights with glass covers (PPG Monolithic Clear Glass w/ ¼ in. white dot pattern, staggered). Light fixtures will be mounted beneath the canopy on each end of the skylights.

Lobby Windows and Columns: The applicant proposes to replace the existing storefront window system on the first-story Office Building lobby with clear insulated glass (PPG Clear Glass, Insulating Unit) in a thermally broken frame with a Cashmere Pearl finish (PPG Duranar-Sunstorm metal coating UC 51742) to match the canopy. The existing storefront window systems flanking the entrance will remain intact. The existing first-story concrete columns are proposed to be clad in metal panels with a Cashmere Pearl finish (PPG Duranar-Sunstorm metal coating UC 51742) to match the canopy.

Illumination: The applicant proposes to install several types of light fixtures in the main entry area of the building:

1. The applicant proposes to install two LED fixtures (WE-EF, 665-3120 FLC131 LED Projectors) on the walls flanking the canopy. The two surface mounted fixtures will highlight the proposed center architectural feature by projecting a symmetric beam up the outside edges. The proposed fixtures will have a 24W LED Lamp.
2. The applicant proposes to install eight side mount fixtures (Axis, Wet Beam4 LED Wall Mount) over the staircase beneath the proposed canopy. The proposed fixtures will be 24 in. wide with a White finish, frosted lens, and 13.2W LED lamps. The proposed fixtures will be positioned at the ends of each of the four proposed skylights.
3. The applicant proposes to install two recessed linear fixtures ((Axis, Wet Beam4 LED Recessed Mount) beneath the overhang in front of the main entrance doors. The proposed fixtures will be 8 ft. wide with a white finish, frosted lens and 52.8W LED lamps.
4. The applicant proposes install four surface mounted linear fixtures (LED Linear, VarioLED Eco LD4 IP67) over the staircase beneath the proposed canopy. The proposed fixtures will be 8 ft. long with a natural aluminum finish and clear lens.

Mr. Brooke Smith with Smith Group/JJR Architects noted the building as it stands is in terrible shape. He showed slides depicting their design for renovation which they feel acknowledges the context of Birmingham as it is today, and to the extent that they are able, enhances the building to make it more compatible and friendly as a member of the community. For now, the first floor on the lower level retail is unchanged except for the entrance.

Vice-Chairman Deyer thought this is a nice enhancement to the building. Mr. Smith noted the ownership is highly committed to getting going as quickly as they

can on the office building while they finalize the planning and design and detailing for the apartment complex.

Motion by Ms. Gehringer

Seconded by Mr. Coir to approve the Design Review for 555 S. Old Woodward Ave., 555 Office Building, as presented.

There was no discussion by members of the public at 8:23 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Gehringer, Coir, Deyer, Lekas, Weisberg, Willoughby

Nays: None

Absent: Henke

Vice-Chairman Deyer found it refreshing that the petitioner tried to take cues from the City and apply them to an existing structure versus making the building "pop."

09-59-13

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals (none)

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments

The vice-chairman thanked Ms. Lekas and Mr. Goldman for their participation on the boards.

09-60-13

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 8:25 p.m.

Sheila Bashiri

City Planner

APPROVED