

**DESIGN REVIEW BOARD**  
**MINUTES OF OCTOBER 21, 2015**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

---

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, October 21, 2015. Chairman John Henke called the meeting to order at 7:20 p.m.

**Present:** Chairman John Henke; Board Members Mark Coir, Natalia Dukas, Thomas Trapnell, Michael Willoughby; Student Representative Patrick Rogers

**Absent:** Board Members Keith Deyer, Shelli Weisberg; Student Representative Zoe Bowers,

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

**10-21-15**

The chairman offered the option of postponement to the applicant because a motion would require an affirmative vote by four board members out of the five that were present. The applicant wished to go forward this evening.

**APPROVAL OF MINUTES**  
**DRB Minutes of October 7, 2015**

**Motion by Mr. Willoughby**  
**Seconded by Ms. Dukas to approve the DRB Minutes of October 7, 2015 as presented.**

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Willoughby, Dukas, Coir, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

**10-22-15**

**DESIGN REVIEW**  
**555 S. Old Woodward Ave.**  
**Office and residential building**

Zoning: B-4 Business Residential

Proposal: The applicant proposes to renovate both the office and residential wings of the 555 Building by installing new glass curtain walls. The two buildings consist of lower level and first-story retail spaces and a three-story parking garage. The northern building contains three stories of offices and the southern building contains 11 stories of residential apartments. On the residential building (south) the applicant is proposing to remove the existing windows and install a new glass curtain wall at approximately 1 ft. from the existing curtain wall. The new curtain walls will begin above the parking garage levels.

North Building (Office): The applicant proposes to replace the existing windows on the three office stories of the north building and add a single pane glass sunscreen over the existing curtain wall. The new windows are proposed to be 1 in. double insulated glass in the existing aluminum frames. The new glass curtain wall is proposed to be comprised of ¼ in. single glazed fixed vision glass that is slightly tinted. The glass curtain wall is proposed to extend approximately 3 ft. from the existing curtain wall. The new curtain wall is proposed to be separated into 7 ft. wide sections of glass that are connected by aluminum mullions. There are two sizes of mullions proposed; larger 6 in. mullions will divide groupings of the 7 ft. sections.

On the Woodward Ave. side the proposal is predominately the same with the exception of the large section of concrete in the middle of the building. The new glass curtain wall is proposed to be mounted on the east and west sides of the building only.

South Building (residential): On the residential section of the proposal the applicant is proposing a new curtain wall that will extend the existing curtain wall 1 ft. 1 in. from the current façade. The existing windows are proposed to be removed. The new curtain wall is proposed to be a combination of 1 in. double insulated fixed vision glass and 1 in. double insulate operable awning windows. Beneath the clear glass windows the proposal shows slightly tinted fixed glass with a metal "shadow box" set behind the glass. The mullions on the new curtain wall are proposed to match the 6 in. and 2 ¼ in. mullions proposed for the north building with similar 7 ft. spacing. The new glass curtain wall is proposed to be mounted on the east and west sides of the building only.

The building official has ruled that the applicant can add a minimum amount to the building to improve it. Anything beyond that would exceed his interpretation of the Ordinance. However, he has said that the office side of this building exceeds his original ruling and increases the non-conformance. Therefore, any approval tonight would have to be conditional upon meeting with the building official and/or getting a variance for height and depth of the glazing from the Board of Zoning Appeals ("BZA").

---

Mr. Bob Ziegelman, Luckenbach Ziegelman Architects, showed slides that mainly addressed the office side of the building. In their original authorization dated 09-08-2013 the DRB granted approval for repair and maintenance of the 555 Office Building. Tonight they are requesting approval to amend the repair and maintenance plan to include both the office building and the residential structure and encompass the entire 555 Gateway complex. The double wall system must adhere to OSHA standards which mandate it be placed 3 ft. away from the building to allow for maintenance. Because of the workable glazing on the apartment building the new curtain wall can be placed up against the building with no problem as to maintenance. The curtain wall structure will be hung from columns at the roofline. It is tied back at every floor on the way down for wind shear.

Mr. Willoughby noted that the proposal for the office side is a highly effective way to reduce energy cost and be able to maintain the glass on both the new curtain wall and the existing curtain wall. He supported the proposal and encouraged the BZA and/or Mr. Johnson to approve it. Ms. Dukas and Mr. Coir concurred.

**Motion by Mr. Willoughby**

**Seconded by Ms. Dukas to approve the new curtain wall for 555 S. Old Woodward Ave. apartment building as submitted, and approval for the office building with the condition that it is approved by Mr. Johnson or the BZA.**

There were no comments from the public on that motion at 7:44 p.m.

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Willoughby, Dukas, Coir, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

**10-23-15**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

- 34901 Woodward Ave. - One set of non-lit, 3 in. deep, Morgan Stanley letters, 24.6 ft. overall, along the east elevation facing Woodward Ave.
- 1137 S. Adams - Installation of two dimensional signs with accent lighting located on the north wall west wall.

- 525 Southfield Rd., Vasileff Medical Group - Resurface three signs on property, one each on the north wall, west wall, and one two sided on the NW corner of property.
- 34120 Woodward Ave. - Install wall signage on the front and side of the building.
- Violation Notices (none)

**B. Communications**

- Commissioners' Comments

Ms. Dukas commented that the proposed signage for Vasileff Medical Group does not seem particularly appropriate for a residential area because of the color selections. Mr. Willoughby thought the sign would have been more compatible with its surroundings if it blended with the building. If a sign contrasts with the building it would be best for it to come before the board.

**10-24-15**

**ADJOURNMENT**

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

Matthew Baka  
Sr. Planner