



Architectural Review Committee

City Hall Lower Level Conference Room
151 Martin St., Birmingham, MI
248.530.1807
Tuesday, April 19, 2016

Meeting called to order at 3:05 p.m.

Present: Larry Bertollini, Chris Longe

City Staff: Joe Valentine, City Manager
Jana Ecker, Planning Director
John Connaughton, Fire Chief
Joellen Haines, Assistant to the City Manager

Others: Stuart Jeffares
J.C. Cataldo
Clinton Baller
George Kacan, Sidock Group
George Petkoski, Sidock Group
Stacy Peterson, Sidock Group

Discussion was focused on changes from the April 15, 2016 ARC Meeting for a final review of the plans for the Chesterfield Fire Station.

George Petkoski presented the drawings.

Larry Bertollini wanted clarification if the masonry was on the same plane as the tower. He also made an observation regarding the North Elevation that it may require extra structural costs to put brick on the upper level.

Discussion on the East Elevation – Chris Longe suggested that the candy striping on the south and west side should be taken around to the front. Longe said it is his opinion that the striping is a graphic thing as opposed to an aesthetic thing, and the bump in the wall does end with landscaping. Petkoski said the striping articulates the building. It's a municipal building. Longe agreed and said if you do it all around the building, it's stronger appeal, but doesn't think it's necessary. Petkoski said using the striping is a way of tying in the windows above. Stuart Jeffares said that it's two different approaches.

Site Plan Elements

Jeffares had a comment on the landscaping; instead of blocking the 2 windows that are there, the landscaped should be moved over. Longe agreed that the landscaping needs to be done a lot better; he said the landscaping at the front door is odd. The seating area seems out of place and doesn't relate to anything at all. Joe Valentine said relocating it came from the last meeting

to make it accessible to people passing by. Longe said the wall at the Maple Rd. frontage doesn't look connected. Longe suggested making the wall look intentional. Discussion continued that the landscaped area in the front plaza area be looked at and coordinated with any future development. Bertollini suggested putting a landscape buffer in the back patio area instead of having it right against the adjacent property. Longe reiterated that the seating element needs to be looked at. Valentine summarized the comments that the group is recommending a 2-3 ft. buffer to the east (could push to the north) on the patio in the back of the building, and limestone on the east elevation. Bertollini agrees with Longe that the striping on the front (banding) is not preferred.

The group provided a summary for each elevation:

North Elevation

Remove banding and make it brick.
Have the line near the flagpole come out.

East Elevation

Keep stone accents only, above windows; replace all other stone bands with brick.

Site Plan

Put landscaping against east property wall
Take out wall on Chesterfield and Maple
Push in the 2 pieces of wall near parking lot 6 ft.
Push in back walls
Discussion on keeping the 20 ft. wall in front of the building to comply with B-1. They will keep it in for now.

Comments from the public

Clinton Baller, said he was concerned about the process. He wants what is best for Birmingham. He is very interested in planning, design and architecture and wants to be proud of this. It's a civic building. Baller said he thinks a design competition would have been appropriate. Baller said he feels left out; he only found out about it today. He said he is crossing his fingers and hoping for the best on this, and doesn't like the process.

J.C. Cataldo thanked everyone at the table for the tremendous amount of effort spent on this. He said he is not sure the process was correct. He said he likes the building. Cataldo wanted verification that the yellow color on the canopy (banding) is gone from the building and wanted to know if the red will match the Adams Fire Station. Petkoski answered yes to both questions. Cataldo likes the way the flagpole is engaged with the tower element. Cataldo questioned the number of parking spaces on the new plans and noted it was now only 10 and not 12 as on the plans, since 2 had been removed. Petkoski confirmed there were 10 parking spaces. Cataldo said he had been approached by the neighbor whose property is directly behind the proposed station regarding the notification process; Ecker assured everyone within 300 feet was mailed out postcards received flyers notifying them regarding the fire station. Ecker noted there are 3 signs on the property right now.

There was a question as to whether there will have brick samples at the Planning Board meeting April 27, and Petkoski said there will be brick samples brought to the meeting.

Stuart Jeffares thanked Joe. Jeffares said Joe didn't create but inherited this process and tried to make it as close to the normal process as possible.

The meeting was adjourned at 9:47 a.m.