



## **Architectural Review Committee**

Adams Fire Station 572 S. Eton, Birmingham, MI

248.530.1807

Monday, April 4, 2016

Meeting called to order at 3:09 p.m.

Present: Larry Bertollini, Christopher Longe,

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

Others: Scott Clein  
Robin Boyle  
J.C. Cataldo  
Casey Leach, Sidock Group  
George Kacan, Sidock Group  
George Petkoski, Sidock Group  
Stacy Peterson, Sidock Group

George Petkoski, Sidock Group, presented the revised plans for the Chesterfield Fire Station based on the assimilated comments from the ARC meeting on March 23, 2016. Each elevation was discussed, followed by discussions on key design elements as a whole.

For the South Elevation, Petkoski showed how the tower was made more substantial by itself by eliminating the roof behind it, with the open air tower concept allowing for illumination at night. Also, all the glass was taken out of the tower. The windows were enlarged in the front and increased to 2 windows instead of 1. Bertollini questioned whether the trucks would have enough clearance for backing in, and Asst. Chief Donohue said with the new 14 foot doors, it will not be a problem, and the fire fighters are very cautious when backing in the truck.

Looking at the West Elevation, the main concern was to make better use of windows. Two panels were added to the left and the right of the main windows, and lowered down to the lower portion of the base. Coming across, the Calwall was eliminated. There are two alternatives that were presented to the group; either frosted white glass (which can be insulated) or corrugated glass (which cannot be insulated), making it translucent but not transparent. Scott Clein, Robin Boyle and Chris Longe agreed that between the two choices, frosted glass would be preferred.

The East Elevation shows a simplified wall with a flat roof with square punched windows and

wrapping precast stone around. The windows were enlarged. Larry Bertollini made a comment that the roof looked too high from the rendering.

Discussion continued regarding key concerns/features.

### **Tower**

Clein said he likes the tower much better now and questioned why the precast stone does not extend below. Petkoski said it was to blend the high and the low. Longe said the tower really isn't integrated into the facade of the building and looks foreign to the composition. Longe felt it needed to be integrated into the body of the space itself, and the corner of the tower could become a solid stone all the way down. Boyle asked for clarification on the tower and the reason for the cap on top. Petkoski explained that the roof extending all the way across the building was too dominant, so they took it out. It was not needed, and they took out the Calwall. The tower was intended to act as a stand-alone element to complement the flag pole. Petkoski said it is the focal point to the entry of the building itself. The tower ties the low story to the high story. Boyle commented that Roeper School has brick turrets and no caps and it looks beautiful. Boyle said the cap takes away from what the building looks like, and likes the turret, but is not sure what type of finish it should be.

Bertollini feels the west tower should be its own element; he would like to see it on its own plane, and bring the corners in to integrate it. Bertollini added he felt the Chesterfield station is a satellite station and the two building should relate to each other, or have similar design elements.

J.C. Cataldo asked if there was a functional reason for the tower. Petkoski said the tower is symbolic and gives a civic presence. Cataldo commented that he has some concerns about how the hip roof is modified; why do we have the cap and why is it there? It may not be significant if it is lost, and looks like a Howard Johnsons.

Other comments followed about the color choice of red and yellow; that it looks like a McDonalds. The group then wanted to examine all sides of the building to address the red and yellow color scheme. Petkoski said the yellow overhang serves to animate the building. Cataldo was concerned because he felt the final colors may date the building, and questioned why should that be done in a residential neighborhood. Cataldo said the yellow and red are fast food colors. Cataldo added a concern he has is that the cantilever brick over the clerestory is incredibly uncomfortable looking. Cataldo noted that there is reduction in parking spaces from 12 to 10. Connaughton and Donohue did not see a problem with the number of parking spaces.

Clein's comments on the tower include that he feels the tower is alien to the composition. He added that there are a lot of things that can be done to transition from high to low. Clein added that the monolithic column on the west side is a nice element, but the tower is not right and does not have a focal point. Clein said to decide whether it is necessary to have a tower there, then decide how it's going to look. Boyle suggested getting away from the Howard Johnson cap. The group as a whole wanted to see the possibility of eliminating the cap, then evaluate which height to work with. Clein echoes what Boyle said regarding the cap and wants to look at it without the cap, more of an open air element, but it was hard to give exact direction. Clein dislikes red and yellow color choice as well.

### **West Elevation comments**

Longe did not like how the doors break up the solid wall and the L-shaped design – he would like to move the doors to where the brick is. Clein said the frosted glass seems like a weak element, and normally he doesn't care for it. The front, to him seems classic, then as you turn to the side, it changes everything. Boyle commented that where frosted glass is used for the purpose of illumination, it is valid and perfectly acceptable; he doesn't have a problem with it. But when it turns down and becomes more of a window, it doesn't look right, not on any building; either it should be taken away or use a good strong window element like the one used

on other areas of the building. Longe agreed the brick should be carried down where the windows are, and drew a picture of it on the plans. Cataldo commented that the basis of the overall plans are very good, but it needs a few minor changes.

### **East Elevation comments**

Longe said the limestone in-fill on the west wall he doesn't understand under the punched windows. Petkoski said it was an attempt to organize the openings into a plane. Longe said he likes it, but do it on both sides; to achieve balance between both sides of windows.

### **Site Perspectives**

Clein wanted to know what kind of material will be used to in the screenwalls. Petkoski said it would be poured in place concrete. Discussion followed on the merits of using brick masonry with a stone cap, which would be more consistent with design in a residential neighborhood, and many preferred brick masonry to the poured concrete wall for better aesthetics.

The meeting was adjourned at 5:22 p.m.