

**HISTORIC DISTRICT COMMISSION  
MINUTES OF SEPTEMBER 17, 2014**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, September 17, 2014. Chairman John Henke called the meeting to order at 7:20 p.m.

**Present:** Chairman John Henke; Commission Members Keith Deyer, Natalia Dukas, Darlene Gehringer, Vice-Chairperson Shelli Weisberg, Michael Willoughby;

**Absent:** Commission Member Mark Coir: Student Representatives Mitch Boorstein, Cambrea Rush

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

**09-35-14**

**APPROVAL OF MINUTES  
HDC Minutes of August 6, 2014**

**Motion by Ms. Weisberg  
Seconded by Ms. Dukas to approve the HDC Minutes of August 6, 2014 as presented.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Weisberg, Dukas, Deyer, Gehringer, Henke, Willoughby

Nays: None

Absent: Coir

**09-36-14**

**HISTORIC SIGN REVIEW  
217 S. Old Woodward Ave. (postponed from 09-03-14)  
Fleur Detroit**

Zoning: B-2 General Business

Proposal: The applicant proposes to install a new name letter sign reading "Fleur Detroit" on an existing one-story building.

Signage: The total linear building frontage is 15 ft. 5 in., permitting 15.41 sq. ft. of sign area. The proposed name letter sign will measure 5.833 sq. ft. 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. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The mounting height of the sign is not indicated on the plans. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project 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 and at a height of less than 15 ft. above public alley. It appears the proposal meets this requirement. However, the applicant must update the plans to verify the mounting height.

The name letter sign is proposed to be constructed of ¼ in. steel and mounted 5 in. off the face of the building which is in accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance that states no wall signs shall project more than 9 in. measured from the wall to which it is attached to the outer surface.

Illumination: The applicant proposes to use the existing goose neck lamps to illuminate the sign.

The applicant was not present and board members deliberated whether to again postpone the hearing. Mr. Baka indicated their proposal meets all Ordinance requirements.

**Motion by Ms. Gehringer**

**Seconded by Mr. Willoughby to approve the Historic Sign Review for 217 S. Old Woodward Ave., Fleur Detroit, as submitted.**

No one spoke from the audience.

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Gehringer, Willoughby, Deyer, Dukas, Henke, Weisberg

Nays: None

Absent: Coir

**09-37-14**

**HISTORIC DESIGN REVIEW  
220 Merrill**

**Historic Detroit Edison Company  
Pergola review**

Mr. Baka recalled the applicant was granted temporary approval for the pergola in the outdoor dining area on June 18, 2014 with the condition that they return to the board at the September 17 HDC meeting for final consideration. At this time the applicant has requested postponement.

**Motion by Ms. Weisberg  
Seconded by Mr. Willoughby to postpone the pergola review for 220 Merrill,  
Historic Detroit Edison Company, to the next HDC meeting.**

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Weisberg, Willoughby, Deyer, Dukas, Gehringer, Henke

Nays: None

Absent: Coir

**09-38-14**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

- Administrative Approvals (none)
- Violation Notices (none)
- Demolition Applications
  - 843 Chestnut
  - 1352 Webster (pictured as 1232 Webster)
  - 1948 Hazel
  - 1884 Shipman
  - 518 Larchlea
  - 720 Westwood
  - 2106 Pembroke
  - 1064 Bennaville
  - 1039 Bird
  - 911 S. Bates
  - 1658 Banbury
  - 455 Bird

**B. Communications**

-- Commissioners' Comments

Ms. Gehringer said with respect to 220 Merrill that she has noticed stick trees with lights in pots against the building. Also the sign has green lettering mixed with the white. These have not been approved by the HDC and Mr. Baka indicated he will notify them.

**09-39-14**

No further business being evident, the board motioned to adjourn the meeting at 7:32 p.m.

Matthew Baka  
Sr. Planner