

**HISTORIC DISTRICT COMMISSION  
MINUTES OF MARCH 16, 2015**  
Baldwin Library Rotary Room  
300 Merrill, Birmingham, Michigan

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Minutes of the regular meeting of the Historic District Commission (“HDC”) held Wednesday, March 16, 2016. Chairman John Henke called the meeting to order at 7:04 p.m.

**Present:** Chairman John Henke; Commission Members Mark Coir, Keith Deyer, Thomas Trapnell, Vice Chairperson Shelli Weisberg, Michael Willoughby; Student Representative Loreal Salter-Dodson

**Absent:** Commission Member Natalia Dukas

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

Chairman Henke welcomed the new student representative.

**03-11-16**

**APPROVAL OF MINUTES**  
**HDC Minutes of February 17, 2016**

**Motion by Mr. Willoughby**  
**Seconded by Ms. Weisberg to approve the HDC Minutes of February 17, 2016 as presented.**

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Willoughby, Weisberg, Coir, Deyer, Henke, Trapnell

Nays: None

Absent: Dukas

**03-12-16**

**HISTORIC DESIGN AND SIGN REVIEW**  
**235 and 239 S. Old Woodward Ave.**  
**Sundance Shoes**  
**CBD Historic District**

Zoning: B-4 Business Residential

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Proposal: Mr. Baka indicated the applicant is proposing to renovate the two properties at 235 and 239 S. Old Woodward Ave. (formerly Seeger Studios and Heartwear Designs Jewelry) to make way for the new Sundance Shoes store. The applicant has submitted plans to rework the two storefronts for a more uniform facade. The proposed work entails painting existing wood trim on existing storefronts, adding a horizontal wood band at the north storefront, replacing the door with fixed glass at north storefront, and installing two new wall signs.

Storefront windows and façade: The applicant is proposing to rework the facades of the two existing stores by adding, removing, and preserving exterior elements.

The plans indicate that the glass door in the center of the north property (239 S. Old Woodward Ave.) storefront will be swapped out for a fixed glass panel of the same width. The applicant also proposes installing a horizontal wood beam across the existing three glass panels along with a new baseboard directly above the grade. All of the inset existing trims and beams will be painted with Behr Cascade Beige N240-1 exterior paint. The outer existing trim will be painted with Behr Adobe Sand N240-2 exterior paint.

The applicant will leave the existing structural elements of the south property (235 S. Old Woodward Ave.) storefront as is with the exception of new paint to match the north storefront. All of the inset trims and beams will be painted with Behr Cascade Beige N240-1 exterior paint. The outer trims and door will be painted with Behr Adobe Sand N240-2 exterior paint. The applicant proposes mounting seven or eight LED spot light fixtures above the stone molding to illuminate the proposed sign installed across the 1 ft. 4 in. high brickwork.

Signage: The applicant proposes to install a name letter sign. The total linear building frontage is 36 ft. permitting 36 sq. ft. of sign area. Each of the 13 proposed black metal frame letters in the sign spelling out "SUNDANCE SHOES" will be 8 in. high, for a total area of 15 sq. ft. At this time the applicant has indicated they would like the letters to go to 10 in. in height. This 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. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The submitted plans do not indicate a mounting height for the name letter sign. 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 driveways, alleys and

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thoroughfares. **The applicant must provide the mounting of the proposed name letter sign along with drawings depicting the new letter height.**

The applicant is also proposing a wall-mounted, black metal frame canvas projecting sign with 2 in. high black painted letters on each side. The vertical sign that will be mounted between the two storefronts will total to 2.8 sq. ft. in area. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance – Projecting Signs, projecting signs (wall mounted) shall have a maximum area of 15 sq. ft. total. The proposal meets this requirement.

The proposed sign will have a 6 in. separation from the wall face and will be mounted 8 ft. above the grade. In accordance with Article 1.0, Section 1.05 (I)(2), a projecting sign shall have a minimum 6-in. separation between the sign and the wall. Additionally, In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance – Projecting Signs, projecting signs (wall mounted) shall be mounted at the sign band and no less than 8 ft. above grade. The proposal meets these requirements.

Illumination: The name letter sign mounted on the 1 ft. 4 in. high brick work above the two storefronts will be illuminated by seven to eight spot lights.

The business owners, Robert Wolk, Edie Wolk and Katie Johnston were present. The hope to open sometime in July.

Mr. Deyer noticed the blade sign is canvas. The applicant said they like the canvas and it was discussed that if the canvas deteriorates either the owner would replace it or Code Enforcement would issue a violation.

**Motion by Mr. Willoughby**

**Seconded by Mr. Coir to approve the Historic Design and Sign Review for 235 and 239 S. Old Woodward Ave., Sundance Shoes, as submitted. Drawings for the new letter dimensions to be submitted to Mr. Baka.**

There were no comments on the motion from the public at 7:10 p.m.

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Willoughby, Coir, Deyer, Henke, Trapnell, Weisberg

Nays: None

Absent: Dukas

**03-13-16**

**HISTORIC SIGN REVIEW  
210 S. Old Woodward Ave.**

**Rivage Day Spa  
CBD Historic District**

Chairman Henke recused himself from this hearing because the petitioner is both a friend and a client. Mr. Deyer took over the chairmanship.

Zoning: B-4 Business Residential

Proposal: Mr. Baka offered background. The applicant proposes to install a wall sign above the main entranceway to the building. The sign is proposed to be suspended between the two existing columns in line with the existing sign band. The tenant space is located in a two-story, multi-tenant non-contributing building in the CBD Historic District.

Existing Signage: There are currently two other tenants with signage on the building, Bird and the Bread and Chase Bank. Their signage totals 63.4 sq. ft.

Signage: The applicant proposes to install a wall sign. The total linear building frontage is 130 ft. 5 in. permitting 100 sq. ft. of sign area, which is the maximum amount of signage permitted on any one site. The proposed wall sign will measure 21.8 sq. ft. This proposal would bring the total signage for the building to 85.2 sq. ft.

In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - 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 proposal meets this requirement.

The wall sign is proposed to be mounted more than 8 ft. above grade. 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 driveways, alleys and thoroughfares. The proposal meets this requirement.

The proposed sign background will be constructed of ¼ in. thick aluminum panels, painted Dark Azure with a 2.5 in. snow white frame. A 9 ft. 8 in. wide 6.125 in. thick polished steel angle iron will be mounted to the background. Letters reading "RIVAGE" will be 3 in. thick and 1 ft. in height and will be pin mounted to the top of the angle. Below the angle will be 4 in. high by 3/8 in. thick letters reading "DAY SPA" mounted directly to the background. The entire sign will be mounted to 4 in. x 8 in. steel tube that spans the distance between the two columns, which will be painted black.

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**Illumination:** The top mounted channel letters are proposed to be halo lit with LED's mounted to the backs of the letters. The flush mounted letters beneath the angle will be illuminated externally with LEDs that will be mounted behind a ¾ in. valance on the bottom of the polish angle.

Mr. Deyer received confirmation from Mr. Chris Long, Architect, that the sign sits back in relation to the column.

**Motion by Ms. Weisberg**

**Seconded by Mr. Coir to accept the Historic Sign Review for 210 S. Old Woodward Ave., Rivage Day Spa as presented.**

There were no comments from members of the audience at 7:16 p.m.

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Weisberg, Coir, Deyer, Trapnell, Willoughby

Recused: Henke

Nays: None

Absent: Dukas

**03-14-16**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals (none)

-- Violation Notices (none)

-- Demolition Applications

- 1547 Washington
- 634 N. Glenhurst
- 2565 Yorkshire
- 1025 N. Glenhurst
- 635 W. Frank
- 728 Hanna

**B. Communications**

-- Commissioners' Comments (none)

**03-15-16**

**ADJOURNMENT**

No further business being evident, the commissioners motioned to adjourn the meeting at 7:18 p.m.

Matthew Baka  
Sr. Planner