

**BIRMINGHAM HISTORIC DISTRICT COMMISSION  
MINUTES OF JULY 6, 2016**

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, July 6, 2016. Chairman John Henke called the meeting to order at 7:05 p.m.

**Present:** Chairman John Henke; Commission Members Keith Deyer, Natalia Dukas, Thomas Trapnell, Michael Willoughby

**Absent:** Commission Members Mark Coir, Vice-Chairperson Shelli Weisberg; Student Representative Loreal Salter-Dodson

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

Chairman Henke cautioned the petitioners that there were only five of the seven board members present this evening and four affirmative votes are needed to pass a motion for approval. Additionally for 210 S. Old Woodward Ave., KW Domain, he must recuse himself which will leave only four members present for the vote. He has been contacted by the building owner and he now also represents Rivage. Therefore he offered the option to postpone to the next meeting without penalty in the hope all seven members would be present. The petitioner elected to proceed.

**07-30-16**

**APPROVAL OF MINUTES  
HDC Minutes of June 15, 2016**

**Motion by Mr. Trapnell**

**Seconded by Chairman Henke to approve the HDC Minutes of June 15, 2016 as presented.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Trapnell, Henke, Deyer, Dukas, Willoughby

Nays: None

Absent: Coir, Weisberg

**07-31-16**

## **HISTORIC SIGN REVIEW**

**210 S. OLD WOODWARD AVE.** (postponed from June 15, 2016)

**KW DOMAIN**

**CBD Historic District**

Zoning: B-4 Business Residential

Proposal: On April 20, 2016, the applicant was approved to install a wall sign in the sign band to the right of the main entranceway to the building along with a projecting sign. The applicant is now requesting to mount the sign about 10 to 15 ft. back and recessed onto the front glass facade of the atrium to the building. They reduced the size to be closer to the size of the Rivage sign. The property owner, Mr. Esshaki, has said he has an agreement with Chase Bank that they would not put additional signage above the Chase Bank space and he refused to sign off on the original HDC approval. The tenant space is located in a two-story, multi-tenant non-contributing building in the CBD Historic District.

Existing Signage: There are currently three other tenants with approved signage for the building, and their signage total is 85.2 sq. ft.

Signage: The applicant proposes to revise the previous approval by installing a slightly smaller wall sign and the previously approved projecting sign. The total linear building frontage is 130 ft. 5 in. permitting 130.5 sq. ft. of sign area. The proposed revised wall sign will measure 18 sq. ft. The approved projecting sign measures 15 sq. ft. total. This proposal would bring the total signage for the building to 118.2 sq. ft. which 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 wall sign is proposed to be mounted more than 8 ft. 6 in. above grade. The projecting sign is proposed to be mounted 6 in. off the face of the column and 8.5 ft/ above grade as required by the Sign Ordinance. 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 wall sign background will be constructed of 3mm thick aluminum panels, painted black. The letters will be acrylic dimensional letters. The verbiage reading "KW Domain" will be ½ in. thick letters and the verbiage "Luxury Homes International" is proposed to be ¼ in. thick. The entire sign will be mounted to the recessed portion of the front façade, flush with the entry doors.

The proposed projecting sign was approved by the HDC previously and has been installed.

Illumination: The wall sign is proposed to be externally illuminated with an LED light bar that will up light the sign from an aluminum channel mounted at the bottom edge of the sign. No illumination is proposed for the projecting sign.

Mr. Mike Stevens, representing Signorama, said he was not able to get documentation on the agreement with Chase Bank.

**Motion by Mr. Willoughby**

**Seconded by Mr. Trapnell to approve the signage proposal for 210 S. Old Woodward Ave., KW Domain, as submitted tonight.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Willoughby, Trapnell, Deyer, Dukas

Nays: None

Absent: Coir, Weisberg

**07-32-16**

**HISTORIC SIGN AND DESIGN REVIEW**

**166 W. Maple Rd.**(postponed from June 15, 2016; request to be postponed to July 20,2016)

**Caruso Caruso**

**CBD Historic District**

**Motion by Mr. Willoughby**

**Seconded by Mr. Deyer to postpone the Historic Sign and Design Review for 166 W. Maple Rd., Caruso Caruso, to July 20, 2016.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Willoughby, Deyer, Dukas, Trapnell

Nays: None

Absent: Coir, Weisberg

**07-33-16**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

- 247 W. Maple Rd., Optik - Installation of 1/4 in. thick flat cut brushed aluminum letters. Existing wood will be painted blue PMS 3395 as well as painting existing goose neck lamps. This is a Benjamin Moore exterior paint - Polo Blue.
- Mr. Baka advised that the owners of 487 Willits have asked permission to remove a large pine tree that is getting pretty close to their house and leaning toward the roof. Board members agreed that administrative approval could be granted.

-- Violation Notices (none)

-- Demolition Applications (none)

**B. Communications**

-- Commissioners' Comments (none)

**06-29-16**

**ADJOURNMENT**

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

Matthew Baka  
Sr. Planner