

**BIRMINGHAM HISTORIC DISTRICT COMMISSION  
MINUTES OF APRIL 20, 2015**

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, April 20, 2016. Chairman John Henke called the meeting to order at 7:12 p.m.

**Present:** Chairman John Henke; Commission Members Keith Deyer, Natalia Dukas, Vice Chairperson Shelli Weisberg

**Absent:** Commission Members Mark Coir, Thomas Trapnell, Michael Willoughby; Student Representative Loreal Salter-Dodson

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

**04-20-16**

**APPROVAL OF MINUTES  
HDC Minutes of April 6, 2016**

**Motion by Mr. Deyer**

**Seconded by Ms. Dukas to approve the HDC Minutes of April 6, 2016 as presented.**

**Motion carried, 4-0.**

**VOICE VOTE**

Yeas: Deyer, Dukas, Henke, Weisberg

Nays: None

Absent: Coir, Trapnell, Willoughby

Chairman Henke cautioned the petitioner that there are only four of seven commission members present this evening and they would need an affirmative vote of all four to be approved. Therefore he offered the option to postpone without penalty to the next meeting in the hope more members would be present. The petitioner elected to proceed.

**04-21-16**

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

## **Central Business District ("CBD") Historic District**

Zoning: B-4 Business Residential

Proposal: Mr. Baka reported that 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 three other tenants with approved signage for the building totaling 85.2 sq. ft.

Signage: The applicant proposes to install one wall sign and one projecting sign. The total linear building frontage is 130 ft. 5 in. permitting 130.5 sq. ft. of sign area. The proposed wall sign will measure 30 sq. ft. The proposed projecting sign will measure 15 sq. ft. total. This proposal would bring the total signage for the building to 130.2 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 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. The proposal meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance which states 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 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 two (2) 2 in. black steel tubes that span the distance between the two columns and are fastened to the building using a 4 in. x 4 in. aluminum plate welded to the steel tube. 3/8 in. lag bolts will be fastened to the building through the plates.

The proposed projecting sign is proposed to be constructed of the same materials with ¼ in. dimensional letters mounted to the black aluminum background.

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**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. Deyer thought that maxing out the signage as proposed unbalances the front of the building. Commissioners' discussion concluded the proposal doesn't help the building. Mr. Deyer indicated he could not vote in favor of the signage as proposed.

Lindsey with Signarama pointed out spaces where the sign could be installed on the facade of the building rather than being suspended between the pillars. She continued that it is possible to make the sign a similar height to the other signs. The sign can go wider, but not taller. The projecting sign will be moved over one column to the north.

**Motion by Mr. Deyer**

**Seconded by Ms. Weisberg to approve the Historic Sign Review for 210 S. Old Woodward Ave., KW Domain, with the design as submitted for both the blade sign and the wall sign with the understanding that the wall sign and blade sign would move north as discussed.**

- **The petitioner will provide a revised drawing to staff to look at the perspective within the sign band itself and make sure that it is scaled appropriately in light of other signs and the size of the sign band; and**
- **Administrative approval of the revised drawings and spec sheets.**

**Motion carried, 4-0.**

**VOICE VOTE**

Yeas: Deyer, Weisberg, Dukas, Henke

Nays: None

Absent: Coir, Trapnell, Willoughby

**04-18-16**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

- 100 S. Old Woodward Ave., The Woodward - Move double entry doors from S. Old Woodward Ave. corner **can't make out the rest**
- 250 Martin St. - Addition of a contractible awning on balcony. Acrylic Beige w/dentelled edge in Taupe.

-- Violation Notices (none)

-- Demolition Applications

- 1355 Shipman
- 751 S. Bates
- 1125 Chesterfield
- 5525 Pierce

**B. Communications**

-- Commissioners' Comments (none)

**04-19-16**

**ADJOURNMENT**

No further business being evident, the commissioners motioned to adjourn the meeting at 7:30 p.m.

Matthew Baka  
Sr. Planner