



Agenda

Royal Oak Historic District Commission Meeting

Thursday, October 17, 2024, 6:00 p.m.

City Hall Conference Room 116

203 South Troy Street

Royal Oak, MI 48067

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.

	Pages
1. Call to Order	
2. Roll Call	
3. Approval of Agenda	
4. Public Comment	
5. Approval of Minutes September 12 2024 Meeting	2
6. Certificate of Appropriateness Requests and Status Reports	
a. Request for New Sign Front Facade - Farris F Haddad Law Continued	5
b. Request for New Sign - Rehla Coffee House	10
7. Unfinished Business	
8. New Business	
Move to joint meeting of the historic district commission and study committee for new business items.	
a. Historic Context Report Update	
b. Houses Turning 100 - Historical Society Event	
9. Adjournment	



Minutes

Royal Oak Historic District Commission Meeting

September 12, 2024, 6:00 p.m.
City Hall Conference Room 116
203 South Troy Street
Royal Oak, MI 48067

Present: Patrick Sharrak
Theresa Scherwitz
Paul Bastian
Dazzmin Dabish
Danielle Cadaret
Sean Dunlop

1. Call to Order

The meeting was called to order at 6:00 pm.

2. Roll Call

Also present: Ed Kattan, Sign Emporium

3. Approval of Agenda

Moved by: Sean Dunlop

Seconded by: Theresa Scherwitz

Motion to approve the September 12, 2024 historic district commission meeting agenda approved.

Motion Adopted

4. Public Comment

There was no public comment.

5. Approval of Minutes

5.a April 18 2024 Meeting Minutes

Moved by: Paul Bastian

Seconded by: Sean Dunlop

The April 18, 2024 historic district commission meeting minutes were approved.

Motion Adopted

6. Certificate of Appropriateness Requests and Status Reports

6.a Hilzinger Block Building Historic District 108 South Main Street

6.a.1 Request for New Sign Front Facade - Farris F Haddad Law

Signage would not go into brick, but would go into mortar. Drilling would only go roughly an inch into the mortar. Substrate behind the proposed sign has not been researched. Sign Emporium is accustomed to working with historically designated structures. The signage is light with the box being made from aluminum and the lighting is LED (it could be held in one hand).

Chair Patrick Sharrak proposed a revised diagram with specific notes as to how the sign will be installed be reviewed before this is approved and the approval to be given at the next scheduled meeting in October when a new application with more precise detail as to how the signs will be hung and pull testing has been performed in order to ensure that mortar is safe for hanging of signs.

Moved by: Sean Dunlop

Seconded by: Paul Bastian

Motion to table the request for a new sign on the front facade for Farris F Haddad Law is approved.

Motion Adopted

6.a.2 Request to Reface Existing Sign Front Facade - Rudoi Law - and Reface Existing Sign Back Facade - Farris F Haddad Law and Rudoi Law

The Rudoi Law signage requires no drilling into the brick or mortar on the front or rear facade of the building this will only require refacing by replacing the two inserts in the signs from the previous business to Rudoi Law.

Moved by: Danielle Cadaret

Seconded by: Theresa Scherwitz

Motion to approve the request to reface the existing sign on the front facade for Rudoi Law and the sign on the back facade to Haddad and Rudoi Law as presented.

Motion Adopted

7. New Business

7.a Orson Starr House Museum Roof

Chair Patrick Sharrak was approached by the historical commission regarding the need for the roof of the historically designated Orson Starr House Museum need to be replaced. It has been repaired and has reached end of its life. Chair Sharrak asked if there are reasonable substitutes for cedar shake to save costs and for energy efficiency that can be recommended to the historical commission to explore. Would fiberglass as used at the Detroit Train Station be an option. Danielle Cadaret will research and provide update at next meeting.

7.b Vinsetta Bridges Task Force Update

Sean Dunlop and Paul Bastien, HDC representatives to the task force, provided an update

8. Unfinished Business

There was no unfinished business to discuss.

9. Adjournment

The meeting was adjourned at 7:10pm. Chair Sharrak will email members about the next meeting in October to continue the review of the request for signage.

Moved by: Sean Dunlop

Seconded by: Danielle Cadaret

Motion to adjourn the meeting at 7:10pm was approved.

Motion Adopted



PROJECT REVIEW REQUEST

Date: 8 / 12 / 24

PROPERTY INFORMATION

Address: 108 S Main St, Ste A, Royal Oak, MI Zip: 48067

Historic District: _____

APPLICANT INFORMATION

Name: Kal Mansour - Sign Emporium Inc Phone: 586-576-7901

Address: 11035 E 9 Mile Rd, Warren, MI Zip: 48089

Email: signsbykal@gmail.com

PROJECT DESCRIPTION *(Check All That Apply)*

Windows/Doors: _____ Walls/Siding: _____ Painting: _____ Roof/Gutters/Chimney: _____

Addition: _____ Demolition: _____ New Building: _____ Signage (Commercial): X

Other: _____

CHECKLIST

- ☒ Specifications for Each Product/Brochures
- ☒ Pictures of Proposed Materials Adjacent to Existing
- ☒ Color Photographs of Existing Building (ALL SIDES, and context)
- ☐ Physical Samples of Proposed Materials (if requested)
- ☒ Visual Communication of Proposed Changes (Drawings, Pictures, Rendering)
- ☒ Site Plan (Professional or Google Earth is acceptable)
- ☒ Project Description (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ☒ Detailed Scope of Work (formatted as bulleted list)

NOTE: Based on the project description, additional information may be required.

SUBMIT COMPLETED PROJECT REVIEW REQUEST TO: **rohistoric@gmail.com**

Scope Of Work

- New Sign Added to Front Facade
 - Farris F. Haddad Law

New Box Sign - Front and Halo-lit



Mounting Detail

After
Front View

Sign Description
Rudoi Law/Farris Haddad Law

Date:
7-23-24

Site Address:
108 S Main St, Ste A
Royal Oak, MI 48067

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval: _____ Date: _____

SIGN
EMPORIUM

phone: 586.576.7901
fax: 866.881.8182
11035 E 9 Mile Rd
Warren, MI 48069
email: signsbykal@gmail.com



Mounting Detail

Before
Front View

Sign Description
Rudoi Law/Farris Haddad Law

Date:
6-24-24

Site Address:
108 S Main St, Ste A
Royal Oak, MI 48067

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

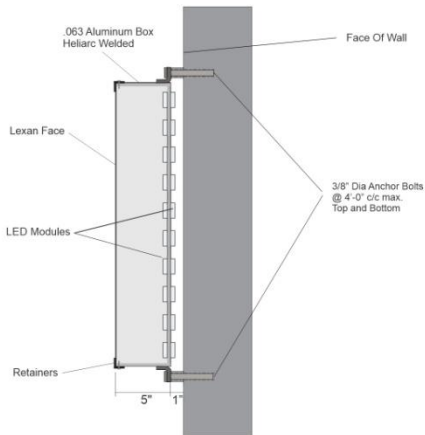
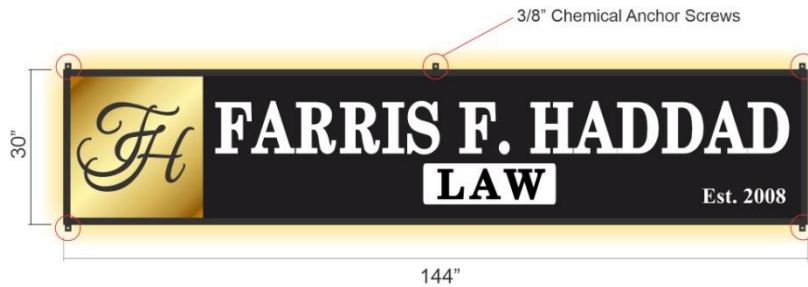
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SIGN
EMPORIUM

phone: 586.576.7901
fax: 866.881.8182
11035 E 9 Mile Rd
Warren, MI 48069
email: signsbykal@gmail.com

Sign Mounting Details



- Holes to be drilled using 3/8" masonry drill bit
- (5) Total holes drilled
- 3/8" chemical anchor screws (5)
- 1" spacers will hold sign off of building facade



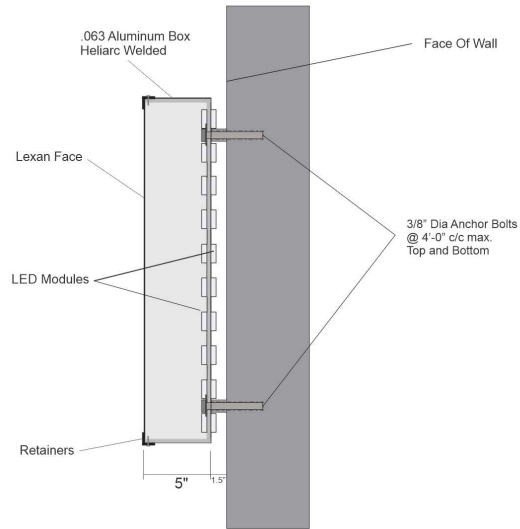
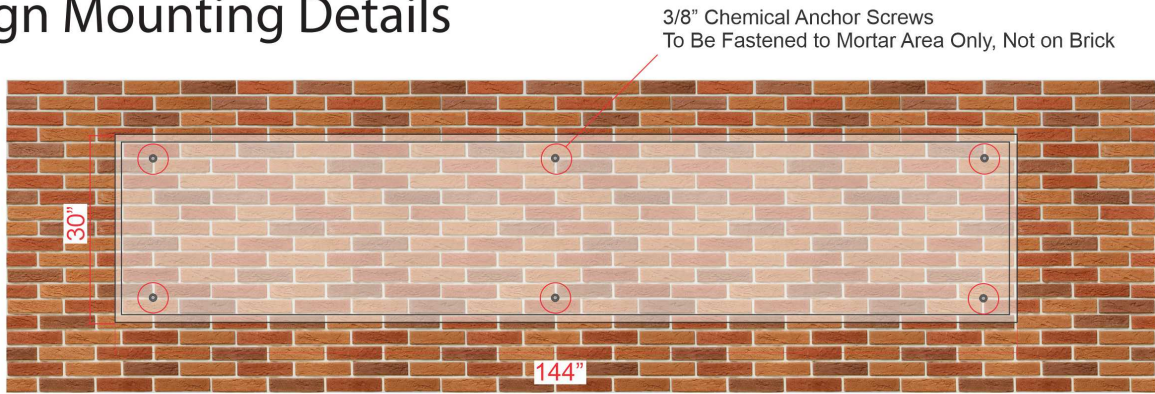
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Approval: _____ Date: _____

Mounting Detail	
Sign Description Rudoil Law/Farris Haddad Law	
Date:	8-22-24
Site Address:	108 S Main St, Ste A Royal Oak, MI 48067
Contact Info:	
Landlord Info:	
Photo of Suite:	
Meas. of Suite:	
Site Plan:	
Eps Artwork:	
Check Sign Ordinance:	
Wall Color SW#:	
Landlord Approval:	
Permits Needed:	
SIGN EMPORIUM phone: 586.576.7901 fax: 866.881.8182 11035 E 9 Mile Rd Warren, MI 48089 email: signsbykal@gmail.com	



Sign Mounting Details



- Holes to be drilled using 3/8" masonry drill bit
- (6) Total holes drilled on mortar only, not on brick
- 3/8" chemical anchor screws (6)
- 1.5" spacers will hold sign off of building facade



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Approval: _____ Date: _____

Mounting Detail	
Sign Description Rudoi Law/Farris Haddad Law	
Date:	10-14-24
Site Address: 108 S Main St, Ste A Royal Oak, MI 48067	
Contact Info:	
Landlord Info:	
Photo of Suite:	
Meas. of Suite:	
Site Plan:	
.Eps Artwork:	
Check Sign Ordinance:	
Wall Color SW#:	
Landlord Approval:	
Permits Needed:	
<div> <div> <div>SIGN</div> <div>EMPORIUM</div> </div> <div> <div>phone: 586.576.7901</div> <div>fax: 866.881.8182</div> <div>11035 E 9 Mile Rd</div> <div>Warren, MI 48089</div> <div>email: signsbykal@gmail.com</div> </div> </div>	



FACADE: 229.5 SQFT
SIGN: 18.75 SQFT < 10% KD

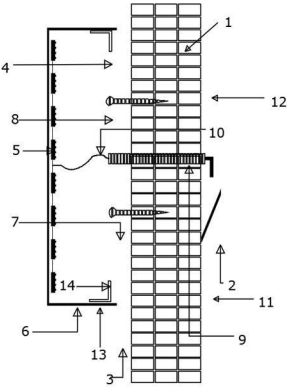


CUSTOMER:REHLA COFFEE HOUSE
LOCATION: 117 W 4TH ST,ROYAL OAK

Design By: xxx
Date: xxx

_____/_____/2024
Customer approval signature Date
_____/_____/2024
Landlord approval signature Date

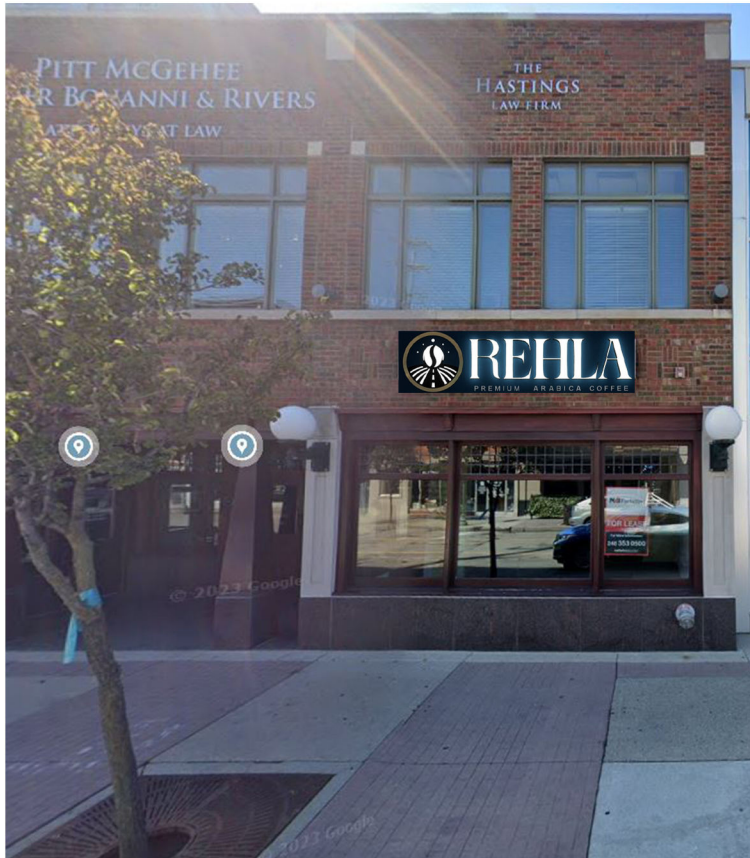
Reverse LED flushmount DETAILS & SIDE VIEW



- 1. Building facade / sign band
- 2. LED power supply
- 3. Emergency turn off switch
- 4. 3/16" clear lexan for backlit
- 5. LED light
- 6. 0.050 aluminum face & return
- 7. Channel letters tube support
- 8. 1/2' x 4' Lag screw w/ anchors
- 9. Existing power supply
- 10. LED Cable
- 11. Passthru alluminum
- 12. Mounting screw
- 13.counter sunk screw
- 14. Alluminum bracket

Channel Letter General Specifications

Sign Type		Reverse halolit Channel letters	
Illumination Type	Color	LED	White
Face material	Gauge	Alluminum	0.080"
	Color		
Graphic	Color		
Retainer Type	Size/Color	Alluminum	0.050"
Return Depth	Gauge/Color	Alluminum 3"	0.050"/ White
Back Material	Gauge	Polycarbonate	3/16
Tube Support	Type / Ht.	Aluminum Spacer v	2"
Transformer type / Input Voltage		Transformer type / input Voltage	
		Output Voltage	LED transmitter 110v
Retainer Screw		#4 x 0.5" lg Hex hd	
LED Electrical	Wire Size	Remote wiring 600V 16AWG	
	Wire type	UL LED cable	
Boot Insulated / Sleeve		None	
Electrical Connectors		1/2" Greenfield	
Wind Load			

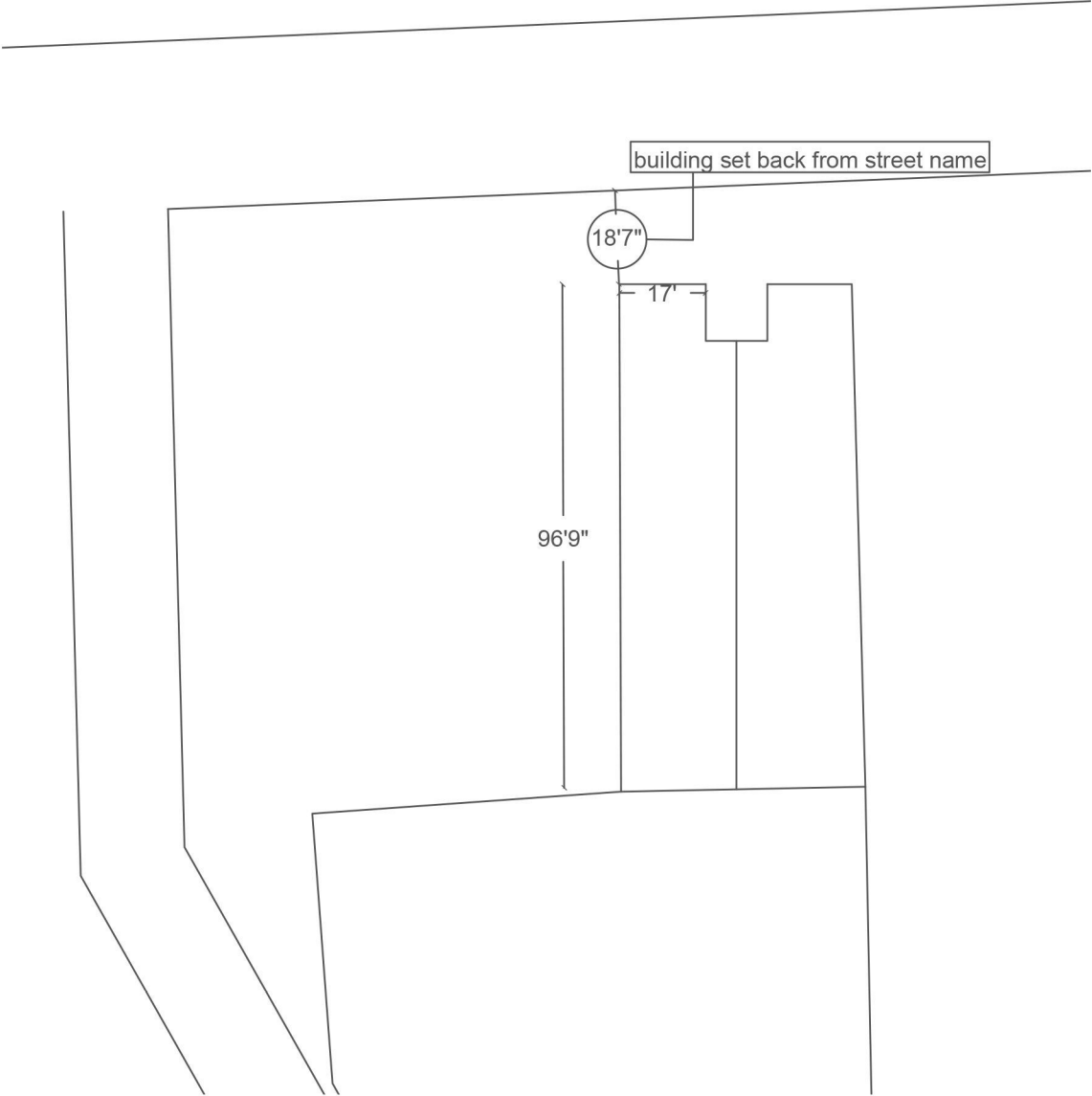


CUSTOMER: REHLA COFFEE HOUSE
LOCATION: 117 W 4TH ST, ROYAL OAK

Design By: XXX
Date: XXX

_____	_____/_____/2024
Customer approval signature	Date
_____	_____/_____/2024
Landlord approval signature	Date

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Site Plan

CUSTOMER: REHLA COFFEE HOUSE
LOCATION: 117 W 4TH ST,ROYAL OAK

Design By: xxx
Date: xxx

_____	____/____/2024
Customer approval signature	Date
_____	____/____/2024
Landlord approval signature	Date