



**Minutes
Royal Oak Historic District Commission Meeting
City Hall, 203 South Troy Street
Conference Room 116
Royal Oak, MI 48067**

1. CALL TO ORDER - Patrick Sharrak at 6:30pm.
2. ROLL CALL
 - a. Those in Attendance: Patrick Sharrak, Kimberly Sansone, Muriel Versagi, Sean Dunlop
 - b. Bakery Owners: Katy Knoer and Dietrich A. Knoer
3. APPROVAL OF AGENDA FEB. 3, 2022 – 1ST Muriel Versagi, 2nd Sean Dunlop and approved unanimously.
4. PUBLIC COMMENT – Asked by Patrick Sharrak, no public to comment besides owners of Bakery
5. APPROVAL OF MINUTES DEC. 8, 2021 - 1ST Muriel Versagi, 2nd Sean Dunlop and approved unanimously.
- 6.
7. UNFINISHED BUSINESS – None
8. NEW BUSINESS
 - a. [Approval Exterior Changes to 317 S. Main Street](#)
 - b. 23-Year-Old Artisan Bakery would like to move into Herman’s Bakery.
 - c. Main Location – Downtown Rochester, secondary location: Midtown Detroit (Sept. 2021)
 - i. Weathered many storms, Wholesale and Retail Business, Gerald the owner retired 13 months ago and Katy and Dietrich Knoer are the new owners. Have been on this journey for a little over 1 year.
 - ii. Katy and Dietrich moved to Royal Oak in 2020 with their 5 children and Labrador Retriever
 - d. The Bakery is on Main Between 3rd and 4th Street
 - e. [They would like to keep the same store front with a few minor tweaks to bring the aesthetic to a more current color palette and look.](#)
 - i. Two Colors; Sherwin Williams Antler Velvet and Iron Ore. Would be using SW Super Paint Product which is a high-quality paint for exteriors that is resistant to

mold, mildew and weathering. They want to preserve the exterior without degrading the integrity by sand blasting. The paint product will allow them to do this. Nothing is getting replaced, all existing elements to remain. Just changing colors and getting touched up.

- ii. In 1908 when the bakery was opened, it was a lighter color.
- iii. The upper exterior windows on the front and above the door were boarded up with plywood over the years. They would like to remove the plywood and bring back the storefront to its original design. The windows were originally transom windows which are no longer needed because of the current HVAC System. Transom windows were used for ventilation in 1908, so these will be inoperable.
- iv. The bakery hours will be from 8am to 3pm/4pm. there will be no need to illuminate the sign since there are streetlights in front of the building.
- v. The new sign will be plywood painted, with some dimensionality by hanging it in front of the brick. All holes from taking down the old sign will be filled in by the painter or sign contractor. The letters are dimensional 86" x 4 ½" in a Gold color. The windows will have a surface vinyl treatment on all the windows. Since the building has western exposure, there shouldn't be a problem with the film decomposing in the strong sunlight.
 1. The owners were asked to be historically sensitive to the building when hanging the new sign. It must be drilled into the mortar, not the brick. The current hanging section does not show this, and needs to be updated to reflect the requested changes. The HDC will need to approval the final section. But can be in a meeting with 2 members for a final approval. The commission will need to move and appoint 2 people to meet at a remote meeting prior to the DDA meeting for approval of the final draft.
 - a. 1ST Muriel Versagi, 2nd Sean Dunlop and approved unanimously.

9. OTHER BUSINESS – None

10. ADJOURNMENT - 1ST Muriel Versagi, 2nd Sean Dunlop and approved unanimously.