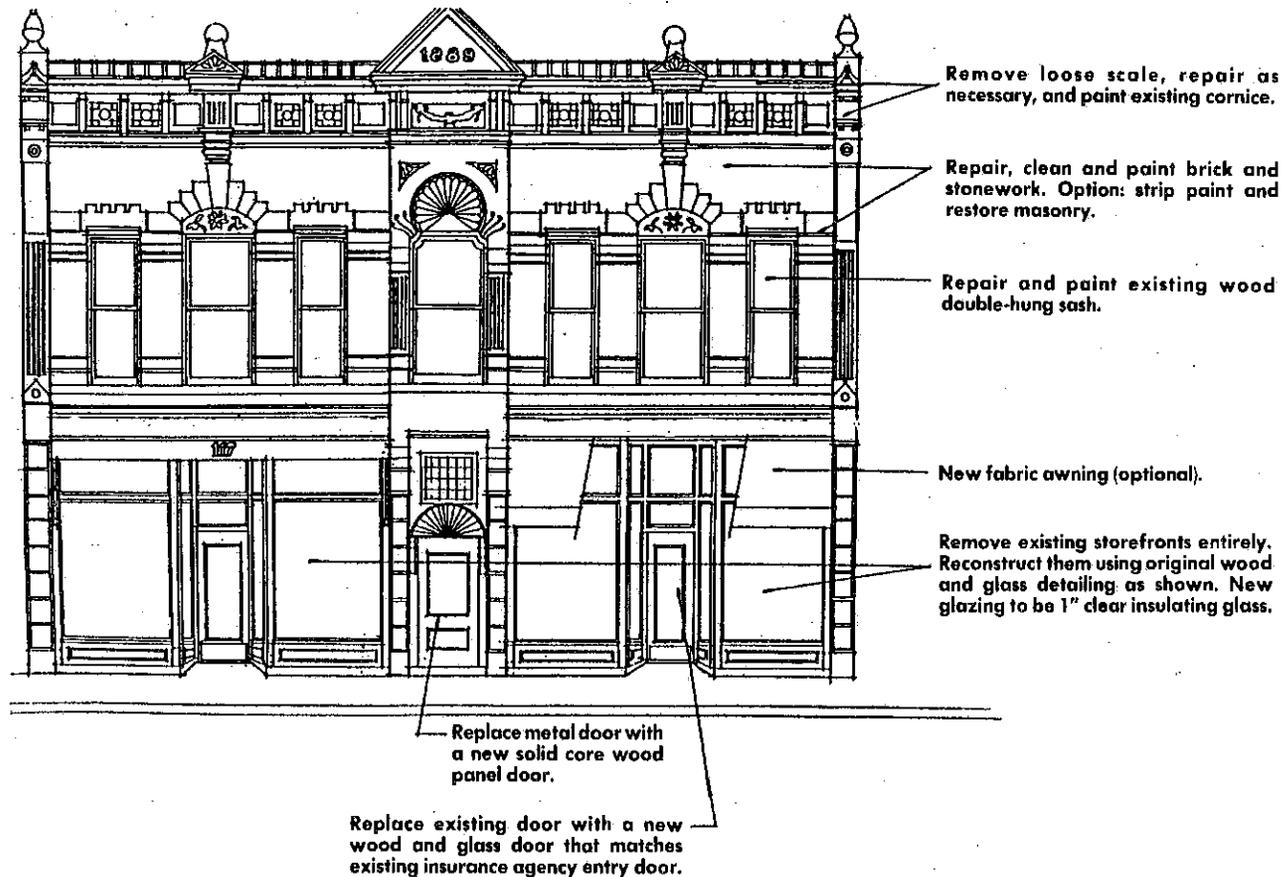
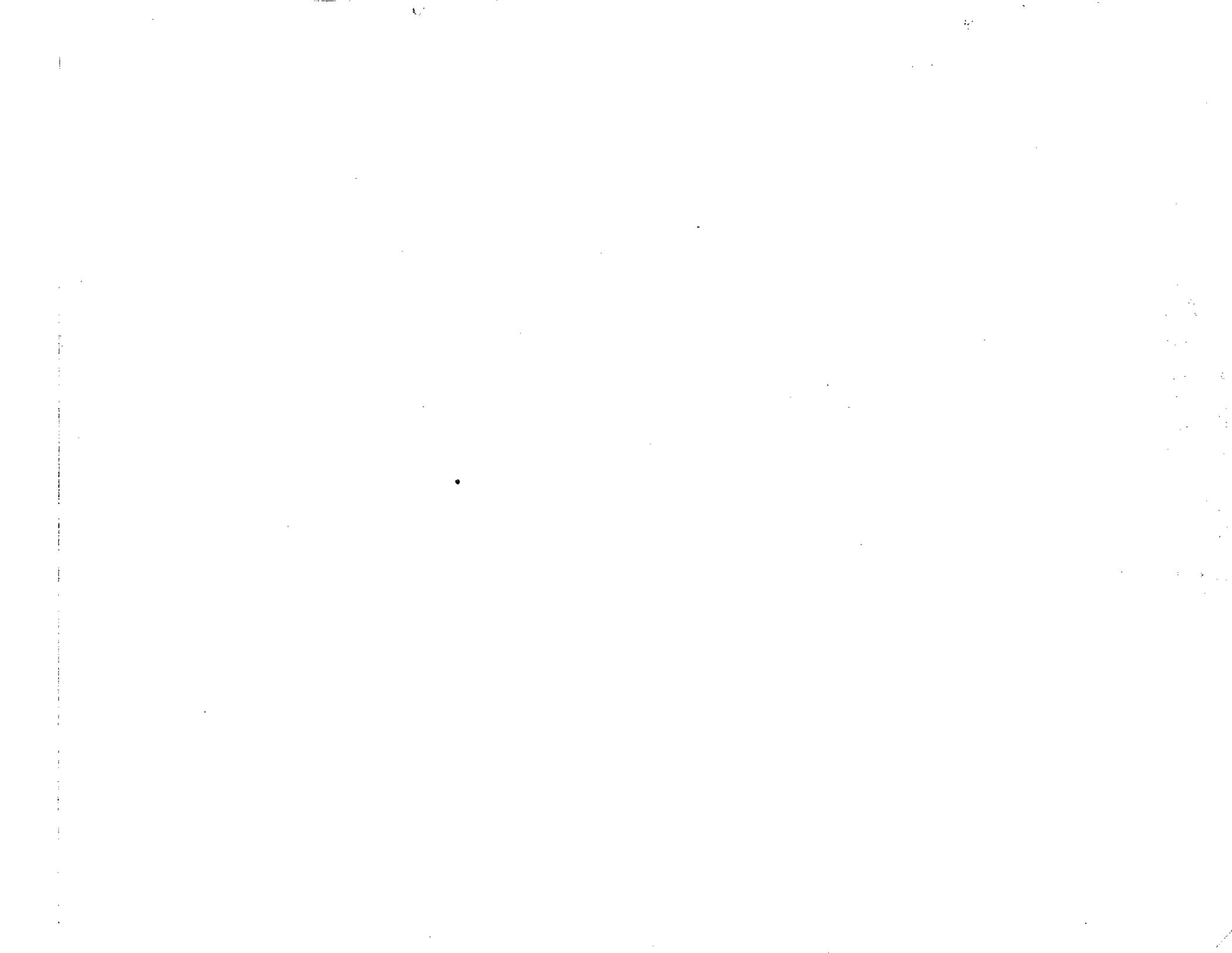


Mason Main Street Facade Study





ACKNOWLEDGEMENTS

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PROJECT DESCRIPTION

Mason Main Street is a downtown revitalization project that strives to improve the image and economy of downtown Mason through historic preservation.

One of the first steps in the revitalization project is to establish a rehabilitation procedure of historic buildings.

In this facade study Mason Main Street provides architectural consultation to building owners and merchants in the downtown area. The architect based his recommendations on the Secretary of the Interior's Standards for Rehabilitation. By observing historic photographs of each building he was able to create an accurate design of the original facade.

Facade rehabilitation, encouraged by financial incentives, promotes the uniqueness of Mason's Historic District. Eventual public improvements, along with historic preservation and rehabilitation will improve the economy and promote the character of Mason.

Included in the study are "non-contributing" buildings that are lacking historic value, but are significant in themselves. For these buildings only design recommendations are addressed.

Architectural descriptions and quick fix recommendations complete the study and are meant to help in the bidding process so necessary in finding a qualified restoration crew.

HISTORY

In January of 1836, Charles Noble, the register of deeds in Monroe County, bought 560 acres in Vevay Township of Ingham County. Noble sent Lewis Lacey to develop his investment which was to become Mason. Mr. Lacey constructed a dam and saw mill on Sycamore Creek.

Lacey was later joined by Ephram B. Danforth, a member of the Charles Noble Company. Danforth managed the saw mill and installed grist mill equipment within it. This was the first saw and grist mill in the county. Danforth registered the original plat of 31 blocks for Mason center in 1838.

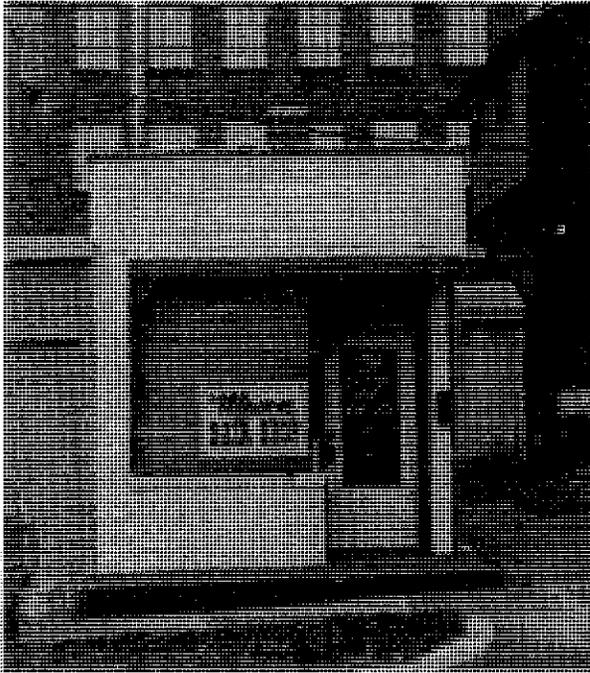
The State Gazetteer of 1838 listed Mason Center as the only community in Ingham County. The original Plat reflected a common layout, following the points of a compass, using the central block as the town square.

Mason was incorporated as a village in 1865. Six additions to the original plat were acknowledged the year after the incorporation. Mason became a city in 1875.

The rapid development of the later 1860's and 1870's was spurred by the completion of the Jackson, Lansing and Saginaw railroad in 1866. The railroad also fostered the prosperity of the agricultural lands surrounding Mason. The population of Mason quadrupled to 2,000 during this time.

The strength of Mason lies not only in its individual local history, but also in its typicality. It represents a nineteenth century county seat common to the midwest. Mason's existence relied on its governmental function and the surrounding farm land. The city remains free from uncontrolled periods of growth that can damage the historic nature of a community. Mason retains many of its nineteenth and early twentieth-century structures, all of which we are proud and wish to preserve.

--National Register of Historic Places
Inventory--Nomination Form.



249 - 251 S. Jefferson Street

HISTORY: Although some buildings in the historic district are significant in their own right, they are termed "non-contributing" because of the lack of architectural or historical contributions. Pictured is the Hair Shop.

MASON HAIR SHOP 251 South Jefferson

QUICK FIX: This simple, one-story masonry building has recently been painted. The brick on the front of the building and the stucco plaster finish on the south side of the building has been painted a beige color, and the door frames, window frames and miscellaneous trim is painted cocoa brown. The color scheme is basically acceptable.

The wooden window sill adjacent to the main entrance is in very poor condition and should be replaced. The window jamb on the left side of the display window is also rotted and should be replaced. The cost of these replacements should be minimal. The display window is in need of caulking. The trim around the top of the window is also in need of minor repair.

The building is a very simple, small commercial building which could be brought into good condition, in character with the original architecture quite easily.

BARR'S BAR 249 South Jefferson

QUICK FIX: Barr's Bar can be greatly improved in appearance through a few simple measures. The backlit plastic sign should be removed as it is not historic in character. A double faced sign would be perfectly acceptable if it were of a historic character.

The green aluminum louvered awnings are certainly not historic in character and should be removed. A canvas awning would be very much in keeping with the original architectural character.

The original red brick has been painted white to height of approximately seven feet above the sidewalk. The paint should be removed followed by restoration of the original red brick. If this is impossible, an alternative would be to paint the entire front of the building a red color similar to the red brick that is found on the upper portion of the building.

The windows appear to be original and are in good condition, even though they are single pane glass. No changes are necessary to the windows. The spandrel glass above the door and the windows is original. Two pieces of the ribbed spandrel glass have been broken. The ribbed glass could be replaced with similar material that would be available today. The no longer used 1x3 wooden board above the transom glass and the band of caulking above that should be removed.

The black color used on the pipe handrail and on the windows is appropriate for the time period and should remain. Likewise the yellow-cream color used on the soffit in the entryway and on the door is very acceptable and would look very nice with the restored brick.

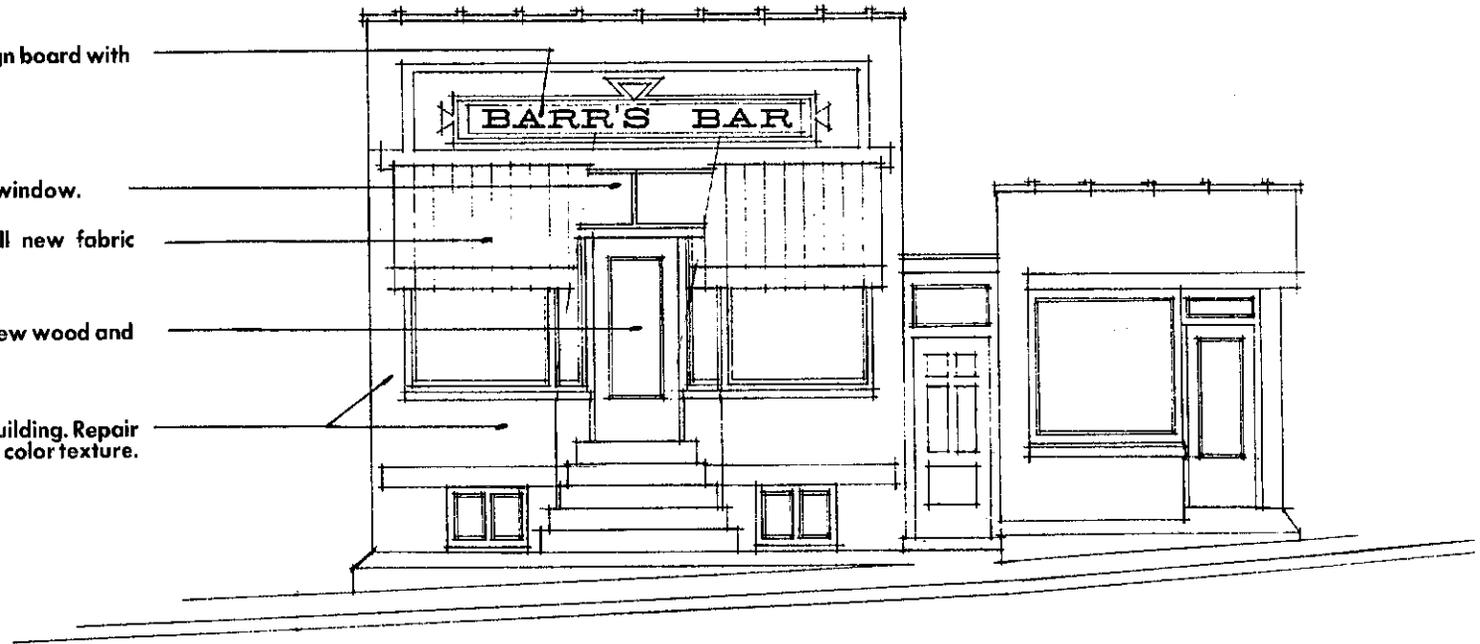
Remove existing and install new sign board with raised letters.

Install glazing in existing transom window.

Remove metal louvers and install new fabric awning.

Remove existing door and install new wood and glass door.

Strip paint from lower portion of building. Repair and restore masonry to its original color texture.





NEUBRECHT PHARMACY
103 East Maple Street
1883



HISTORY: This corner building was erected along with Linsley's in 1883. The owner for over two decades was A. W. Parkhurst. Parkhurst sold clothing "at cost at the bankrupt store in Mason".

ARCHITECTURAL DESCRIPTION: This two story Italianate commercial building is located on the northeast corner of Maple and South Jefferson facing the Ingham County Courthouse. The building is constructed of brick with corbeled brick patterns in the inverted pyramid design above the second story windows. The brick has been painted a cream color with accents in green. Doublehung four-over-four windows on the upper level are capped with ornately carved stone lintels.

A wooden stairway serving the second story apartments rises along the west side of the building and is supported by ornate steel brackets.

An original cornice around the roofline has been removed and the parapet wall extended through the use of concrete block. The concrete block has been painted in with the brick thereby mitigating the impact of changing materials.

The storefront has been altered at some time in the past. The entrance and window glazing is of clear anodized aluminum. A textured green 4x4 ceramic tile has been used below the display windows. Transom windows have been closed in with vertical tongue and groove boards. A sign board of modern design covers the majority of the transom area.

QUICK FIX: This building is in fairly good shape. The building was painted just a few years ago, however, it is starting to show signs of needing touch-up or another paint job.

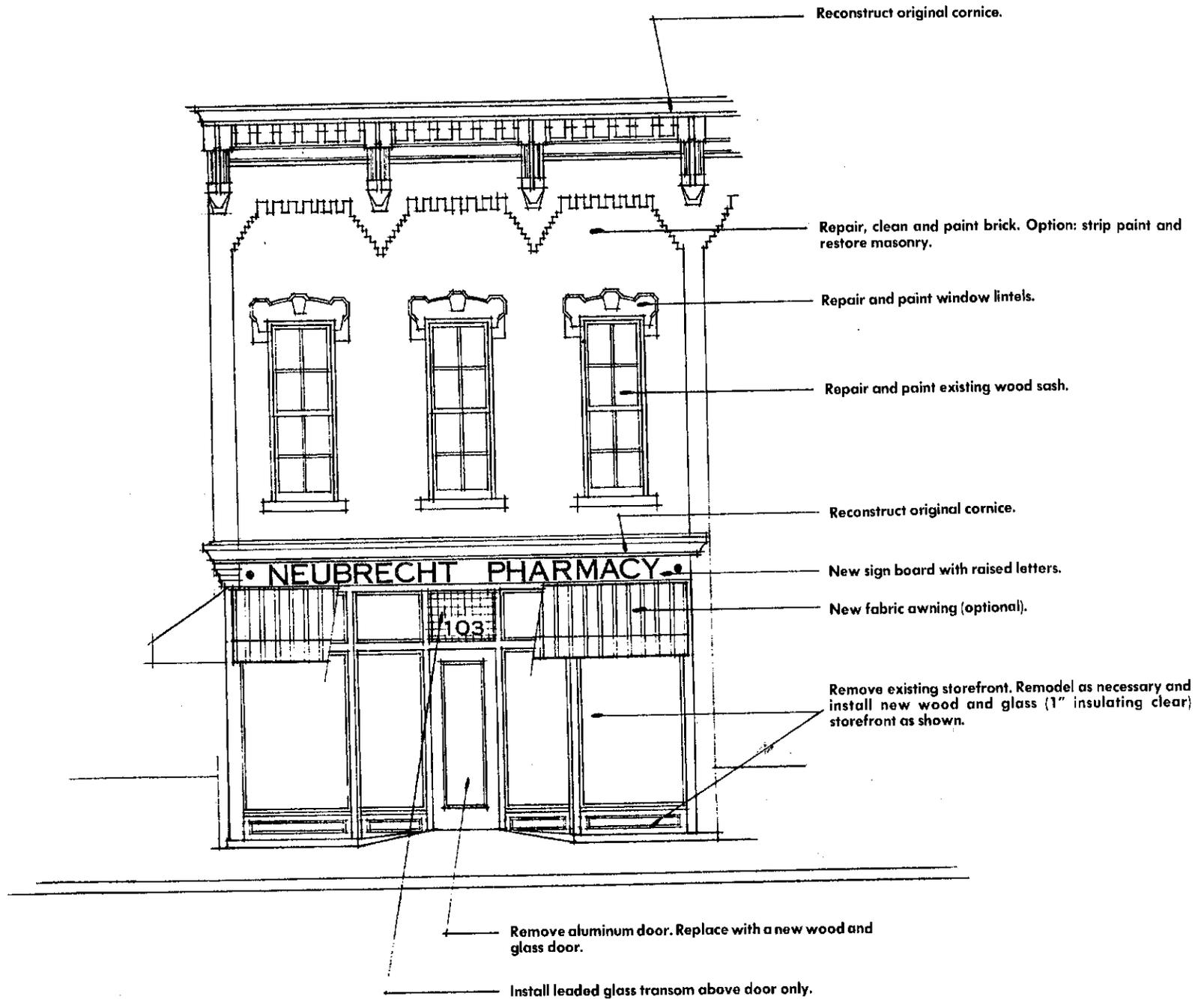
The parapet wall along the roofline on the west side of the building is in poor condition. It would behoove the owner of the building to make repairs to this masonry before it totally deteriorates. We would further recommend that a proper cap be placed on top of the parapet wall to prevent moisture from infiltrating the top of the wall. This would help to prevent further deterioration of the masonry.

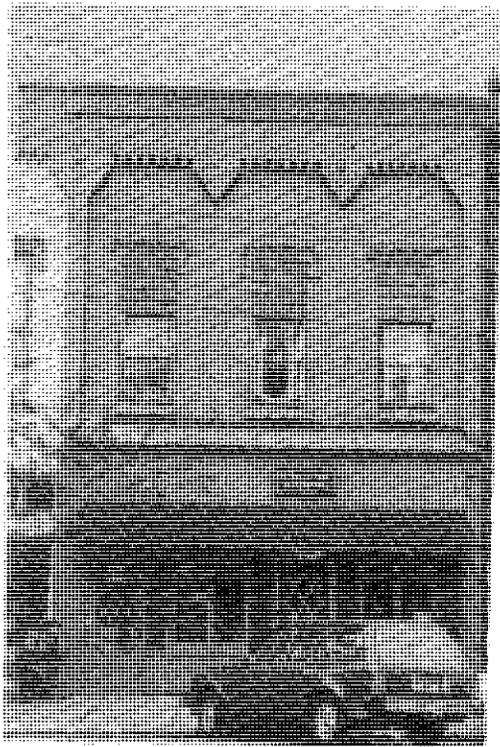
The transom windows above the main entrance have been removed and replaced with vertically scored plywood. This is not historically accurate, however, on an interim basis it could remain. The backlit sign in the transom should be removed and replaced with a surface mounted, single sided, sign of historic character and scale. Raised letters and mouldings on the sign board will help to create the appropriate historic image. Modern plastic letters should not be used. A properly designed sign board could fit nicely over the spandrel area and would not be terribly expensive.

The store front is not original nor is it historically correct. The aluminum frame system for the display windows is in poor condition. As a minimum this should be repaired and painted in with the color scheme of the building, either in cream color or preferably a dark green. The aluminum entrance door could also be painted in with the color scheme.

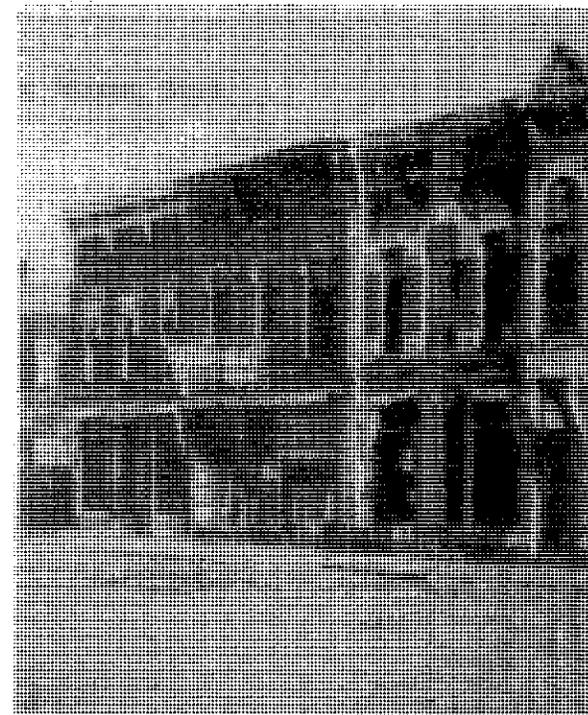
There is a broken ceramic tile at the right side of the entrance opening. If the owner has any extra tile, this should be replaced. If there are no remaining extra tile, we believed that this could be patched in with the cement plaster or epoxy and painted to blend with the surrounding areas.

The color scheme used on the Neubrecht Pharmacy is partially correct. The cream color used on the majority of the brick wall is depictive of cream colored brick found quite frequently on the buildings of this vintage. The green color used on the brick pilasters is not correct. One could expect to find the pilasters to be a reddish brown brick which would blend with the color scheme or cream color to match the remainder of the building. The window caps and sills should be painted a buff/gray to depict the stone of which they are constructed.





DR. GLEN A. LINSLEY
109 East Maple Street
1883



HISTORY: Parkhurst, proprietor and owner of the clothing store, 1883.

ARCHITECTURAL DESCRIPTION: The building occupied by Dr. Glen A. Linsley, Optometrist, is the easterly half of a two bay building. The westerly half being occupied by Neubrecht Pharmacy.

This building has not been as well maintained as the Neubrecht Pharmacy. The building still retains the basic Italianate character with the corbeled brick pattern in an inverted pyramid above the second story windows. Original double hung 4 over 4 windows have been removed and replaced with smaller double hung windows with cedar shingles closing the upper portion of the window openings. Original ornately carved stone lintels still remain.

The original cornice work at the top of the building has been removed with the upper 16 inches covered by flat plywood. The brick has been painted an olive green, however, it is in need of either cleaning or repainting at this time.

A copper mansard fascio has been installed just below the second story window sills and the entire commercial storefront below that point has been removed and replaced with more contemporary appearance. Two doors on the front of the building are of crossback design more closely meeting a colonial style. A secondary mansard roof has been installed over the doors and windows as a protection. This mansard is constructed of wood with cedar shingles.

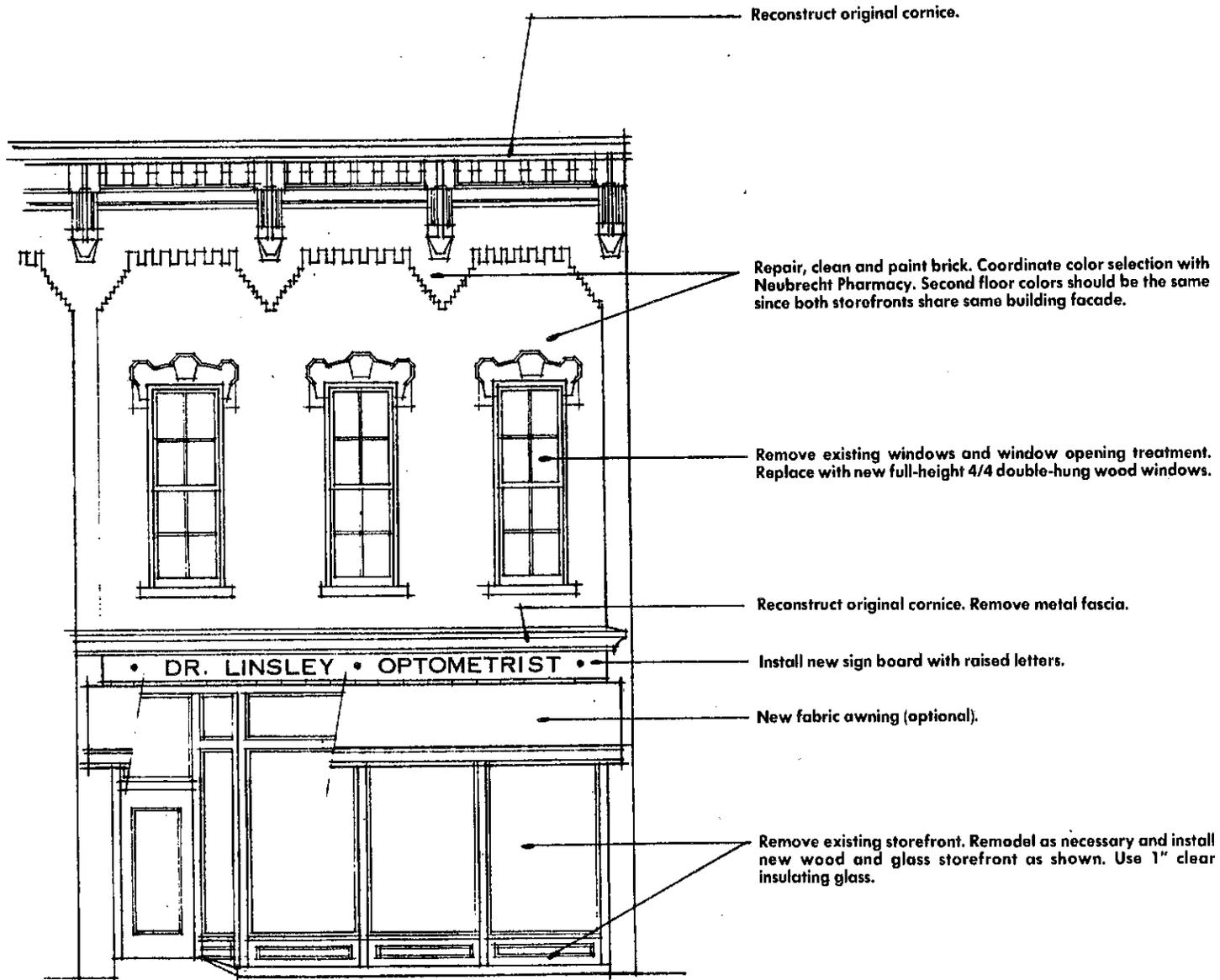
Two casement type wooden windows have replaced the original storefront display windows. Brick has been installed below the windows with a rowlock sill running the length of the building. Wooden louver shutters are placed on either side of the casement windows.

QUICK FIX: This building has been dramatically altered. It will be difficult to make a historic statement out of this building without spending a considerable amount of money. Perhaps the most progress can be made on the second story of the building where less alteration has occurred.

The brick has been pointed an olive green color. This is not an acceptable historic color. Since this is a part of the Neubrecht Pharmacy building the brick should be painted the same color. The two property owners should work together to coordinate the restoration of this building. The window caps and sills should be painted a contrasting stone color in the gray/beige range.

The double hung windows on the upper level are not the original windows. The height has been cut down by approximately one-third. The windows should be replaced with double hung windows duplicating the four over four windows found in the Neubrecht Pharmacy building. Windows and frames should be painted a historic color to complement the color scheme used in painting the brick.

The mansard roof and the crossback doors are inappropriate for the victorian style of architecture, however, it would seem ill-advised to do anything with these elements other than painting until such time as they could be removed and an appropriate historic storefront constructed. Shutters should be removed at this time as they are inappropriate to the architecture.





FIEDLER INSURANCE
117 - 119 East Maple Street
1889



HISTORY: At the time of construction in 1889, Angelica Sherman, about whom little is known, was the property owner. Replacing three small frame buildings that housed a saloon, a harness maker, and a shoe shop, this particular building has contained at various times a saloon, a dry goods store, a grocery, and a drug store. This significant part of Mason's commercial landscape was purchased in 1920 by Rollin C. Dart, Jr., a member of one of the city's prominent families.

ARCHITECTURAL DESCRIPTION: This painted brick commercial structure presents an unusual seven-bay front to the north facade of the courthouse, with a store front on either side of a central stairwell. A very distinctive use of stone as piers, repetitive string courses, and lintels marks this two-story building. On each storefront the central second-floor window possesses a semi-elliptical decorative panel and a framing arch of radiating stone voussoirs. They are larger than the flanking rectangular windows of narrow width, flanking them on either side, which are each topped by a stone hood of crenellated appearance. The central bay placed on a very shallow projection displays a second-floor window beneath a circular ornament of Moorish influence created, again, by the placement of stone. Above this, the bracketed cornice supports a pediment identifying the structure's construction date and smaller pediments above the other large windows. At the building's corners, finial decorations remain. And Adomesque swag embellishes the center of the cornice, intensifying the strict symmetry of the front facade. The first floor has retained its original arrangement of doors and display windows.

This brick and stone business block contributes significantly by its architectural presence to the downtown streetscape. The building, which possesses virtually all of its original elements, has had its surface disguised by paint. However, the retention of traditional first-floor arrangements, window treatment, and cornice decoration add immeasurably to the atmosphere of the nineteenth-century courthouse square and its satellite commercial establishments.

QUICK FIX: These two stores occupy one building which maintains a great deal of its original architectural character. The second story is intact with the exception of the windows over the Fiedler Insurance Agency. The original double hung windows have been replaced with a jalousie type louver windows. These three window openings should be refitted with double hung wood windows matching the remaining original windows.

The masonry and cornice work appears to be in very good condition on this building. The gray paint should be chemically removed from the masonry so that the original beauty of the stone and brick masonry could be revealed. Sandblasting or other abrasive methods of removal must be avoided. If removal of the paint is impossible, we would recommend painting the brick portion of the building in a red color which was original as made apparent with the aging of the gray paint. The stone sills, belt courses and pilasters should be painted in a buff/gray stone color if the painting option is selected.

The cornice work at the top of the building seems to be constructed of metal, however, the detailing of the cornice is such that it would appear the original architect intended this to read as stonework. Therefore, the cornice should be painted the same color as the stone.

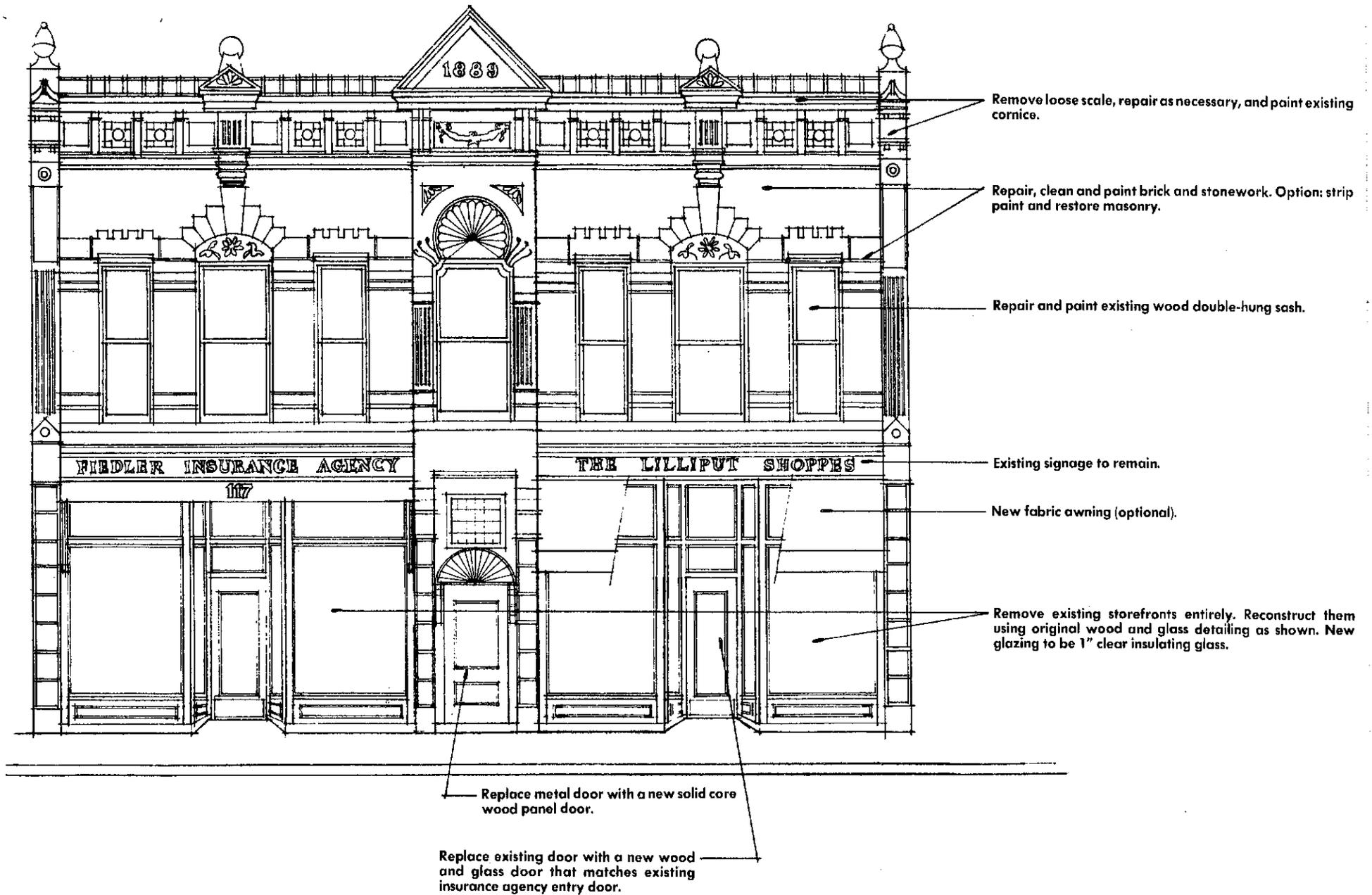
The rope ornamentation and the fan panel above the center stairway window on the second floor and at the stairway entrance at ground level should be painted a nice contrasting color with the stone and brick. Colors should be selected from the color palette maintained in the Mason Main Street office.

The storefronts at street level are not original. The brick knee walls below the display windows are of a hard-fire orange/brown brick. As a minimum, these should be painted the same color as the upper brick. For accurate restoration, which their building deserves, they should be removed and wooden panel type knee walls as shown on early photographs should be installed in their place. The aluminum storefront glazing system should be painted to tie in with the color scheme of the remainder of the building as a minimum and for accurate restoration should be replaced with wood window frames, door frames and doors.

The transom panels over the display windows have been covered with a striated plywood panel. The panels are installed in such a manner that we believe the original transom panels are still behind the plywood. If this is the case, the plywood should be removed and the transoms restored for a very nominal amount of money. If the transom glass is not found in removing the plywood, the original transom panels should be reconstructed to match the detail shown on early photographs.

The sign boards on both buildings are very acceptable and, if they are painted in with the historic color scheme of the building, they would read very nicely.

The aluminum storm windows on the stairway and on the Lilliput Shop should be painted to blend with the historic painting scheme on the remainder of the building unless the owner is willing to do away with the door which would be much more acceptable.





**GEORGE SULLIVAN
BUILDING
158 - 160 E. ASH STREET**

**MASON
CHAMBER OF COMMERCE
146 - 148 E. ASH STREET
1928**



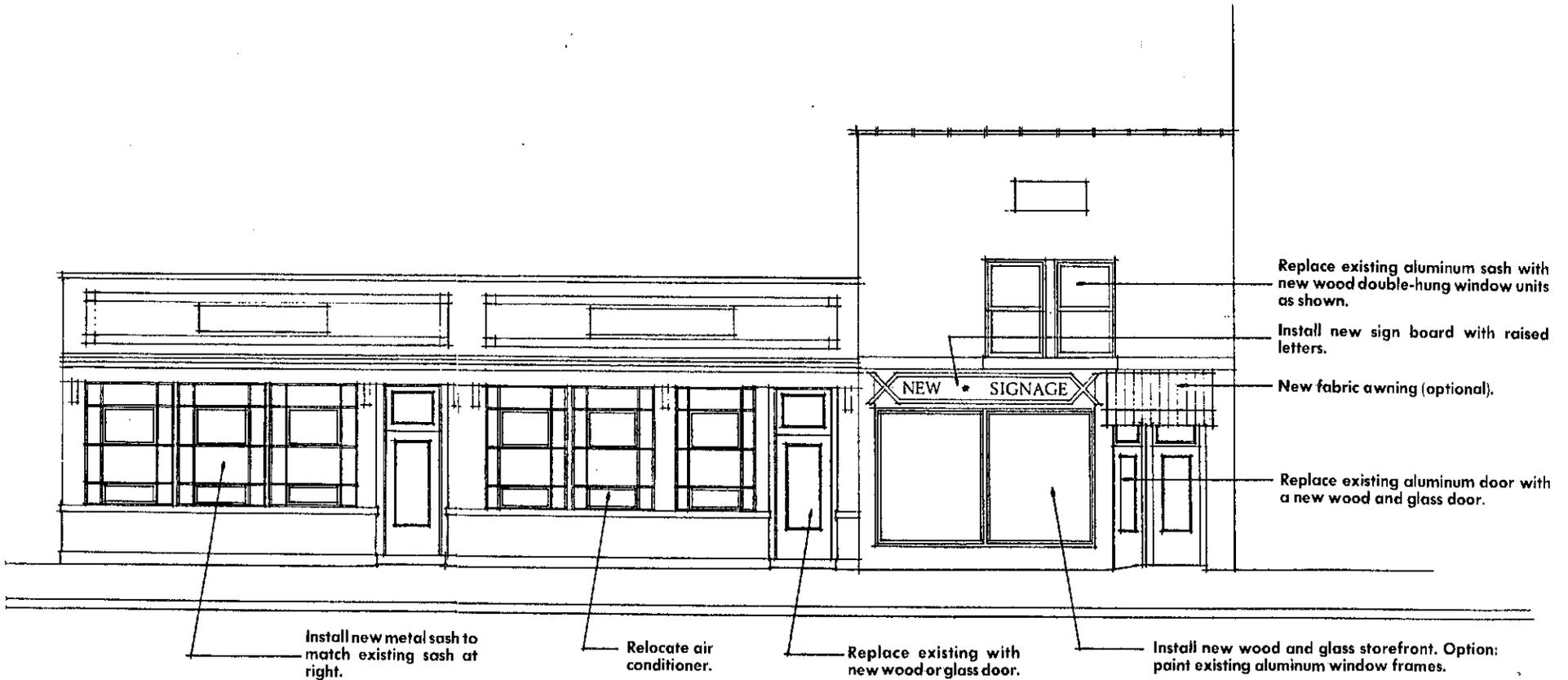
HISTORY: The George Sullivan building is non-contributing and no history is available. The Mason Chamber of Commerce building was erected in 1928 by Orlie Maine. Soon after construction, Maine lost it to bad debts and Mr. Couch obtained it. The building has been in the Couch family ever since. Bill and Rhea Couch live in the apartment upstairs. The building housed a plumber's shop at one time. The Chamber moved there in 1982.

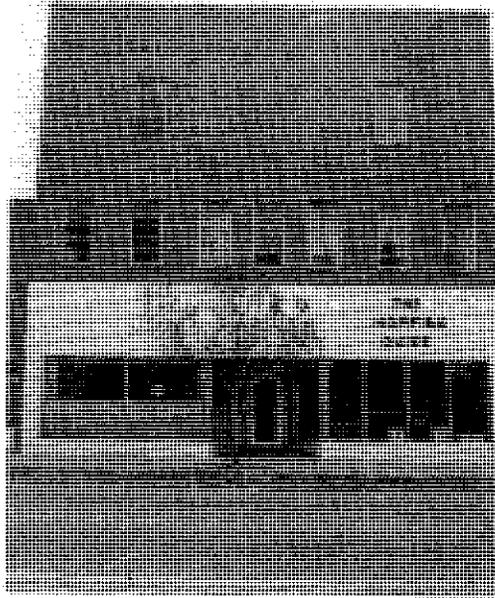
ARCHITECTURAL DESCRIPTION: The Mason Chamber of Commerce building is a two story brick building with flat roof constructed of a reddish brick with a tree bark texture.

The street level storefront is constructed with a brick knee wall which is accented by a recessed soldier course of brick. The display window is set in anodized aluminum and appears to be a replacement, as original documentation would indicate that this was a wooden window frame. The aluminum window is divided into two large panels of glass.

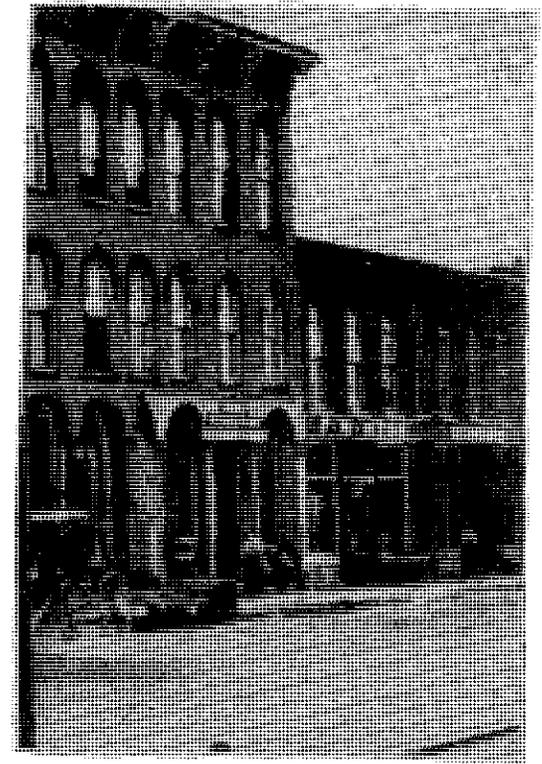
The entrance to the building is through a recessed entryway on the west side of the storefront. A 45° angle wall on the east side of the recess provides access to the chamber offices while a doorway to the second story occupies the west half of the recess.

The second story level is a simple facade with a single window located in the center of the facade. This window opening is currently filled with a horizontal sliding aluminum sash. Original documentation indicates that there was a pair of windows originally occupying this masonry opening. The window opening has a cutstone sill running the full width of the remaining width of the building. A cutstone monument with the original building owner's name is located above the window opening. On either side of the cut stone monument are found two recessed brick panels which are constructed in a combination of soldier course and stack bond brick to create a basketweave pattern. The top of the wall is capped with a glazed tile coping.





THE SHOPPING GUIDE
140 -144 East Ash Street
1879



HISTORY: The Shopping Guide was owned by O. M. Barnes and Chas. H. Sackrider and erected by both in 1879. Barnes sold farm engines and machinery and little is known about Sackrider.

ARCHITECTURAL DESCRIPTION: The Shopping Guide is a three story commercial building with very little of the original architectural character remaining. The upper two stories are faced with brick which is capped with a metal coping. There are seven window openings on the second story all of which appear to have been altered in height. The sash presently occupying these openings is of aluminum construction which post dates the period of the building. The third story has two remaining openings have also been scaled down in height and glazed with aluminum sash. The brick has been painted red.

The storefront of this building consists of large panes of glass set in aluminum frames with corrugated aluminum below the windows at the masonry piers at either end of the building and at the transom area above the display windows.

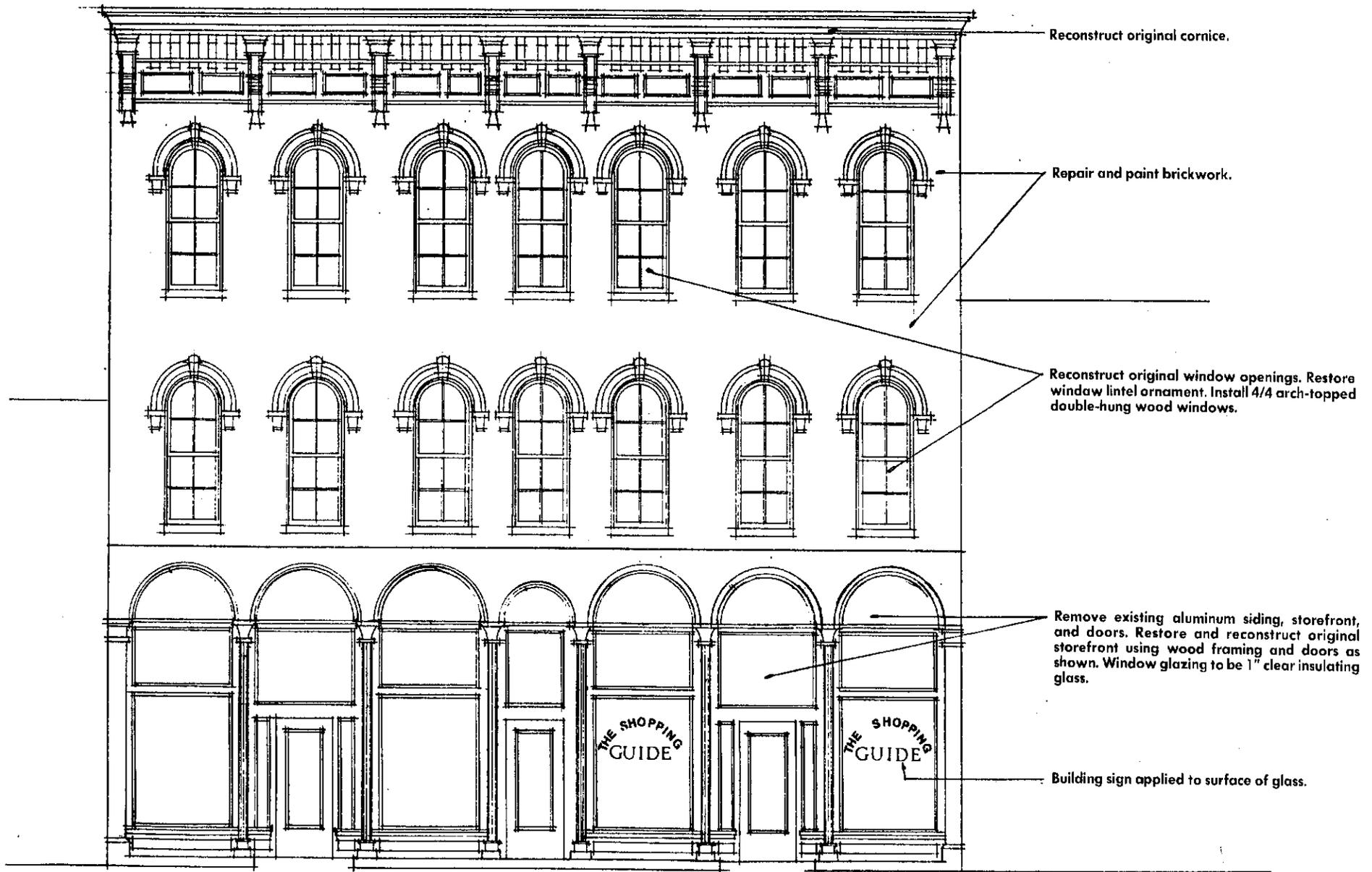
A recessed entryway located at the center of the building as stairway to the upper level and to store spaces on either side of the entrance.

QUICK FIX: The facade of the Shopping Guide has been greatly altered. Minimal fix-up of this building so that it is sympathetic with the historical architecture of the district will be quite difficult.

The upper two floors of the building are brick, however, the window openings have to be altered. The brick has been painted a reddish color which is historically appropriate. The upper six feet of the brick wall is in bad condition. We would recommend repair of the masonry and repainting the brick. The cop on top of the brick wall should be repaired so as to prevent infiltration of moisture.

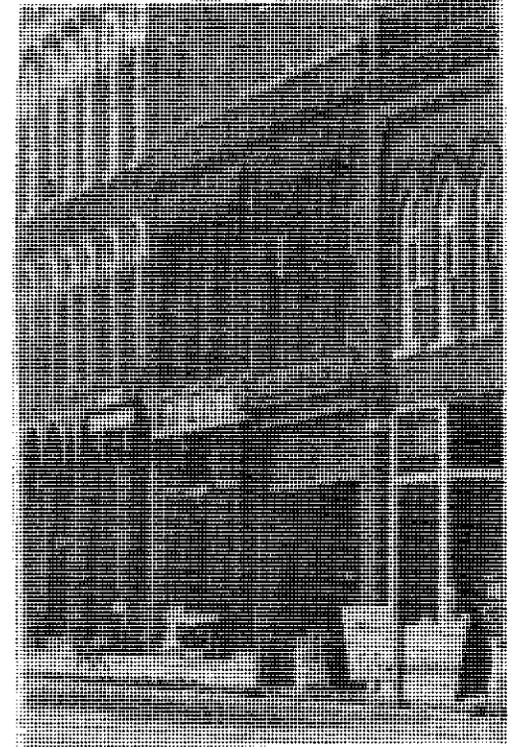
The store front level of the building has been clad with vertical aluminum siding. The natural aluminum finish is not at all historic in appearance. The appearance could be greatly improved if the aluminum siding were painted a more sympathetic color and perhaps some mouldings applied to the building to diminish the height of the spandrel above the display windows and to give a little bit more of a historic character to the facade.

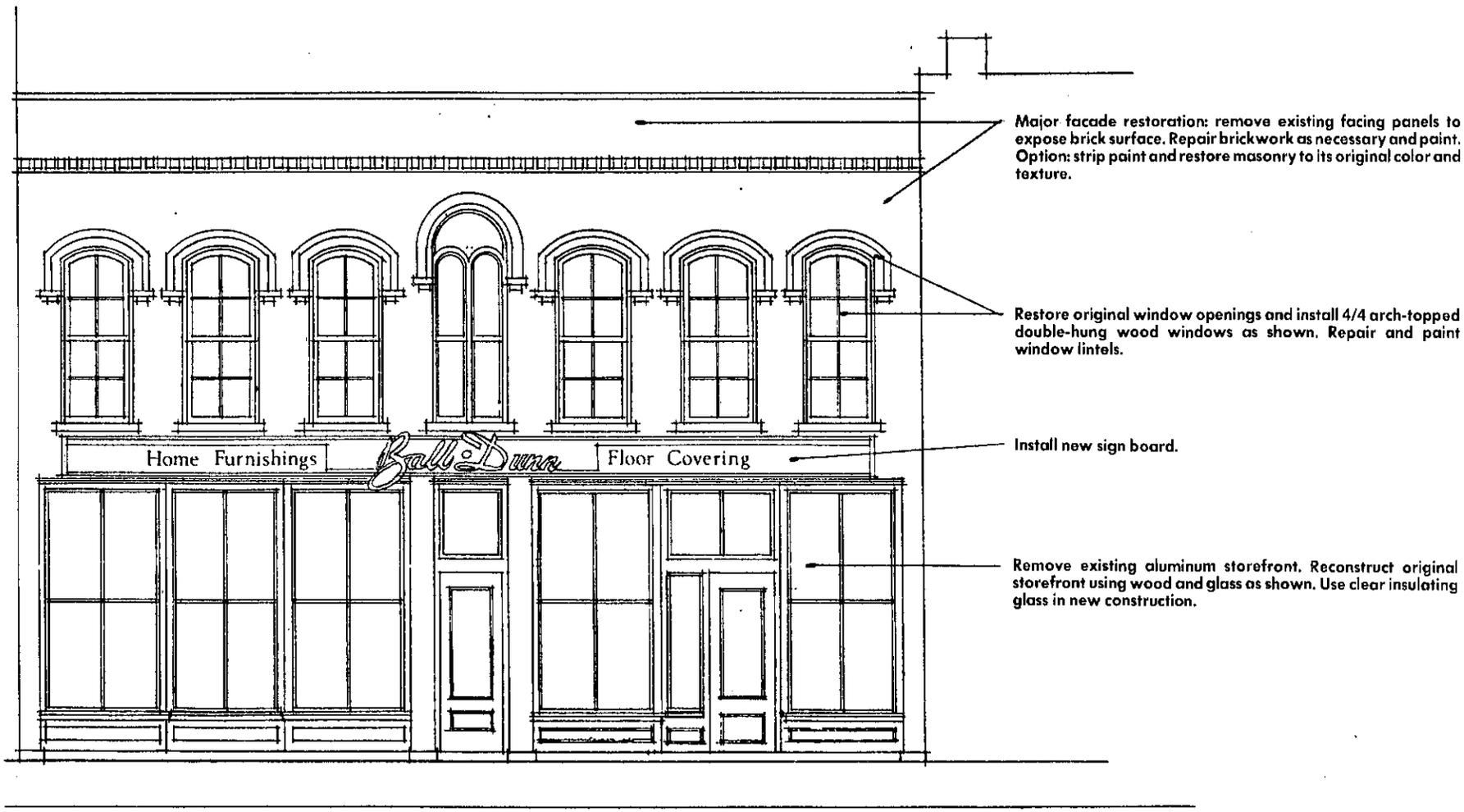
Appropriate historically designed signage in the form of a surface mounted sign with raised letters and mouldings would also enhance the building.



BALL-DUNN FURNITURE
124 East Ash Street

No information is available at this time.



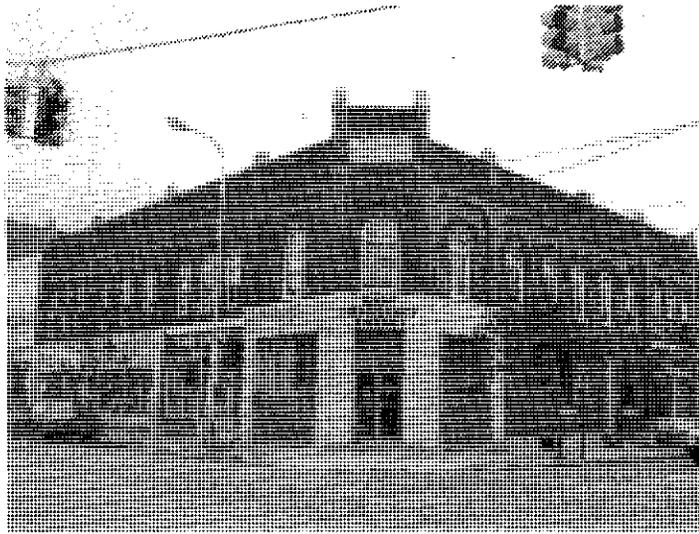


Major facade restoration: remove existing facing panels to expose brick surface. Repair brickwork as necessary and paint. Option: strip paint and restore masonry to its original color and texture.

Restore original window openings and install 4/4 arch-topped double-hung wood windows as shown. Repair and paint window lintels.

Install new sign board.

Remove existing aluminum storefront. Reconstruct original storefront using wood and glass as shown. Use clear insulating glass in new construction.



THE LAWRENCE BLOCK
100 - 120 East Ash Street
1898



HISTORY: Deriving its significance from both its late nineteenth-century architecture and its chain of occupants, this two-story business block may be the visually dominant commercial building in a downtown overshadowed by the elaborate courthouse. Henry W. Lawrence, a businessman from Maine, purchased this prime commercial property in 1895. In 1898, when a fire destroyed the buildings on the corner, Lawrence promptly rebuilt on the same site. The resulting brick block with restrained detailing is the largest commercial block in the downtown and sympathizes both with the more ornate Italianate structures and the modern construction. In 1907, two members of the Dart family, Rollin C. Dart and Gertrude Dart Campbell O'Sullivan, purchased the multi-use building; it has remained since then in the hands of the Dart family. The building has housed both the Dart Bank and Dart Insurance Agency.

ARCHITECTURAL DESCRIPTION: This two-story, brick commercial building of Romanesque Revival styling wraps around the corner of South Jefferson and East Ash. It features a flat roof with a balustrade articulated in shallow brickwork above a dentillated cornice. The second-story's arched windows have flat stone sills and simple curving brick caps. Massive brick pilasters separate each set of storefronts within their window bays above. The angled corner entrance sits between rounded brick columns that extend above the balustrade to hold an insert panel identifying the building's name and date of construction. The first-floor store fronts have been substantially altered on the north side, but the west facade ones retain most of their original appearance. An embossed tin ceiling still appears in a first-floor restaurant.

Repair and paint brick.
Option: strip paint from
brick and restore
masonry.

Repair wood double-
hung windows and paint.
Eliminate window air
conditioner.

Repair existing double-
hung windows. Replace
one missing window with
sash to match original.
Paint sash and frames.

Repair and paint brick.
Option: strip paint from
brick and restore
masonry.

Repair wood double-
hung windows and
paint. Eliminate window
air conditioner.

New sign board with
raised letters.

Reconstruct wood and
glass transom.

Remove existing metal
and glass storefront.
Reconstruct wood and
glass storefront - 1"
insulating clear glass.

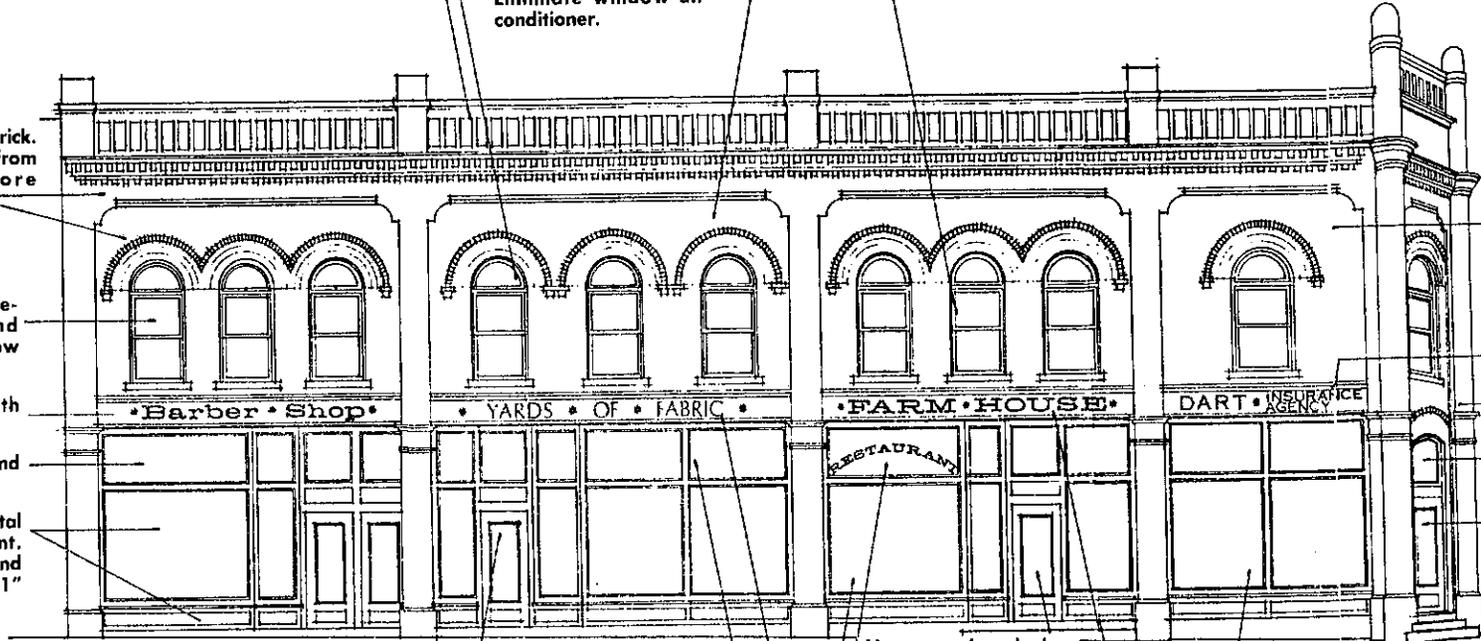
Repair and paint brick.
(Option: strip paint from
brick and restore
masonry.)

New sign board with
raised letters.

Remove porcelain
enamel panels and
restore brick.

Reconstruct wood and
glass transom.

Remove aluminum en-
trance and install wood
and glass entrance.



Reconstruct wood and
glass transom.

New sign board with
raised letters.

Remove existing metal
and glass storefront and
reconstruct wood and
glass storefront - 1"
insulating clear glass.

New wood and glass
door to restaurant.

Reconstruct wood and
glass transom.

New sign board with
raised letters.

Remove existing metal
and glass storefront and
reconstruct wood and
glass storefront with 1"
insulating clear glass.

Remove porcelain enamel panels and
reconstruct wood and glass storefront
- 1" insulating clear glass.

**THE LAWRENCE BLOCK CON'T.
PIONEER BARBER SHOP
BOB JONES PAINTS
421-427 South Jefferson Street**



HISTORY: Gertrude Dart, after the death of her husband, Dr. Alexander Campbell, decided to pursue a medical career. Following graduation from the University of Michigan at the turn of the century, she returned to practice in Mason, establishing offices in this building. After marrying a Mr. O'Sullivan, Gertrude Dart continued to contribute to Mason's development by helping establish the Mason Woman's Club in 1919, and in 1931 by starting the Mason College Club for Women. The purpose of the latter organization was the establishment of a local library and the promotion of higher education for women.

The Pioneer Barber Shop is an example of a business's continued use in Mason. The need for "a shave and a haircut" has outlasted the shop's owners. The business has endured as well as the successive owner's desires to keep it in the same building.

The original wooden-framed barber shop was built before 1897 by Mr. Ramsey. In 1897, it was destroyed by fire, and in 1898, the existing building was constructed.

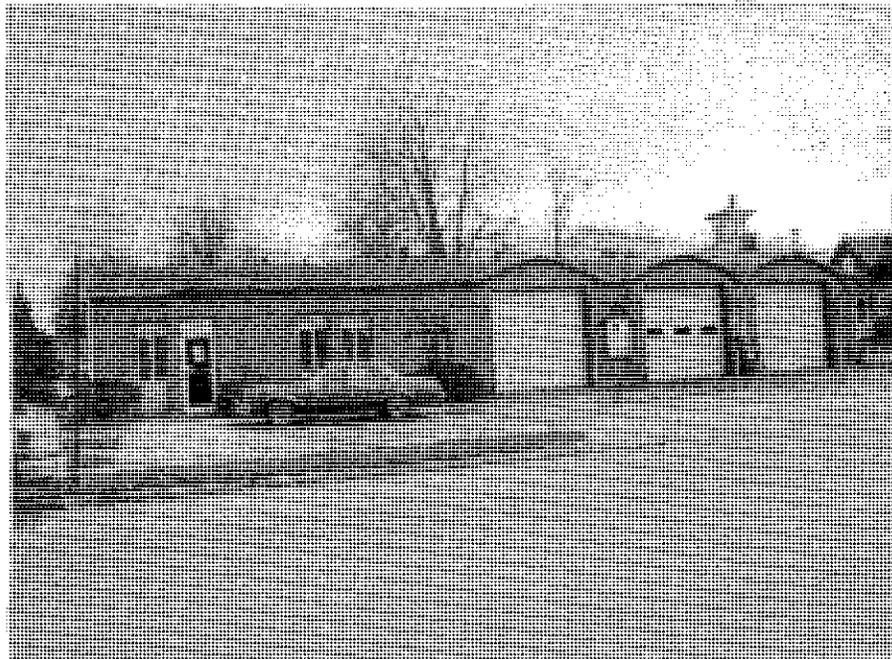
The barber shop passed hands and exchanged names over six times over the past 87 years. Ed Campbell bought the shop, then named Dayton's (after the previous owner). In 1934, Campbell named it the Pioneer Barber Shop. It was sold in 1975, and when the present owner, Don Kill, bought it, he renamed it The Pioneer Barber Shop in honor of Ed Campbell. Kill, recognizing the historic significance of the original marble mirror frames keeps them on display in the Pioneer Barber Shop in honor of the first owner, Mr. Ramsey.

When the building was remodeled, carpeting and a drop ceiling were added but some of the old fixtures were left. The sink is still in the middle of the floor (it's one out of five left in the state).

In the past farmers came in from the fields and wanted to wash their hands. The sink was strategically placed in the middle of the floor so they didn't have to go behind the barber to wash, Kill said.

**MASON FIRE DEPT.
447 S. Jefferson Street**

**Non-Contributing
No Information Available**



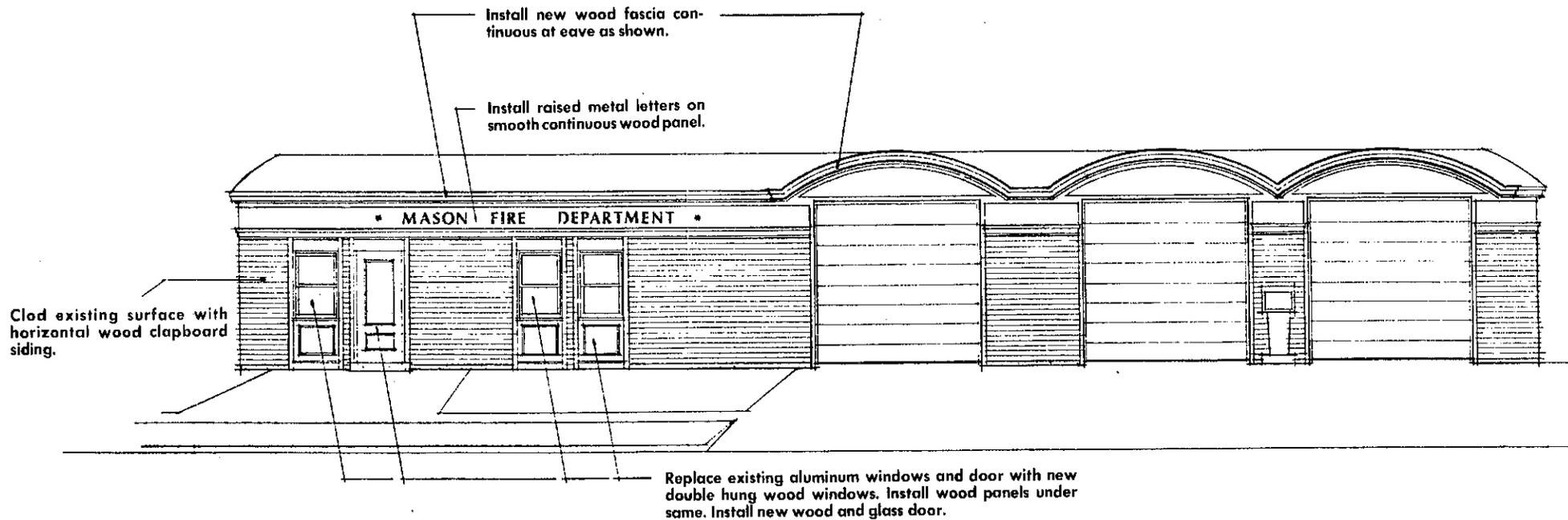


Repair and paint brickwork. Option: strip paint and restore masonry.

Remove existing signs. Install new sign boards with raised letters.

Reuse existing awning.

Remove existing aluminum storefronts and doors. Replace with new wood and glass storefronts and doors as shown. Traditional wood frame detailing and 1" clear insulating glass.





**THOMAS L. HOPP, DDS
BUILDING
448 S. Jefferson
1879**



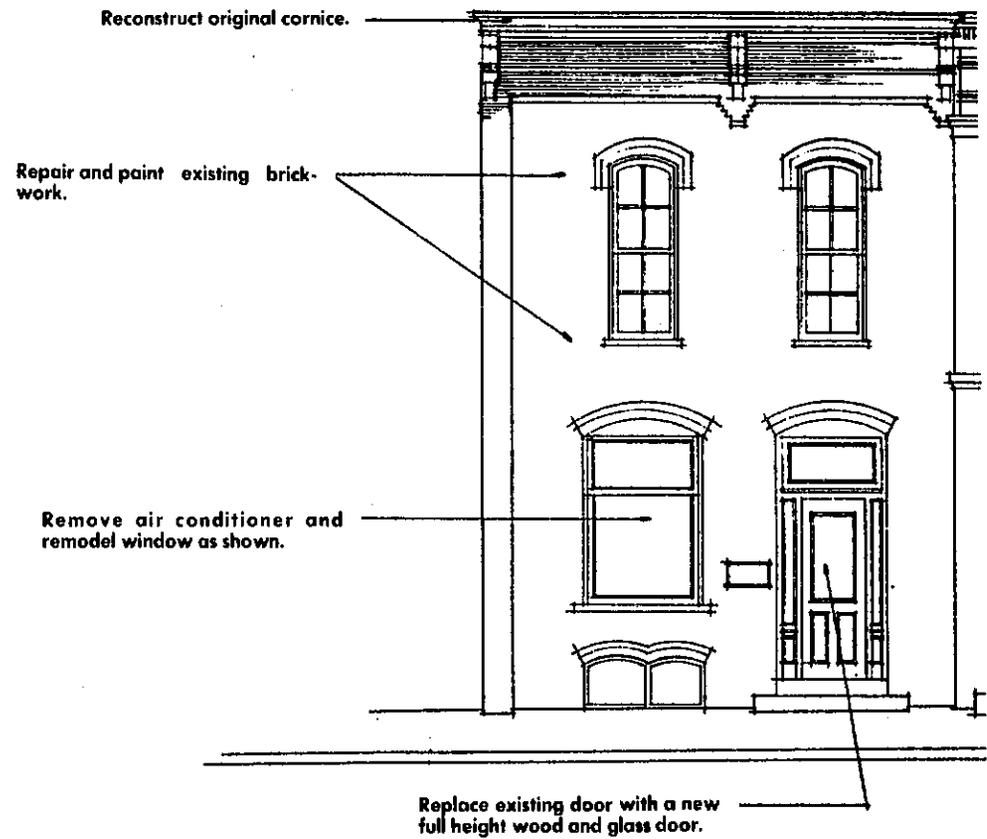
HISTORY: The same as for Aldrich Floral Studio.

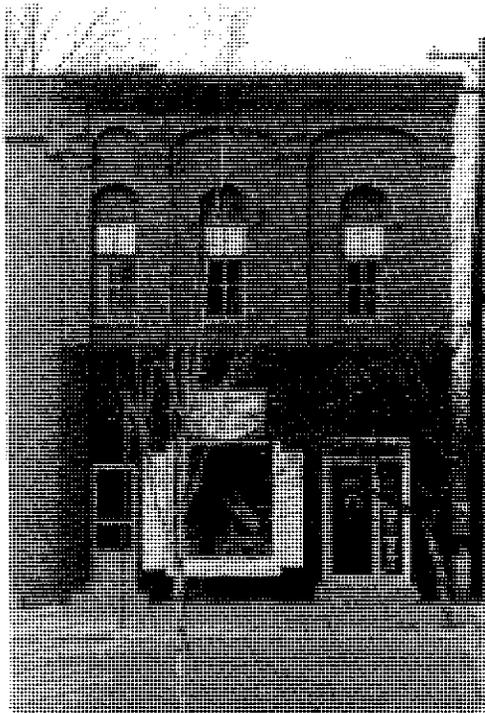
ARCHITECTURAL DESCRIPTION: Dr. Hopp, dentist, occupies a two story brick masonry building of Italianate design. The design of the building is simple in character with a pilaster on both sides of the main facade turning into a corbeled brick panel above the second story windows. The corbeled panel creates a pyramid at the center of the building. An original cornice around the top of the flat roof building has been removed and the parapet wall has been extended with concrete block. The brick has been painted gray.

The street level facade is simple in nature with an entrance on one side and a window on the other side. The entrance has two steps rising from the public sidewalk to a doorway located in the center of semi-circular arched masonry opening. The original door remains in the opening, however, it has been covered on the outside by an aluminum storm door of approximately two feet less in height. Above the door is found a glass transom of a rectilinear shape.

The window to the left of the main entrance also has a semi-circular arched masonry opening. The wooden window has been altered to allow installation of a window air conditioning unit on the lower portion of the window. Below this window is found two basement windows with a compound semi-circular arched top.

The two second story windows are of double hung design with a 4 over 4 pattern. The windows are set in semi-circular round top openings with a projecting brick hood.





ALDRICH FLORAL STUDIO
440 S. Jefferson
1879



HISTORY: Fuller and Otis built the T. L. Hopp store in 1879. Fuller ran a boat and shoe store. In 1880, Teft, the school superintendant and attorney at law bought the building. In 1879, Aldrich's shop was also erected. For many years it was the First National Bank with J. P. Bond as treasurer. In 1908 it became the First State and Savings Bank and moved to the Lawrence block.

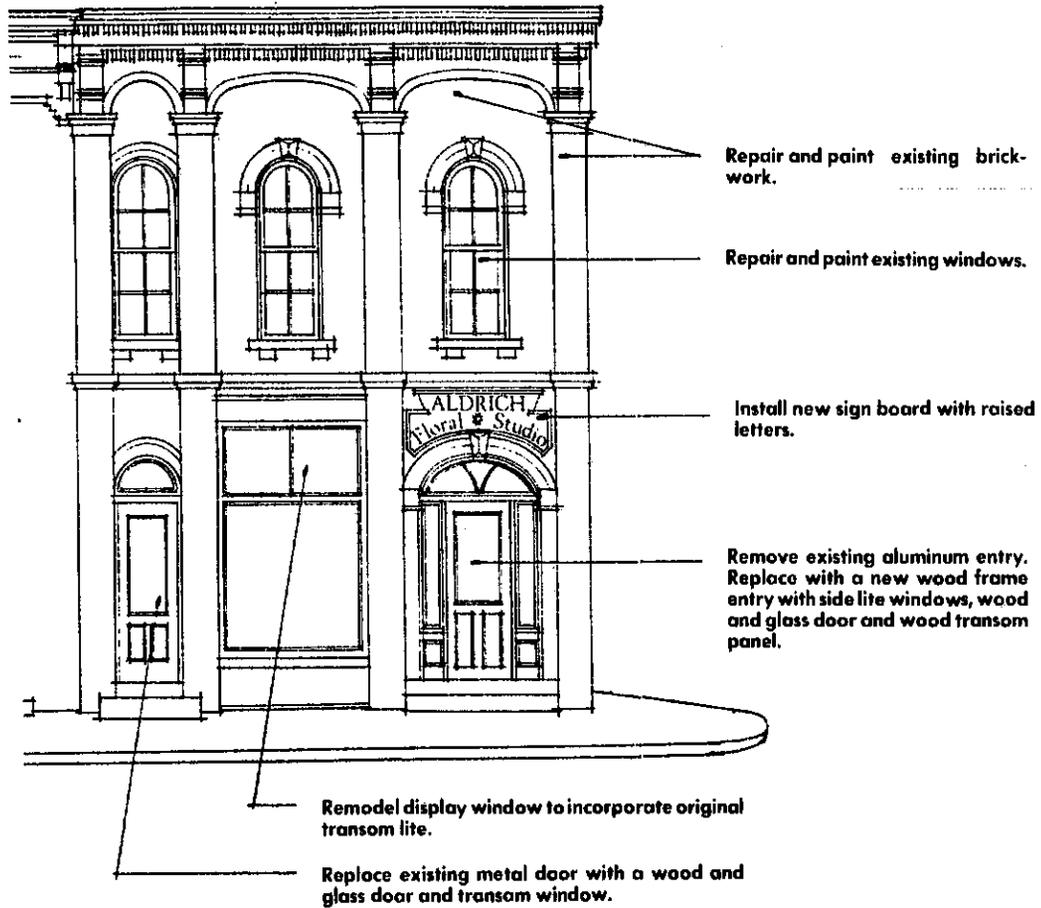
ARCHITECTURAL DESCRIPTION: The Aldrich Floral Studio is Romanesque Revival in design and is a highly ornamented two story brick masonry building. The street level facade of the building has two arched entryways. The smaller entryway on the left side of the building set back in a brick round topped arch leads to the second story of the building. This opening has been altered by replacing the original wood door with an aluminum storm door. The transom panel has also been increased in height to meet the shorter storm door. The glass in the transom panel has been painted over.

An entryway on the right hand side of the building serves the main level and is set in an elliptical shoped brick archway. The original wooden entrance has been replaced with an aluminum entrance, sidelite and transom. The elliptical portion of the transom has been closed with an opaque material.

A display window located between the two entrances remains in tact with the exception that the transom has been covered over with plywood. Two inappropriate louver style shutters have been added to the brick pilasters on either side of the display window.

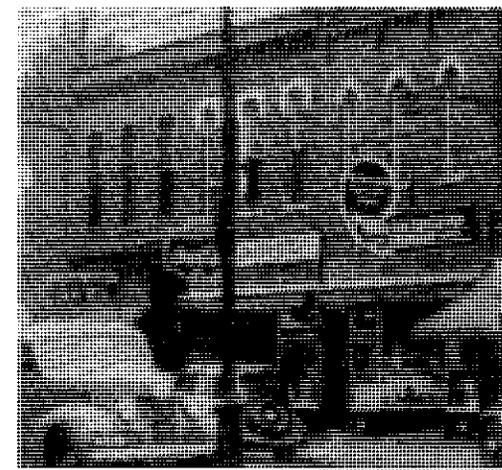
Three round topped, 4 over 4 windows are set in recessed brick panels at the second story. The windows are capped with brick arched lintels with stone keys. The windows are original, however, they appear to be in poor condition.

The recessed brick panels of the second floor are capped with elliptical brick arches. The arches terminate in corbeled brick column capitals on four piers which run the full height of the building. The building is capped by a highly detailed brick pattern consisting of corbeled bricks and bricks laid in a dentil pattern. The upper portion of the brick parapet is in very poor condition. All of the brick has been painted with the lower portion being painted darker than the upper portion.





KEAN'S 412 S. Jefferson Street 1887



HISTORY: Kean's is a complicated building in that it is made up of 5 storefronts all built at different times. John Dunsback owned most of the block (being a dealer in Real Estate) and began selling parcels in 1886. The northern most storefront was built in approximately 1879 and owned by Elzey Flora who ran a shoe store selling men's carpet slippers and fine calf boots. The storefront next to Flora's on the south side was built by Bras Beecher in 1886. In 1888 Dubois & Earl sold stoves and hardware in this shop.

In 1888, Albert Butler owned the storefront second to last on the south end of the block. Findings are still vague as to what type of retail trade was conducted by Butler. Dunsback continued to own the southern most storefront and the fourth storefront from the northern corner of Ash and Jefferson.

Remodeling of the two northern storefronts was completed in 1955. At this time an addition was built onto the south store and the portion between the two buildings removed. Kean's has been in business for 58 years, leasing the northern half of the present building from Oscar Bush in 1929. Out growing its space, Kean's soon moved into the adjoining buildings which were a pool hall and a beer parlor.

ARCHITECTURAL DESCRIPTION: Kean's Hallmark Store is housed in three separate connecting buildings. All three buildings are two stories in height.

The southern portion of the building is a two bay wide building approximately 50 feet in length of Italianate design. The southerly most 25 foot bay of the building is original in character on the first floor with three large full length display windows set in wood frames. The westerly 25 feet of this first building has been altered on the street level. The original full length display windows have been replaced with a smaller commercial window set in aluminum frames. A brick knee wall has been constructed below the display window. The original brick piers which establish the two bays of this building have been replaced with wider piers constructed of white brick.

An aluminum canopy has been installed at the head of the display windows and running the full length of the three buildings in the Kean block. This canopy is suspended by steel rods which tie back into the masonry at the second floor level.

Directly above the canopy the owners have installed a surface supplied wood sign board which measures 3'6" and runs the full length of the three buildings. Plastic letters have been applied to the sign board. The sign is not in keeping with the architectural character of the building.

The second story of the first building is of nearly original character. The brick is in good shape and has been painted over the years. We note very little deterioration of the masonry.

The southerly bay of the second story has three double hung, 4 over 4 windows which appear to be original. The upper lite of the upper sash has been covered with plywood in each instance presumably to conceal the fact a ceiling has been lowered on the interior. Projected/arched brick lintels occur over each window.

The windows in the northerly portion of the first building have been replaced with smaller double hung, 1 over 1 aluminum windows. The remainder of the opening has been infilled with plywood panels. A windows air conditioner protrudes from one of the openings in this portion of the building.

The building is capped by a projected parapet which is supported by corbeled brick lintels. The detailing is simple but very effective in casting shadows accentuating the detail.

The center section of the building is a two story Italianate building of brick construction.

The street level portion of this building has been reconstructed in a similar manner to the northerly bay of the first building. Brick piers have been reconstructed of white brick and are at least two times as wide as the original brick piers. The display window is constructed of aluminum frames with insulating glass set upon a knee wall of white brick.

The canopy and sign board fill the space between the window head and the sills of the second story windows.

The second story windows, three in number, are double hung, 4 over 4 windows with round arched tops. The lower sash member in the center window has been replaced with a single lite of glass. The window openings are capped with flush brick lintels laid in a semi-circular pattern.

The building is capped with a nicely detailed series of recessed panels, corbeled brick and rotated brick laid in a sawtooth pattern. The parapet is capped with a simple wood board and metal cap.

The northerlymost portion of the building is a two story masonry building which was constructed approximately in the 1940's or 50's. This portion of the building measures approximately 60 feet in width. The street level facade consists of aluminum framed display windows and entrances. The display windows are set upon black ceramic tile clad knee walls.

The canopy and sign board is once again set at the head of the display windows. The second story of the building is very plain orange/brown brick facade. There is no detailing in the brickwork on the upper level of this building. The brick wall is terminated with a stone coping.

Four window openings pierce the masonry wall. The openings are filled with steel sash with single pane glass. A through-the-wall air conditioning unit pierces the wall below one of the windows.

The northerly portion of the Kean block is not in keeping with the historic character of the district.

Kean's Quick Fix continued on another page

KEAN'S
412 S. Jefferson Street
1887



KEAN'S CONTINUED:

QUICK FIX: The southerly bay of the Kean block is most nearly representative of the original building. The wood frame display window on this end of the building are original and in keeping with the turn of the century architecture. The next two bays have been remodeled using wider brick piers with brick panels below aluminum display windows creating an arched appearance. The southerly 75 feet of this building is in nearly original condition at the second story level.

The next 50 feet of the Kean building has been greatly altered from its original character. The second story is representative of 1950's style of architecture with flat brick wall with steel sash inset in the masonry. The street level is representative of approximately 1940's architecture with large expanses of glass with recessed entranceways. The glass is set in aluminum frames with glazed tile below the windows. In an attempt to match the architecture of the two bays to the south, the windows in the 1940 storefront have also been painted on the inside with white paint to create an arched effect.

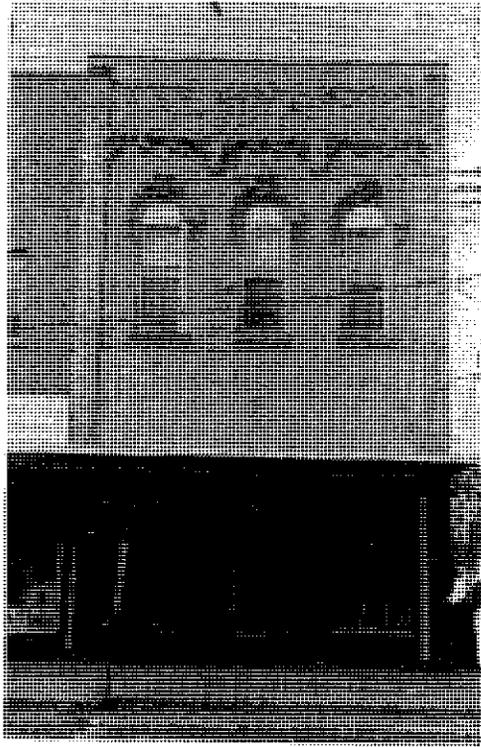
A continuous aluminum canopy runs the length of the Kean block. Above the canopy is a continuous sign measuring approximately 3 foot in height. The sign and canopy are not in keeping with the original architecture.

The following steps should be taken as an interim step to improve the appearance of the Kean block without spending a great deal of money.

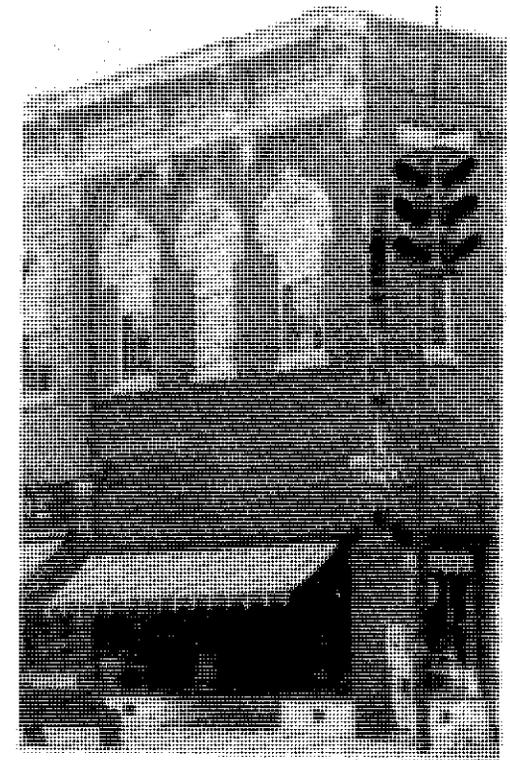
Starting with the southerly two bays or approximately 50 feet of the building, the doublehung four over four windows in the first bay have had the upper two panels of the window covered with plywood. These plywood panels should be removed exposing the full height of the doublehung windows. It would appear that these panels conceal the fact that a suspended ceiling has been installed below the original ceiling. We would recommend that a closure panel painted white be placed on the inside of the window which would appear very similar to the roll-up type shades which are on the lower portion of the window. The next bay of the building has three replacement windows which have reduced the height of the opening. These three windows should be replaced with doublehung four over four windows duplicating the original windows. The brick on the upper level of the first two bays should be painted a reddish brown color closely duplicating the color of original brick. The window sills and decorative stone blocks at the base of the window hoods should be painted a color to simulate the natural stone of which the sills and stone blocks are constructed. This should be a buff/gray rather than a battleship gray which is a common error.

The three foot high metal sign with plastic letters should be removed and replaced with a sign that is more historic in character. This would be a wooden sign with some applied moldings and applied letters painted with historically appropriate colors selected from the color palette available at the Mason Main Street office.





DAVIS MENS WEAR
400 S. Jefferson Street
1880



HISTORY: Davis Mens Wear was built in 1880 and owned by Webb and Mead. Webb and Whitman ran the store as a clothing and shoe shop. They ran the business for 50 years and in 1920 sold it to J. O. Davis and D. G. Densmore. Davis became full owner of the business in 1928 and the clothing store has been in the family ever since.

ARCHITECTURAL DESCRIPTION: The Davis Mens Wear building is a two story masonry building with very little of the original architectural character remaining on the front facade. There is only a hint of original Italianate design in the carved stone window hoods at the round topped window openings on the second story. The remainder of the architectural detailing has either been removed or covered over through remodelings over the years.

The street level facade was remodeled in approximately the 1940's with materials common in that period. The display windows are a series of step back windows to a centrally located aluminum door. The aluminum door appears to be more recent than the remainder of the storefront. The display windows are single panes of glass set in bronze glazing members. The display windows are set upon knee walls finished in cement plaster which is painted dark green.

Brick pilasters at the north and south corners of the building are replacement pilasters constructed approximately 4 inches wider than the original pilasters and of a brick that is of 1940's vintage.

An aluminum canopy has been installed approximately 1 foot above the head of the display windows. The canopy is a continuation of the canopy found in front of Keans's Hallmark Store.

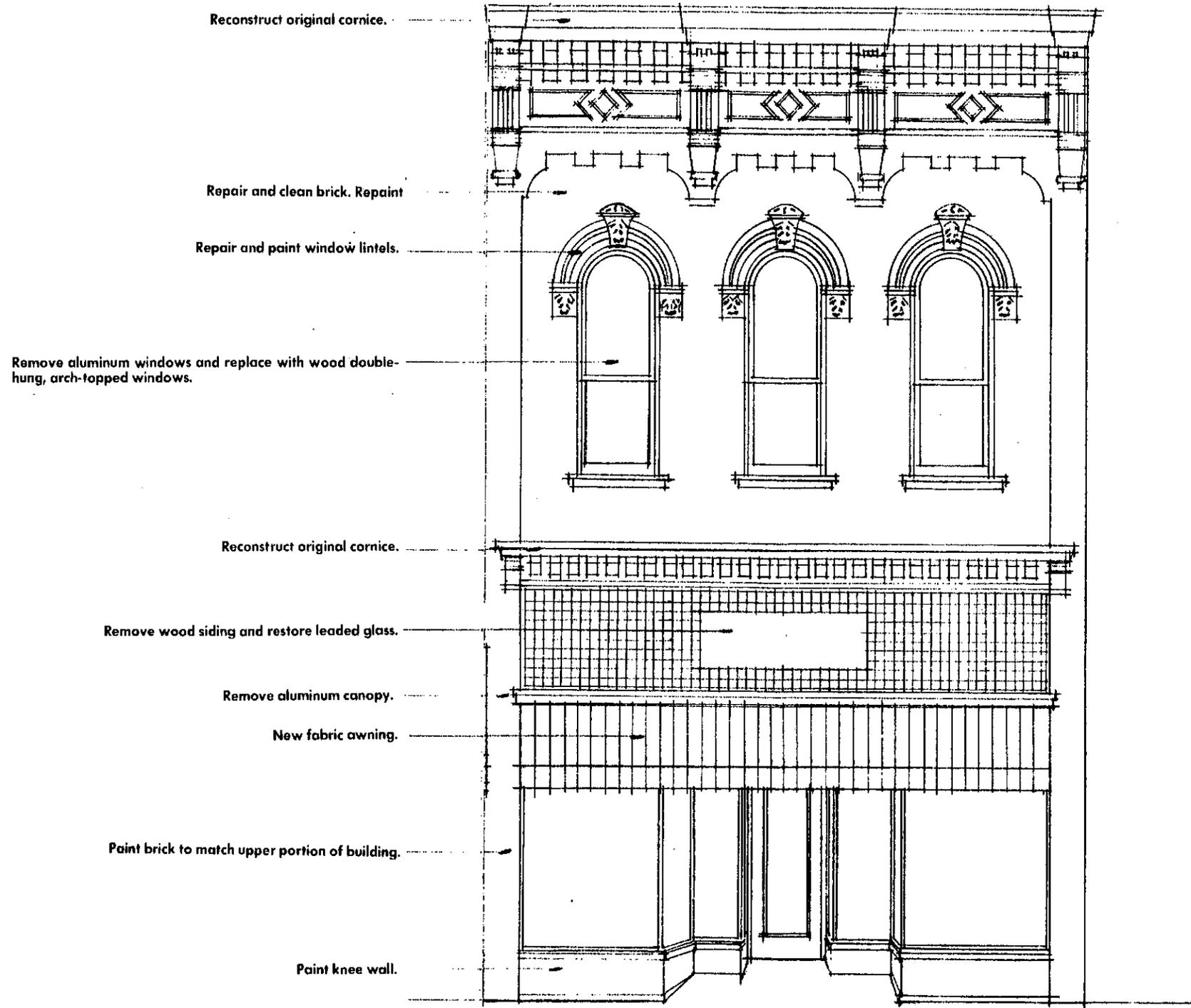
The original transom consisting of leaded glass panels has been covered over with vertical wooden tongue and groove boards. An intermediate cornice which shows up on early photographs of the building has been removed. This cornice was located between the leaded glass transoms and the sill of the second story windows.

The second story windows which were originally 4 over 4 double hung wood windows with round topped upper sash have been replaced with smaller double hung aluminum windows. The arched portion of the opening has been closed with plywood panel. The arched openings are capped with ornately carved stone window hoods.

The three second story windows are set in a recessed panel which is created by projecting brick piers on both corners of the building. The recessed panel is capped by a nicely detailed corbeled brick pattern which is located just above the second story windows.

The main cornice on the top of the building which shows on the original photographs has been removed. The parapet wall at this location has been replaced by two courses of concrete block which is capped with concrete coping. The masonry in the upper portion of the building is in very poor condition. All of the brick on the upper portion of the building has been painted and is in the need of tuck-pointing and repainting.

Davis Quick Fix continued on another page



DAVIS MENS WEAR CONTINUED:

QUICK FIX: This building originally had a wooden cornice on both Jefferson and Ash Street. The cornice has been removed and on Jefferson Street the two rows of concrete block have been constructed above the brick and this has been capped with a concrete parapet cap. The brick has been painted and the round top doublehung windows have been replaced with square top doublehung windows. The original brick openings remain in tact. An intermediate cornice below the second story windows has been removed and the leaded glass transom panel below that has either been covered over or removed and the opening closed with vertical tongue and groove boards.

We note two different colors of brick on the upper portion of the building. It would appear that the uppermost brick, which is orange in color, was covered by cornice work while the lower brick which is red in color, was exposed.

For a "quick fix", the upper level of this building should be cleaned with medium pressure water or hand brushed to remove all loose paint scale followed by repainting. The paint color should be reddish brown in color, more closely matching the original brick color. The square top doublehung windows should be replaced with round top doublehung windows matching the original windows that are shown on early photographs. The stone window hoods above the round top windows should be painted a buff/gray more closely depicting the original stone material. The windows should be painted a color to complement the brickwork. In this case, we would recommend a dark brown as it would also complement the color of the display window framing on the lower level.

We would strongly encourage removal of the aluminum canopy, reconstruction of the intermediate cornice below the second story windows and reconstruction of transom panels below the cornice. The transom panels need not be reconstructed in leaded glass unless full restoration is done by the property owner. The original appearance could be accomplished by installing vertically and horizontally scored wood panels in wood frames closely matching the original leaded glass in appearance.

The street level store front is not original, however, the replacement dates back approximately to the 1930's or 1940's. The storefront should be retained. The display windows are framed with bronze framing material with a dark patina. This patina should be preserved. The entrance door has been replaced with a natural aluminum and glass door. We would strongly suggest that the aluminum entrance be coated with a bonding elastomer and painted to match the bronze framing system. The soffit at the entry way is constructed of wood panels painted white with natural wood batten strips. The batten strips and the cornice at the top of the display windows should be cleaned and refinished. The panels between the batten strips should be repainted also.

We have no problem with the green color used for the knee wall below the display windows and feel that this could be preserved, however, it should be repainted as a maintenance project.

With the removal of the aluminum canopy on Jefferson Street, we would recommend that the facade be fitted with a fabric awning.

Much of the same comments apply to the north side of the building. The brick should be painted the same as the front, the original round top double hung windows should be restored on the second story and also on one window on the first story toward the back of the building. The stairway enclosure going to the second story should be painted a historically accurate color with the possibility of accentuating the metal brackets supporting the stairway.

STID BROWER INSURANCE
138 West Ash Street
1937



HISTORY: The Stid Brower Insurance building was erected in 1937 as the Farmer's Insurance Building.

ARCHITECTURAL DESCRIPTION: The Brower Insurance building is a simple one story brownish-red brick building constructed in 1936 in the Federal style. The building has a main entrance centered on the south facade and projecting approximately 4 feet in front of the main wall. The main floor is raised approximately 2 feet above grade. Nicely detailed with flat faced fluted stone columns capped by a stone pediment, the main entrance to this building is the most important architectural element.

The brick facing on the building rests atop a foundation of cast-in-place concrete. This foundation projects out from the brick approximately 3 inches with a 45° taper at the top.

Wooden three-panel casement windows with internal muntin bars are found on either side of the main entrance. These windows appear to be replacement sash for what was probably originally a steel sash. Surface mounted wooden planter boxes are found below the sill of each window.

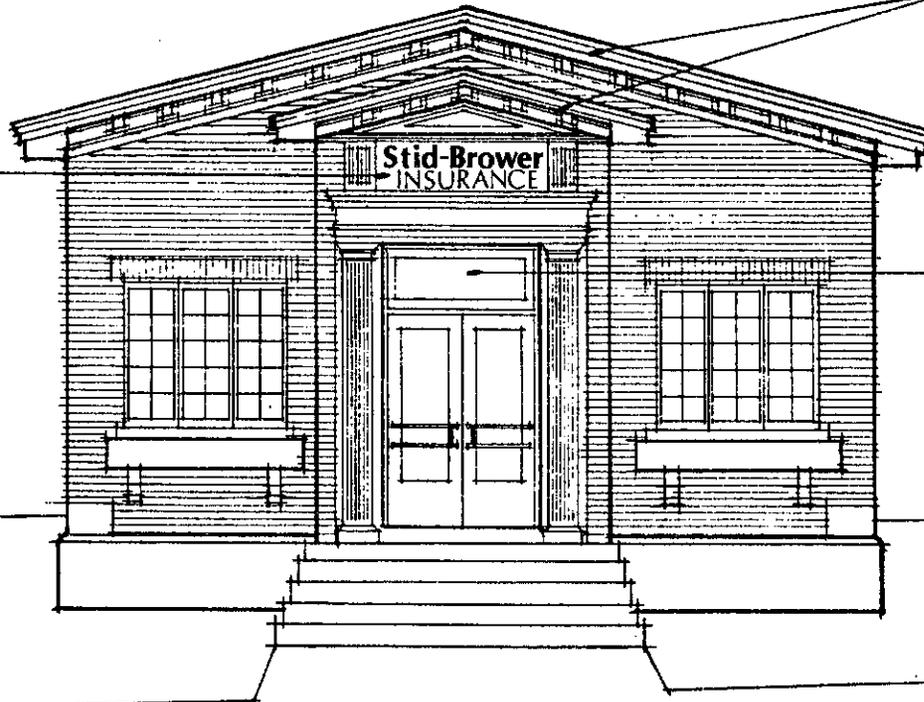
The building was originally designed with a flat roof. At some recent time a wood truss roof having approximately 3-12 pitch was added over the main portion of the building and over the entrance. The roof has asphalt shingles and a metal edge trim. The gable ends at the south elevation are enclosed with aluminum siding of a vertical board and batten style. The sloped roof could be acceptable on this style of building, however, the vertical aluminum siding and fascia is out of keeping with the style of architecture.

QUICK FIX: This building is basically intact with the exception that a gabled roof has been added to the building in the very recent past. The building is of classical design and could accommodate a gabled roof, however, the method of applying this roof is totally out of keeping with the architectural quality of the building. The gable ends and fascia are of prefinished metal in a beige and brown color.

Had this building been designed originally with a gabled roof, the pitch of the roof would have been faced with either stone or brick. The gabled roof should be removed to restore the building to its original siding and fascia should be removed and brick matching the brick on the lower portion of the building should be used to enclose the gable ends. The fascia should be constructed of wood and should be of greater depth than that of the aluminum fascia. The fascia should also be enhanced through the use of a simple molding to cap the brick.

In the case of this building, the sloped roof should either be done appropriately for the style of architecture or it should be removed and the flat roof originally found on the building restored.

Install new sign board.



Reconstruct roof gables with brick in lieu of aluminum siding. Introduce a new wood fascia detail that uses dentals etc., which is in keeping with the classical motif of the rest of the facade.

Replace glazing in door transom.

FEINTUCH BUILDING 124 - 136 West Ash Street



HISTORY: No historic information is available at this time.

ARCHITECTURAL DESCRIPTION: This building is a two story, three bay brick building of Italianate design. The building appears to have been constructed in two possible three different phases. This is evident by vertical joints in the masonry and by differing lintel details over the second story windows.

The building faces south on Ash Street and follows the slope of the grade toward the west, dropping some two to three feet in the width of the building. As a result of the grade differential, the street facades were different in character in their original design. The floor level of the westerlymost bay is also lower than that found in the central and easterly bay.

The easterly bay has been changed recently by fire and has sustained moderate damage on the interior and the exterior. As a result of the fire, the easterly and central bays have been boarded up.

The street level facade of the easterly bay has been "modernized" over the years with vertical wood siding and reduced window sizes. An aluminum entrance now fills a portion of the opening that once was the original wood and glass entryway. Research indicates that cast iron columns still exist behind the wood siding. An intermediate cornice has been removed from the building.

The central bay, while covered up with plywood, appears to be in near original condition. The original wood and glass doors to the storefront to the stairway to the second floor are still in place. An intermediate cornice is still in place, however, it is in need of repair.

The westerlymost bay of the building has been greatly altered on the street level. The window sill height has been raised and the head height has been lowered to create a narrow horizontal band of windows which are glazed with aluminum frames and dark tinted glass. The window opening has been closed with brick, greatly altering the original character of the building. An intermediate cornice has also been removed at this portion of the building.

Narrow louver style window shutters are found on either side of the window and are not in keeping with the character of the building. A contemporary sign located on the brick above the horizontal band of windows is also out of keeping with the architectural character of the building.

The second story of all three bays of the building remains basically in original character. The easterly and central bays have three sets of double hung windows which are divided into 3 over 3 lites with horizontal muntin bars. We question whether the horizontal muntin bars are original.



FEINTUCH BUILDING Continued

ARCHITECTURAL DESCRIPTION: The lintels over the windows on the easterly bay are slightly different than those found on the central bay supporting our theory that the building was built in phases.

The westerly bay has two double hung windows, one of which matches the windows on the central and eastern bays of the building. The other window is a shorter yet considerably wider double hung window which is divided into 2 over 2 lites with a vertical muntin bar. This window has a lintel of a third style which indicates that perhaps this opening was added at a later date.

Each of the three building bays has a recessed brick panel into which the second story windows are set. The panel is defined by brick pilasters at the third and end points on the building. Above the second story windows is a dentilated brick corbeled pattern. This corbeled pattern drops down between the windows in each of the three bays.

An original wooden main cornice has been removed.

The brick on the street level and on the second story level of the building has been painted and is in a deteriorated condition.

QUICK FIX: Since the new owners will be restoring the original storefronts on the center and east end of the building, the "quick fix" recommendation will address primarily the Penny Whistle Hair Shop. This portion of the building was the most recently constructed of the three bays. The building originally was constructed in three separate bays as in evidenced by the different window hoods on each of three buildings. The street level storefront has been greatly altered in that the height of the window and door entrance has been lowered approximately 16 inches and new windows installed in a smaller opening. The bronze tinted windows are set in aluminum frames. Since bronze tinted glass is not historically correct, it should be replaced with clear glass and the aluminum frames should be painted to reduce their brilliant aluminum color. The shutters should be removed from the front of the building as they are totally inappropriate. The brick masonry should be painted a historically accurate color depicting of the brick used in the original building. We would recommend a reddish brown color.

A fabric awning should be installed over the windows and the entrance to this portion of the building. The awning should be located directly below the existing sign at the approximate height of the original display windows.

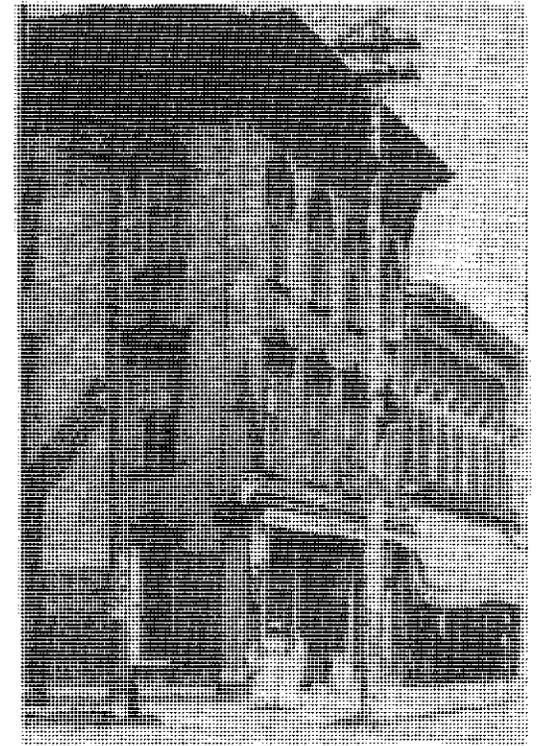
Complete restoration of the storefront facade of the west bay of this building would involve significant change and is somewhat costly. The facade study for this building will illustrate how that building should best be restored totally to its original character.

The second story windows on all three bays of the building appear to be replacement sash. The windows are, for the most part, double hung windows with two horizontal muntin bars in the upper and in the lower sash creating three over three double hung sash. The horizontal appearance of these windows does not appear to be true character with the original building. We feel that these windows were originally one over one double hung sash. That original character should be recaptured by removing the muntin bars and rehabilitating the existing double hung windows. The remaining portion of the building, the center section, and the east section should also have the masonry painted more in keeping with the original architectural coloring of the brick. Window trim and storefronts should be carefully detailed and painted with historically accurate colors complementing the color of the brick.





KENT SHOP
366 - 368 S. Jefferson
1879



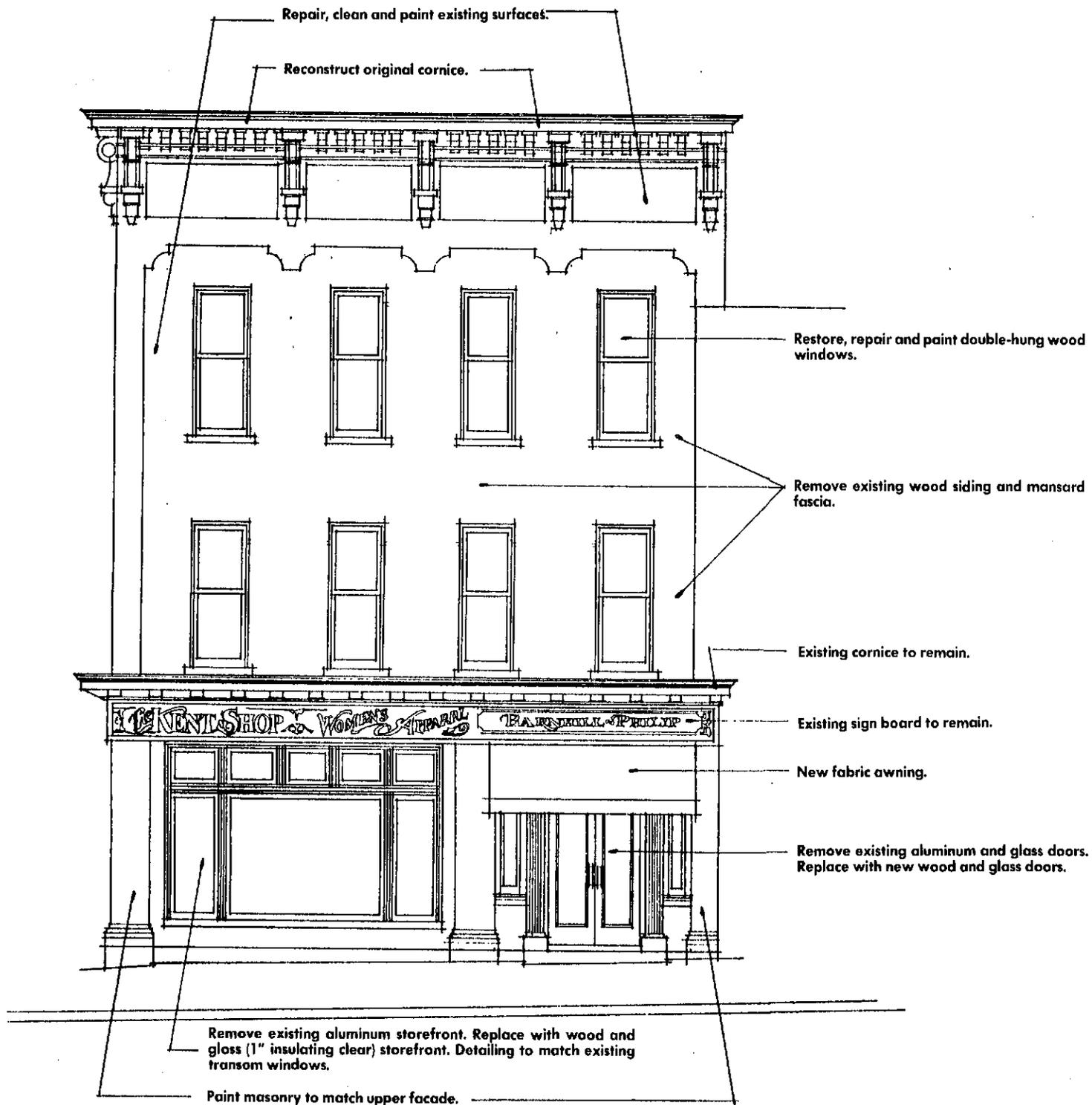
HISTORY: The Kent Shop is one of Mason's earlier stores built in 1879 and owned by Darrow and Mills. Apparently Mills was the proprietor of the Dry Goods Store and Darrow was part owner. The Kent Shop later housed the First State and Savings Bank which later became Dart National Bank.

ARCHITECTURAL DESCRIPTION: The Kent Shop is a three story building that has been greatly altered in recent remodelings. The third story has been covered with imitation cedar shakes constructed of aluminum. The second story has been totally covered with wooden siding with a board and batten pattern. Double hung, 2 over 2 windows with vertical muntin bars remain on the second floor.

The street level facade reveals signs of an earlier classical design with an intermediate cornice with large wooden dentils. The entrance is flanked on either side by flat faced fluted Corinthian columns. Beside each column is found a narrow window with a transom. The original entrance has been replaced with an aluminum storefront with tinted glass.

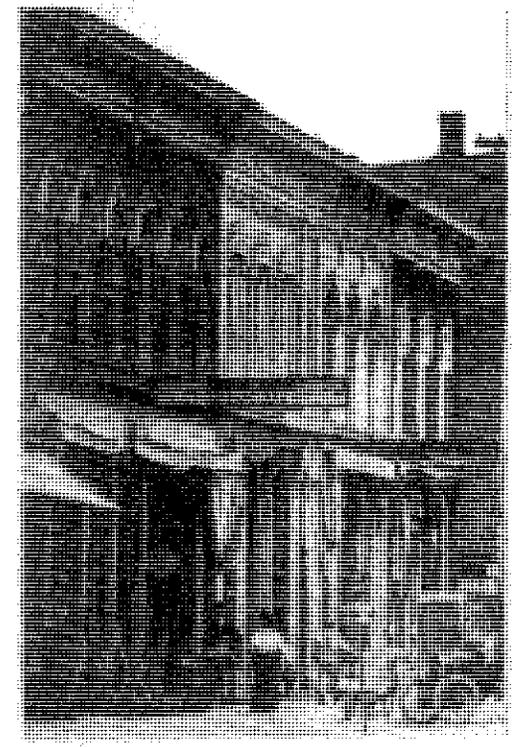
The brickwork on the street level appears to be replacement brickwork. The display window is framed in aluminum with large panes of clear glass. Above the display window is found five wooden framed transom lites, which appear to be part of the original classical design.

A beautiful sign board which is very much in keeping with the late 1800's architecture found within the district is located between the transom windows and the intermediate cornice. This sign appears to be the strongest architectural element remaining on the building.





NODDIN'S HARDWARE
356 - 360 South Jefferson Street
1879

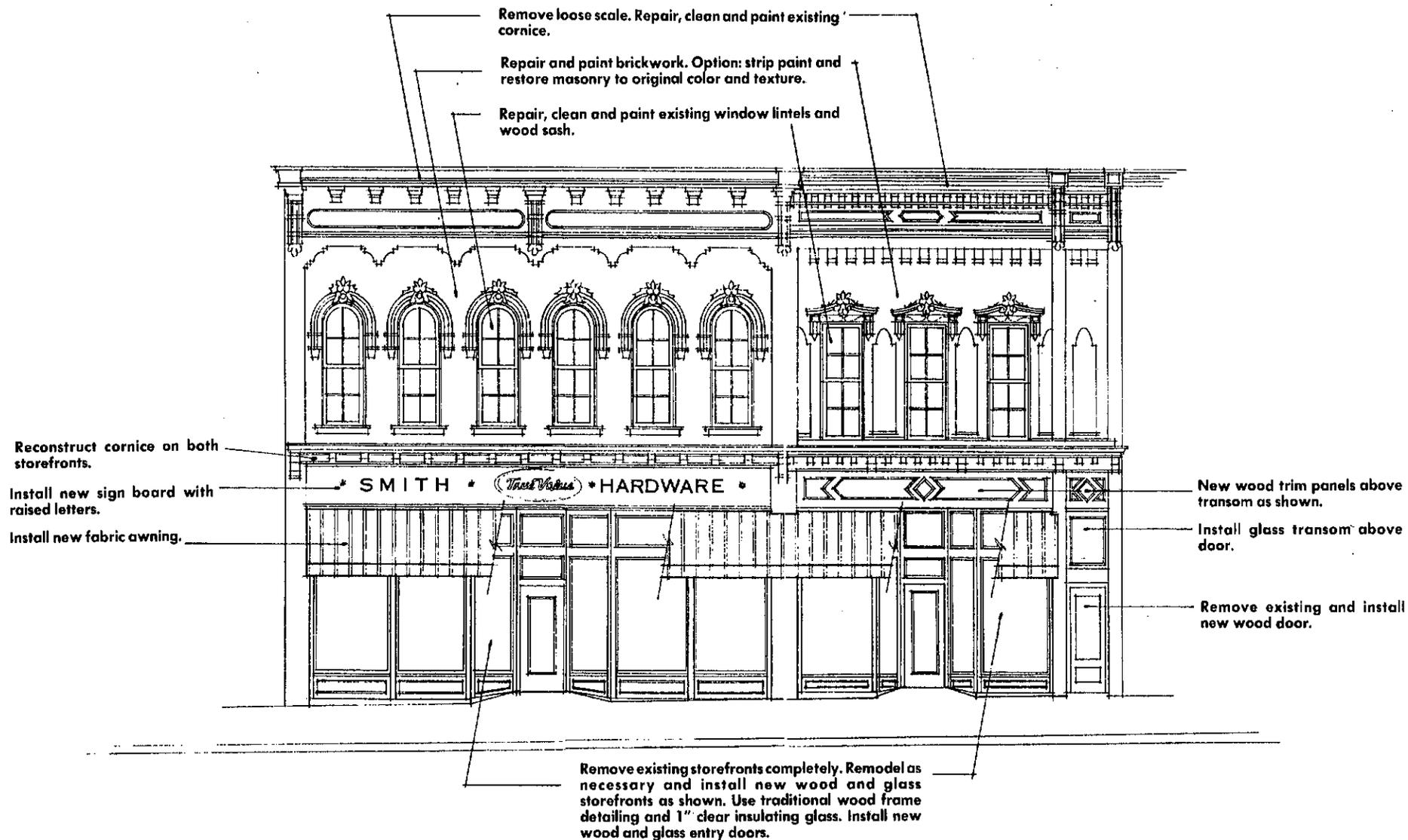


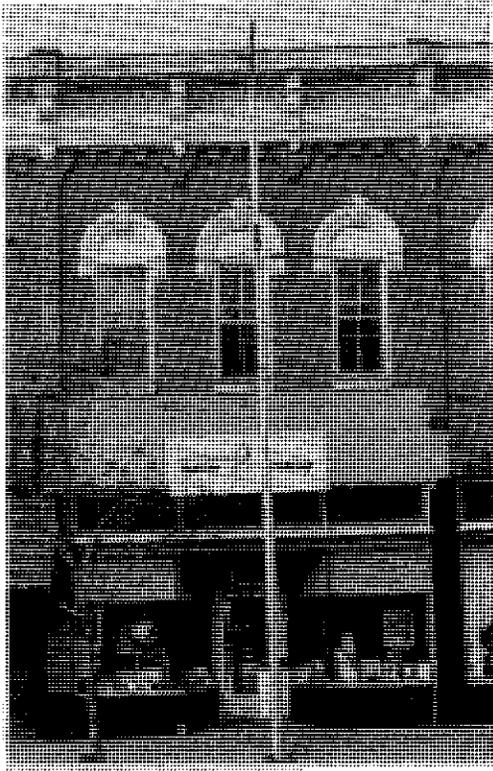
HISTORY: This building strengthens the nineteenth-century streetscape in which it appears. The second floor remaining in original condition presents a significant example of Italianate commercial architecture from 1878 especially in conjunction with the courthouse square. This was the hardware store of George Earle, and later of R. Raymond. The Sanborn Insurance maps of the late nineteenth century indicate that this remained a hardware store for an extended period of time, with a tin shop on the second floor. When the building was constructed, the owner was J. D. Phelps, probably the son of Dr. John W. Phelps, the second physician in Mason, who operated a combination hardware-drugstore in the 1850's and 1860's. Demonstrating continuity of use, the Italianate structure still functions as a hardware today.

ARCHITECTURAL DESCRIPTION: This two-story brick commercial building is the southernmost in a chain of Italianate stores that retain a high degree of integrity in their location facing the Ingham County Courthouse. The heavy bracketed cornice tops brickwork displaying an arch pattern that echoes the placement of the six second-story windows. The round-headed windows contain double-hung four-over-four-light windows. The arched window caps project more than those in neighboring buildings and possess a centrally placed flourish. On both ends the curved brickwork continues down into a shallow pier. The first floor has been altered but remains in scale with the surrounding storefronts, particularly with the retention of the centrally placed recessed entryway and transom windows.

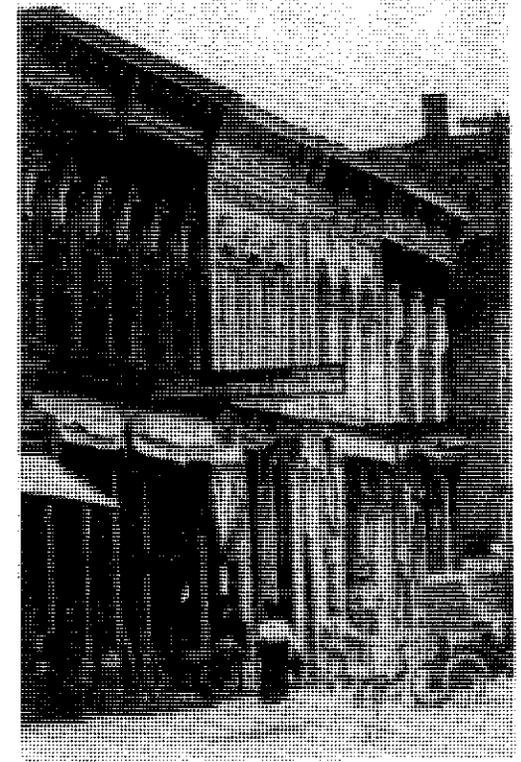
356 South Jefferson: This two-story brick commercial structure faces the courthouse. The three-bay, flat-roofed building has maintained a high degree of integrity on the upper floor where the Italianate details occur. The heavy cornice is the same depth and height as those of its neighbors. The line of brick dentils continues in a similar fashion in the storefront to the north. But, among the shared characteristics of proportion, scale and materials, the design differences appear clearly. In contrast to the arched windows of its immediate neighbors, this building has closely spaced rectangular windows with particularly ornate window lintels. These frames are shaped pediments with curvilinear embellishments. The brickwork creates small recessed arches of very narrow width between the windows on the second floor. These surviving elements present a strongly vertical thrust to the small building, squeezed in a row of Italianate commercial structures. The first floor, altered by the addition of a shed roof of shingles with center gable, nevertheless still retains the traditional arrangement of display windows and recessed central entrance.

The significance of this commercial structure rests on its position in a row of four downtown buildings that have maintained a high degree of architectural integrity in their upper floors. It features three rectangular windows that complement their arched counterparts on neighboring stores. Beneath the cornice and brick dentils, the window lintels possess an ornate design that contrasts with others in the area. This store was used as a grocery well into the twentieth-century. The first owner, Martin A. Sweet, who had this building constructed in 1878, also maintained a billiard parlor and saloon in part of his grocery establishment.





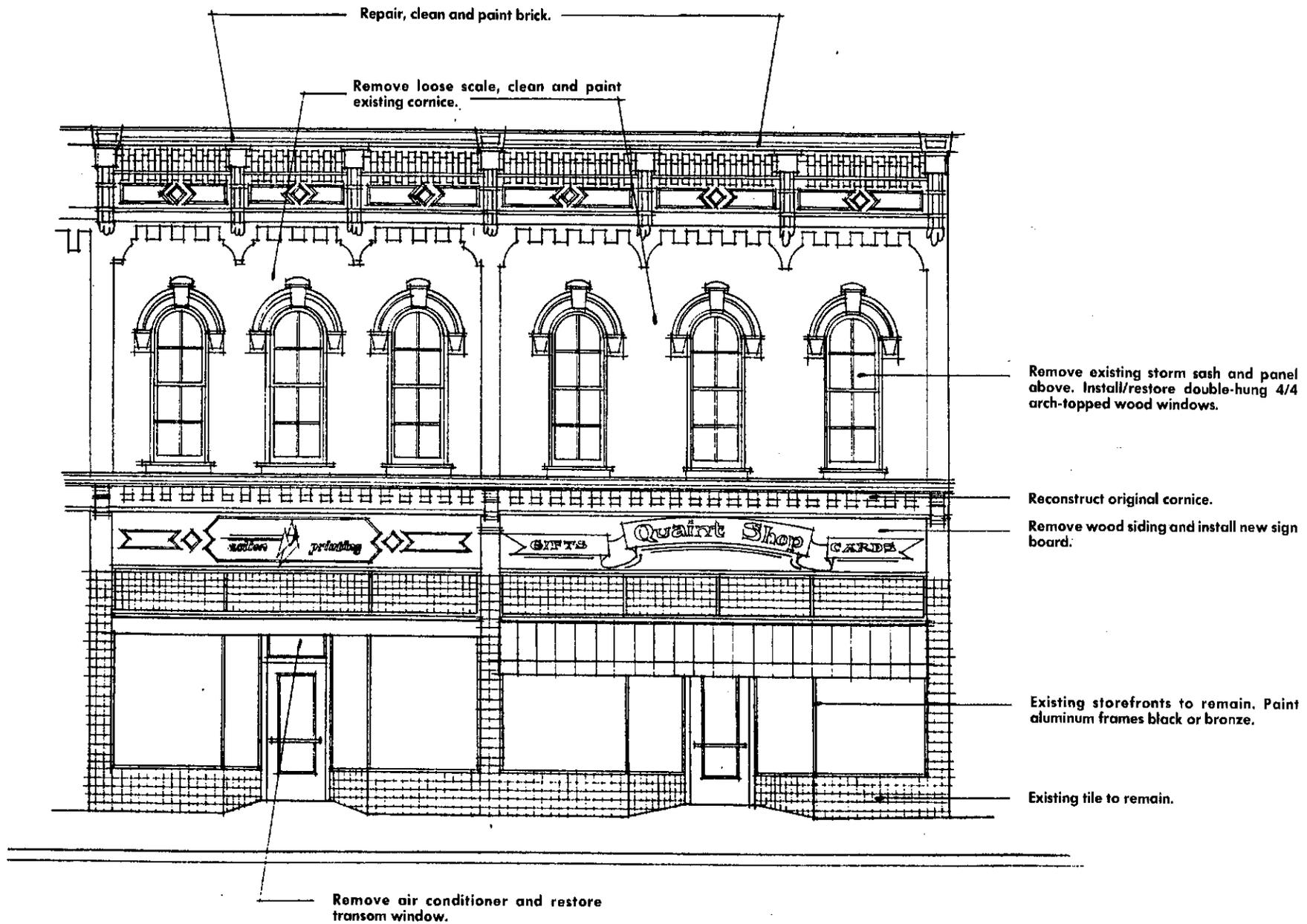
**ACTION PRINTING
QUAINT SHOP
350-344 South Jefferson
1878 - 1879**



HISTORY: 350 S. Jefferson Street. This commercial building is an important part of a chain of Italianate commercial structures that faced the courthouse and have maintained architectural integrity on their second floors. This was the location of a drugstore, owned and operated by three generations of Halsteads. Oliver W. Halstead, the second generation, had this building constructed in 1878-79. The buildings on either side were built the same year. In December, 1876, an Ingham County News article reports that Halstead's grocery and five or six other buildings burned in a fire. This may be part of the reconstruction after that destruction. The store remained in the Halstead family until 1920.

344 S. Jefferson Street. This commercial building, constructed for one of Mason's largest landowners, derives architectural significance from its contribution to the late nineteenth-century atmosphere of the courthouse square. This structure appears to be one of the last real estate ventures of John B. Rayner, an early settler of Mason, whose family contributed substantially to the economic condition of the area.

ARCHITECTURAL DESCRIPTION: Both two-story commercial structures face the Courthouse and 344 S. Jefferson sides the central alley on one of the earliest blocks of commercial development. The red brick building with flat roof clearly indicates its Italianate styling by the remaining original detailing on the upper floor painted in a light color. Small extensions of brick dentils emphasize the brackets of the heavy cornice and develop into full piers at the corners of the building. The three-bay organization is articulated by the three second-floor windows, once fully arched. They are beneath metal window caps with small brackets and keystone motifs. The first-floor arrangement of display windows with central entryway has been maintained despite alterations. An exterior stairway, common on commercial buildings within Mason's downtown, remains in place (although now enclosed) on the north facade.





J & C WHOLESALE
330 S. Jefferson
1881



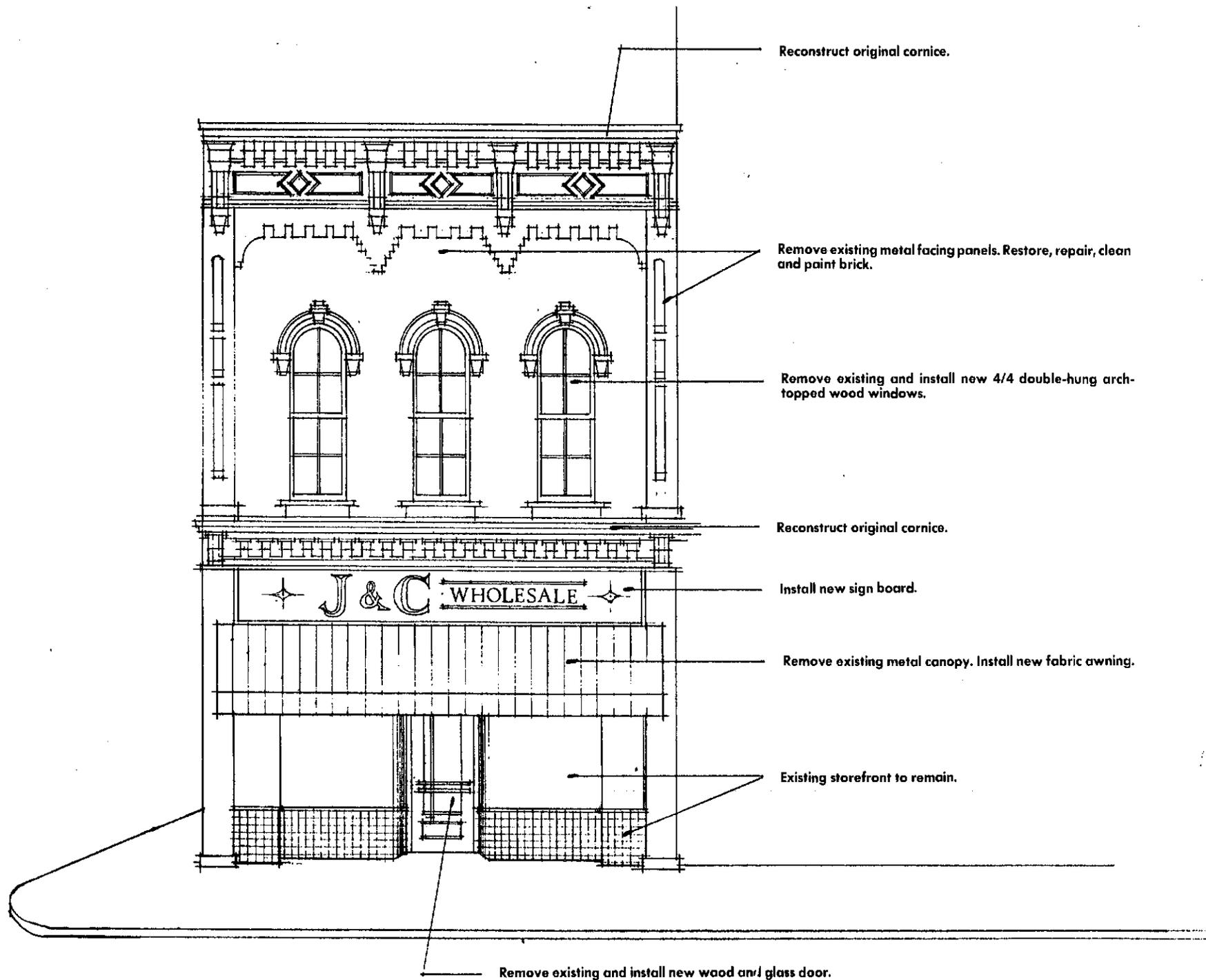
HISTORY: J & C Wholesale was built in 1882 and owned by H. M. Williams, nothing else is known about this building at this time.

This building, which is part of the Mason State Bank complex, is a two story masonry building which has been "modernized" by applying porcelain enamel panels on the upper level. The original windows on the second story have also been removed and replaced with a steel sash of the 1940's vintage.

The street level storefront was renovated in approximately the 1930's as determined by the detail. The display windows step back to a centrally located aluminum entrance. Below the display window is found a black glazed ceramic tile. The outermost step in the storefront is a 90° angle with a stepback of approximately 16 inches. A curved glass and tile wall steps back a second time to meet the entrance at the center of the building.

The detailing of this renovated storefront reflects the Art Deco style that was prevalent during the 1930's. A canopy above the display window separates the Art Deco style of architecture from the more modernistic porcelain enamel panels found on the upper level.

The original photographs of this building indicate that it was a highly detailed building of Italianate design. It is uncertain if any of those architectural characteristics are still to be found behind the porcelain enamel panels.



Reconstruct original cornice.

Remove existing metal facing panels. Restore, repair, clean and paint brick.

Remove existing and install new 4/4 double-hung arch-topped wood windows.

Reconstruct original cornice.

Install new sign board.

Remove existing metal canopy. Install new fabric awning.

Existing storefront to remain.

Remove existing and install new wood and glass door.



MASON STATE BANK
322 South Jefferson
1879 - 1880



HISTORY: Mason State Bank is made up of three store fronts all with different architectural design. The southern most three story building was owned by J. L. Fuller and built in 1879. Fuller sold fancy goods, slippers and handkerchiefs. In 1895, the Longyear brothers ran what later became the Rexall drugstore in the same building.

North of this store front was the lending institution of Lowe and Smeade, building erected in 1879. This was the beginning of the Farmer's Bank which later changed its name to Mason State Bank.

In 1880, A. S. Huntington owned the northern store front next to Town Square Pizza. Huntington ran a shoe shop, and the building was erected the same year.

ARCHITECTURAL DESCRIPTION: The Mason State Bank consists of three original buildings that have been melded into one structure. The southerlymost building is three stories in height while the remaining two are two stories. The entire second and third story portions of the building have been covered with porcelain enamel panels. The porcelain enamel panels extend down pilasters to a polished marble base that runs the width of the building.

The third story windows on the southerlymost portion of the building have been covered over entirely with porcelain enamel panels. The second story windows have been replaced with steel sash of a shorter height than the original double hung windows. The southerly portion of the building has a single door aluminum entrance on the south corner which leads to a stairway to the second floor. This entryway has a fabric awning over the transom. Approximately two-thirds of this portion of the building at the street level consists of narrow panes of glass set in aluminum frames. These frames run from the marble base to a lighter color porcelain enamel panel at the second floor level.

The center bay of the bank building now serves as the main entrance to the bank. A pair of aluminum and glass doors with an aluminum enameled glass transom located at the north side of the center bay serves as the entrance to the bank. A storefront of aluminum and glass three panels in width is found to the left of the entrance doors. Immediately to the left of the storefront windows is a night depository.

An intermediate canopy constructed of aluminum is located just above the display windows and entryway. This canopy covers the full width of the center portion of the building. Above the entryway canopy and just below the sills of the windows on the second floor is found a triangular shape projecting marquee which has a changeable temperature and time sign on two faces. A plastic faced backlit business sign with Mason State Bank name and logo is mounted above the second story windows in the center of the building.

The northerlymost bay of the Mason State Bank building is a duplication of the southerlymost bay with narrow vertical lites of glass set in aluminum frames running from the marble base to the light porcelain enamel panel at the second floor level. Second story windows are again reduced in height and replaced with steel sash.

The building is an example of 1950's or 60's "modernization" which has on the street level totally destroyed the original architectural character. It is doubtful whether any of the original architectural character such as ornate window hoods and lintels still remain on the second and third story portions of the building. For certain, a split pediment and ornate finials have been removed from the three story portion of the building. Main roofline cornices have also been removed from the entire building.



TOWN SQUARE PIZZA
310 S. Jefferson Street

No historic information available

Non-Contributing





WARE'S PHARMACY
304 S. Jefferson
1880 - 1883



HISTORY: Ware's is made up of two storefronts, the corner store being built in 1880 by W. F. Near. Not much is known about Near but there was a tailor upstairs by the name of O. E. Bacon who was proprietor of the "New Tailor Shop".

The second part of Ware's is a one story storefront, built in 1883 by Mary A. Gunn. This store housed Herman Frazel's "Palace Meat Market".

ARCHITECTURAL DESCRIPTION: Ware's Pharmacy consists of two buildings, a one story masonry infill building located to the south and two story brick Italianate building on the north side.

The one story portion of the building has an aluminum framed display window which rests upon split faced brick. The upper portion of the building is constructed of brick which is painted a light blue color.

The two story portion of the building is treated in much the same manner on the first floor. A storefront of aluminum and glass is set upon a knee wall of split faced brick. The storefront returns at an angle to a pair of aluminum and glass doors with an aluminum framed transom.

A canopy constructed of aluminum and supported by hanger rods projecting from the face of the building runs the full width of both bays of the building.

A corrugated metal panel runs the full width of the building between the canopy and what was originally the head of the transoms on the two story portion of the building. The second story portion of the northerly half of the building is in excellent condition. Three 4 over 4 double hung windows are set in a recessed brick panel. These windows have beautifully detailed carved stone window hoods. A brick pattern of corbeled brick with an inverted pyramid pattern is located just above the second story windows. An additional design of recessed crosses is found above the inverted pyramids. The brickwork is all painted a light blue color as the window hoods and window sills.

The original main cornice at the top of the building has been removed and is replaced by a flat white fascia which is not in keeping with the beautiful detailing found on the remaining upper portions of the building.

A beautifully detailed and executed business sign is located just above the original transom windows and below the second story window sills. This sign is very typical of what would have been found on a building in the late 1800's.

QUICK FIX: The original cornice work around the roofline of this building has been removed. A metal closure cap has been installed to cover the deteriorated masonry at that point. As an interim step, this closure cap could be turned into a simple cornice quite easily by applying some moldings. A series of simple horizontal moldings at the top of the cornice projecting out approximately 6 inches would suffice at the top. Approximately 4 inches up from the bottom of this metal panel a simple molding approximately 3 inches in height could be applied to finish off the bottom portion of the cornice. This would be an interim solution until such time as the original cornice could be duplicated.

The windows on the upper level are original four over four doublehung accentuated by projecting stone or cast window hood. The detailing is very fine. These appear to be in excellent condition. The powder blue color selected for painting the masonry is totally inappropriate. The masonry should be repainted in a color that was more depictive of the masonry that was available at the turn of the century, i.e. reddish brown. The street level storefronts are totally reconstructed with split face concrete brick being used below the display windows, vertical prefinished metal siding covers the brick piers on the sides of the building and the display windows are set in aluminum frames. Transom panels have been covered over with vertical aluminum siding and a canopy constructed of aluminum extends the full length of the building.

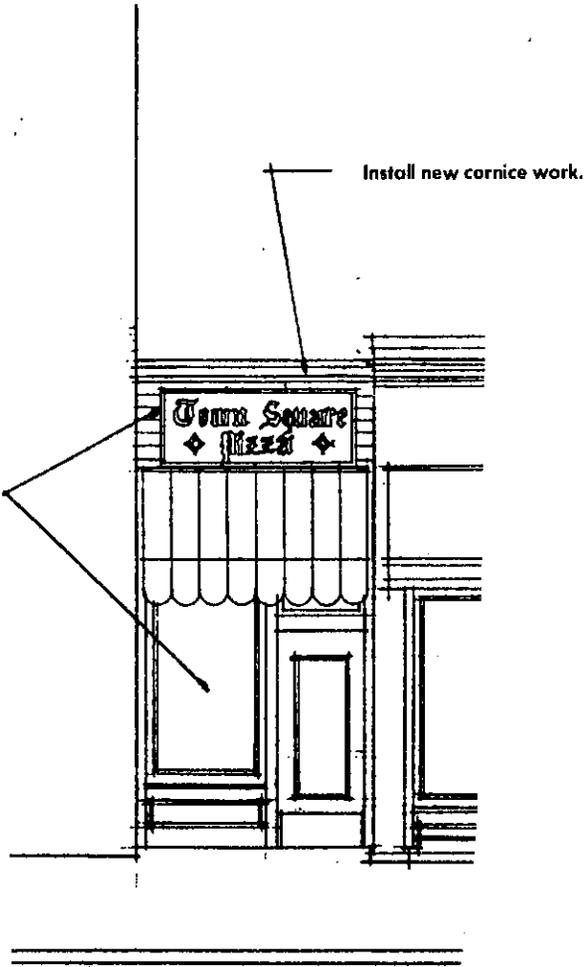
The canopy and the vertical aluminum siding covering the transom should be removed. If the original transoms still exist, they could be restored very easily. If they are not found in removing the aluminum, a program of reconstruction of the transom panels or constructing an opaque transom panel that would nearly duplicate the original transom panels should be undertaken.

A fabric awning should be installed in place of the aluminum canopy.

The street level storefront facade should be restored to its original character, however, on an interim basis we would recommend that the split faced concrete brick and the vertical siding used to cover the brick piers, be painted to blend with the brick above and that the aluminum window framing system and the aluminum doors be painted to match the trim colors used on the windows at the upper level.

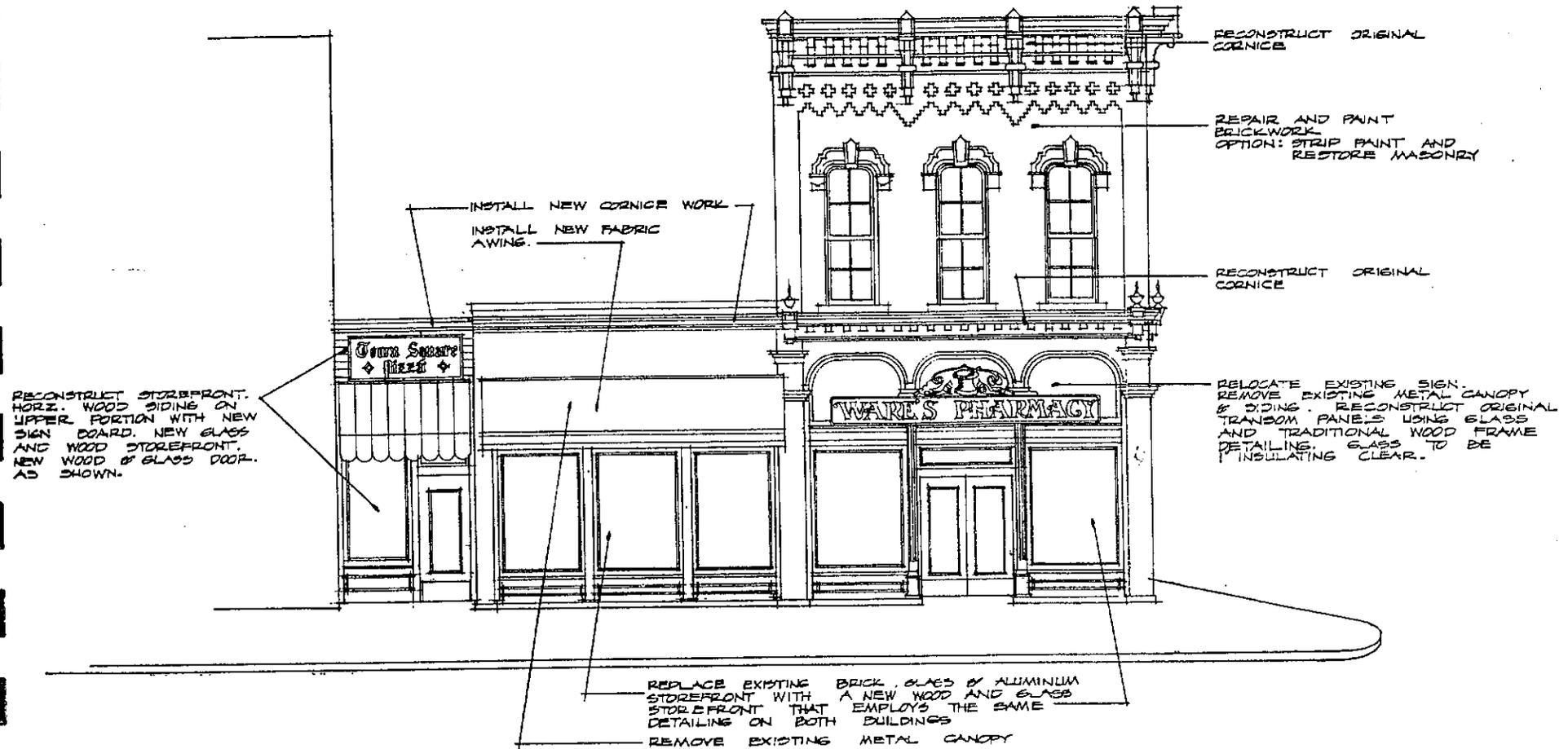
The sign is very nicely designed and constructed and should be retained.

Reconstruct storefront. Horizontal wood siding on upper portion with new sign board. New glass and wood storefront. New wood and glass door as shown.



RECONSTRUCT STOREFRONT.
HORIZ. WOOD SIDING ON
UPPER PORTION WITH NEW
SIGN BOARD. NEW GLASS
AND WOOD STOREFRONT.
NEW WOOD & GLASS DOOR.
AS SHOWN.

INSTALL NEW CORNICE WORK
INSTALL NEW FABRIC
AWING.



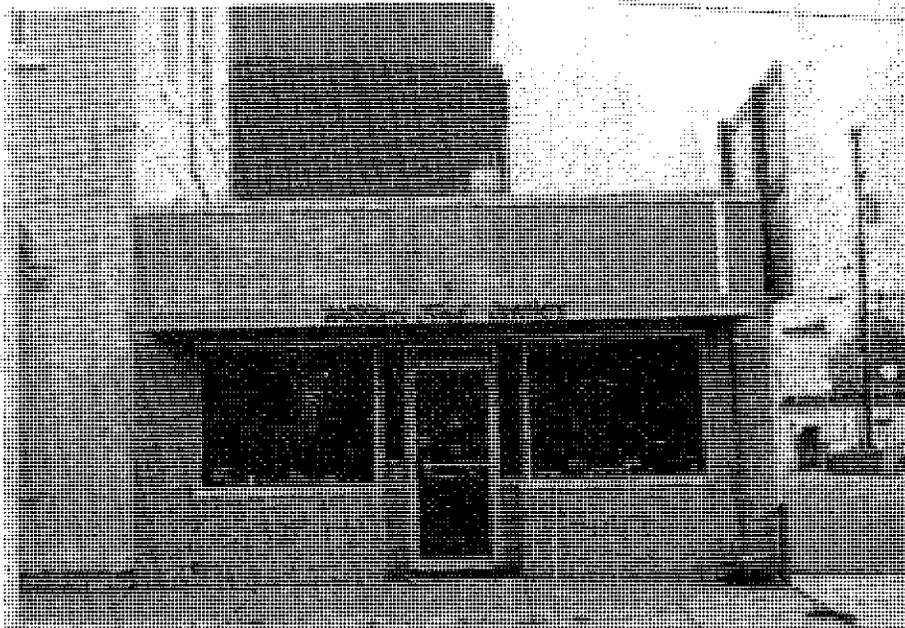
RECONSTRUCT ORIGINAL
CORNICE

REPAIR AND PAINT
BRICKWORK.
OPTION: STRIP PAINT AND
RESTORE MASONRY

RECONSTRUCT ORIGINAL
CORNICE

RELOCATE EXISTING SIGN.
REMOVE EXISTING METAL CANOPY
& SIDING. RECONSTRUCT ORIGINAL
TRANSOM PANELS USING GLASS
AND TRADITIONAL WOOD FRAME
DETAILING. GLASS TO BE
INSULATING CLEAR.

REPLACE EXISTING BRICK, GLASS BY ALUMINUM
STOREFRONT WITH A NEW WOOD AND GLASS
STOREFRONT THAT EMPLOYS THE SAME
DETAILING ON BOTH BUILDINGS
REMOVE EXISTING METAL CANOPY



WILLIAM FINK JEWELERS
121 W. Maple Street

No historic information available

Non-Contributing



REMOVE EXISTING METAL
CANOPY. INSTALL NEW
FABRIC AWNING WITH
BUILDING SIGN.

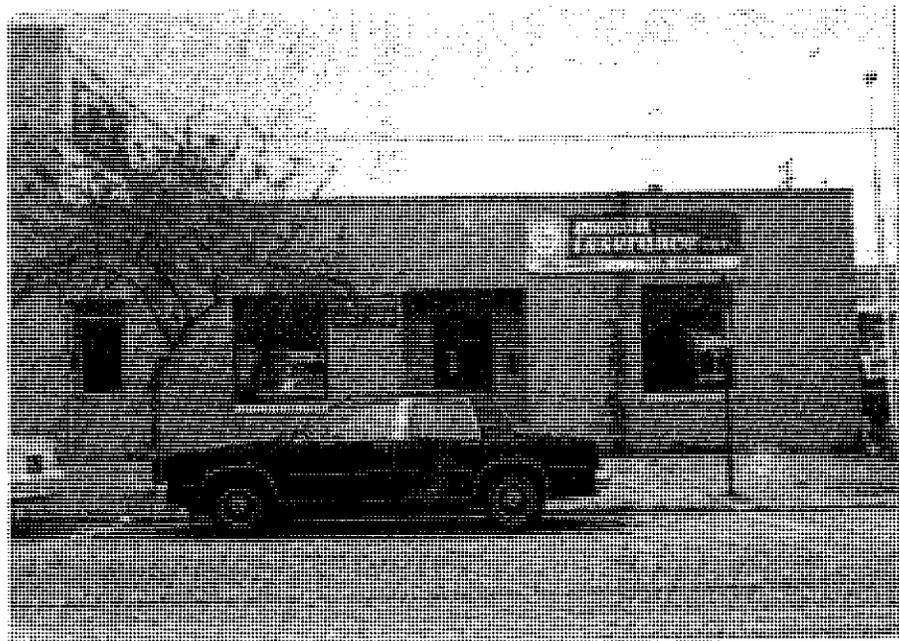
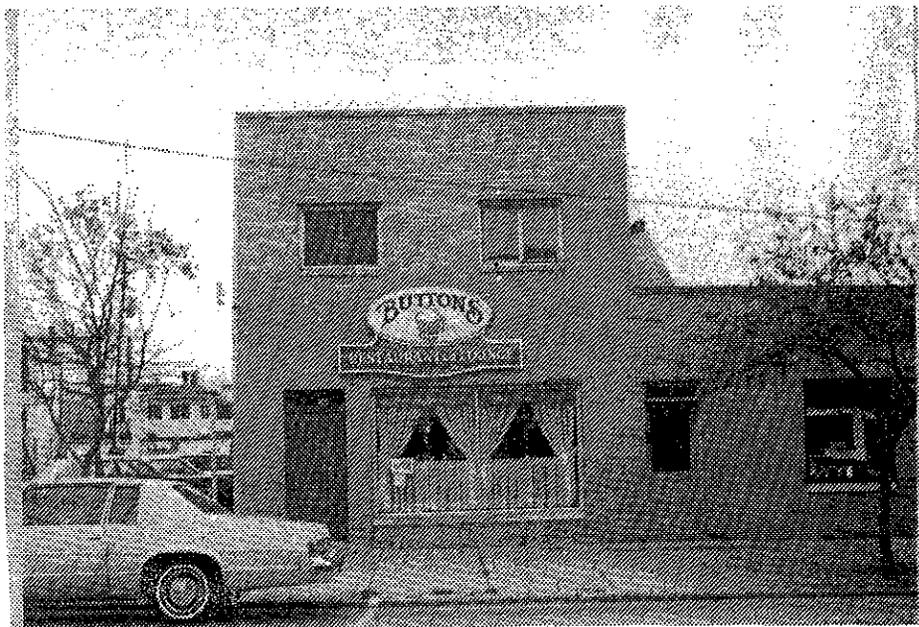
INSTALL NEW WOOD
CORNICE

REPLACE EXISTING ALUMINUM
DOOR & STOREFRONT WITH
NEW WOOD & GLASS DOOR
AND STOREFRONT AS SHOWN.
OPTION: PAINT EXISTING ALUMINUM
FRAMING

BUTTON'S RESTAURANT
147 West Maple Street

No historic information available

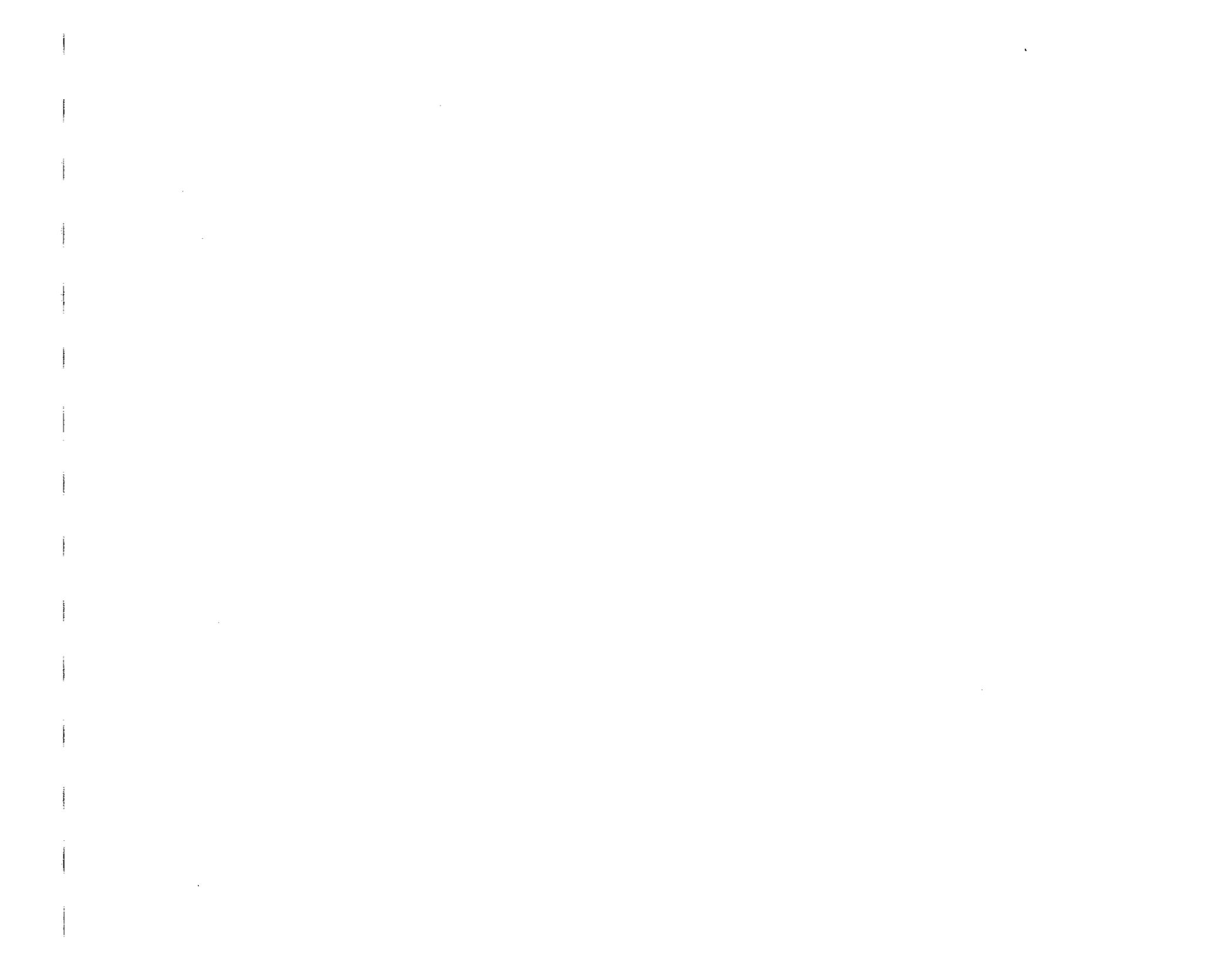
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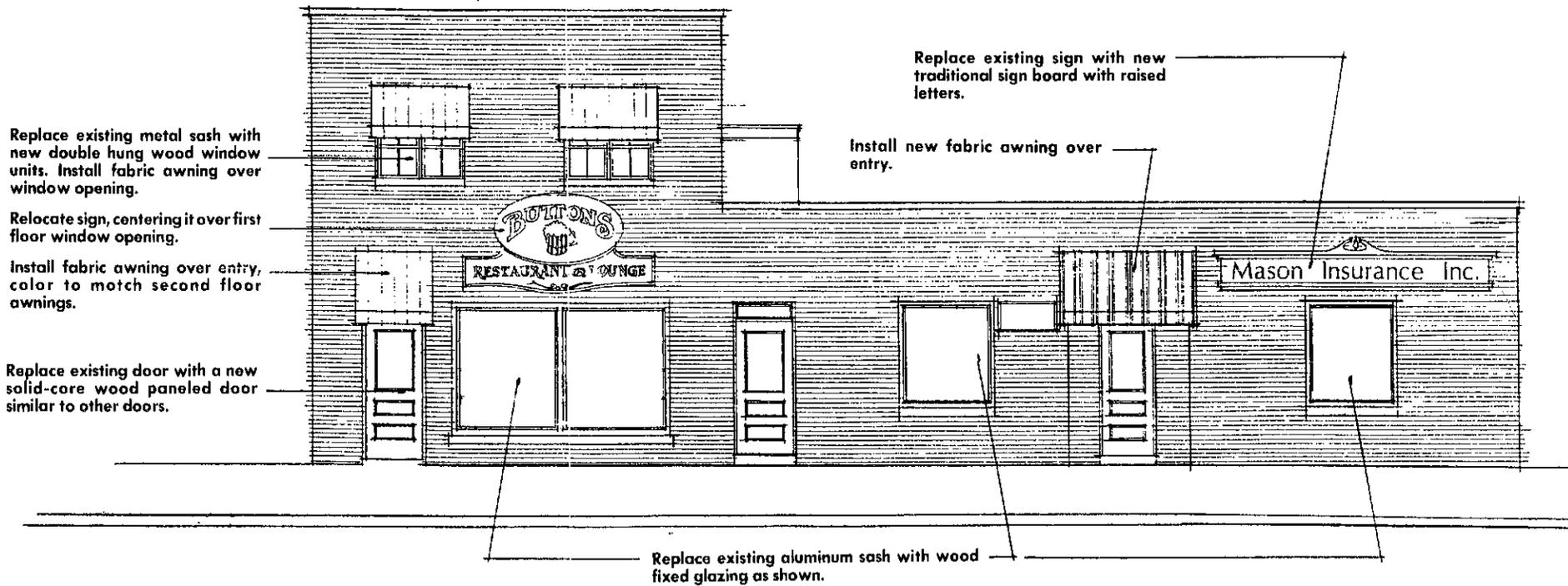


MASON INSURANCE
155 - 157 West Maple St.

No historic information available

Non-Contributing



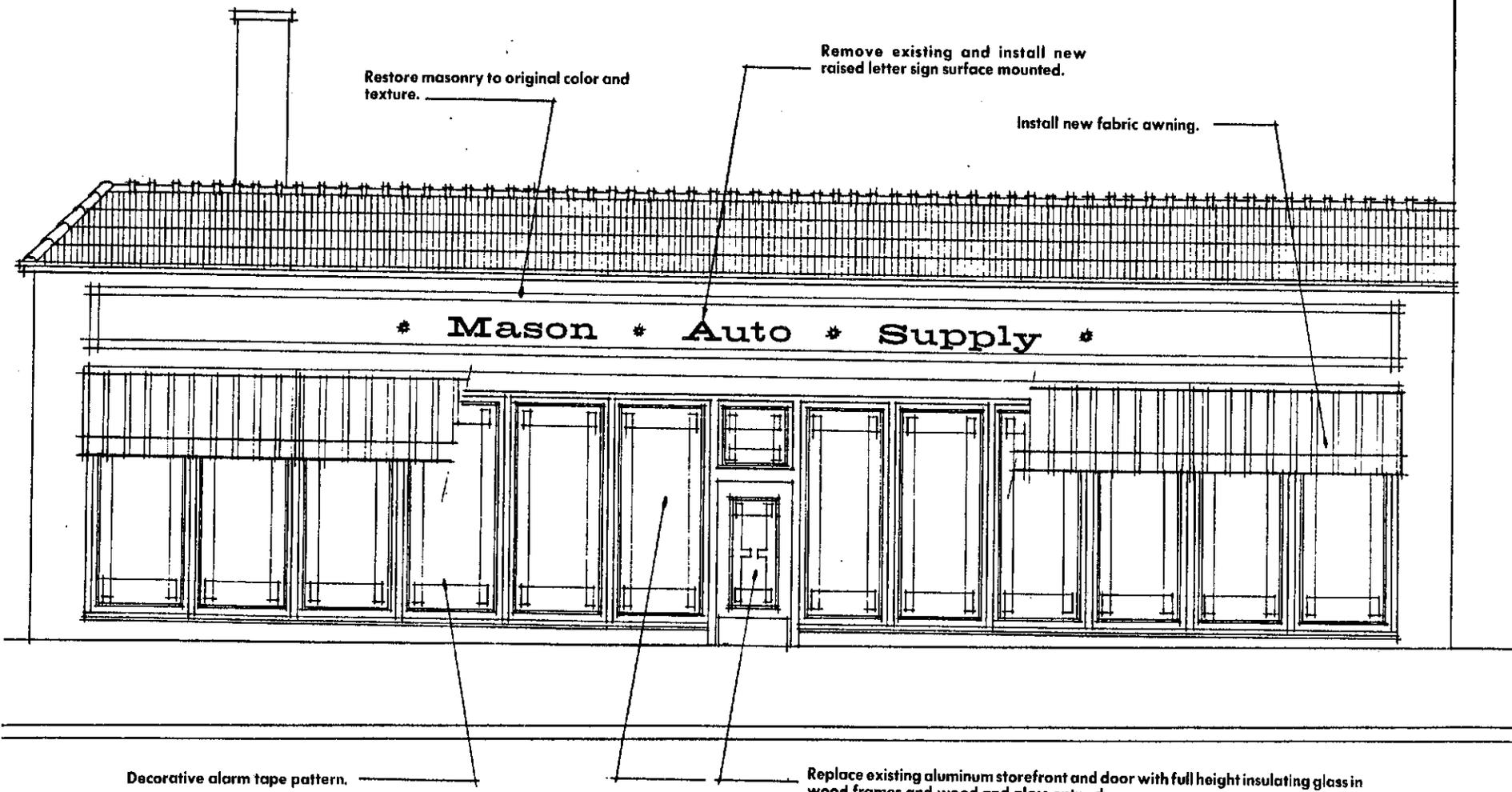




MASON AUTO SUPPLY
174 West Maple Street

No historic information available

Non-Contributing



Restore masonry to original color and texture.

Remove existing and install new raised letter sign surface mounted.

Install new fabric awning.

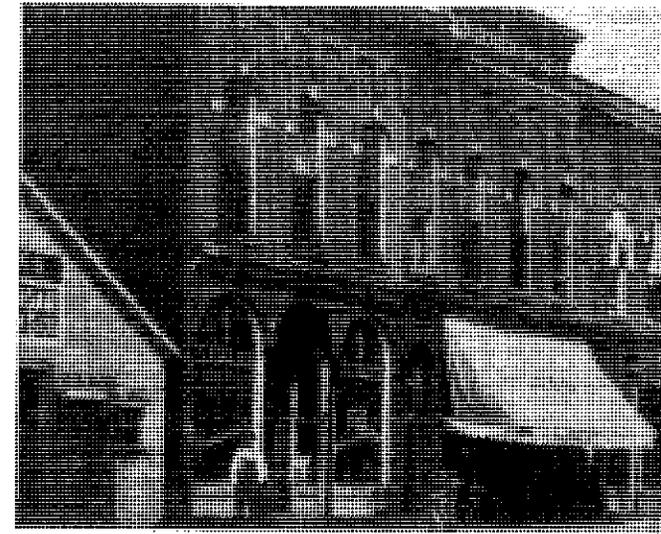
* Mason * Auto * Supply *

Decorative alarm tape pattern.

Replace existing aluminum storefront and door with full height insulating glass in wood frames and wood and glass entry door.



PADDOCK BUILDING
164 West Maple Street
1886



HISTORY: The Paddock building was built by J. A. Paddock in 1886. Paddock ran a furniture-sash door and blind factory.

ARCHITECTURAL DESCRIPTION: The Paddock Building is a two story brick building of Italianate design. The basic architectural character still remains on the second floor and at the roof line, however, the street level facade has been greatly altered.

The storefront at the westerly portion of the building has been infilled with brick and wood. The display windows have been greatly reduced in size and have been replaced with fixed and casement windows which are totally out of character with the remaining portion of the building. A door recess is located on the east side of this bay.

A centrally located door at the stairway leading to the second floor has been reduced in width and replaced with a flush door with a diamond shaped vision panel. The door is shorter in height and is totally out of keeping with the architectural character of the building. A round topped transom above the door still remains, however, the glass has been painted over.

The easterly portion of the building has been remodeled in a completely different character from that found on the westerly portion of the building. This section of the building has been converted to a colonial look. The display windows consist of large lites of glass set in aluminum frames with imitation muntin bars located on the interior which created the appearance of 12 inch by 12 inch lites of glass.

A metal door with crossbuck design and half glass lite which has been divided by imitation muntin bars serves as the entrance to this portion of the building.

A mansard type canopy has been installed over the storefront on the east side of the building. This canopy has a fascia of vertical tongue and groove aluminum and is shingled with a black asphalt shingle. A non-descript painted sign is located between the canopy and the second story window sills. A street light type of light fixture is located just above the canopy and the sign.

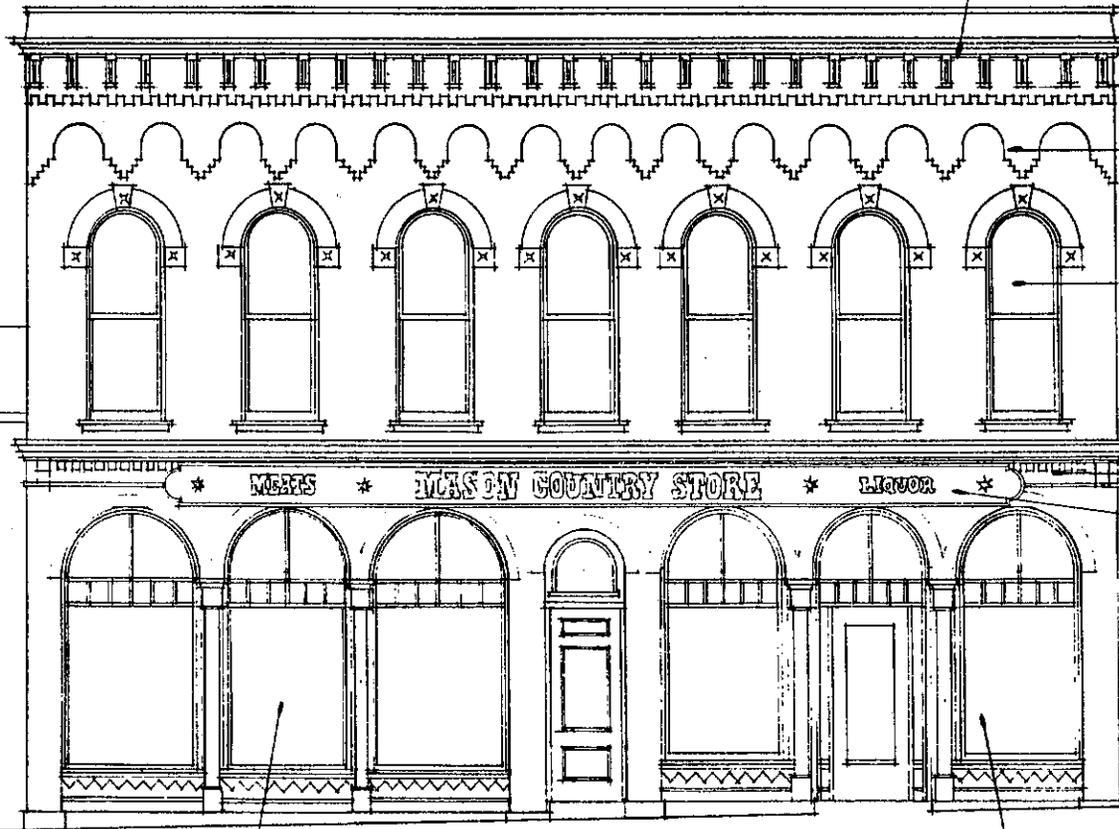
The second story windows were originally 4 over 4 double hung windows with round tops. Three of the windows have been replaced completely with shorter double hung windows with the round top portion of the opening being closed with a plywood panel. The remaining four window openings have been altered by removing the lower sash and replacing that with a casement window. The upper round topped sash remains, however, the glass portion has been removed and a plywood panel has been installed in its place.

A nicely detailed pattern of carbeled brick runs the width of the building. The pattern consists of a combination of inverted pyramids and round topped arches. Above that pattern runs a row of dentilated brick.

A portion of the original wood cornice at the top of the building still remains. Approximately 12 feet of the cornice is missing. The cornice consists of a simple flat cornice supported by small brackets. Three brackets of a larger size appear on the front of the building, however, these do not appear to be original brackets as they are of considerably larger size and the spacing has no relationship to the remaining detailing on the building. A short parapet wall exists above the cornice. A small section of remaining detail would indicate that this was capped with wood moulding and the entire parapet wall was capped with metal. Most of this original detail is missing and parapet is in very bad condition.

The brickwork on the second story portion of the building has been painted red while the brick at the westerly bay at the street level has been painted white. The round topped arches of brick over the second story windows have been painted white.

Replace missing portion of cornice work.



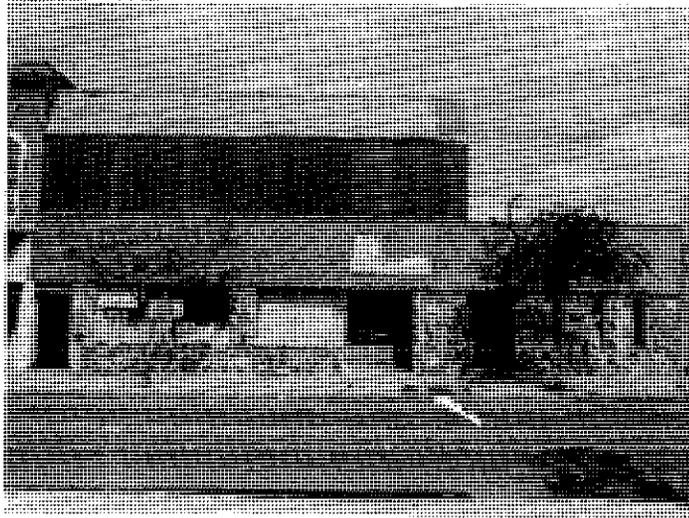
Repair and paint brick.

Install new arch-topped double hung wood windows to match original.

Reconstruct original cornices.

Install new sign board.

Remove existing storefront. Remodel as necessary and install new wood and glass storefront, match original design as shown. Use traditional wood frame detailing and 1" clear insulating glass.



MASON BARGAIN SHOES
158 West Maple Street
1887



HISTORY: Mason Bargain Shoes is made up of two buildings. The original owner of the central building was J. Beech. The building was erected in 1887 and was a green house and flower shop, proprietor, E. Beech.

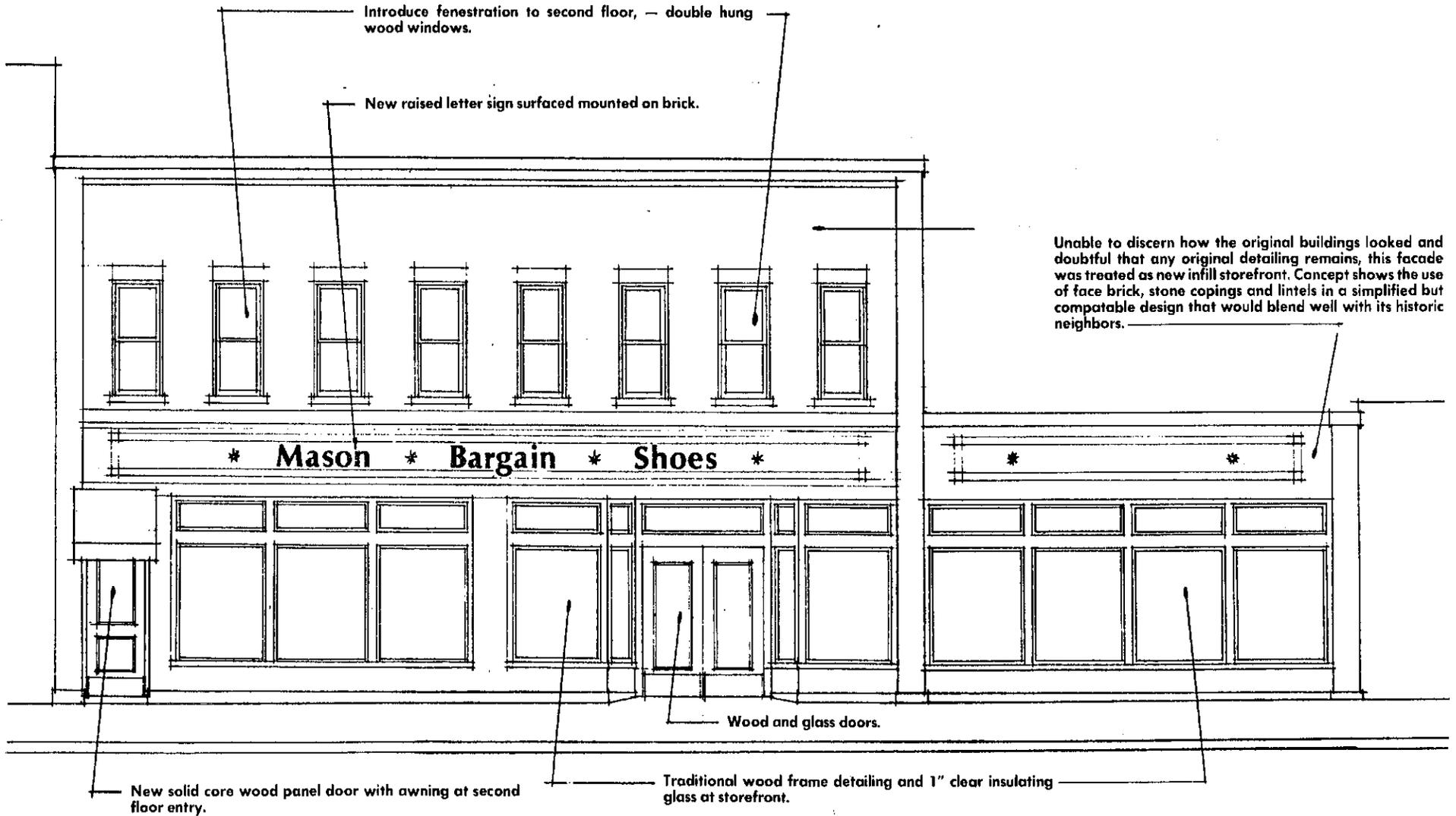
Mason Bargain Shoes also contains what was once a storefront in the Paddock Building, erected in 1886.

ARCHITECTURAL DESCRIPTION: The Mason Shoe Store building has been altered perhaps more than any other building found in the historic district. The building consists of a two story on the west and a one story infill building on the east. The street level portion of the building has been covered with a cultured lava rock, which is totally out of character with the district architecture. Display windows run the width of the two story portion of the building and consist of aluminum frames with large panes of glass. A single wooden door is located on the west side of the building which apparently leads to a stairway to the second floor.

A recessed entrance is found on the east corner of the two story portion of the building. The recess is treated with vertical reversed board and batten wooden siding. The easterly portion of the building, the one story infill building, is covered with the cultured stone and has a recessed six panel wood door. The wood door is colonial in character. Three vertical slot type windows surrounded with cedar boards offer a relief in the cultured stone front.

A panel of diagonal cedar boards runs above the storefront windows the full width of both buildings. The second story portion of the westerly portion of the building is sided with wood reversed board and batten siding. This siding covers any detail that may remain of the original building. Above the wooden siding is a shingled mansard roof which apparently returns over the original parapet wall.

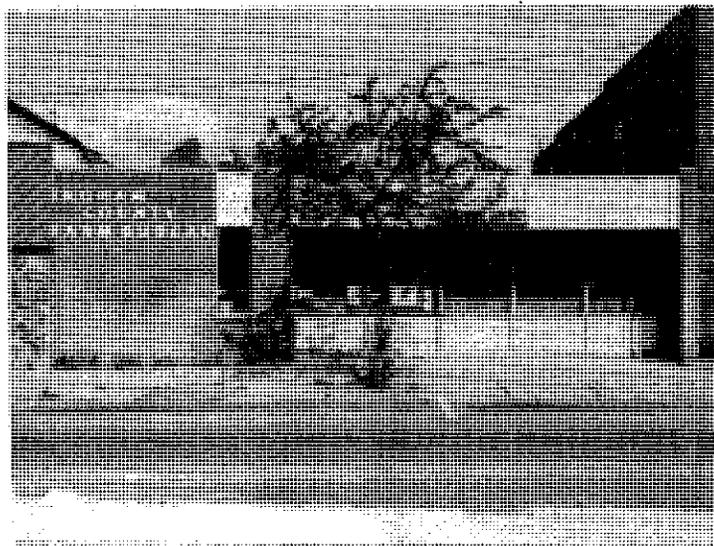
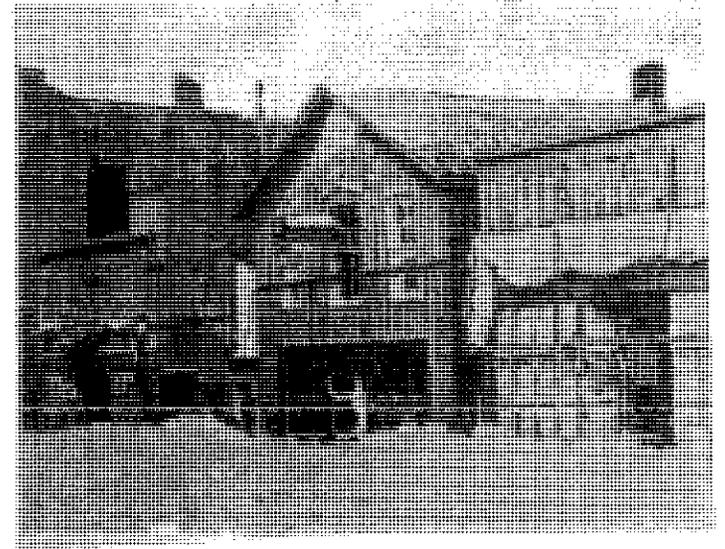
The business sign consists of a shoe that is symbolic of a clown's shoe with a rather long foot with a large bulging toe section. Upon the shoe is painted the name of the store. The "modernization" of this storefront has totally obscured the original architecture. It is uncertain if any of that original character still exists at the second floor. However, it is certain that none of the original character remains at the street level.

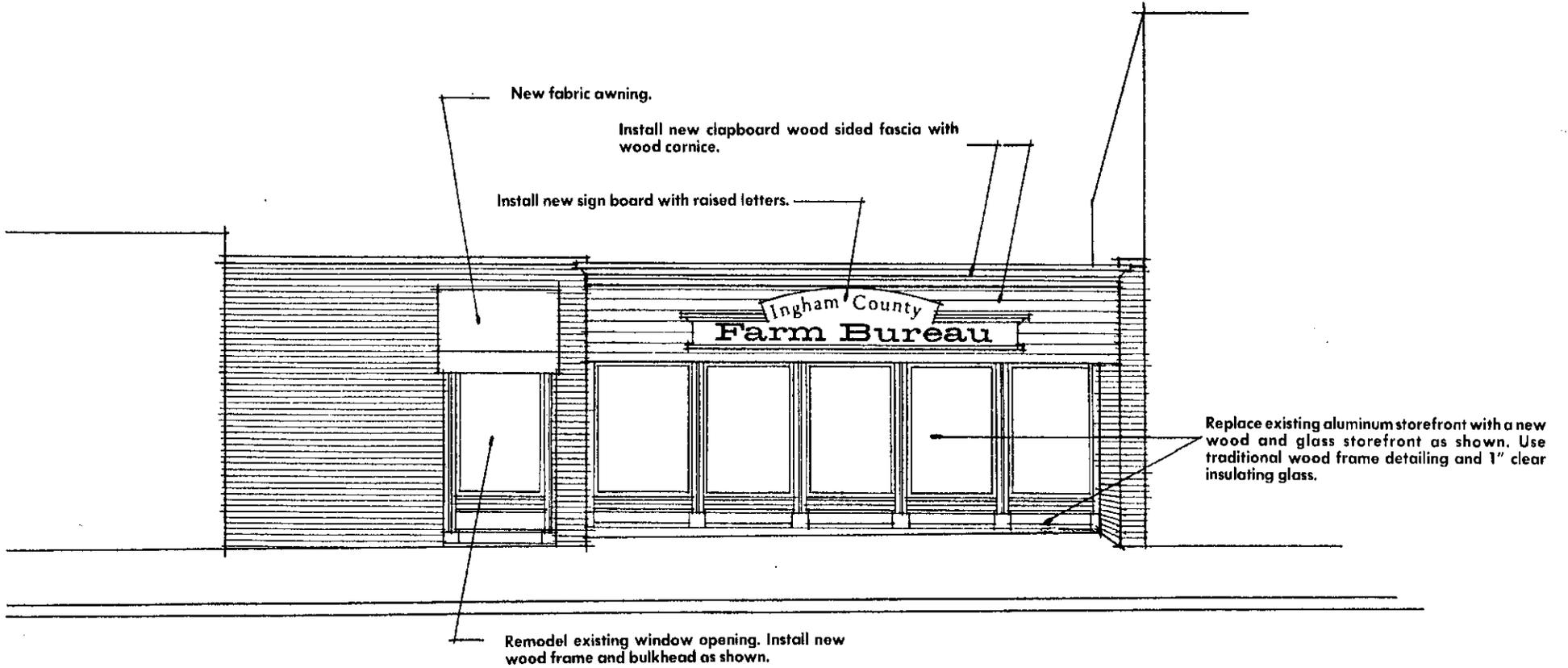


**INGHAM CO. FARM BUREAU
134 West Maple Street**

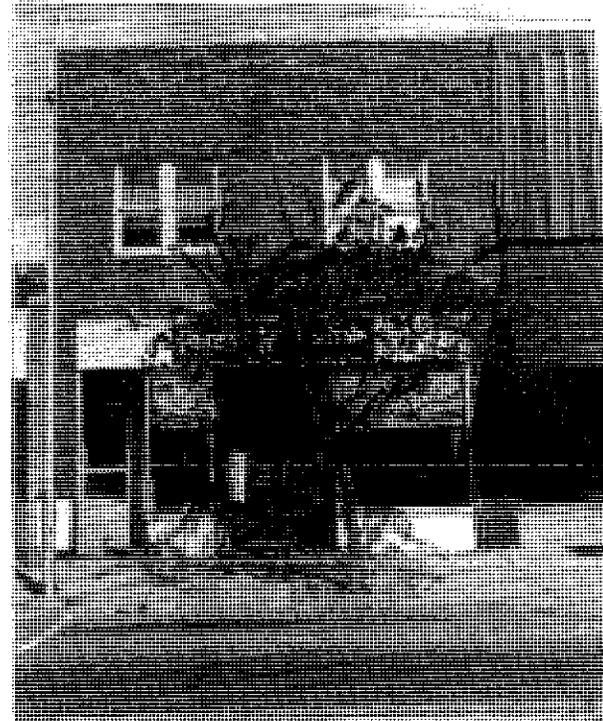
No Historic Information Available

Non-Contributing





PANSY'S NEEDLEHOLE
124 West Maple Street
1929



HISTORY: Pansy's Needlehole was built in 1929 by E. D. Whipple and Sons for Kroger Store. Kroger remained in the building well into the 1950's. This shop housed a shoe store, a flower store, then a second hand store, then a portable appliance store. Pansy's Needlehole moved in in 1981.

ARCHITECTURAL DESCRIPTION: Pansy's Needlehole is a two story brick building which appears to be a 1930's vintage infill building.

The street level facade consists of brick knee wall upon which is located glass display windows set in bronze framing. A central entry door is recessed in the storefront. The door is constructed of wood with a full glass vision panel.

A recessed doorway leading to the stairway to the second floor is found on the west side of the building.

The brick below the display windows has been painted white, however, the remaining portion of the building is a brown-orange brick which is very typical in the 1930's and 40's. A simple sign board is located just above the display windows and running the full width of the store.

The second story portion of the building is a flat brick wall with two sets of side-by-side double hung windows with a center mullion. These double hung windows are considerably smaller in height than that found on the older buildings in the district. The brick wall is capped with a poured in place concrete coping.





DANCER'S FASHIONS
198 West Maple Street
1886 - 1890



HISTORY: What is now Dancer's Fashions is a composite of four store fronts, three being of the same design. The most western two story store front on Maple Street was built in 1896 by J. C. Kimmel. This was a department store that specialized in fancy hats, gloves, school books and supplies. The next store front, the middle of the original three, was built by Perry Henderson in 1890. Henderson sold dry goods and carpets. The corner store on Maple and Main (Jefferson) was built in 1888 and was owned by Charles Royner. In 1926 the building on the far west side of Dancer's was erected. In 1978 Dancer's bought the building which housed Aunt Jo's Ice Cream Shop, and added it to the other three storefronts.

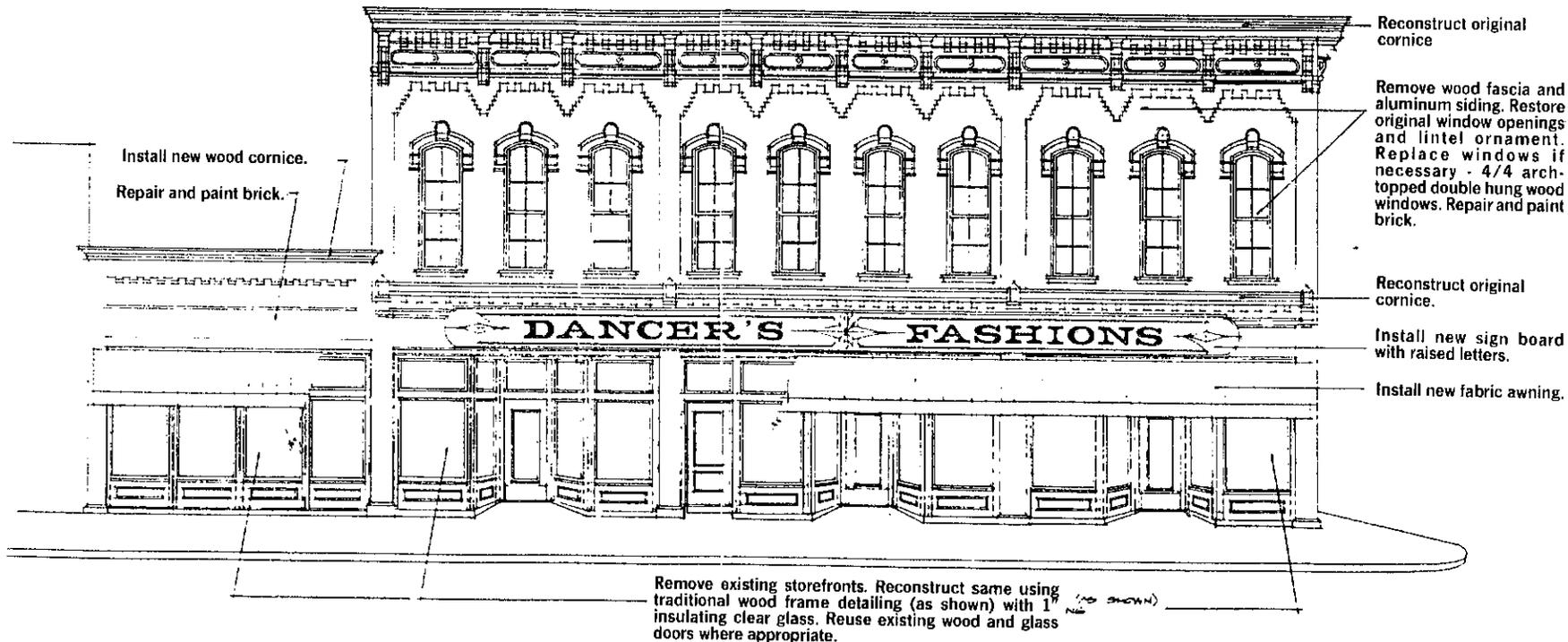
ARCHITECTURAL DESCRIPTION: Dancer's Fashions consists of two buildings. The westerly portion of the building is a single story building which appears to be an infill. This one story portion was originally a portion of the building that is described as Pansy's Needlehole. The remaining portion of the building is a three bay, two story high building.

The building has been totally "modernized". The second story portion of the three bay building and upper one-third of the one story building has been covered with Kowner Shadowform panels. These panels were applied over wooden furring strips, thereby preserving the original double hung wooden windows with protected window hoods. The original main cornice has been covered with the aluminum Shadowform panels also. The cornice was not destroyed in the installation of this siding.

The street level portion of the facade has been greatly altered from its original character. The original storefronts were removed and a new storefront consisting of a brick kneewall with large lites of glass set in bronze framing making the display windows. The brick on the street level facades is of a different character than that found on the original building.

A mansard type canopy with cedar shake shingles has been installed between the aluminum Shadowform siding and the head of the display windows. This mansard roof takes on a Bavarian character through the addition of gabled dormers located over each of the entrances.

A surface applied script sign of contemporary design and covering nearly 50% of the two story building is applied to the aluminum Shadowform facing.







Mason
Main
Street