

CITY OF MASON

201 West Ash St.
Mason, MI 48854-0370

City Hall 517-676-9155
Fax 517-676-1330

Historic District Commission Meeting – 2nd Floor Training Room Monday, August 25, 2014

7:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes – Meeting of July 28, 2014
4. People from the Floor
5. Announcements
6. Introductions
7. Regular Business
 - A. 427 S. Jefferson St. – Façade
 - B. Discussion – Historic Resource Inventory
8. Unfinished Business
9. New Business
10. Correspondence
11. Liaison Reports
12. Administrator's Report
13. Adjournment

**CITY OF MASON
HISTORIC DISTRICT COMMISSION MEETING
MINUTES OF JULY 28, 2014**

Waltz called the meeting to order at 7:04 p.m. in the 2nd floor Training Room at 201 W. Ash Street, Mason, Michigan.

Commissioner(s) Present: Clinton, Cummings, Jewett, Schulien, Waltz

Commissioner(s) Absent: Mulvany, Shattuck

Also present: David E. Haywood, Zoning & Development Director

APPROVAL OF MINUTES

The Meeting Minutes of February 24, 2014 were approved as presented.

PEOPLE FROM THE FLOOR

None.

ANNOUNCEMENTS

Cummings informed the Commission that he will not be in attendance at the September meeting. Clinton informed the Commission the book she authored entitled "Remembering Mason 150 Years" will be released in time for the Mason 150 Celebration in 2015.

REGULAR BUSINESS

116 & 120 E. Ash Street – Facade

Motion by Cummings, second by Jewett,

To approve the facade proposals for 116 and 120 East Ash Street as submitted by Jared Browsers based on the application received on January 31, 2014 on the basis that it is consistent with the standards listed in Section 31-5(e) of the Mason Code, with the condition that the entry door transom be glass with the option of MDO if building code prohibits use of glass.

Jared Browsers of Community Building Services gave a brief overview of the proposed facade and answered questions of the Commission. The following is a summary of the points made during the discussion:

- The storefront windows will be converted from single pane to insulated glass
- Transoms will be new glass
- The overall design will be more historically accurate
- Transom windows are currently leaking
- Transom over stairway door is covered on the inside with fire-blocking drywall and integral to residential apartment above
- New moldings under storefront windows to match Façade Study recommendations
- Both 116 and 120 E. Ash will receive the same treatment/design
- The DDA has approved the project
- MDO to be used in transom above stairway door

- The façade cap will be repaired to prevent storm water leaking
- MOTION APPROVED UNANIMOUSLY**

Historic Resource Inventory

The Commission discussed continuing to build the historic resource inventory by researching each resource in depth and adding important events, people, businesses, and photographs to each resource in the inventory. A lengthy discussion ensued.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

None.

LIAISON REPORTS

None.

ADMINISTRATOR'S REPORT

Haywood gave a brief report of the Zoning & Development Department business.

ADJOURNMENT

Being there was no further business, the meeting adjourned at 8:20 p.m.

Deborah J. Cwierniewicz, City Clerk

City of Mason

201 W. Ash St.
P.O. Box 370
Mason, MI 48854-0370
www.mason.mi.us



City Hall 517 676-9155
Police 517 676-2458
Fax 517 676-1330
TDD 1-800-649-3777

To: Historic District Commission

From: David E. Haywood, Zoning & Development Director

Re: 427 S. Jefferson Street – Façade

Date: August 22, 2014

Bernie Camp of Wheaton’s Framing and Art Gallery is requesting approval to rebuild the parapet wall that was damaged by ice to its original design.

Section 31-5(a) requires that a permit be obtained for work “...performed within a historic district affecting the exterior appearance of a resource...”. The subject property is located within the Mason Historic District. The applicant is, therefore, requesting Historic District Commission approval.

Attached are photographs of the original façade taken in 2009 for reference.

Mason Main Street Façade Study

The Main Street Façade Study is the manual by which each building within the Mason Historic District is evaluated. The Study provides architectural consultation to the building owners and the Historic District Commission. The recommendations provided in the Study were based on the U.S. Secretary of the Interior’s Standards for Rehabilitation. Pages 22 thru 23 provide recommendations for the subject resource.

U.S. Secretary of the Interior’s Standards for Rehabilitation

Section 31-5(d) states that the review of any application shall follow the U.S. Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Section 31-5(e) lists the discretionary standards that the Commission shall consider and are as follows:

1. *The historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area.*
2. *The relationship of the exterior architectural features of the structure to the rest of the structure and the surrounding area.*
3. *The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.*

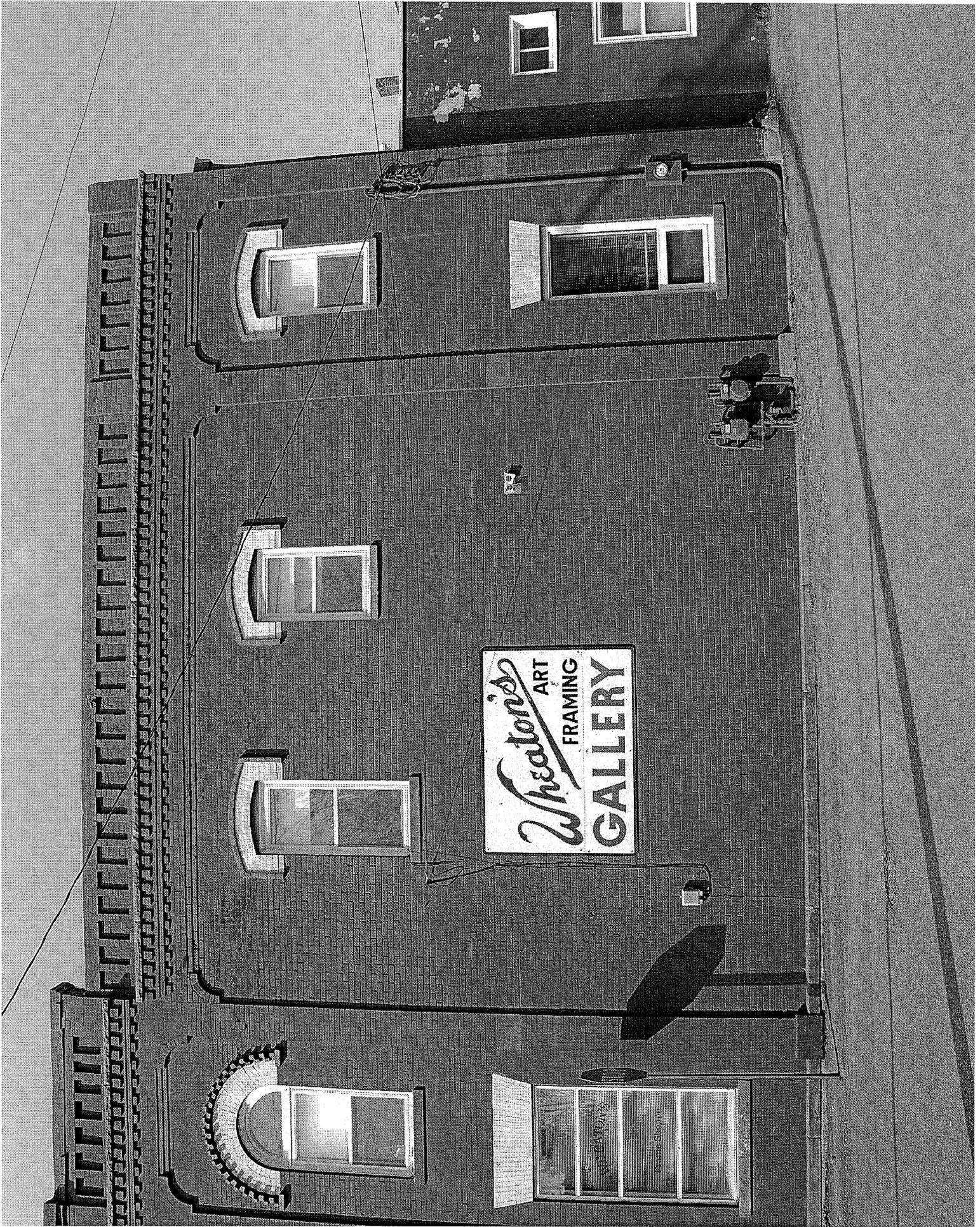
4. *Other factors, including aesthetic value, which the commission considers pertinent.*

Recommended Action

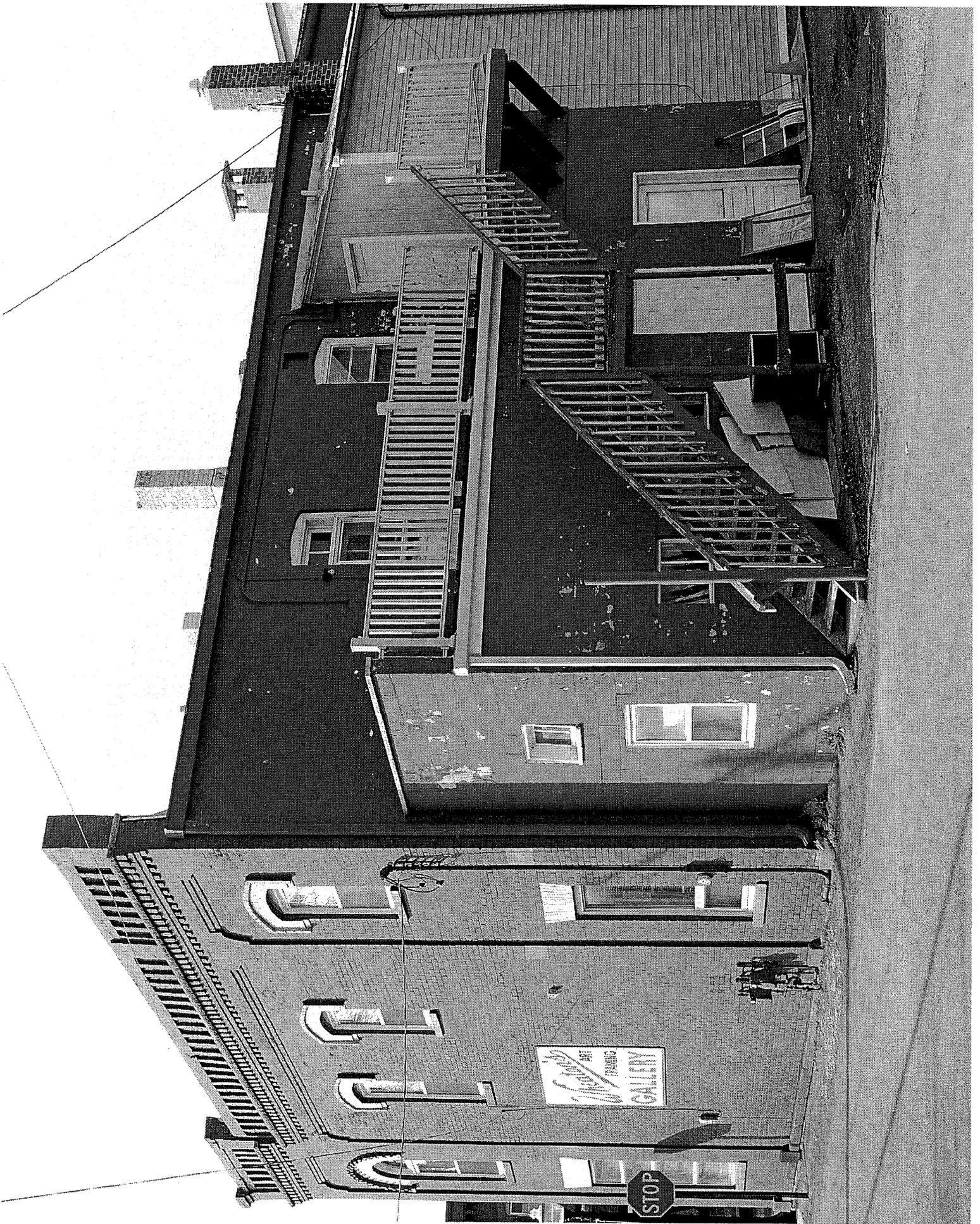
The Historic District Commission approve the façade improvement proposal for 427 South Jefferson Street as submitted by Bernie Camp of Wheaton’s Framing Shop and Art Gallery based on the application received on August 21, 2014, on the basis that it is consistent with the standards listed in Section 31-5(e) of the Mason Code.

Attachments:

1. Application
2. Pages 22 thru 23 of the Mason Main Street Façade Study
3. Historic Resource Inventory photograph circ. 2009 (2)



Wheaton's
ART
FRAMING
GALLERY





APPLICATION: MASTER BUILDING PERMIT

City of Mason

201 W. Ash Street • Mason, MI 48854 ♦ Phone: 517/676-9155 • Fax: 517/676-1330
www.mason.mi.us

I. APPLICANT INFORMATION

Name BERNARD CAMP Organization BPC INVESTMENTS LLC
Address (Street, City, State, Zip) 427 S JEFFERSON
Telephone Number (517) 676 5199 Email address wheatonsFRAMEShop@yahoo
Interest in Property (owner, contractor, tenant, option, etc.) OWNER

II. PROJECT DESCRIPTION Project Name Repair south PARAPIT

Project Address 427 S Jefferson
Property Owner Name BERNARD CAMP Telephone Number (517) 676 5199
Property Owner Address 2320 SCOTT RD EAST LANSING MI

Written Description of Work (attach additional pages, if necessary)

repair to original brick parapit wall on south side of building. brick will be put back to original design.

III. CONTRACTOR INFORMATION (If more than one contractor is working on the project, list all on separate sheet)

Valuation of Work _____ Contractor License No. _____ Exp. Date _____
Name Century Construction Telephone Number 517-999-8200
Address(Street, City, State, Zip) 2301 W. MAIN LANSING MI 48917
Email address dan@centuryconstruction.net

IV. FEES ON REVERSE SIDE

V. APPLICATION MATERIALS ON REVERSE SIDE

APPLICANT CERTIFICATION

NOTICE: This permit becomes null and void if work or construction is not commenced within six months, or if work or construction is suspended or abandoned for a period of six months at any time after work is commenced. A true copy of the plans of said structure is attached. It is understood that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. "Section 23a of the Michigan Construction Code Act of 1972 (1972 PA 230, MCL 125.1523A) prohibits a person from conspiring to circumvent the licensing requirement of this State relating persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines." By execution of this application, the person signing represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the person signing represents that he or she is authorized and does hereby grant a right of entry to City officials for the purpose of inspecting the premises and uses thereon to verify compliance with the terms and conditions of any permit or approval issued as a result of this application.

Signature [Signature] Date 8-21-14



Century Construction

2301 W. Main St. Lansing, Mi. 48917
Office - (517) 999-8200
Fax - (517) 999-8201
Mi. Builders License # 2102204936
Fed. I.D. # 45-4623764

Client: BPC Investments LLC and Bernard
Property: 427 S. Jefferson St.
Mason, MI 48854-1653

Business: (517) 676-5199

Operator: DAN

Estimator: Daniel M. Tobias
Position: Owner
Company: Century Construction
Business: 2301 W. Main St.
Lansing, MI 48917

Business: (517) 999-8200

E-mail: dan@centuryconstruction.net

Reference:
Company: Auto Owners Insurance
Business: 6101 Anacapri Blvd.
Lansing, MI 48917

Business: (517) 323-1200

Type of Estimate: Weight of Ice & Snow

Date Entered: 8/5/2014

Date Assigned:

Price List: MILA8X5MAR14

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2014-08-05-1502

File Number: 16-0001697-2014

The following estimate pertains to repairing the damaged parapet wall/brick facade of the building. This estimate also includes painting the entire elevation to match.

Please note that we are attempting to make these repairs without disturbing the roofing system.



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2014-08-05-1502

2014-08-05-1502

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Mason - Brick / Stone - per-hour	200.00 HR	0.00	45.85	0.00	1,834.00	11,004.00
Masonry labor and materials to remove any loose brick and mortar and replace/repair the parapet wall.						
3. Painter - per hour	80.00 HR	0.00	41.01	0.00	656.16	3,936.96
Painting labor and materials to paint the entire affected elevation of the building.						
5. Scaffold - per section (per week)	32.00 WK	0.00	48.00	0.00	307.20	1,843.20
6. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	540.00	0.00	0.00	108.00	648.00
7. Taxes, insurance, permits & fees (Bid item)	1.00 EA	0.00	350.00	0.00	70.00	420.00
8. R&R Flash parapet wall only	60.00 LF	1.41	10.75	4.79	145.92	880.31
Total: 2014-08-05-1502				4.79	3,121.28	18,732.47
Line Item Totals: 2014-08-05-1502				4.79	3,121.28	18,732.47



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Summary

Line Item Total	15,606.40
Overhead	1,560.64
Profit	1,560.64
Material Sales Tax	4.79
Replacement Cost Value	\$18,732.47
Net Claim	\$18,732.47

Daniel M. Tobias
Owner



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (6%)	Storage Tax (6%)
Line Items	1,560.64	1,560.64	4.79	0.00
Total	1,560.64	1,560.64	4.79	0.00



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Recap by Room

Estimate: 2014-08-05-1502	15,606.40	100.00%
<hr/>	<hr/>	<hr/>
Subtotal of Areas	15,606.40	100.00%
<hr/>	<hr/>	<hr/>
Total	15,606.40	100.00%



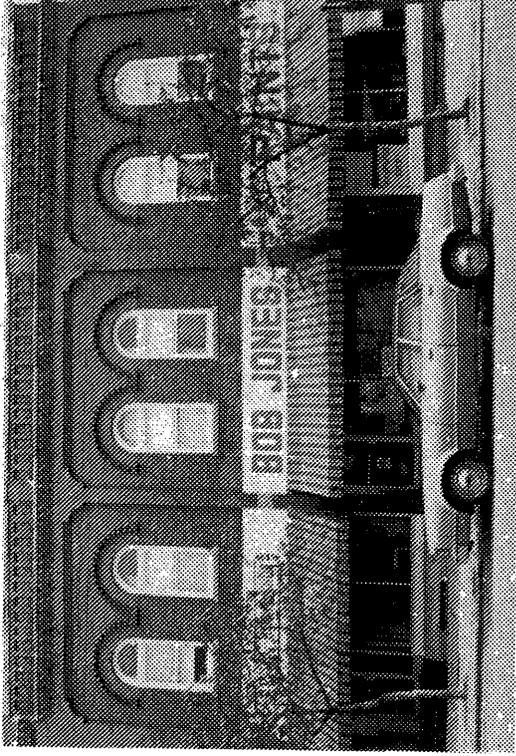
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Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	624.60	3.33 %
PERMITS AND FEES	350.00	1.87 %
MASONRY	9,170.00	48.95 %
PAINTING	3,280.80	17.51 %
ROOFING	645.00	3.44 %
SCAFFOLDING	1,536.00	8.20 %
O&P Items Subtotal	15,606.40	83.31 %
Overhead	1,560.64	8.33 %
Profit	1,560.64	8.33 %
Material Sales Tax	4.79	0.03 %
Total	18,732.47	100.00 %

**THE LAWRENCE BLOCK CONT.
PIONEER BARBER SHOP
BOB JONES PAINTS
421-427 South Jefferson Street**



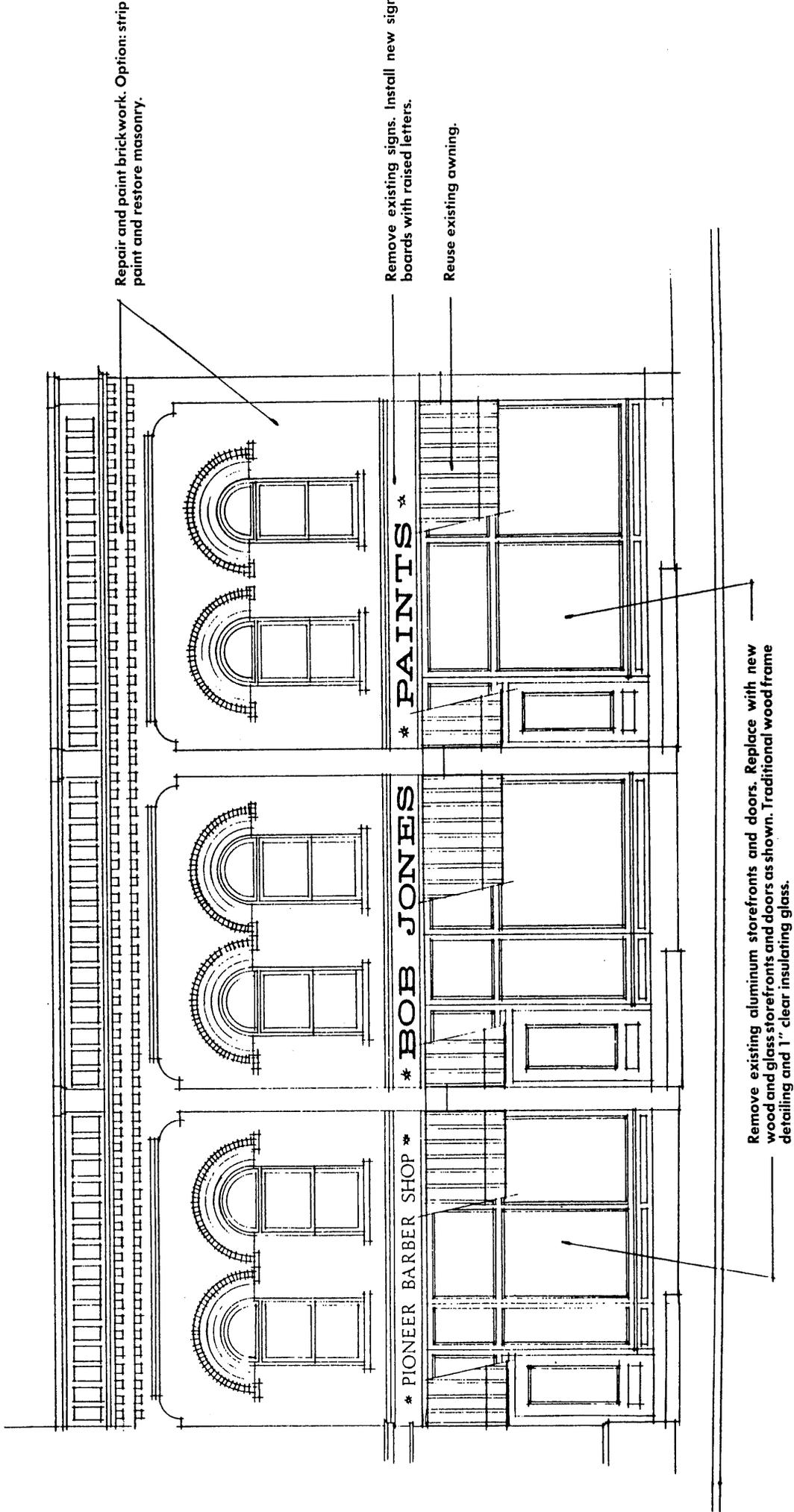
HISTORY: Gertrude Dart, after the death of her husband, Dr. Alexander Campbell, decided to pursue a medical career. Following graduation from the University of Michigan at the turn of the century, she returned to practice in Mason, establishing offices in this building. After marrying a Mr. O'Sullivan, 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.



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.