

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, September 22, 2014

7:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes – Meeting of August 25, 2014
4. People from the Floor
5. Announcements
6. Introductions
7. Regular Business
 - A. 103 E. Maple St. – Sign
 - 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 AUGUST 25, 2014**

Waltz called the meeting to order at 7:00 p.m. in the 2nd floor Training Room at 201 W. Ash Street, Mason, Michigan.

Commissioner(s) Present: Clinton, Cummings, Jewett, Mulvany, Schulien, Shattuck, Waltz
Commissioner(s) Absent: None
Also present: David E. Haywood, Zoning & Development Director

APPROVAL OF MINUTES

The Meeting Minutes of July 28, 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. Schulien informed the Commission that he will not be at the September or October meetings.

REGULAR BUSINESS

427 S. Jefferson St. – Façade

Motion by Schulien, second by Clinton,
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.

Haywood provided a brief overview of the of the proposed parapet wall repair.

Bernie Camp of Wheaton’s Framing and Art Gallery gave a brief overview of the proposed parapet wall repair and answered questions of the Commission. The following is a summary of the points made during the discussion:

- Century Construction was the low bid for the project
- The project will replicate the wall exactly, including split face stone detail
- The rest of the building façade will be tuck pointed in the near future
- An application has been submitted to the DDA for grant funding for the project
- Approximately 75 square feet of the south parapet wall adjacent to the alley was affected
- The proposed work includes roof repair and painting

MOTION APPROVED UNANIMOUSLY

Historic Resource Inventory

The Commission discussed continuing to build the historic resource inventory by possibly partnering with the Mason Area Historical Society (MAHS) to accomplish an extended database of archival information. Jewett informed the Commission that a similar database project was being compiled by a few members of the MAHS. Commissioners agreed to invite the president of the MAHS to the next meeting to discuss the advantages of partnering on this project. Commissioners discussed the possibility of using the publication Mason Today as a means of tracking businesses that come and go in the District. A lengthy discussion ensued.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

None.

LIAISON REPORTS

Mulvany gave a brief report of the City Council business.

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 8:13 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

A handwritten signature in black ink, appearing to be "D. Haywood", written over the "From:" line.

Re: 103 E. Maple Street – Sign Proposal (Verizon)

Date: September 22, 2014

Debbie Peterson (Verizon Wireless) is requesting approval to install one new wall sign at 103 E. Maple Street, on the front of the building facing East Maple Street. Attached is a photograph of the existing building façade with the proposed sign superimposed onto the building. The proposed sign will be constructed of medium-density overlay (MDO) with a dark background and red and white raised lettering. The proposed size is 8 feet long by 30 inches tall (20 square feet).

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.

The proposed sign is compliant with the standards listed in the sign ordinance, Chapter 58 of the Mason Code.

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 8 and 9 of the Study provide recommendations for the subject building. Attached is a copy of pages 8 and 9 for your reference.

The Study does provide sign recommendations for the building indicating that a sign board should be recreated between the ground floor store windows and cornice. However, the building does not currently have a cornice. Signs of this type, location and placement generally have been accepted by the Commission.

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. Staff's analysis of the applicant's compliance with those standards is as follows:

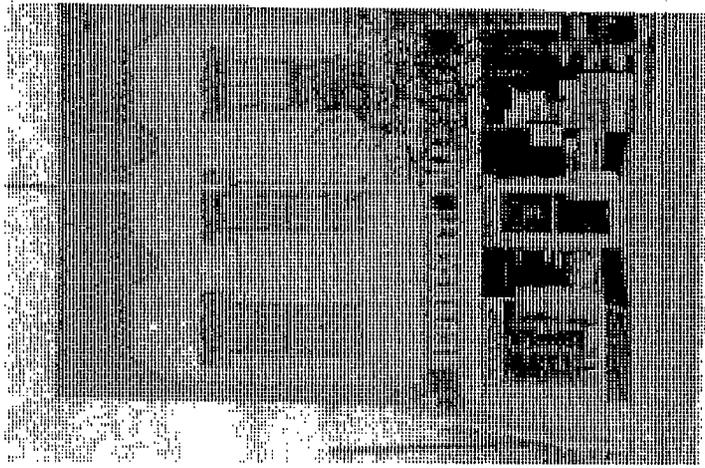
1. *The historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area.*
2. *The relationship of the exterior architectural features of the structure to the rest of the structure and the surrounding area.*
3. *The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.*
4. *Other factors, including aesthetic value, which the commission considers pertinent.*

Recommended Action

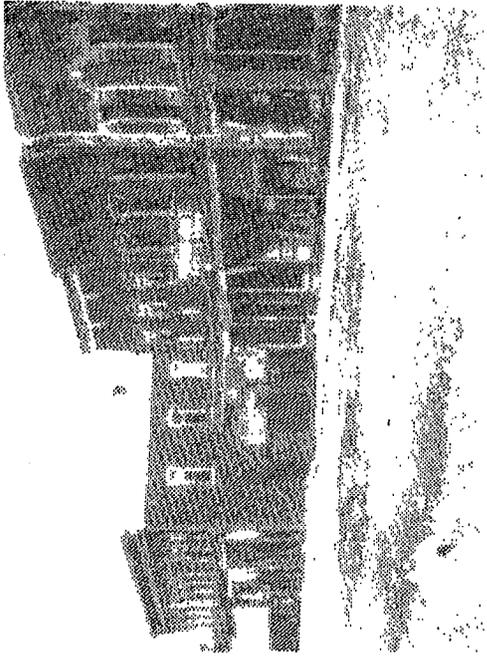
The Historic District Commission approve the sign proposal for 103 E. Maple Street as submitted by Debbie Peterson (Verizon Wireless) based on the application received on August 25, 2014, on the basis that it is consistent with the standards listed in Section 31-5(e) of the Mason Code.

Attachments:

1. Application
2. Photographs of the existing building and superimposed sign
3. Pages 8 and 9 from the Mason Main Street Façade Study



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 paterms in the inverted pyramid design above the second story windows. The brick has been painted a cream color with accents in green. Doubleleafing 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 nonacidized 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 moldings 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 deceptive 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.

Reconstruct original cornice.

Repair, clean and paint brick. Option: strip paint and restore masonry.

Repair and paint window lintels.

Repair and paint existing wood sash.

Reconstruct original cornice.

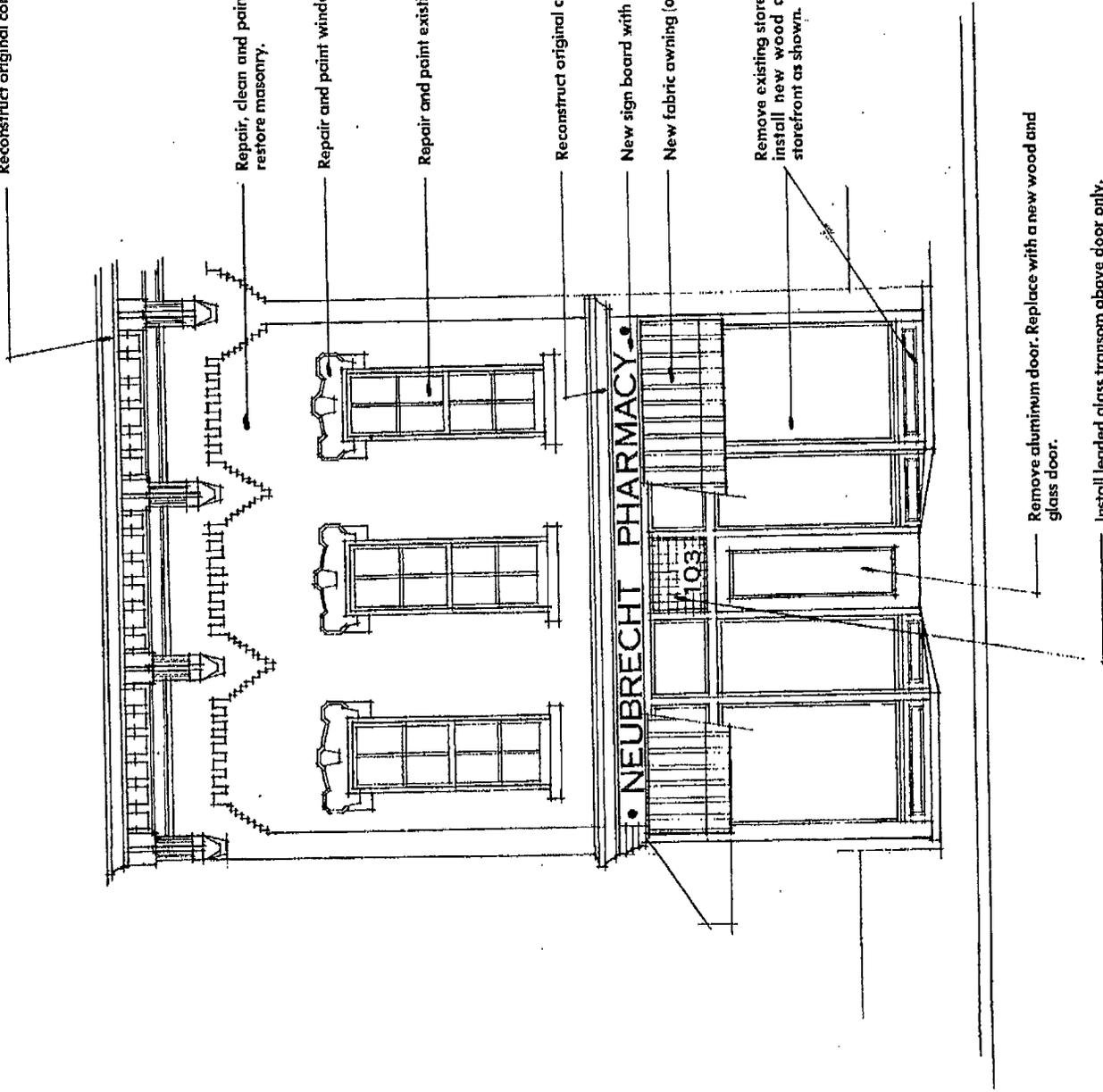
New sign board with raised letters.

New fabric awning (optional).

Remove existing storefront. Remodel as necessary and install new wood and glass (1" insulating clear) storefront as shown.

Remove aluminum door. Replace with a new wood and glass door.

Install leaded glass transom above door only.



Contact: David Haywood
Davidh@mason.mi.us

Awning permit/No Fee/Include
goose neck
lights in
proposal



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 Debbie Peterson Organization Verizon-Wireless Zone of
Address (Street, City, State, Zip) 1031 E. Maple St. Mason, MI 48854
Telephone Number () _____ Email address deborah.peterson@wireless-zone.com
Interest in Property (owner, contractor, tenant, option, etc.) _____

II. PROJECT DESCRIPTION

Project Name Replace existing Awning (see attached)
Project Address 1031 E. Maple St. Mason, MI 48854
Property Owner Name Dick Breedveld Telephone Number () _____
Property Owner Address _____

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

see attached

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 Tom Caviston/Quality Awning Telephone Number (517)882-2491
Address (Street, City, State, Zip) 4512 ^{Shop} South MLK Blvd, Lansing, MI 48910
Email address awning11@aol.com

IV. FEES ON REVERSE SIDE (DO NOT SEND FEE WITH APPLICATION - FEE WILL NOT BE ACCEPTED UNTIL PERMIT IS ISSUED - FEES SUBMITTED AT TIME OF APPLICATION WILL BE RETURNED)

V. APPLICATION MATERIALS ON REVERSE SIDE

RECEIVED
AUG 25 2014
CITY OF MASON
PLANNING DEPT.

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 Deborah E. Peterson Date 8/4/14

IV. APPLICATION MATERIALS – Applicants should review Section 94-95 of the Mason Code for a complete listing of application requirements. Incomplete applications will not be processed. The following is a summary of materials that must accompany a completed building permit application:

- Completed application form
- Site plan, including the following (as necessary):
 - Boundary line survey
 - Location, setbacks, dimensions, and height of existing and proposed structures
 - The existing or intended use
 - The proposed number of sleeping rooms
 - Location of utility lines, wells, and septic drain fields
 - The yard, open space and parking area dimensions
 - Street grades, proposed finished grades and contour changes (where changes are proposed)
 - Location of regulated waterways, floodplains or wetlands
 - **PLANS ON CD (COMMERCIAL PROJECTS ONLY)**
- Legal description (as necessary)
- Proof of ownership/owner authorization
- Construction schedule for proposed project
- Construction calculations for utilities
- Any other information deemed necessary

V. FEES (DO NOT SEND FEE WITH APPLICATION – FEE WILL NOT BE ACCEPTED UNTIL PERMIT IS ISSUED – FEES SUBMITTED AT TIME OF APPLICATION WILL BE RETURNED)

- Permit to move a building
 - < 500sf \$125,
 - >500sf \$1,000
- Permit for the excavation, the erection, addition, or alteration of any structure \$50 (Minimum fee for the first \$5,000 of construction cost plus \$6 for each additional \$1,000 of construction cost)
- Commercial Plan Review \$100
- Mfg Housing/Mobile Home Placement \$125
- Special Inspection/Re-inspection \$50
- Residential Razing Permit \$150
- Fee for construction without a permit 1.5 times the permit charge
- Roofing (roof-over only) \$50
- Re-roofing (tear off and new roof) \$100
- Siding permit \$50

FOR DEPARTMENTAL USE ONLY

ZONING REVIEW

Zoning District C-1 Existing Structure or Use: Conforming Non-Conforming
 Proposed Structure or Use: Conforming Non-Conforming Variance Granted N/A Date _____
 Located in Flood Zone FIRM Community Panel No. 26065C0254D Flood Zone
 Riverwalk Meadows/Cedar Street Suspense Assessment N/A Temple Street Special Assessment N/A
 Historic District Commission Review Required: yes no Date Approved _____

Approved ___ Denied ___ Official/Administrator _____ Date _____

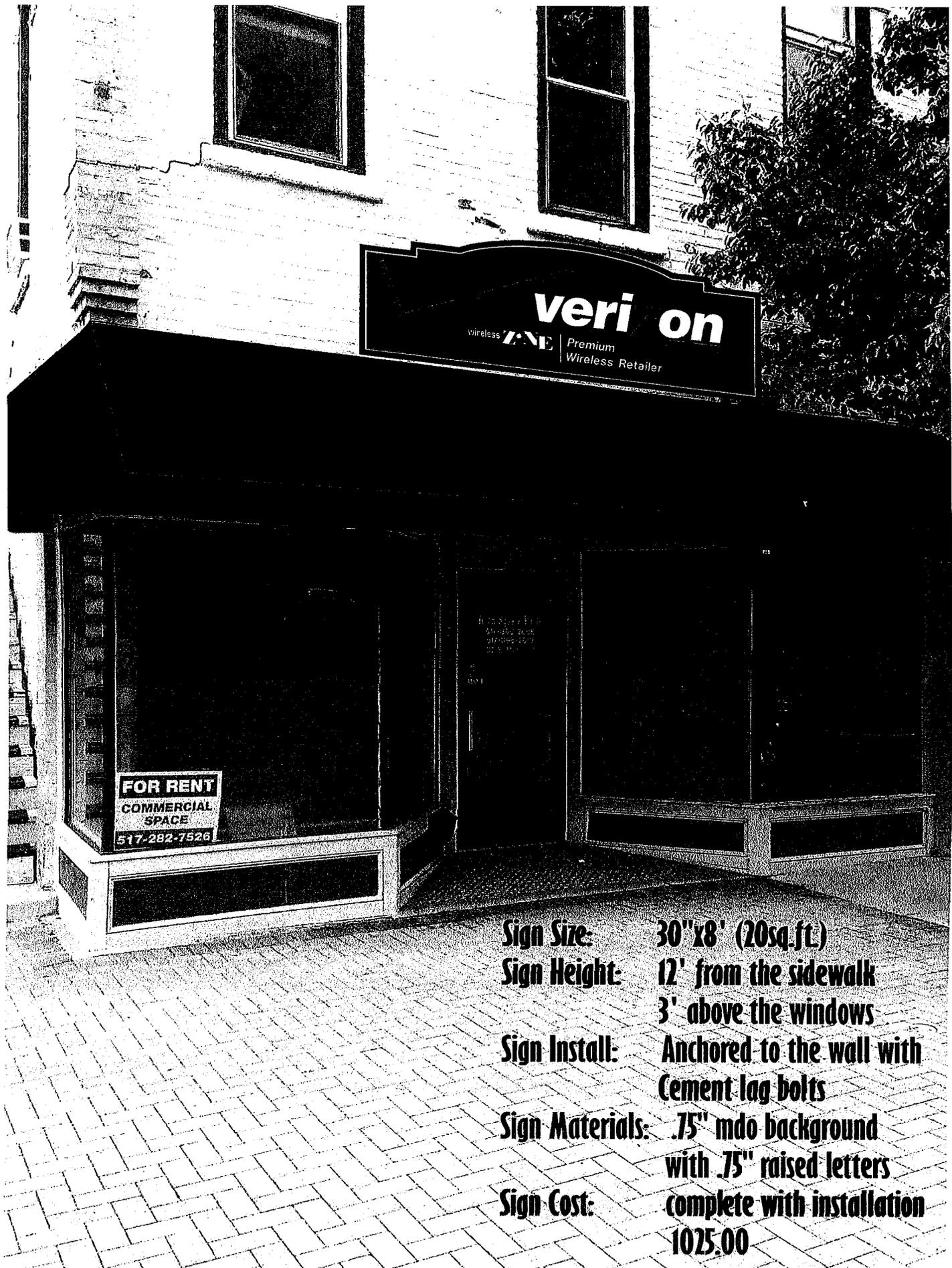
Special Conditions _____

BUILDING REVIEW

Sidwell No. _____ Assessed Value of Structure \$ _____
 Application Accepted By _____ Date _____ Permit No. _____
 Occupancy/Use Group _____ Code _____
 Soil Erosion Permit No. _____ Change of Use/New Use Tap in Fee _____
 Building Permit Fee _____ Total Fee Received _____ Receipt No. _____

Approved ___ Denied ___ Official/Administrator _____ Date _____

Special Conditions: _____



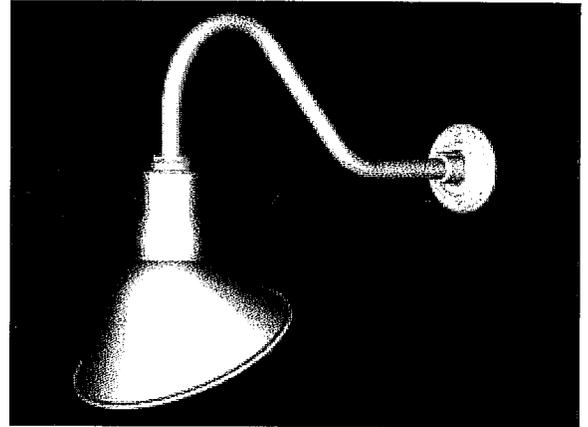
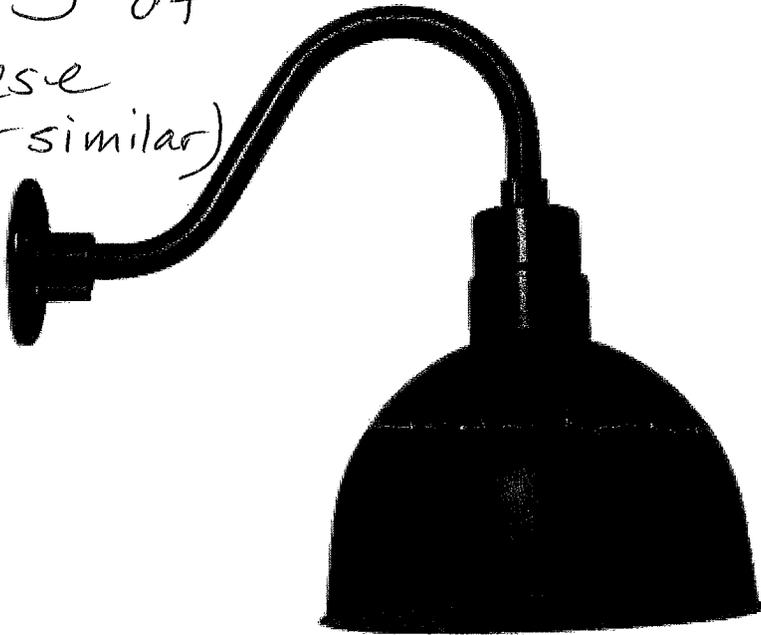
Sign Size: 30"x8' (20sq.ft.)
Sign Height: 12' from the sidewalk
3' above the windows
Sign Install: Anchored to the wall with
Cement lag bolts
Sign Materials: .75" mdo background
with .75" raised letters
Sign Cost: complete with installation
1025.00

Mark Smith [smith@bljwireless.com]

Sent: Wednesday, July 30, 2014 4:19 PM

To: Deborah Peterson

3 of
these
(or similar)



Mark Smith
General Manager
Wireless Zone
BLJ Wireless
Office: 734-327-5416
Fax: 734-327-5445