

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 Tuesday, May 26, 2015

7:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes – Meeting of April 27, 2015
4. People from the Floor
5. Announcements
6. Introductions
7. Regular Business
 - A. 160 E. Ash 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 FEBRUARY 23, 2015**

Haywood 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: Jewett, Clinton, Schulien, Shattuck

Commissioner(s) Absent: Cummings (excused), Mulvany, Vogel (excused)

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

APPROVAL OF MINUTES

The Meeting Minutes of February 23, 2015 were approved as presented.

PEOPLE FROM THE FLOOR

None.

ANNOUNCEMENTS

Jewett reminded the Board that the annual Spring Fling is Saturday, May 2, 2015.

REGULAR BUSINESS

Historic Resource Inventory

Jewett reported that the Access database inventory is not very big and could be incorporated into the City's website as a series of web pages. It may not be necessary to hire a consultant. He stated that the only change would be to provide a link to photographs and not embed them into the pages. He further stated that he will follow up with an email to the board explaining further.

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 approximately 7:34 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: 160 East Ash Street – Façade

Date: May 21, 2015

John and Mary Kelsey are requesting approval to demolish the existing single story commercial building and rebuild a three-story mixed use building with commercial on the first floor and total of three residential apartments on the second and third floors.

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.

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 14 and 15 provide recommendations for the subject resource. The subject site is listed as non-contributing resource in the District.

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 160 East Ash Street as submitted by John and Mary Kelsey based on the application received on May 20, 2015, 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 14 and 15 of the Mason Main Street Façade Study



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 John & Mary Kelsey Organization Mason Square Properties LLC
Address (Street, City, State, Zip) 426 Ravenwood Ct, Mason, MI 48854
Telephone Number (517) 896-0300/676-0431 Email address masonsquareproperties@gmail.com
Interest in Property (owner, contractor, tenant, option, etc.) OWNERS

II. PROJECT DESCRIPTION

Project Name 160 E Ash St

Project Address 160 E Ash St & adjacent vacant land

Property Owner Name Mason Square Properties LLC Telephone Number (517) 896-0300/676-0431

Property Owner Address 426 Ravenwood Ct, Mason, MI 48854

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

see attached description and drawings

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 To be determined Telephone Number _____

Address (Street, City, State, Zip) _____

Email address _____



IV. FEEES 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

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 John Kelsey Mary Kelsey Date 5/18/15

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 _____ Existing Structure or Use: Conforming ___ Non-Conforming ___
Proposed Structure or Use: Conforming ___ Non-Conforming ___ Variance Granted ___ Date _____
 Located in Flood Zone _____ FIRM Community Panel No. _____ Flood Zone _____
 Riverwalk Meadows/Cedar Street Suspense Assessment _____ Temple Street Special Assessment _____
 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: _____

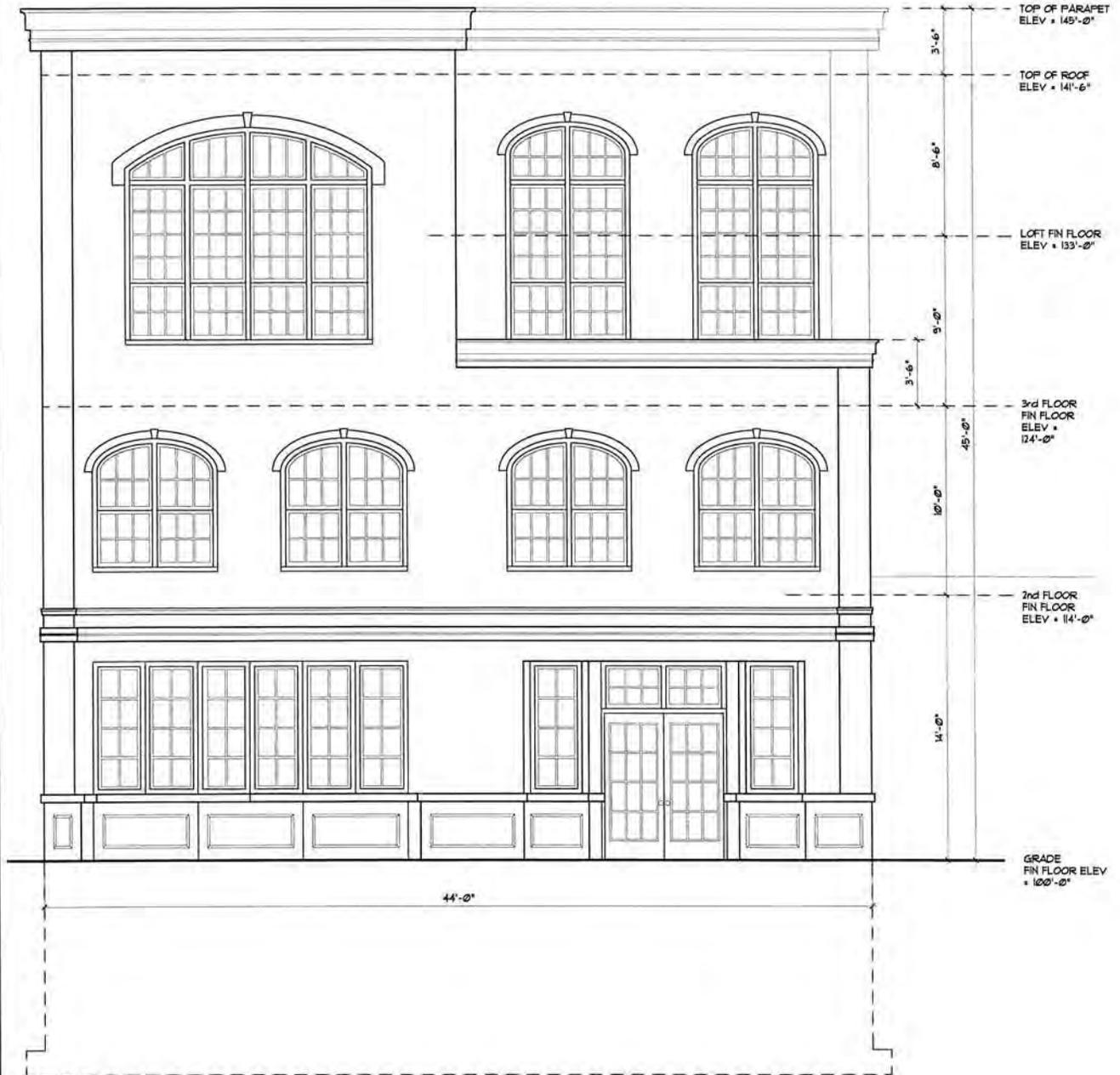
Description of proposed work for 160 E Ash St and adjacent vacant land

We would like to bring a three story multi-use building to downtown Mason, where there is now only a small (975 square foot) office building and a vacant lot. We are requesting the approval of the Historic Commission to demolish the existing building at 160 E Ash St and in its place, and on the adjacent lot, construct a three story multi-use building. The proposed building would house commercial space on the first level (preferably a full service restaurant), three one bedroom apartments on the second floor and a large apartment on the third floor that will be owner occupied. Our intent with the design of the building is to not only sustain but improve upon the existing character of the Courthouse square. Our goal in the design is to create a building that to an untrained eye will look like it has been there all along.

The building we propose to remove, 160 E Ash St was listed in the Mason Historical Commission Façade study as "non-contributing" and is a circa 1930-1940 building. As the study stated: "the strength of Mason's Downtown District lies in it's typicality of a mid-west county seat town of the 19th century"

We do not plan to copy existing buildings but want it to be compatible in size, scale, materials and character.

Our proposed development lies at the end of the Square and would create a strong anchor for the Downtown District where there is now vacant land. The project is consistent with Mason's Master Plan of creating density, will add a community desired destination restaurant and will fill a gap in the downtown district that has remained undeveloped for a hundred years.



FRONT ELEVATION (CONCEPT)

Scale: 1/8" = 1'-0"

JG #15008

A-1

5/17/2015

New Mixed-Use Building for:

John and Mary Kelsey

160 E. Ash Street, Mason, Michigan

JG DESIGNS
ARCHITECTURAL CONSULTING SERVICES

269-569-9333
HTTP://JGDESIGNSLLC.COM



Concept Rendering

Overhead View

JG #15008

5/20/2015

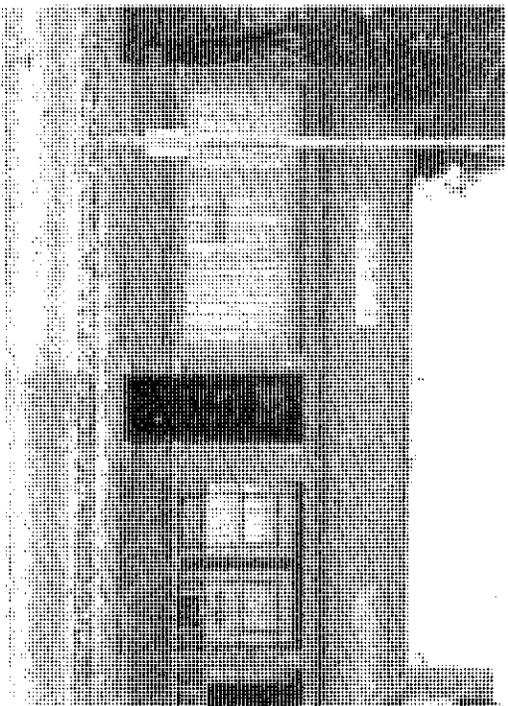
New Mixed-Use Building for:

Mason Square Properties, LLC

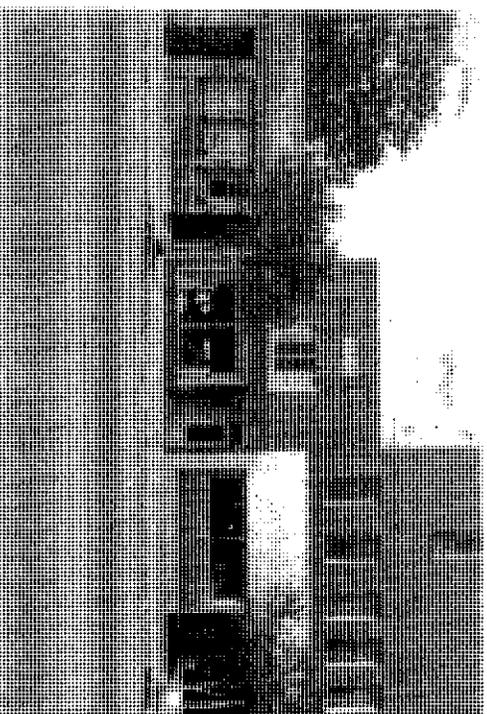
160 E. Ash Street, Mason, Michigan

JG DESIGNS
ARCHITECTURAL CONSULTING SERVICES

269-569-9333
[HTTP://JGDESIGNSLLC.COM](http://JGDESIGNSLLC.COM)



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



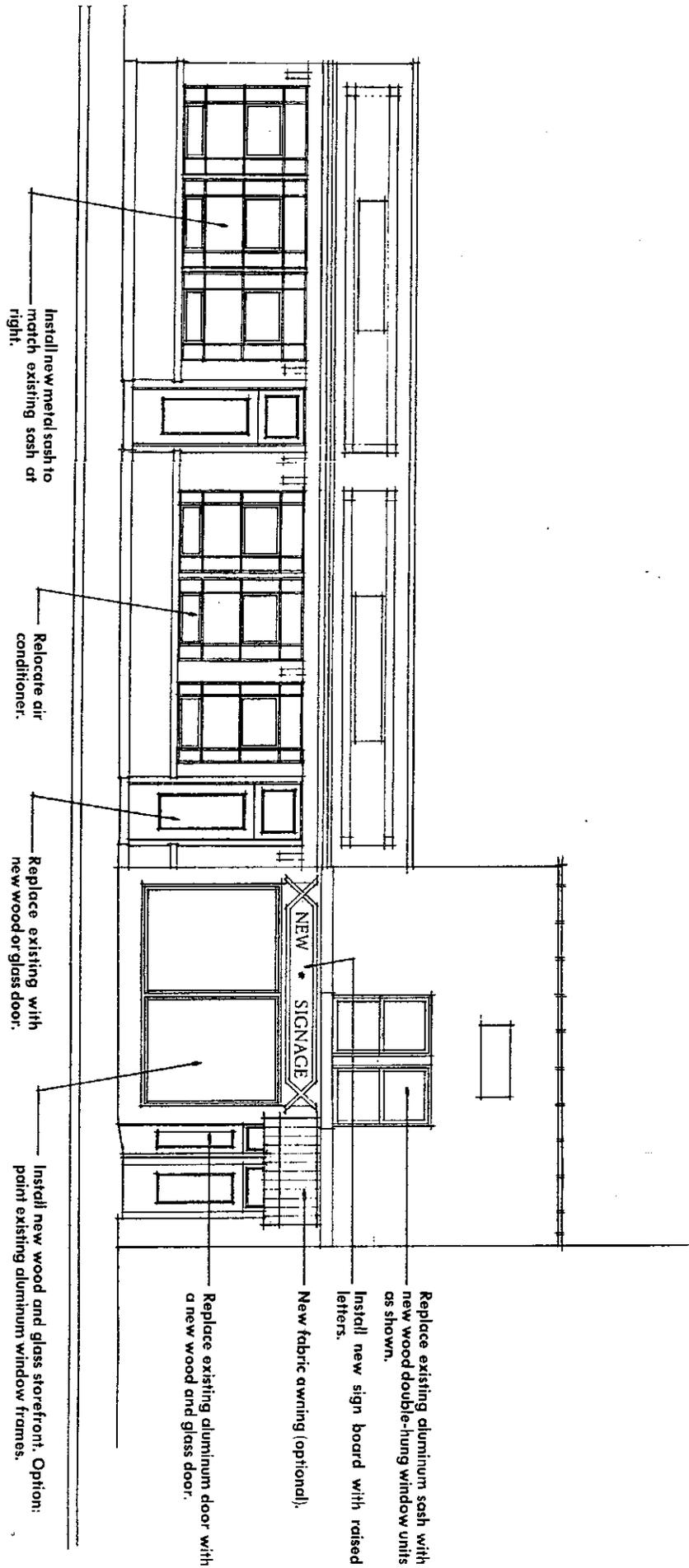
GEORGE SULLIVAN
BUILDING
158 - 160 E. ASH STREET

HISTORY: The George Sullivan building is non-contributing and no history is available. The Mason Chamber of Commerce building was erected in 1928 by Otis 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 accented by a recessed soldier course of brick. The display window is set in amodized 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.



Install new metal sash to match existing sash at right.

Relocate air conditioner.

Replace existing with new wood or glass door.

Install new wood and glass storefront. Option: paint existing aluminum window frames.

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

New fabric awning (optional).

Install new sign board with raised letters.

Replace existing aluminum sash with new wood double-hung window units as shown.