

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, June 22, 2015

7:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes – Meeting of May 26, 2015
4. People from the Floor
5. Announcements
6. Introductions
7. Regular Business
 - A. 131 E. Maple 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 MAY 26, 2015**

Clinton called the meeting to order at 7:01 p.m. in the 2nd floor Training Room at 201 W. Ash Street, Mason, Michigan.

Commissioner(s) Present: Jewett, Clinton, Cummings, Mulvany, Schulien, Shattuck
Commissioner(s) Absent: Vogel
Also present: David E. Haywood, Zoning & Development Director

APPROVAL OF MINUTES

The Meeting Minutes of April 27, 2015 were approved as presented.

PEOPLE FROM THE FLOOR

None.

ANNOUNCEMENTS

Jewett reported that he provided historic photos to the contractor that will be working on restoring the façade at 100 E. Ash St.

REGULAR BUSINESS

160 E. Ash St.

John and Mary Kelsey, owners of 160 E. Ash St., introduced themselves to the Commission. A lengthy discussion ensued with the Commission. Together the Kelsey's and Commissioners discussed the issue and made the following statements/comments relative to the proposed development project:

- The project involves two 22 foot wide lots
- The proposal is to demolish the existing structure at 160 E. Ash St. and build a three-story building with commercial (restaurant) on the first floor, three residential units on the second floor and one residential on the third floor, including terrace.
- The structure is listed as non-contributing in the Mason Main Street Façade Study
- They would not have asked for permission to demolish for a contributing building
- They are excited about what is happening in downtown
- They have roots in Mason and have raised a family here
- They don't take lightly the decision to demolish a building downtown
- By tearing down and rebuilding, they will be increasing density downtown
- They hope that this project will continue to attract people and new interest to Mason
- The property will provide a five-car covered parking
- There will be a separation of approximately 44-66 feet between the proposed building and the house at the corner of Ash and Barnes
- No basement is proposed at this time
- The proposed development is compliant with zoning
- There will be a green roof
- They plan to incorporate the "root" building marker from the existing building into the proposed building
- They hope to complete the project in one to two years

Mr. Kelsey addressed the criteria for approval in Section 31-5(e) of the Mason Code:

- The structure is non-contributing
- The project will be an anchor to the block, similar to the Lawrence Building at the opposite corner
- The structure will give substance to street
- They are not trying to recreate or mimic historic building design
- They are trying to compliment the resources in the District
- The building provides uniform lines of mass in line with nearby buildings relative to windows, cornices, base, middle, cornice, etc.
- The building will have a recessed entry at street level
- They plan to use a brick that looks aged

Motion by Mulvany, second by Cummings,
To approve the building demolition and reconstruction 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.
MOTION APPROVED UNANIMOUSLY

Historic Resource Inventory

Jewett reported that there was nothing new to report, but will email the Commission with updates.

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 approximately 7:34 p.m.

Deborah J. Cwierniewicz, City Clerk

City of Mason

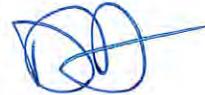
201 W. Ash St.
P.O. Box 370
Mason, MI 48854-0370
www.mason.mi.us



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: 131 East Maple Street (First Presbyterian Church) – Façade

Date: June 18, 2015

The First Presbyterian Church is requesting approval to construct a building addition for a new elevator, install nine replacement windows in the lower level of the existing building, and new electrical and heating/cooling equipment.

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.

The subject site is not listed in the Study as a resource, but is located within the Historic District. Section 31-4(7) gives the Commission authority to regulate the exterior appearance of any historic or non-historic structure located within 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 the First Presbyterian Church located at 131 East Maple Street as submitted by Jackie Hoist, H2A Architects, based on the application received on June 18, 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. Elevation drawings



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 JACKIE HIRST Organization H2A Architects
Address (Street, City, State, Zip) 9100 LAPEER Rd Suite B
Telephone Number (810) 412-5640 Email address JACKIE@H2A Architects, Inc
Interest in Property (owner, contractor, tenant, option, etc.) Architect

II. PROJECT DESCRIPTION

Project Name First Presbyterian Church
Project Address 131 E. Maple Street
Property Owner Name First Presbyterian Telephone Number (517) 676 9333
Property Owner Address SAME

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

New Addition for Elevator & Replacement of 9 windows in lower level of existing church - New Electrical & HVAC.

III. CONTRACTOR INFORMATION

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

Valuation of Work To be det. Contractor License No. To be det

Name To be determined Telephone Number _____

Address(Street, City, State, Zip) _____

Email address _____



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

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 [Handwritten Signature] Date 6-17-15

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 _____
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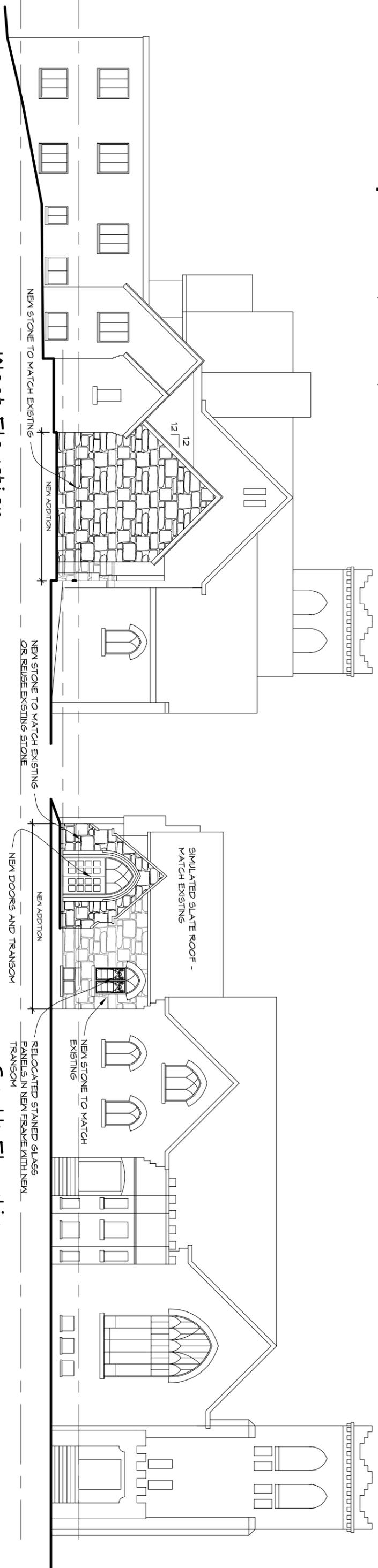
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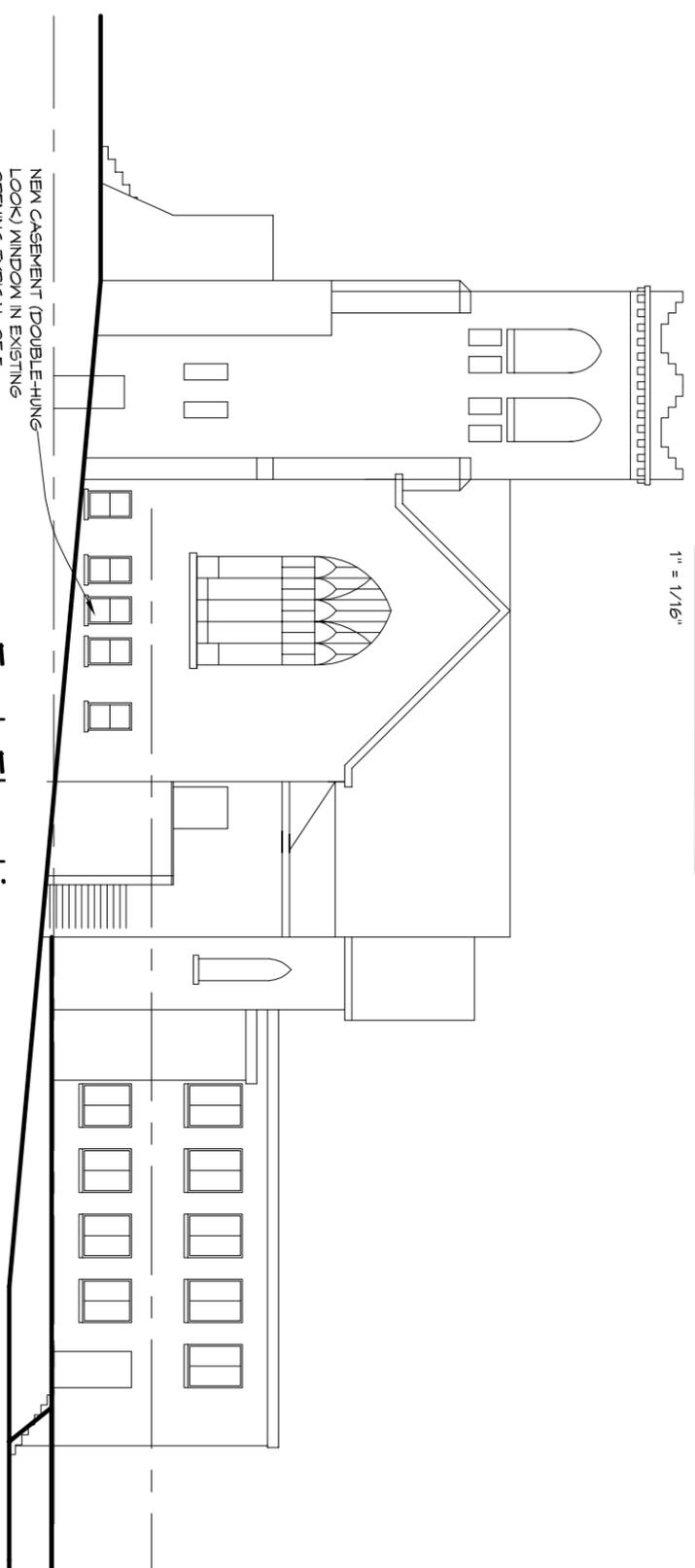
First Presbyterian Church of Mason

131 East Maple Street, Mason, MI



West Elevation

1" = 1/16"



East Elevation

1" = 1/16"

South Elevation

1" = 1/16"

