

# CITY OF MASON

201 West Ash St.  
Mason, MI 48854-0370

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

## Historic District Commission Meeting – 2<sup>nd</sup> Floor Training Room Monday, August 24, 2015

7:00 p.m.

### AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes – Meeting of July 27, 2015
4. People from the Floor
5. Announcements
6. Introductions
7. Regular Business
  - A. 103 E. Maple St. – Exterior Stair & Façade Cap
  - 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 27, 2015**

Clinton called the meeting to order at 7:06 p.m. in the 2<sup>nd</sup> floor Training Room at 201 W. Ash Street, Mason, Michigan.

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

**APPROVAL OF MINUTES**

The Meeting Minutes of June 22, 2015 were approved as presented.

**PEOPLE FROM THE FLOOR**

None.

**ANNOUNCEMENTS**

None.

**REGULAR BUSINESS**

**106 E. Ash St.**

Mary Worman, property owner, and Amanda Harrell-Seyburn, Sedgwick & Ferweda Architects, introduced themselves to the Commission and gave a brief overview of the project. Together, Ms. Worman, Ms. Harrell-Seyburn and Commissioners discussed the proposal and made the following statements/comments relative to the proposed development project:

- The façade will be restored to its original state, including new stone and brick in places
- They are currently removing a few panels to explore condition of façade
- They have discovered that there is some damage due to the current enameled metal panel installation that will need replacement/repair
- Project is phased over three years at most
- The DDA has approved the project
- Interior renovations are planned as well
- Future plans to create residential dwelling units on second floor

Motion by Shattuck, second by Jewett,

To approve the façade improvement proposal at 106 East Ash Street as submitted by Gary Worman of MK&G Properties based on the application received on July 16, 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 indicated that there was nothing new to report.

**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 8:03 p.m.

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Deborah J. Cwiertniewicz, 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 blue ink, appearing to be "DEH", is written over the name "David E. Haywood".

Re: 103 E. Maple Street – Exterior Stair & Façade Cap

Date: August 20, 2015

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Amanda Herrell-Seyburn of Sedgewick & Ferweda Architects is requesting approval to replace the deteriorated exterior wood stair and enclosure and repair the deteriorated façade cap along the top edge of the south and west side of the building. Attached are excerpts from the Mason Main Street Façade Study, architectural details, and current and historical photographs of the building.

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 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 not provide recommendations for the stairs and covered entry.

The Study does provide a recommendation to repair the façade cap to "prevent moisture from infiltrating the top of the wall" to prevent further deterioration of the masonry wall below.

### **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.*

The building has a very integral location within the historic district, as it is visible from many vantage points in the downtown area. The proposed exterior stairs and façade cap appear to be consistent with the historical value of the building as well as the surrounding area.

2. *The relationship of the exterior architectural features of the structure to the rest of the structure and the surrounding area.*

The proposed exterior stair and façade cap appear to be consistent with the building and surrounding resources.

3. *The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.*

The proposed exterior stairs and façade cap appear to fit within the existing sign board and are very similar to previous historical signs in style and letter type.

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

There does not appear to be other factors not covered by standards 1 through 3 above.

### **Recommended Action**

**The Historic District Commission approve the exterior stair and façade cap proposal for 103 E. Maple Street as submitted by Amanda Herrell-Seyburn of Sedgewick & Ferweda Architects based on the application received on August 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 and project description
2. Staircase and façade cap details
3. Photographs of the existing building
4. Pages 8 and 9 from 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 AMANDA HARRELL-SEYBURN Organization SEDFENICK & FERREDA ARCHITECTS  
Address (Street, City, State, Zip) 401 E. COURT STREET, FULTON, MI 48853  
Telephone Number (810) 228-9647 Email address amanda@sfarch.us  
Interest in Property (owner, contractor, tenant, option, etc.) ARCHITECTURAL DESIGNER/OWNER AGENT

**II. PROJECT DESCRIPTION**

Project Name 103 E MAPLE

Project Address 103 E. MAPLE, MASON, MI  
Property Owner Name DICK BREEDVELD Telephone Number (517) 676-3873  
Property Owner Address 772 E. MAPLE, MASON, MI

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

SEE ATTACHED DRAWINGS & DESCRIPTION

**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 TBD. 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 08.17.2015

**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: \_\_\_\_\_ □ \_\_\_\_\_

\_\_\_\_\_ □ \_\_\_\_\_

\_\_\_\_\_



## 103 E. Maple I Stair & Façade Cap Project

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410 East Court Street, Flint, MI 48503. 810.238.9647 Primary Contact: Amanda Harrell-Seyburn, Assoc. AIA | Designer & Project Manager  
www.sfarch.us amanda@sfarch.us | 810.238.9647

## Stair & Façade Cap Project 103 E. Maple Street I Project Description

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103 E. Maple Street is a two story Italianate at the corner of E. Maple & Jefferson in Mason. This late nineteenth century building features an exterior wood stair and enclosure on the west façade of the building for the apartments located at the second level.

Project Scope of Work:

### Part 1: Stair

Replace deteriorated wood stair and enclosure. Stair & enclosure have been modified over the last century.

- Current wood stair is deteriorated and is missing the historic railing with decorative newell posts set at regular intervals with railing located between newells.
- Enclosure was originally an open air porch. Sometime in the last century the porch openings were enclosed with screens & plexiglass. The wood enclosure is deteriorating.
- The proposed stair & enclose has been designed with respect to history and accordance with historic photograph from the early 20<sup>th</sup> century (see next page) including historically sensitive upgrades to materials, structural supports, and replica of historic railing. Plexiglass is replaced with operable windows & door added to the enclosure entrance to ensure a weather tight enclosure for the tenants. Enclosure requires material and structural upgrades to support windows and door.
- The ornate steel bracket decoration will be restored and welded to new 2x2x3/16 steel channel angles to maintain the historic look of the bracket while increasing structural support.

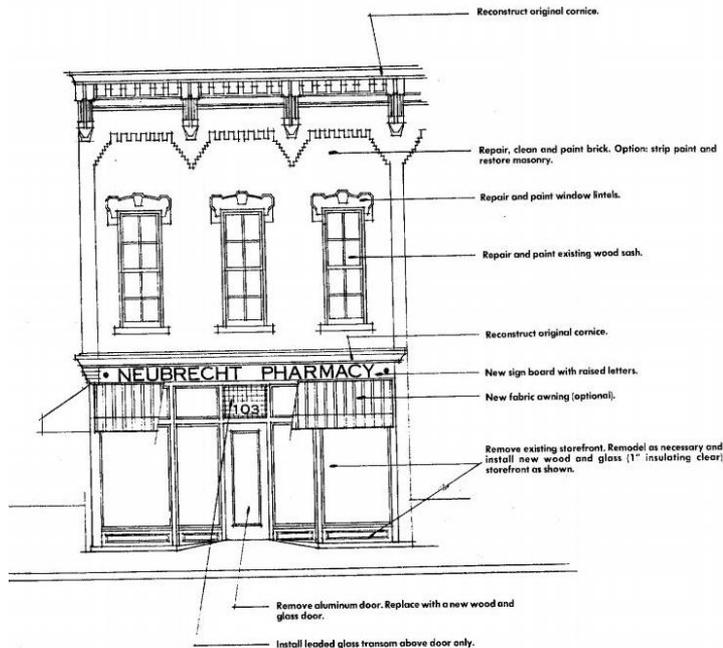
### Part 2: Façade Cap

Repair deteriorated façade cap. Original wood cornice was removed in the mid-century. The current façade cap is concrete block and cast in place concrete.

- The south façade cap is not covered and shows deterioration.
- West façade cap has been covered in aluminum.
- The proposed includes repairing the cast-in-place concrete cap on the south and removal of the aluminum on the west.
- The façade cap on the west and south will be built-up with 2x12 & 2x6 wood plates and covered in galvanized steel painted for a consistent look.

## Stair & Façade Cap Project 103 E. Maple Street | Project Description

Graphic: Mason Main Street Façade Study of the 103 E. Maple



### NEUBRECHT PHARMACY 103 East Maple Street 1883



#### Mason Main Street Façade Study | 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."*

#### Mason Mains Street Façade Study | 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. Double-hung four-over-four on the upper level are capped with ornately carved lintels.*

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

*The 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 mitigating the impact of changing materials.*

*The storefront has been altered at some time in the past. The entrance and windows are of clear anodized aluminum. A textural 4x4 green 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.*

## Stair & Façade Cap Project 103 E. Maple Street | Project Description

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### Historic Photo



Early 20<sup>th</sup> Century photo of 103 E. Maple with architectural features in tact



Mid-20<sup>th</sup> Century photo 103 E. Maple showing modifications

# Stair & Façade Cap Project 103 E. Maple Street | Project Description

## Existing Conditions



## Stair & Façade Cap Project 103 E. Maple Street | Project Description

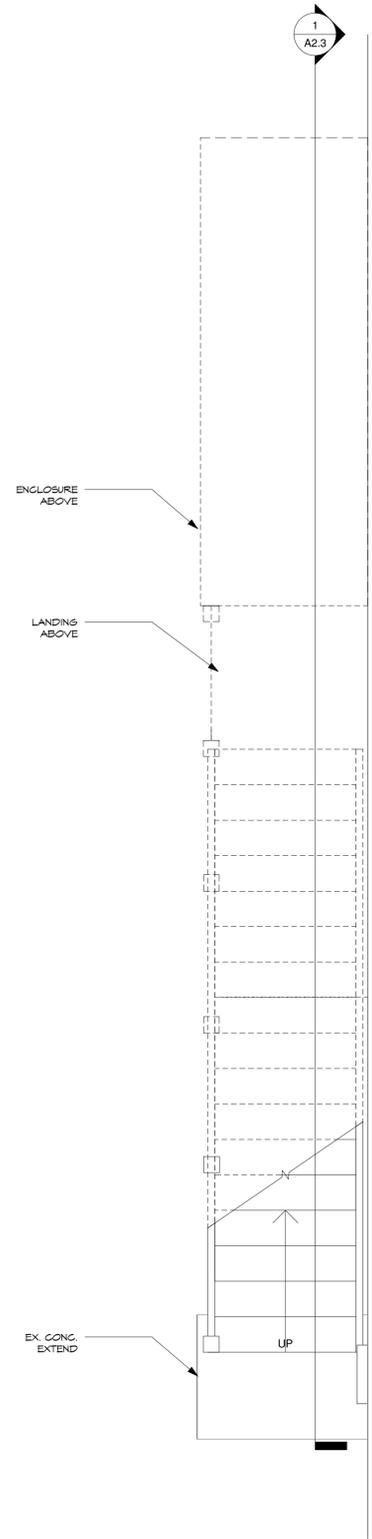
### Existing Conditions



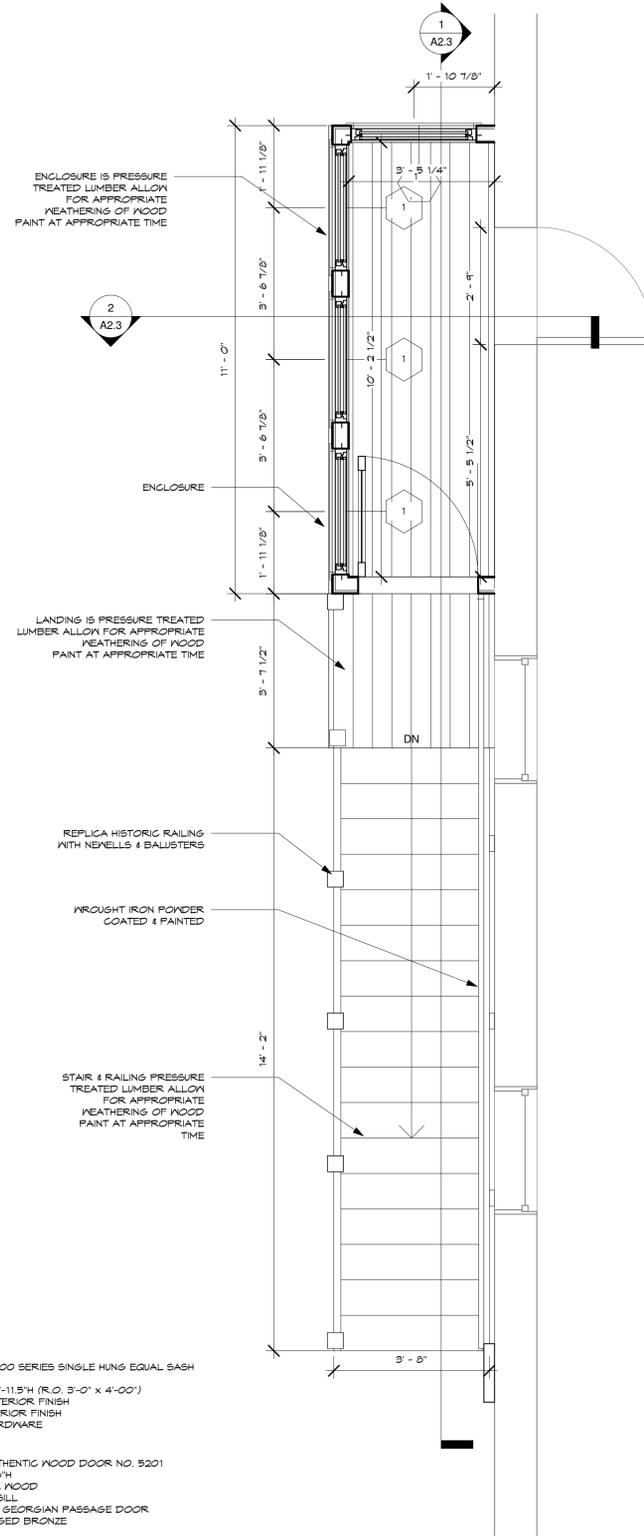
# Stair & Façade Cap Project 103 E. Maple Street | Project Description

## Existing Conditions



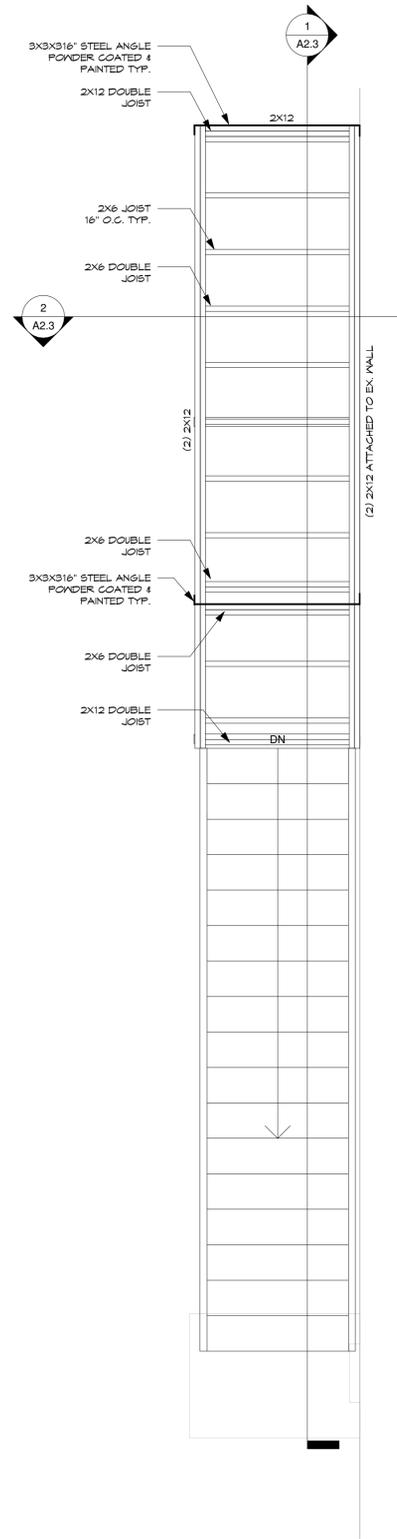


1 FIRST FLOOR  
1/2" = 1'-0"

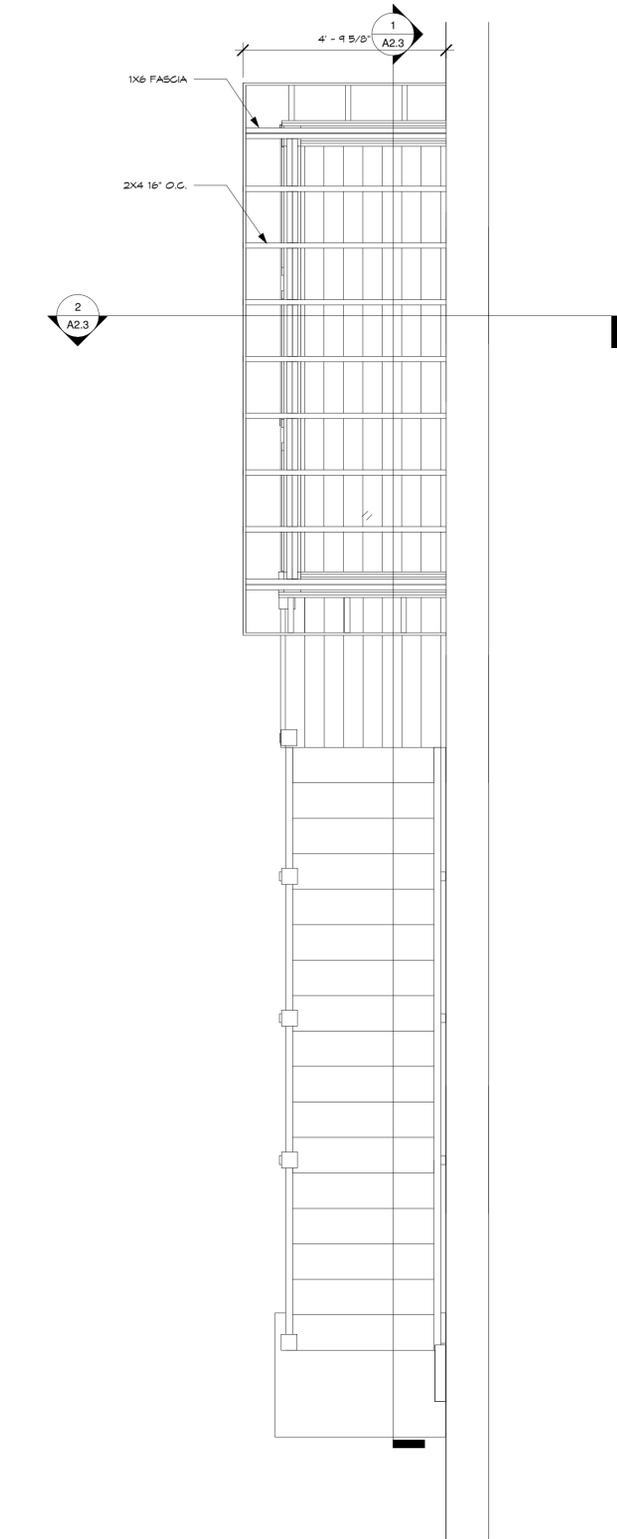


- KEY:
- 1 ANDERSON 100 SERIES SINGLE HUNG EQUAL SASH NO. 3040  
2'-11 1/2" W x 3'-11 1/2" H (R.O. 3'-0" x 4'-0")  
W/ WHITE EXTERIOR FINISH  
W/ WHITE INTERIOR FINISH  
W/ WHITE HARDWARE
  - A JELDEN AUTHENTIC WOOD DOOR NO. 5201  
2'-3" W x 6'-9" H  
W/ HEMLOCK WOOD  
W/ BRONZE SILL  
W/ SCHLAGE GEORGIAN PASSAGE DOOR  
KNOB SET AGED BRONZE

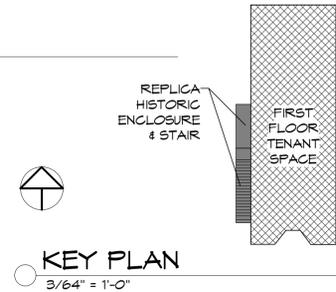
2 SECOND FLOOR  
1/2" = 1'-0"



3 FLOOR FRAMING  
1/2" = 1'-0"



4 ROOF FRAMING  
1/2" = 1'-0"



KEY PLAN  
3/64" = 1'-0"



ARCHITECT  
**SEDGWICK & FERWEDA ARCHITECTS**

410 East Court Street Flint, MI 48503  
TEL: 810-238-9647 | FAX: 810-238-4900  
www.starch.us

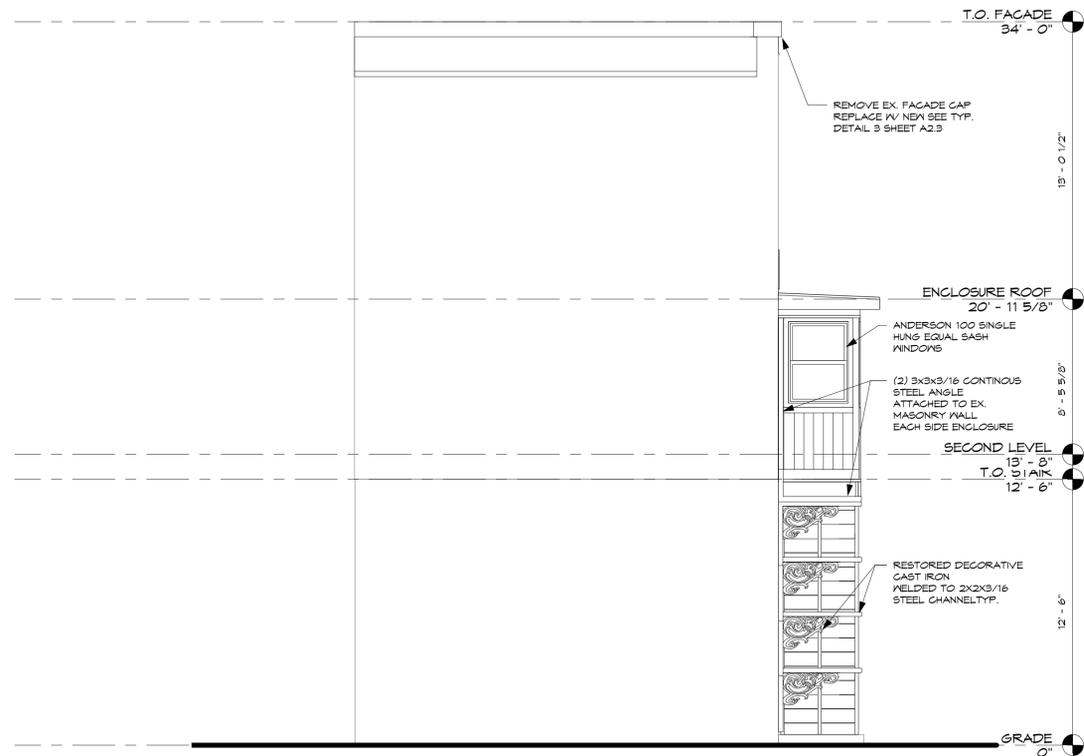
GOOD DESIGN. GOOD CLIENTS. GREAT ARCHITECTURE.



REVISIONS	
Date	Description

Project  
**OPTION A: STAIR RESTORATION & NEW ENCLOSURE**  
Drawing  
**FLOOR PLANS & FRAMING PLANS**

DRAWN BY: AHS  
CHECKED BY: AHS  
**PRELIMINARY DESIGN**  
PROJECT NUMBER 14-0XXM  
DATE Issue Date  
SCALE As indicated  
SHEET NUMBER  
**A1.2**



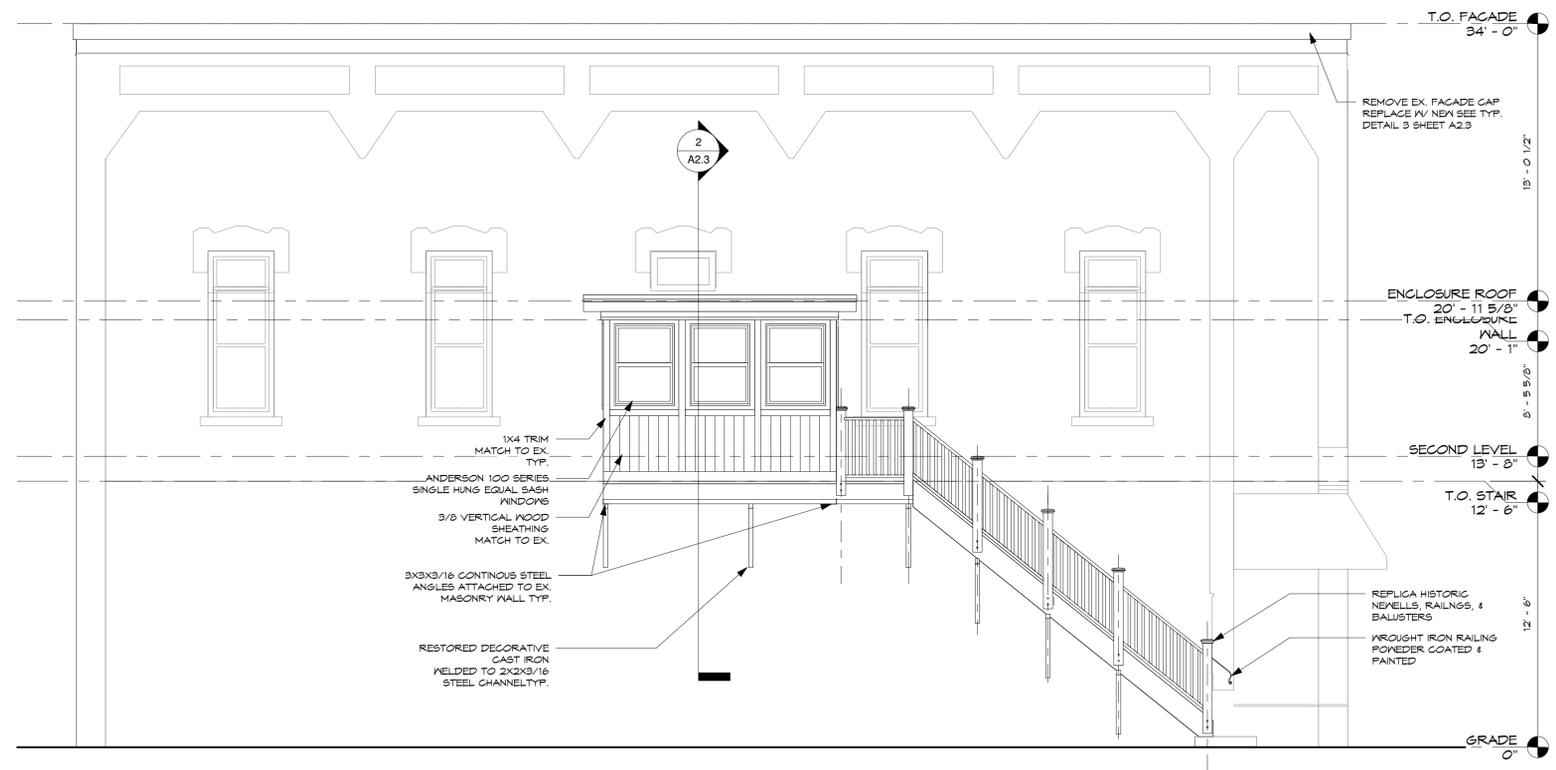
2 NORTH ELEVATION

1/4" = 1'-0"



1 SOUTH ELEVATION

1/4" = 1'-0"



3 WEST ELEVATION

1/4" = 1'-0"



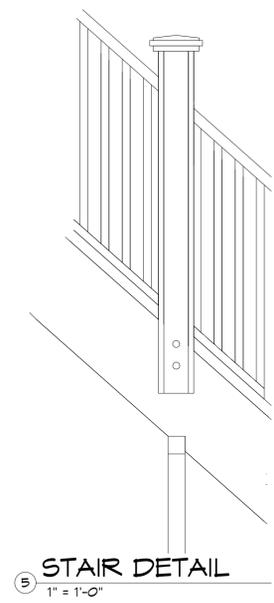
ARCHITECT  
**SEDGWICK & FERWEDA ARCHITECTS**  
 410 East Court Street Flint, MI 48503  
 TEL: 810-238-9647 | FAX: 810-238-4900  
 www.starch.us  
 GOOD DESIGN. GOOD CLIENTS. GREAT ARCHITECTURE.



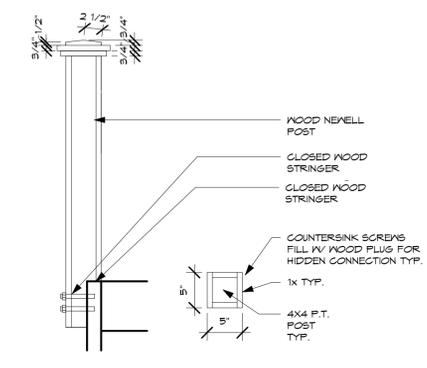
REVISIONS	
Date	Description

Project  
**OPTION A: STAIR RESTORATION & NEW ENCLOSURE ELEVATIONS**  
 Drawing

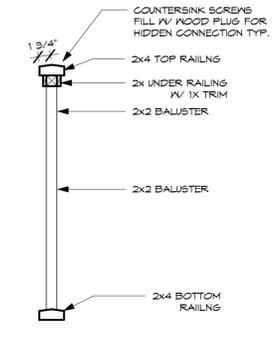
DRAWN BY: AHS  
 CHECKED BY: AHS  
**PRELIMINARY DESIGN**  
 PROJECT NUMBER 14-0XXM  
 DATE Issue Date  
 SCALE 1/4" = 1'-0"  
 SHEET NUMBER  
**A2.0**



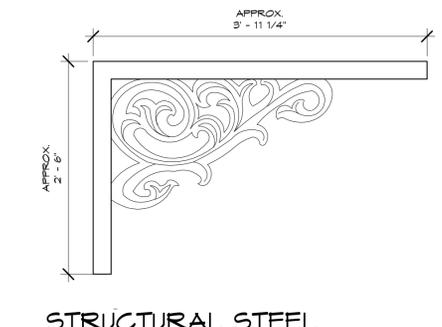
5 STAIR DETAIL  
1" = 1'-0"



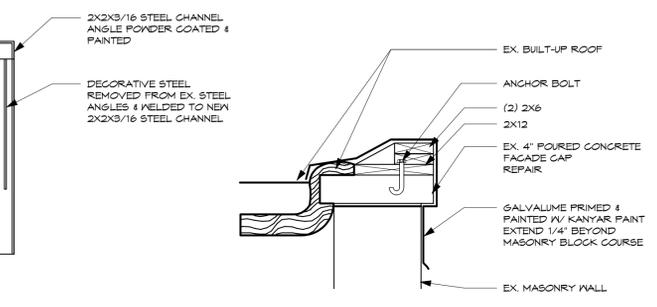
6 NEWELL POST DETAIL  
1" = 1'-0"



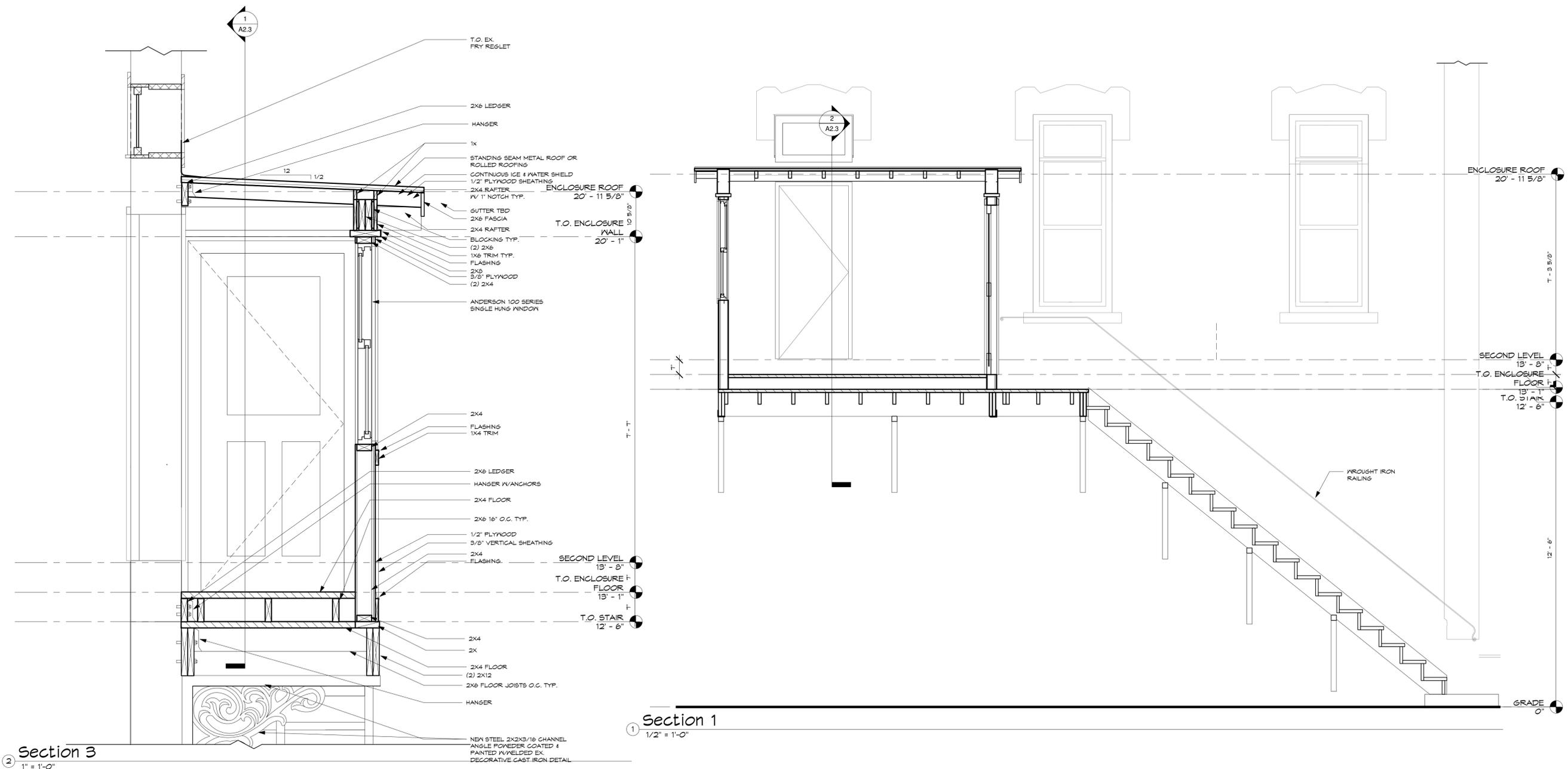
4 RAILING DETAIL  
1" = 1'-0"



7 STRUCTURAL STEEL BRACKET  
1" = 1'-0"



3 FACADE GAP DETAIL  
1" = 1'-0"



1 Section 1  
1/2" = 1'-0"

2 Section 3  
1" = 1'-0"



ARCHITECT  
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GOOD DESIGN. GOOD CLIENTS. GREAT ARCHITECTURE.



REVISIONS	
Date	Description

Project **OPTION A: STAIR RESTORATION & NEW ENCLOSURE**  
Drawing **SECTIONS & CONSTRUCTION DETAILS**

DRAWN BY: AHS  
CHECKED BY: AHS  
**PRELIMINARY DESIGN**  
PROJECT NUMBER 14-0XXM  
DATE Issue Date  
SCALE As Indicated  
SHEET NUMBER **A2.3**

8/17/2015 3:01:43 PM



## 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 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.