

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, November 23, 2015

7:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes – Meeting of August 24, 2015
4. People from the Floor
5. Announcements
6. Introductions
7. Regular Business
 - A. 106 E. Ash St. – Facade
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 24, 2015**

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

APPROVAL OF MINUTES

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

PEOPLE FROM THE FLOOR

None.

ANNOUNCEMENTS

None.

REGULAR BUSINESS

103 E. Maple St.

Jared Browers and Clayton Shafer of Community Building Services introduced themselves to the Commission and gave a brief overview of the project. Together, Mr. Browers, Mr. Shafer and Commissioners discussed the proposal and made the following statements/comments relative to the proposed development project:

- The stairwell is in need of replacement
- The wood and steel have structural deficiencies
- The façade cap is very deteriorated and in need of replacement
- The stairs were not originally covered
- The current budget does not allow for covering the stairway

Motion by Jewett, second by Vogel,

To 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.

MOTION APPROVED UNANIMOUSLY

Historic Resource Inventory

Jewett indicated that there was nothing new to report.

UNFINISHED BUSINESS

Vogel reported that she is still trying to schedule an Abraham Lincoln actor for the Oracle Financial Solutions building opening.

NEW BUSINESS

Cummings reported that he will not be available for the September meeting.

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 7:28 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 blue ink, appearing to be "D. Haywood", is written over the "From:" line.

Re: 106 E. Ash St. (MK&G Properties) – Façade

Date: November 18, 2015

Gary Worman of MK&G Properties is requesting approval for a revised window design to 106 E. Ash. The design approved by the Historic District Commission on July 27, 2015 included floor to ceiling storefront windows. During restoration (removing non-historic panels covering the facade) masonry was revealed beneath the existing windows. The masonry is in good condition and it is the decision of the applicant to keep the masonry and install new storefront windows beginning at the masonry and extending to the full height as originally proposed. The new storefront windows will be the same material as originally proposed, aluminum with clear fixed glass. The horizontal mullion will align with other windows in the block. Three vertical mullions will equally divide the window at the transom. A single mullion will divide the larger lower windows.

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 recommendations provided in the Study were based on the U.S. Secretary of the Interior's Standards for Rehabilitation. Pages 20 and 21 of the Study provide recommendations for the subject building. Attached is a copy of pages 20 and 21 for your reference.

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 property located at 106 East Ash Street as submitted by Gary Worman of MK&G Properties based on the application received on November 17, 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
3. Main Street Façade Study excerpts

re'd 11-17-15
JMT - Admin
Asst
City of Mason



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 M K & G Properties, LC Organization _____
Address (Street, City, State, Zip) 106 East Ash, Mason, MI 48854
Telephone Number (517) 244-9100 Email address gary@wdmpic.com
Interest in Property (owner, contractor, tenant, option, etc.) Owner

II. **PROJECT DESCRIPTION** Project Name Lawrence Building Facade Restoration

Project Address 106 East Ash, Mason, MI 48854
Property Owner Name M K & G Properties, LC Telephone Number (517) 244-9100
Property Owner Address 106 East Ash, Mason, MI 48854

Written Description of Work (attach additional pages, if necessary)
See Attached Revised 11-15-15 - gms

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

Valuation of Work 30,000.00 Contractor License No. 2102203886 Exp. Date 5/31/18
Name Community Building Services, LLC Telephone Number 517-604-6214
Address (Street, City, State, Zip) 4505 West Columbia, Mason, MI 48854
Email address CommunityBuildingServicesLLC@gmail.com

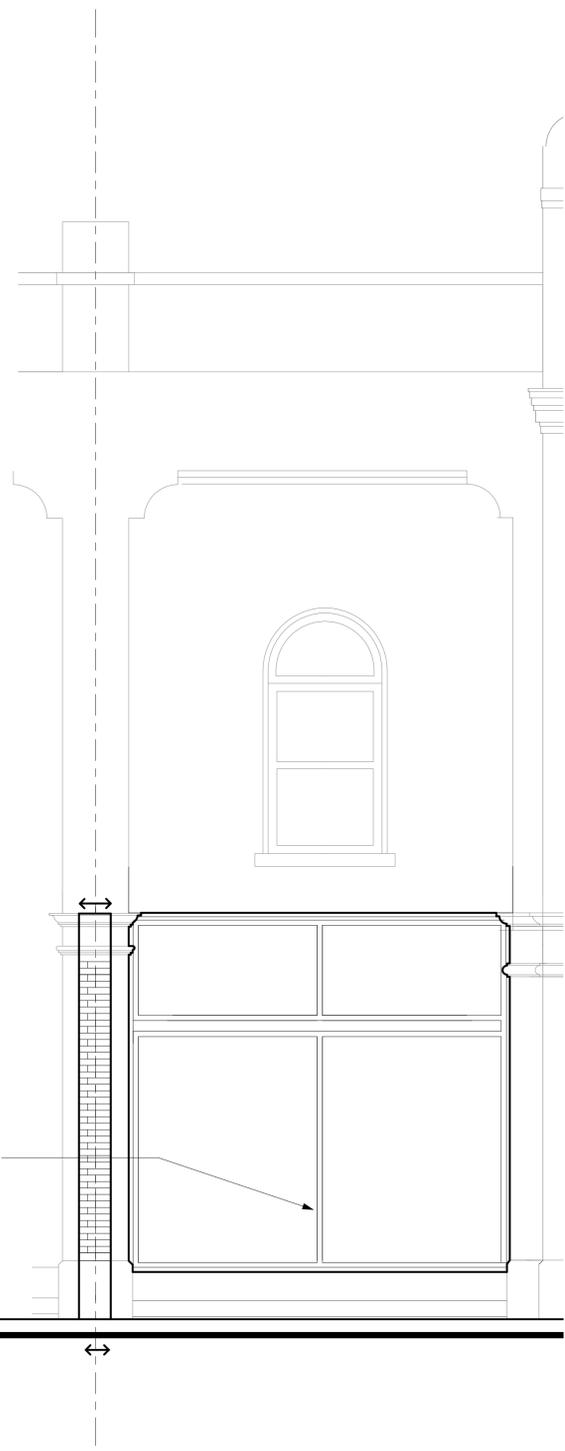
IV. **FEEES ON REVERSE SIDE (DO NOT SEND FEE WITH APPLICATION - FEE WILL NOT BE ACCEPTED UNTIL PERMIT IS ISSUED - FEES SUBMITTED AT TIME OF APPLICATION WILL BE RETURNED)**

V. **APPLICATION MATERIALS ON REVERSE SIDE**

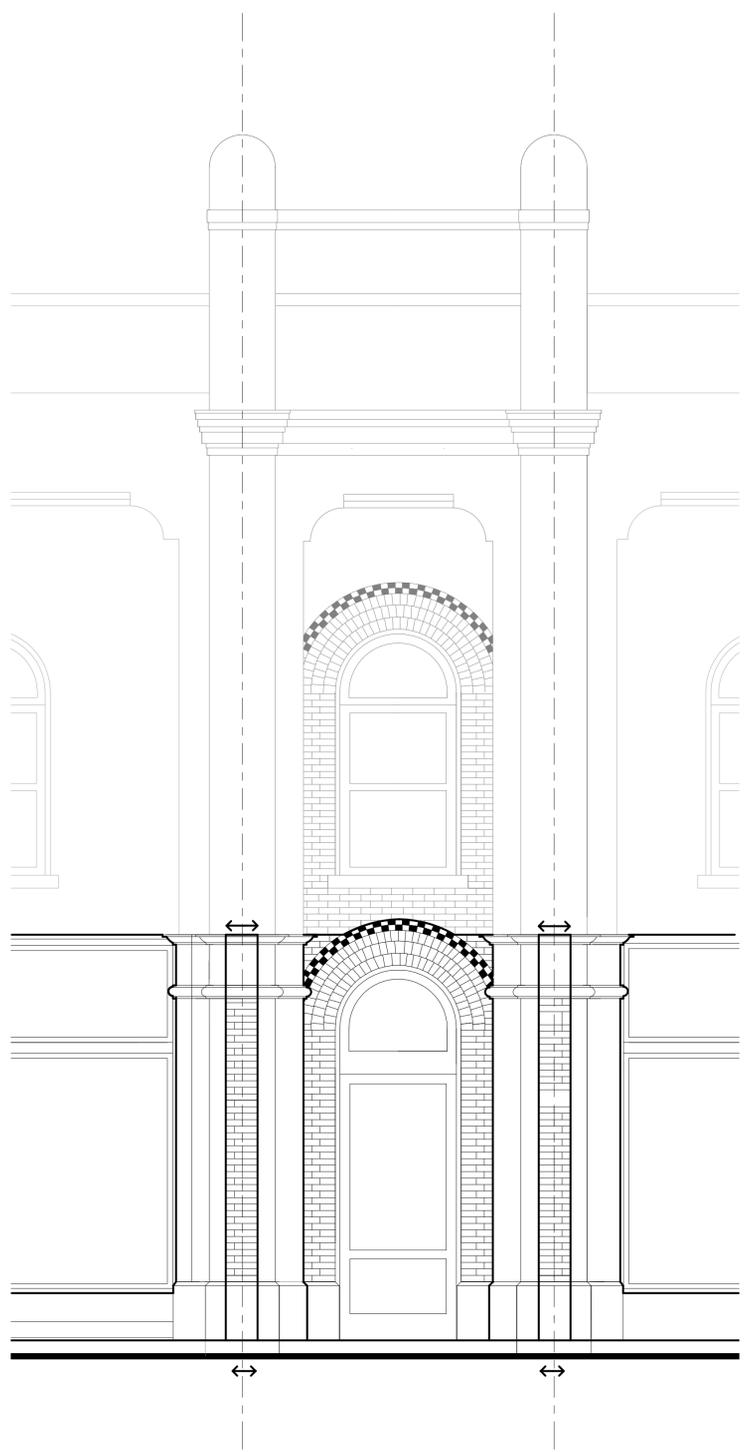
APPLICANT CERTIFICATION

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 *Harry Norman* Date 11-15-15

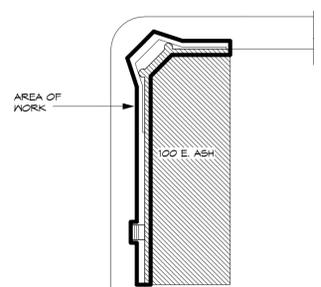


1 NORTH ELEVATION
3/8" = 1'-0"



2 NORTHWEST ELEVATION
3/8" = 1'-0"

KEY
NEW
EXISTING



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



ARCHITECT
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www.starch.us
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REVISIONS	
Date	Description

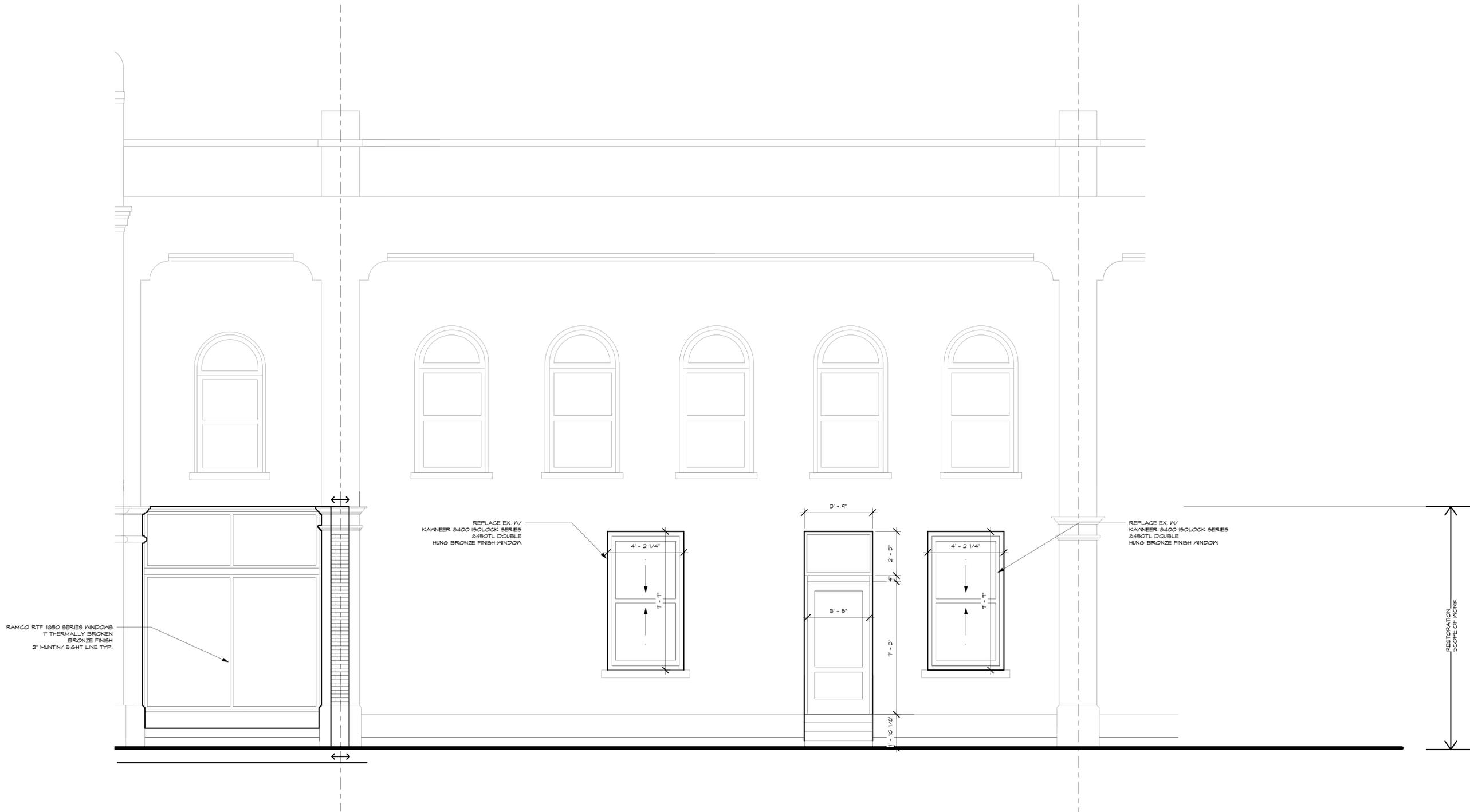
Project
MK&G FACADE RESTORATION
100 E. ASH, MASON MI
Drawing
ELEVATIONS

DRAWN BY: AHS
CHECKED BY: SJS
WINDOWS
PROJECT NUMBER 15-007
DATE 05.07.2015
SCALE As indicated
SHEET NUMBER
A2.0

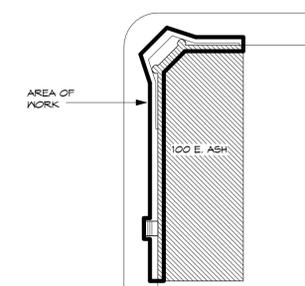
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WEST ELEVATION

3/8" = 1'-0"



KEY
 NEW ———
 EXISTING - - -



KEY PLAN

3/64" = 1'-0"



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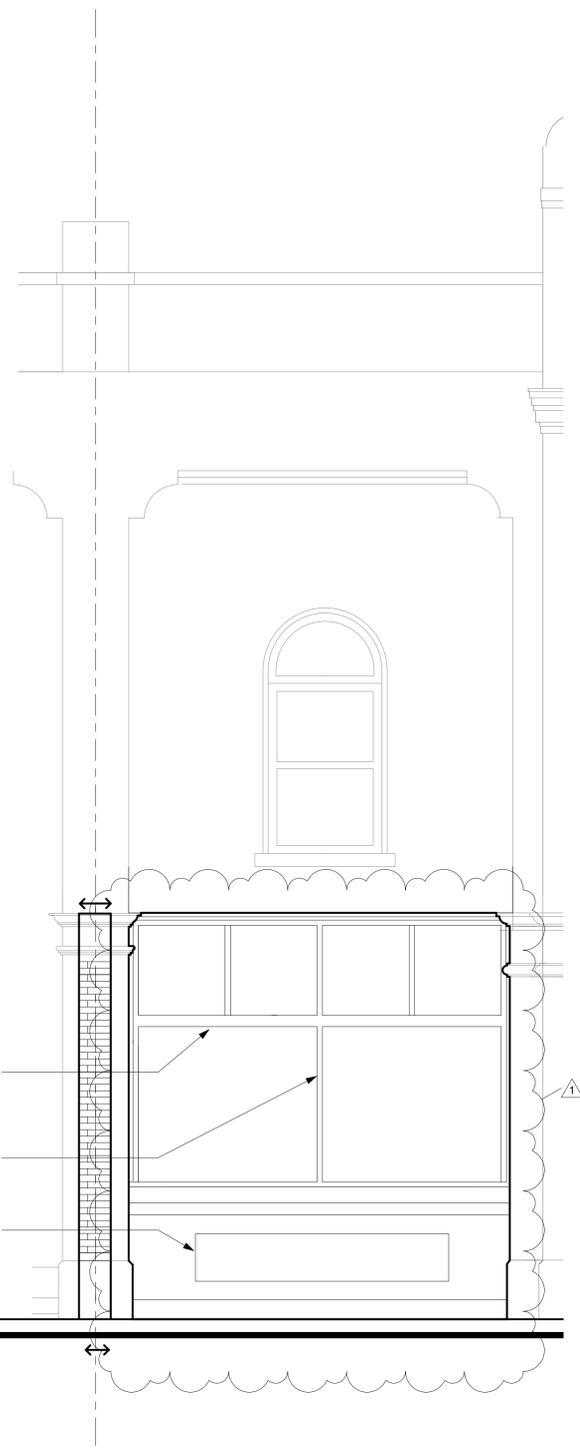


REVISIONS	
Date	Description

Project
MK&G FACADE RESTORATION
100 E. ASH, MASON MI

Drawing
ELEVATIONS

DRAWN BY: AHS
 CHECKED BY: SJS
WINDOWS
 PROJECT NUMBER 15-007
 DATE 05.07.2015
 SCALE As indicated
 SHEET NUMBER
A2.1

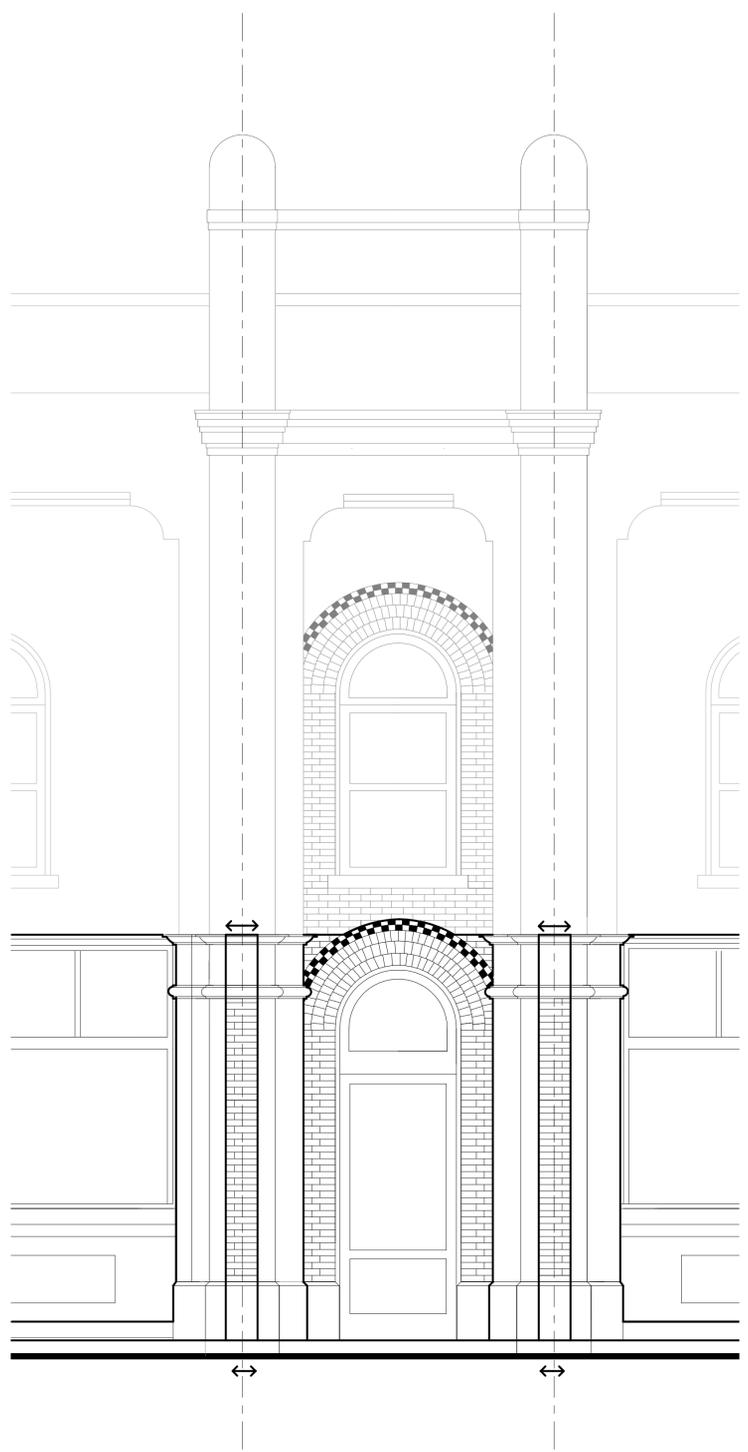


MULLION ALIGN
W/ STOREFRONTS ALONG E. ASH

RAMCO RTF 1050 SERIES WINDOWS
1" THERMALLY BROKEN
BRONZE FINISH
2" MUNTIN/ SIGHT LINE TYP.

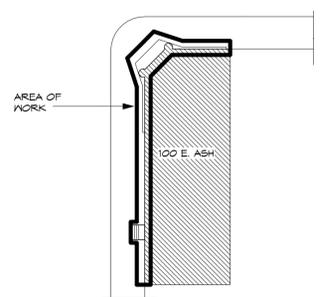
EX. MASONRY TO REMAIN

1 NORTH ELEVATION
3/8" = 1'-0"



2 NORTHWEST ELEVATION
3/8" = 1'-0"

KEY
NEW
EXISTING



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



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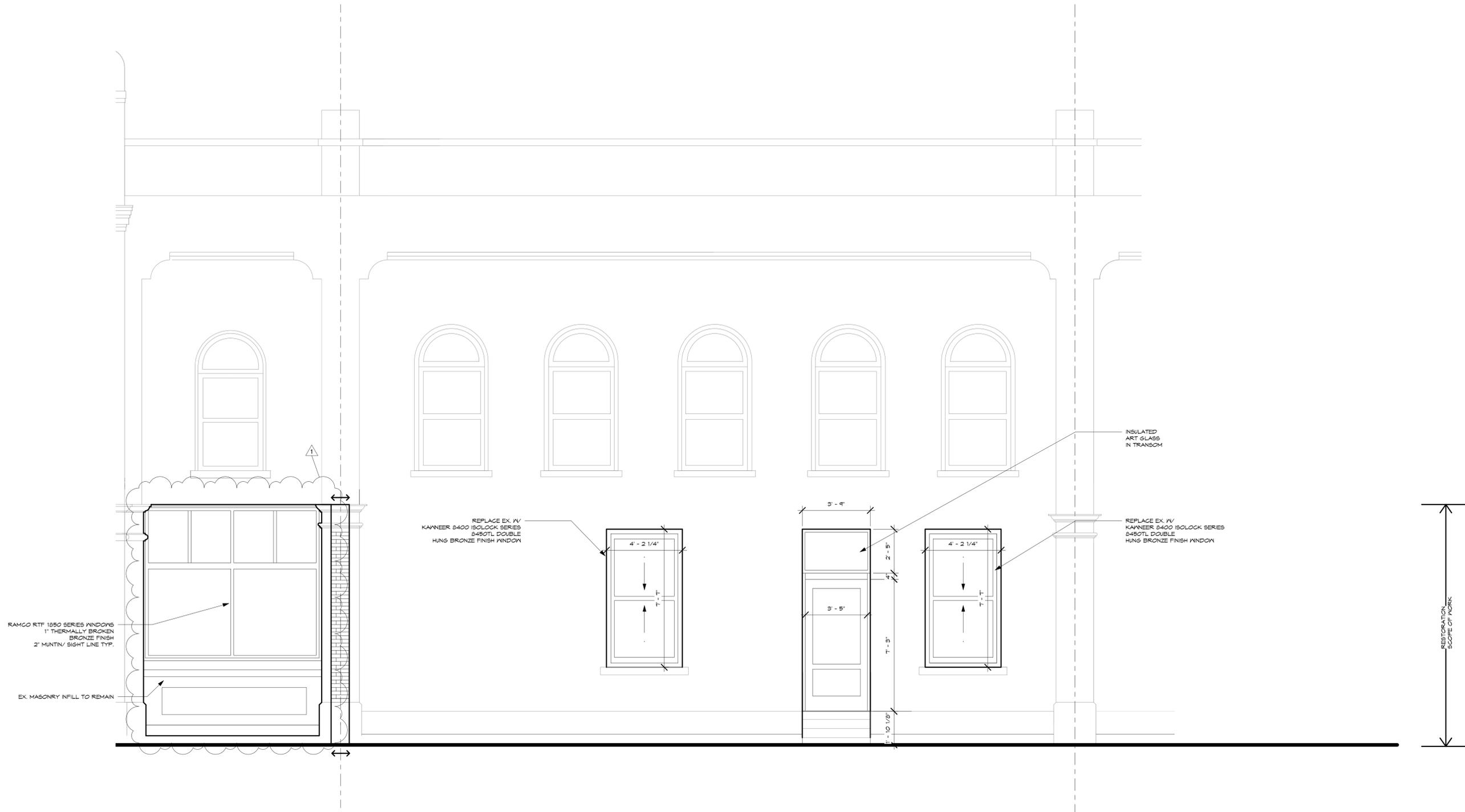


REVISIONS	
Date	Description
11.16.2015	Revision 1

Project
**MK&G FACADE RESTORATION
100 E. ASH, MASON MI**
Drawing
ELEVATIONS

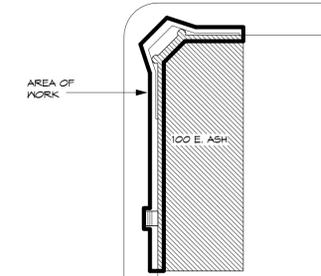
DRAWN BY: AHS
CHECKED BY: SJS
WINDOWS
PROJECT NUMBER 15-007
DATE 06.07.2015
SCALE As indicated
SHEET NUMBER
A2.0

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WEST ELEVATION
3/8" = 1'-0"

KEY
NEW
EXISTING



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



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Date	Description
11.16.2015	Revision 1

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MK&G FACADE RESTORATION
100 E. ASH, MASON MI
Drawing
ELEVATIONS

DRAWN BY:	AHS
CHECKED BY:	SJS
WINDOWS	
PROJECT NUMBER	15-007
DATE	06.07.2015
SCALE	As indicated
SHEET NUMBER	A2.1



THE LAWRENCE BLOCK
100 - 120 East Ash Street
1898



HISTORY: Deriving its significance from both its late nineteenth-century architecture and its chain of occupants, this two-story business block may be the visually dominant commercial building in a downtown overshadowed by the elaborate courthouse. Henry W. Lawrence, a businessman from Maine, purchased this prime commercial property in 1895. In 1898, when a fire destroyed the buildings on the corner, Lawrence promptly rebuilt on the same site. The resulting brick block with restrained detailing is the largest commercial block in the downtown and sympathizes both with the more ornate Italianate structures and the modern construction. In 1907, two members of the Dart family, Rollin C. Dart and Gertrude Dart Campbell O'Sullivan, purchased the multi-use building; it has remained since then in the hands of the Dart family. The building has housed both the Dart Bank and Dart Insurance Agency.

ARCHITECTURAL DESCRIPTION: This two-story, brick commercial building of Romanesque Revival styling wraps around the corner of South Jefferson and East Ash. It features a flat roof with a balustrade articulated in shallow brickwork above a dentillated cornice. The second-story's arched windows have flat stone sills and simple curving brick caps. Massive brick pilasters separate each set of storefronts within their window bays above. The angled corner entrance sits between rounded brick columns that extend above the balustrade to hold an insert panel identifying the building's name and date of construction. The first-floor store fronts have been substantially altered on the north side, but the west facade ones retain most of their original appearance. An embossed tin ceiling still appears in a first-floor restaurant.

