

CITY OF MASON

201 West Ash St.
Mason, MI 48854-0370

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

Historic District Commission Special Meeting 2nd Floor Training Room

Monday, January 9, 2017

5:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. People from the Floor
4. Regular Business
 - A. Motion – 322 S. Jefferson St. – Sign Proposal
5. Adjournment

CITY OF MASON

STAFF AGENDA REPORT TO HISTORIC DISTRICT COMMISSION

To: Historic District Commission



From: David E. Haywood, Zoning & Development Director

Re: 322 S. Jefferson Street – Sign Proposal (Commercial Bank)

Date: January 5, 2017

Steve VanderSloot of Sign Art, Inc. is requesting approval on behalf of Commercial Bank to replace the existing wall signs at 322 South Jefferson Street, one facing South Jefferson Street and one facing the rear parking lot. Attached is a rendering of the sign, including dimensions. Also attached is a rendering of the building façade showing the location of the proposed signs. The proposed size is 45 inches by 90 inches (approx. 28 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. A variance was granted by the Sign Code Board of Appeals on December 13, 2016, for replacement of the non-conforming wall sign facing the rear parking lot. A variance was granted on October 13, 2011, for the wall sign facing South Jefferson Street.

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 50 through 53 of the Study provide recommendations for the subject building. Attached is a copy of pages 50 through 53 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 and the sign board has been greatly altered. The proposed sign facing the rear parking lot is the identical size and the existing sign. The wall sign facing Jefferson Street is proposed to be 28.36 square feet smaller than the existing. The proposed signs are very similar to other signs in the downtown area. 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.*

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 sign appears 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 sign appears 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 sign appears 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 sign proposal for 332 South Jefferson Street as submitted by Sign Art, Inc. based on the application received on November 28, 2016, on the basis that it is consistent with the standards listed in Section 31-5(e) of the Mason Code.

Attachments:

1. Application
2. Sign specs and renderings
3. Pages 50 through 53 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 Steve VanderSloot Organization SignArt, Inc.
Address (Street, City, State, Zip) 5757 East Cork Street, Kalamazoo MI 49048
Telephone Number (269) 381.3012 Email address svandersloot@signartinc.com,
rbowman@signartinc.com
Interest in Property (owner, contractor, tenant, option, etc.) Contractor

II. PROJECT DESCRIPTION

Project Name Commercial Bank - Jefferson Street
Project Address 322 South Jefferson Street
Property Owner Name Commercial Bank Telephone Number () _____
Property Owner Address 101 N Pine River St. Ithaca MI 48847

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

Install two (2) non-illuminated wall plaques. One (1) wall plaque to be location in front of building's existing sign location (Sign #3), one (1) to be granted a variance to be installed on the back of the building (Sign #4).

III. CONTRACTOR INFORMATION

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

Valuation of Work \$7,500.00 Contractor License No. 53-06007 Exp. Date 12/31/2018
Name SignArt, Inc. Telephone Number 269.381.3012
Address(Street, City, State, Zip) 5757 East Cork Street, Kalamazoo MI 49048
Email address svandersloot@signartinc.com, rbowman@signartinc.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 *Steve VanderSloot* Steve VanderSloot - SignArt, Inc. Date 11.18.2016

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)	
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- 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: _____



Sign #1 — Replacement Faces for Existing Illuminated D.F. Clock Sign

Scale: 1" = 1'-0"

Existing sign faces to be removed and replaced with new flat white polycarbonate overlaid with #49 Burgundy and black pressure sensitive vinyl. Existing 1/2" aluminum retainer and sign cabinet to remain as is.

Night Time View



Proposed Elevation Scale: None

Commercial Bank — 322 S. Jefferson St., Mason, MI

Lead #SV

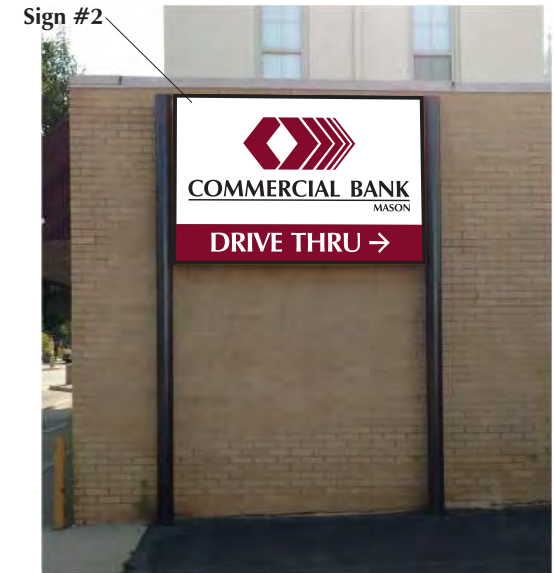
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AG 10-7-16 11-2-16AG Approved for: _____ By: _____ Date: _____
 10-14-16KS



Sign #2 — Replacement Face for Existing Non-Illuminated S.F. Pylon Sign **Scale: 1/2" = 1'-0"**

Existing sign face to be removed and replaced with a new .100 aluminum sign face painted GripGard EFX semi-gloss white overlaid with #49 Burgundy and black pressure sensitive vinyl with 'DRIVE THRU' copy weeded out to appear white. Existing 1/4" retainer and sign cabinet to be scuffed, primed and painted GripGard EFX semi-gloss black.



Proposed Elevation

Scale: None

Commercial Bank — 322 S. Jefferson St., Mason, MI

Lead #SV

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 10-14-16KS



2'-4" x 15'-10" = 36.94 Sq.Ft.

Scale: 3/8" = 1'-0"

Signs #3 & #4 — Non-Illuminated Wall Plaques

S.A. 1 3/4" Aluminum retainer painted GripGard EFX semi-gloss black. Sign face to be .100 aluminum painted GripGard EFX semi-gloss white. 'Commercial Bank' logo to be 19mm precision routed Sintra painted GripGard EFX semi-gloss to match #49 Burgundy vinyl and black and mounted flush to sign face using VHB adhesive tape. Sign to be mounted flush to building facade using a concealed angle mounting system.

Note: Existing sign to be removed. All penetrations to be patched and sealed as needed. Customer responsible for any touch up painting of building facade needed.



Proposed Elevation

Scale: None



Proposed Elevation

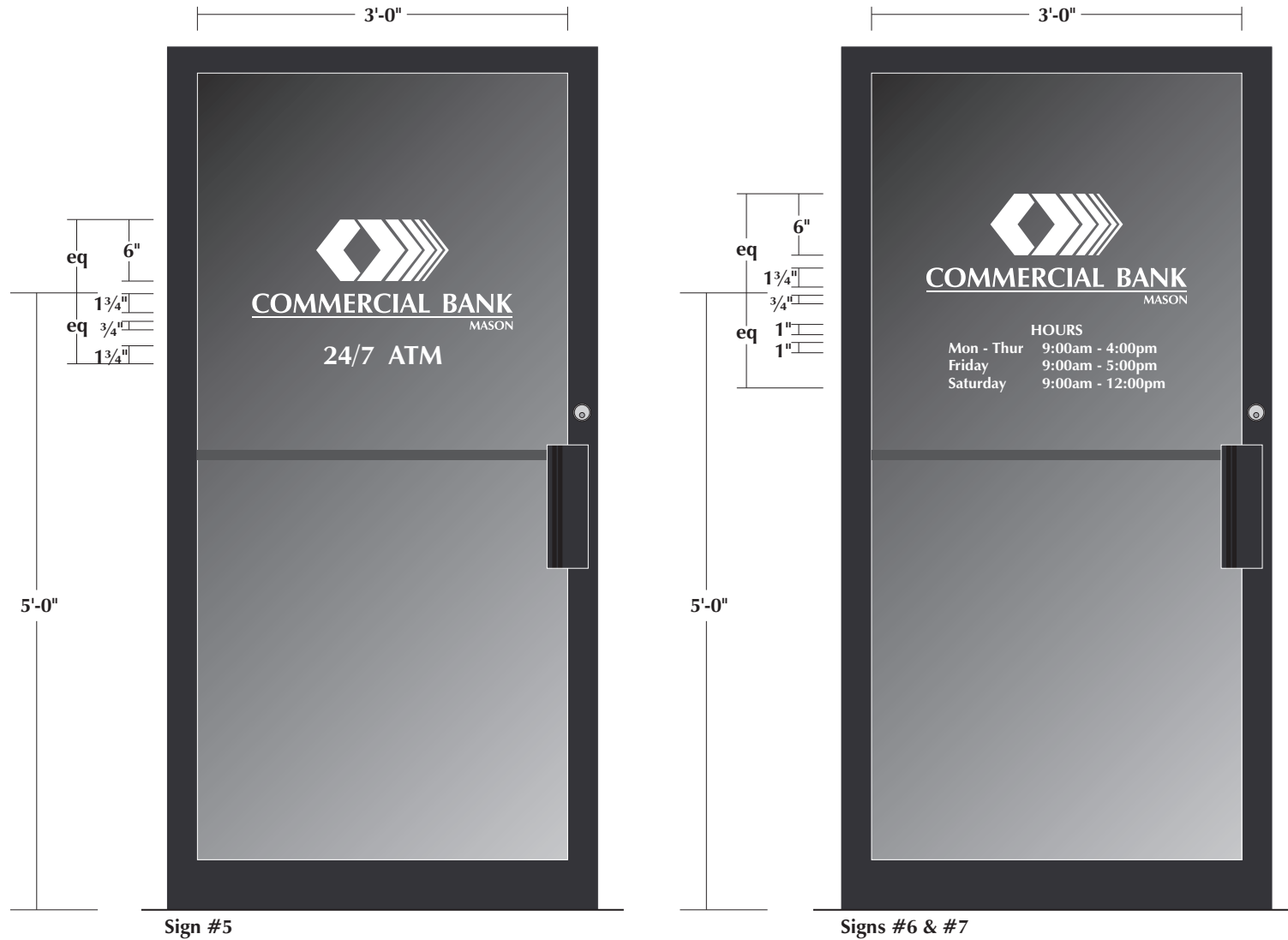
Scale: None

Commercial Bank — 322 S. Jefferson St., Mason, MI

Lead #SV

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Signs #5 - #7 — Door Vinyl

Scale: 3/4" = 1'-0"

Positive cut opaque white pressure sensitive vinyl applied to the first surface of door glass.

Note: Hours to be verified prior to production.



Signs #8 & #9 — Non-Illuminated Traffic Control Sign

Scale: 1" = 1'-0"

Existing signs to be removed and replaced with new .100 aluminum signs with radius corners painted GripGard EFX semi-gloss white. Sign faces to be overlaid with #49 Burgundy pressure sensitive vinyl with copy weeded out to appear white. Logo to be opaque white digitally printed vinyl with U.V. overcoat. Signs to be mounted to existing posts.



Elevation Scale: None



Elevation Scale: None

Commercial Bank — 322 S. Jefferson St., Mason, MI

Lead #SV

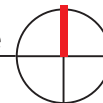
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Site Plan

Scale: None



Commercial Bank — 322 S. Jefferson St., Mason, MI

Lead #SV

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