



## **HISTORIC DISTRICT COMMISSION**

July 16, 2018, 6:00 p.m.  
First Floor Conference Room  
Mason City Hall

### **AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES** (June 18, 2018)
- 5. UNFINISHED BUSINESS**
  - A. Development Updates – Administrators Report
  - B. Art and Placemaking in the Historic District - Update
- 6. NEW BUSINESS**
  - A. State Historic Preservation Office (SHPO) Evaluation
    - a. Review of New Materials
    - b. Goal setting for the next three years
- 7. LIAISON REPORT**
- 8. ADJOURN**



CITY OF MASON  
HISTORIC DISTRICT COMMISSION MEETING  
MINUTES OF JUNE 18, 2018  
DRAFT

Clinton called the meeting to order at 6:00 pm in the Second Floor Training Room at 201 West Ash Street, Mason MI.

Commissioner(s) present: Clinton, Cummings, Linsley, Schulien  
Commissioner(s) absent: Shattuck, Vogel  
Also present: Elizabeth A. Hude, AICP, Community Development Director

**PUBLIC COMMENT:**

None.

**APPROVAL OF MINUTES:**

Cummings made a motion, seconded by Schaeffer, to accept the meeting minutes from the March 19, 2018 meeting.

Yes (4)  
No (0)  
Absent (2)

MOTION APPROVED

**UNFINISHED BUSINESS:**

- A. Development Updates – Administrators Report was provided in packet.
- B. Art and Placemaking in the Historic District – Staff asked for input on the mural being proposed by Bad Brew. Several members commented they did not find it to reflect the character or intent of the Historic District (circa 1890). They asked staff to check with the owner to see if it could be located to the back or alley or if the colors could be toned down.

**NEW BUSINESS:**

- A. 154 W. Maple Street  
Chris Weir, project architect from Studio Intrigue, presented the proposal to the HDC. The current building will be demolished and a new building will be constructed. He stated that the new building reflects the three factors recommended by the U.S. Secretary of the Interior for infill – Differentiation between new vs. old, transparency/connectivity, and compatibility of materials with surrounding buildings. The materials will include fiber cement panels and reclaimed brick. It is three-stories, 45 feet in height. Cummings asked if an elevator was required, Weir stated the building code does require one. The third floor was for the residents, no restaurant below due to venting requirements, retail only. Schaeffer commented on the studio that was two feet higher and the patio area – raised pavers, guard rail; he noted the stone cornice on the 2<sup>nd</sup> story. Cummings asked about the timetable. Weir stated they will go to Planning Commission July 10 and anticipated 45-60 days for final drawings/permits and would begin construction next spring. Linsley commented that it would complement the other buildings.

Cummings made a motion, seconded by Schaeffer, to approve a Certificate of Appropriateness for 154 W. Maple Street as submitted on plans dated May 25, 2018, based upon the findings that it is consistent with the standards listed in Section 31-5(3) of the Mason Code.

**LIAISON REPORT:**

None

**ADJOURN:**

Meeting adjourned at approximately 6:30 pm.

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Becky Clinton, Chair