



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

Clinton called the meeting to order at 6:00 pm in the first floor conference 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 Schulien, 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:

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| A. Resolution 2018- 10 – Brian Brady, Red Oak Holdings, LLC has submitted a Certificate of Appropriateness request for new construction of a 24,287 sq. ft., three-story, mixed-use building to include mercantile, business and single-family residential, on property located at 154 W. Maple Street, parcel # 33-19-10-08-233-021, City of Mason, Ingham Co. | | |
| | | |
| Public comments/Discussion: 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. Weir 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. | | |

HDC Discussion:

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 2nd 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.

Vote:

MOTION made by Cummings, second by Schulien, to approve a Certification 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.

Yes (4) Clinton, Cummings, Linsley, Schulien

No (0)

Absent (2) Shattuck, Vogel

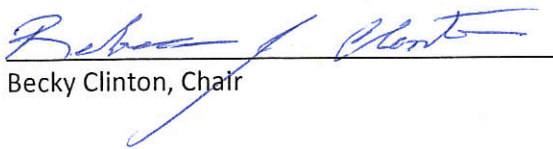
MOTION PASSED

LIAISON REPORT:

None

ADJOURN:

Meeting adjourned at approximately 6:30 pm.



Becky Clinton, Chair