

CITY OF OWOSSO
HISTORIC DISTRICT COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

This application must be received by the Owosso Building Department a minimum of ten working days prior to the scheduling of the application on the Historic District Commission agenda. Applicants are strongly encouraged to conduct a preliminary discussion with staff and/or the Historic District Commission prior to the consideration of an application. The Commission generally meets on the Third Wednesday of each month.

Please consult the Secretary of the Interior's Standards for Rehabilitation and the Historic District Commission guidelines for specific details on permissible alterations to the exterior of a structure or for the construction or demolition of any structure within the Historic District that require a CoA.

The following information shall be attached to this application. Additional information is encouraged:

1. A detailed plan drawn to a legible scale depicting the proposed alteration including size, a detailed description of materials and finishing work to be completed. If the size of the plan exceeds 11x17 then additional copies may be requested.

- Plan shall show existing property lines and any prominent features on the site.

2. A minimum of the following photographs labeled to indicate the direction of view:

- Current photos of the structure as seen from the street and/or façade of alteration;
- Close up of existing detail in present condition proposed for alteration.

Date: 10/14/2014

Property Address: 300 MAIN ST. Owner's Name: OWOSSO RE/ GROUP, LLC

Phone One: (989) 723-3711 Other Phone: _____ Email: randye@woodworthcommercial.com

Applicants Address: 934 CLARK ST. Applicants Name: RYAN W. HENRY
LANSING, MI 48906 KINCAID HENRY BLDG. GROUP

Phone One: (517) 896-2552 Other Phone: _____ Email: r.henry@kincaidhenry.com

Does the property have or will it have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRosset-Hale single state construction code act, 1972 PA 230, MCL 125.1501-12501531*. YES

Description of Work proposed, BE SPECIFIC (attach sheets describing activities, materials, dimensions, etc.)

Applicant's Signature _____

Property Owner's Signature _____

★ SEE ATTACHED DOCUMENTS

Please contact Josh Adams for further information 989.494.3344 during business hours, or josh.adams@ci.owosso.mi.us.

Return to City Hall, 301 W. Main St., Owosso, MI 48867

*"Fire alarm system" means a system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms. "Smoke alarm" means a single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this subdivision, "single-station alarm" means an assembly incorporating a detector, the control equipment, and the alarm sounding devices into a single unit, operated from a power supply either in the unit or obtained at the point of installation.

"Multiple station alarm" means 2 or more single station alarms that are capable of interconnection such that actuation of 1 alarm causes all integrated separate audible alarms to operate.

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



The Mueller Brothers Building Renovation
300 Main Street
Owosso, Michigan

The Mueller Brothers Building (Mathews) is a complex of two interconnected two to four-story brick buildings initially constructed after a fire destroyed the original buildings in September 1898, and now much expanded and renovated.

Standing at the Main/Water intersection, the main east part of the building is shaped like a T lying on its side, with the north-south head of the T fronting on N. Water north of the W. Main corner, the lower end of the head forming the narrow front on W. Main, and the leg or shaft of the T projecting west from the midpoint of the north-south main section. An L-shaped section along the head of the T's north two-thirds on its east side and across the north end is four stories in height, while the south end and part of the west side of this main (head-of-the-T) section plus the western ell (leg of the T) are two stories in height. The south-facing two-story front section has enameled metal panel piers and bulkheads in a mottled light greenish granite-look finish outlining a broad entry in the second (of four) bays from the right and large display windows in the other bays, and there are two more bays of display windows outlined by metal paneling on the two-story part's east side. The upper story in this two-story front section contains bays of triple windows between raised brick piers that rise to corbelled brickwork below a plain wall coping. The four-story section's south part is nearly square in plan, with raised piers at the corners supporting a low attic displaying corbelled brick in a stacked header pattern separated by recessed stacked headers. The north-end four-story part's east N. Water Street side is divided into two narrow bays by raised piers and has a low parapet – several feet lower than the south part's "attic" – supported on corbelled brickwork. The four-story sections display paired double hung windows. The east side's ground story is also largely clad in enameled metal panels, and a flat-top aluminum canopy projects broadly from the south front and south half of the east side as far north as an entry in the center of the four-story part. The north and west rear façades are covered in vertical ribbed metal sheeting.

City of Owosso

Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014

The west extension is two stories high in front and has a concrete block one-story rear section. Its brick south front displays small square-head windows and a canopied corner entry downstairs and three large windows with double-hung centers flanked by glass block sidelights upstairs.

A second narrow-fronted and deep two-story building stands west of the main section, connected at the midpoint of its east side with the east building's west wing. The west building's west side angles west-northwest parallel with the directly adjacent riverbank. The building has brick walls, but all three sides at its south end and all of the long west side except a small area at the north end are faced in enameled metal panels in zones of gray and white.

Its narrow south end displays what may have been a storefront or broad window area that is now infilled with paneling below and advertising signage above, and the short east side contains a broad window area – the south and east side window/storefront capped by a projecting horizontal aluminum canopy. The second story directly above has more broad windows above paneling, and is also capped on the south and east sides by another projecting canopy. A short stretch of the building's original brick Late Victorian west side wall remains exposed at the far north end. This area contains two segmental arch-head window openings, one infilled with concrete block, and upper and lower corbelled brick details below the roofline. The west building's east façade is of brick with some bricked-in segmental-arch-head openings, while the north end is of concrete block but with some old brick in place at the base.

This complex stands at the site of the Seiler Bros./Roberts & Fletcher grist and flour mill, which was converted to the Owosso Brewing Co. or Mueller Bros. Brewery in the early 1890s but burned in 1898.

By 1900 Mueller Bros. had rebuilt. The 1900 Sanborn map shows a new brewery building, a one-story section of the present main building, and a bottling house, the northeast part of the west building, in place. By 1908 the brewery (today's main building) was expanded into a three-story brew-house, the square south part of the present four-story section; a two-story section directly north, now the east part of the north four-story section; and a two-story beer cellar, now the western projection, and the bottling house was expanded into a two-story bottling works that encompassed the entire present west building. The brew-house acquired the present fourth story by late 1915.

The brewery closed by 1913 – that year's directory lists the property as vacant – and the 1915 map shows the buildings housing a variety of occupants and uses. *Owosso, A to Z* (345) reports that local attorney Roy D. Matthews purchased the building in March 1915, and by 1917 the brewery building itself was listed as the Matthews Building. Matthews may have added the two story east half of the south end fronting on W. Main, which shows in the Dec. 1915 map. A photo in the 1928 city directory (18) shows the west half of the two-story south end added and the north end section raised to four stories. The building housed commercial uses in the ground story (Consumers Power Co. had offices and showroom there from 1924 or earlier until at least the 1960s) and offices in the upper stories, accessed from N. Water, including by 1917 those of Matthews & Clark, attorneys (the 1928 directory lists twenty-four office tenants).

City of Owosso

Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014

Following the demise of the Mueller Bros. Brewery, the west, bottling works building also served various tenants, with an upholstery shop in the front part and a poultry house and processing plant in the back part (the 1917 directory lists Fred Smith, upholstery, and S. D. Emery, poultry, at 310 and 312 W. Main). Albert Palmer & Sons/A. E. Palmer & Sons had their glue clamp factory there from the early 1920s until about 1956. By 1960 it was serving as part of the Matthews Building. The exterior renovations presumably date from the late 1950s. The two now interconnected buildings continue to serve as the Matthews Building today.

The Mueller Building is listed as a contributing complex of structures in the Owosso Downtown Historic District for both its prominence in history as an key industrial site (brewery and glue factory) along with its early conversion to offices in 1915 as a result of growth in Owosso.

Brewing:

Brewing in Owosso apparently began with John Gute, who established a small brewery on Corunna Avenue (outside the district) in 1855. Gute (1830-81) was born in Wurttemberg and settled in Owosso in 1854. By 1863 Gute's brewery was labeled the Owosso Brewery. *Owosso, A to Z*, cites an 1868 newspaper advertisement for the brewery's "XX Mineral Ale and Beer." The 1880 Schenck history notes son Albert Gute's Owosso City Brewery, which had by then been producing lager beer the past fifteen years, with a capacity of 2000 barrels per year (Schenck, 152; Harrelson, *Owosso A to Z*, 225-26). This brewery may have closed with John Gute's death; later state gazetteers no longer list it.

The 1894 Sanborn map is the first to show a brewery in the area encompassed by the district. The map shows an Owosso Brewing Company plant, capacity 26,000 barrels per year, located near the river northwest of the W. Main/N. Water intersection, occupying part of the space on which the Matthews Building now stands. The plant, minus an ice house on its north side, has the same footprint as the former Seiler Bros.' Owosso Steam Flouring Mill, labeled in the 1890 map as closed, and presumably occupied the same building. The 1895-97 state gazetteer lists its proprietors as Waterhouse & Burgy.

In the 1897 state gazetteer Mueller Bros. (Charles and Louis) are listed as the proprietors. The two (Charles was born 1861 and Louis in 1857) were both natives of Germany. Their plant was destroyed in a September 1898 fire that also burned several other buildings around the Main/Water intersection, but was soon rebuilt in larger form and shows in the January 1900 Sanborn as the Mueller Bros. Brewery, with a brew house at the east end of the property and separate bottling works farther west near the river. The 1905 state gazetteer's entry lists the brewery's primary product as "State Seal Export Bottled Beer," for hotel and home. The complex's buildings were enlarged by 1908, but by 1913 the brewery was no longer in operation (Harrelson, *Owosso A to Z*, 357-58; Polk, *Michigan State Gazetteer*, 1893-1913 editions). Although the brewery operation closed down about one hundred years ago, the brew house and bottling plant remain standing as components of the present Matthews Building.

City of Owosso

Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014

Offices:

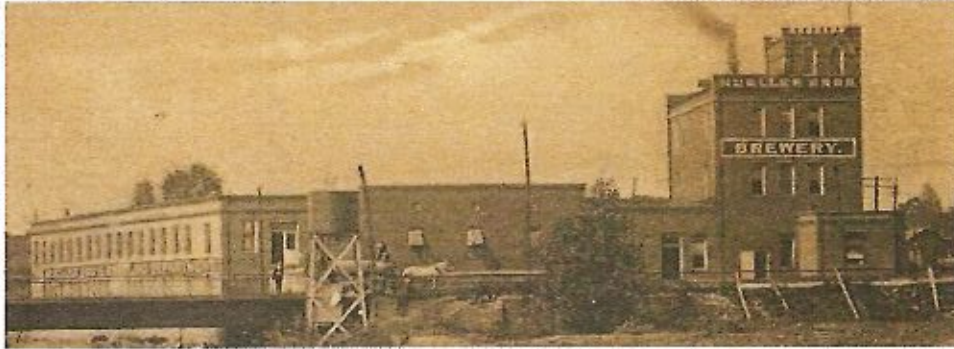
The city directories that begin in the 1890s show that the upper stories of many buildings contained residential quarters, sometimes those of the building owner or the proprietor of the street-level commercial space (sometimes one and the same person). But the upper stories of many downtown buildings also contained office space. While many buildings may simply have offered space, upstairs rooms that could be rented for residential, commercial, or office uses, a few downtown buildings were clearly designed with prime office space in mind. One example was the 1912 Miner Building, 100-02 N. Washington. Built for attorney and real estate agent Selden S. Miner, the four-story building contained a large store in the two lower stories, with the upper two stories housing office space, including the offices of his son, attorney Leon F. Miner.

Another example is the Matthews Building, the former Mueller Bros. Brewery building. Attorney Roy D. Matthews bought the vacant building in 1915 and renovated and expanded it to include commercial space downstairs and office space above. By 1917 Matthews' own law firm, Matthews & Clark, had its offices there. The 1928 directory lists twenty-four office tenants (Harrelson, *Owosso A to Z*, 344-45).

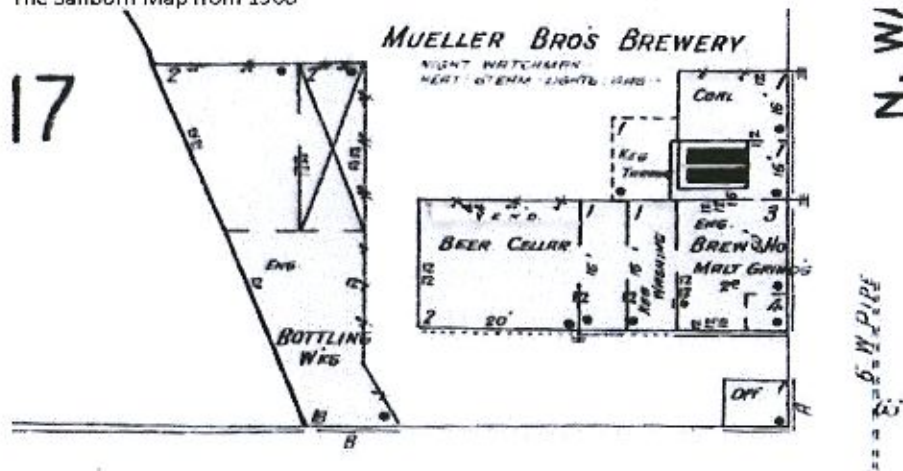
City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014

The Mueller Bros Brewery as depicted in the early 1900's.



The Sanborn Map from 1908



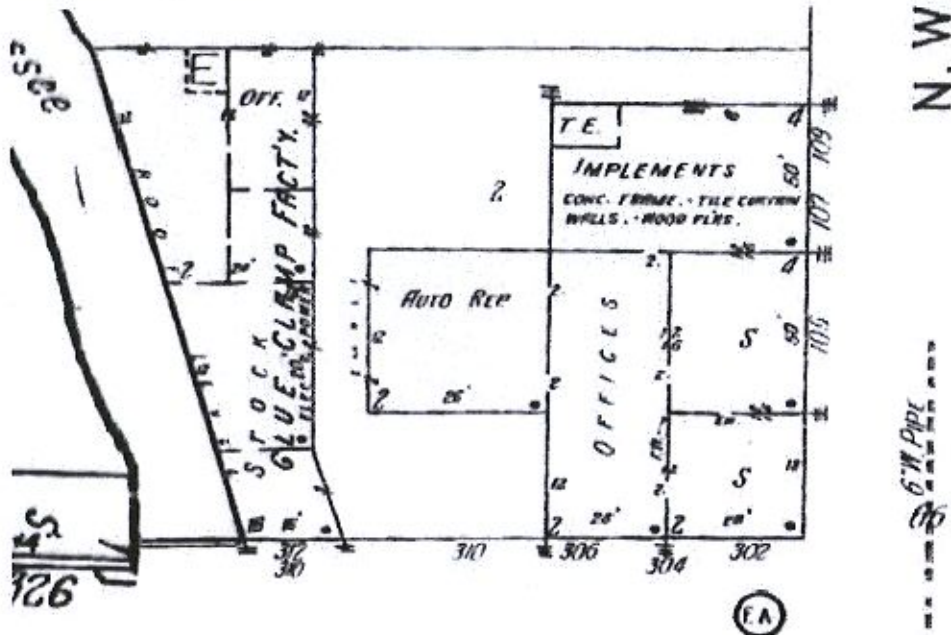
934 Clark St. Lansing, MI 48906 • 517-332-8210 Office • 517-332-8710 Fax

LEADERS PARTNERS INNOVATORS

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Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014

The Sanborn Map from 1924



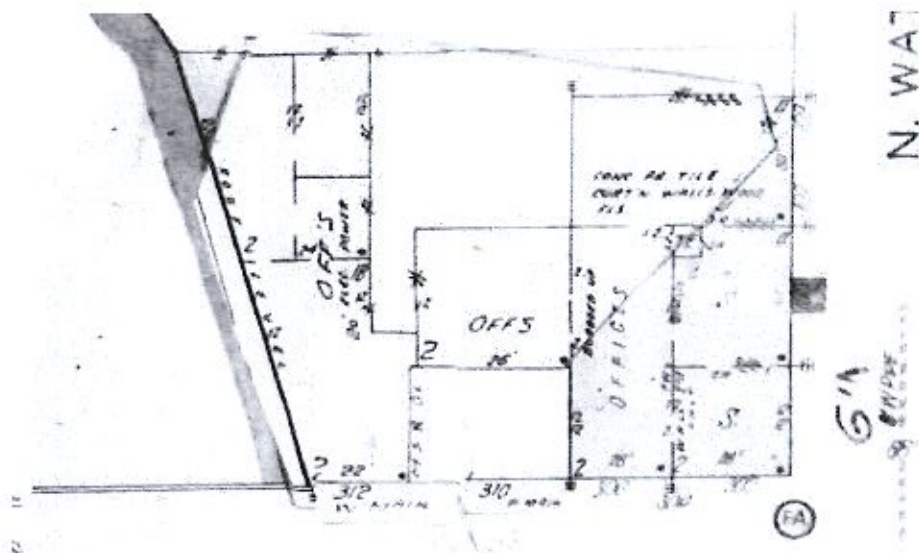
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Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014

The Sanborn Map from 1963

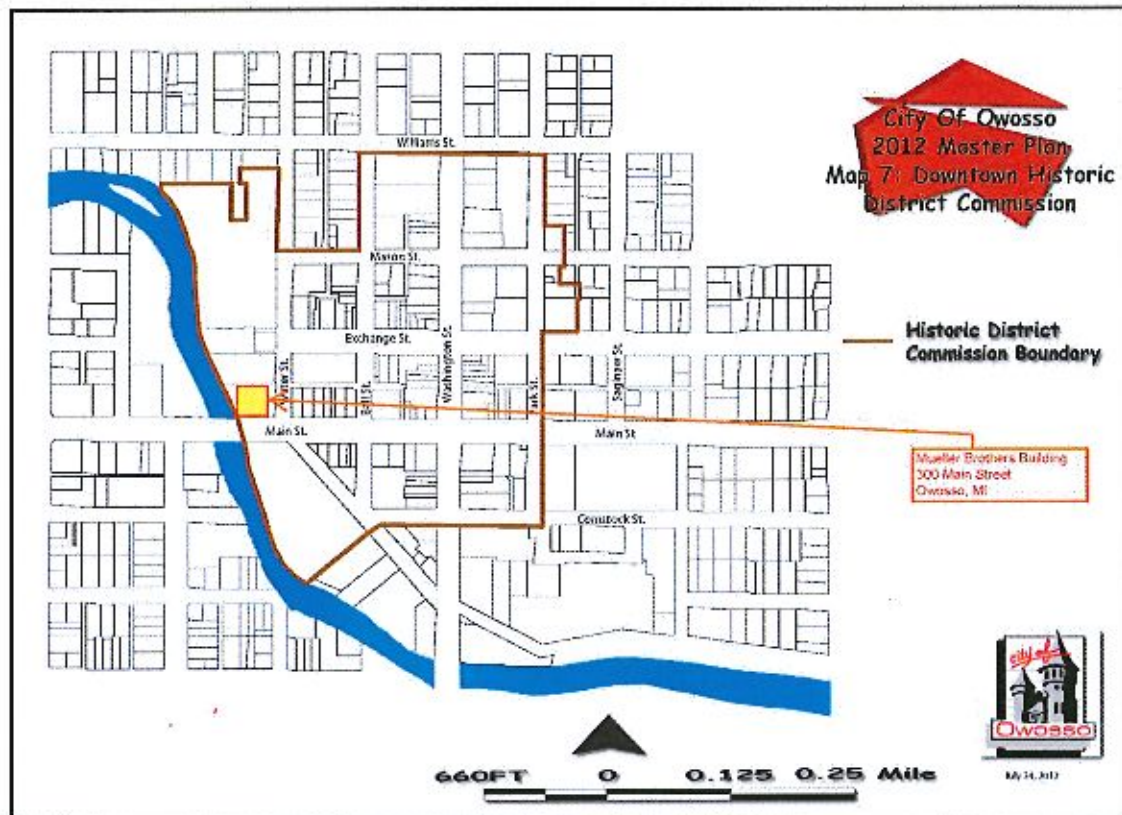


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APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014

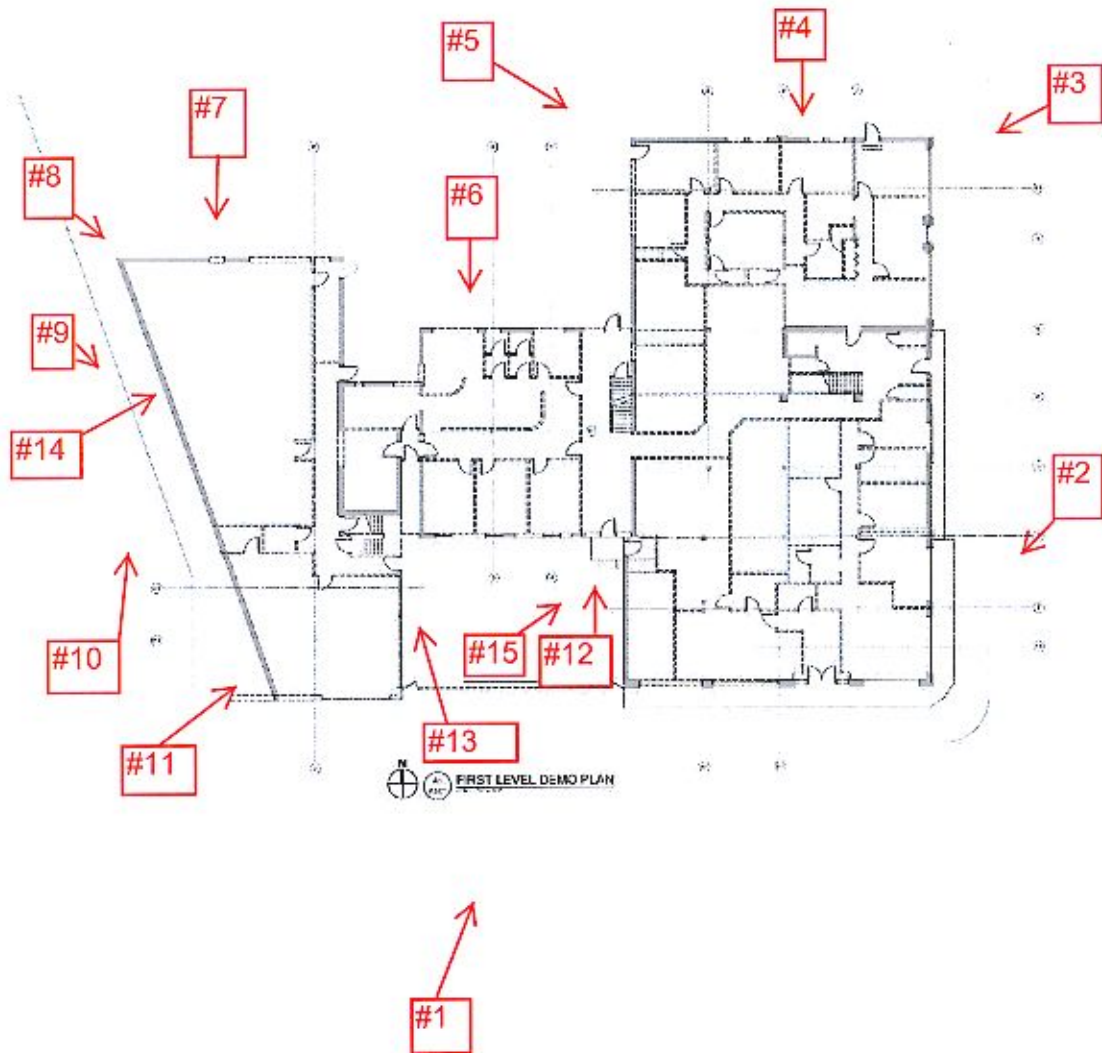


**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name: The Mueller Brothers Building
Property address: 300 W. Main, Owosso, MI 48867

NPS Project Number

7. Photographs and maps. Send photographs and map with application.



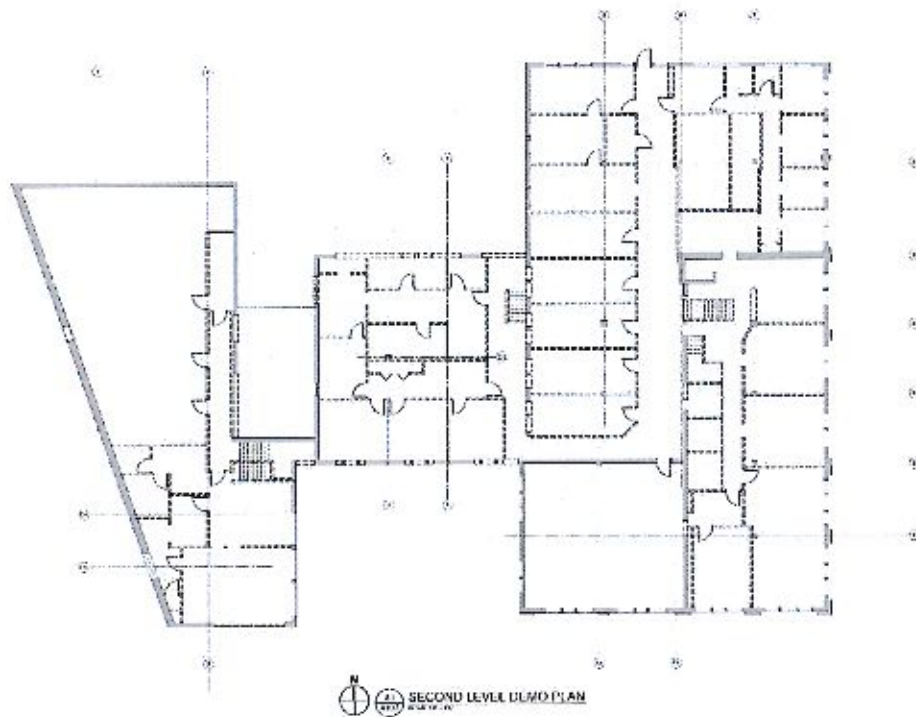
KINCAID HENRY	
Mueller Bros. Building	
14.105	
D101	

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

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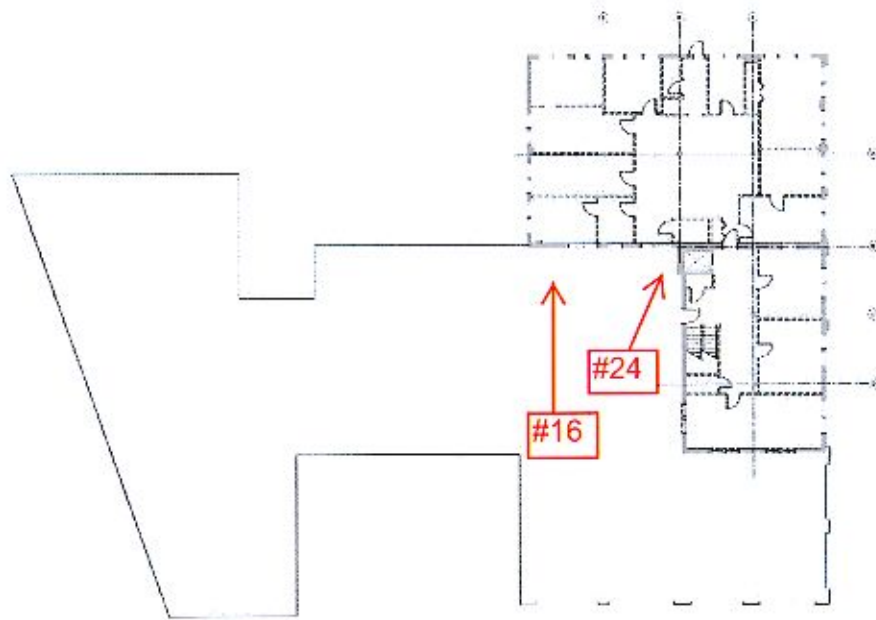
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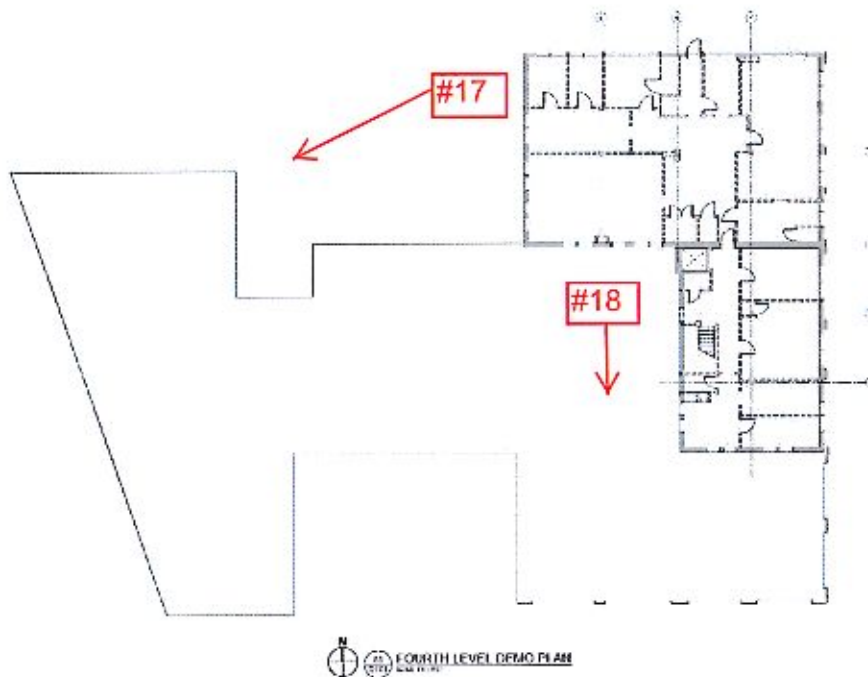
 KINCAID HENRY Architects • Planners • Engineers		Master Bros. Building 810 Main Street Columbus, GA 31902 404/525-1100	
Comestock Architects Architects • Planners • Engineers 1000 Peachtree Street, N.E. Atlanta, GA 30309 404/525-1100		Master Bros. Building 810 Main Street Columbus, GA 31902 404/525-1100	
1	2	3	4
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85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100
14.105 Piled Load Capacity Test		D103	

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
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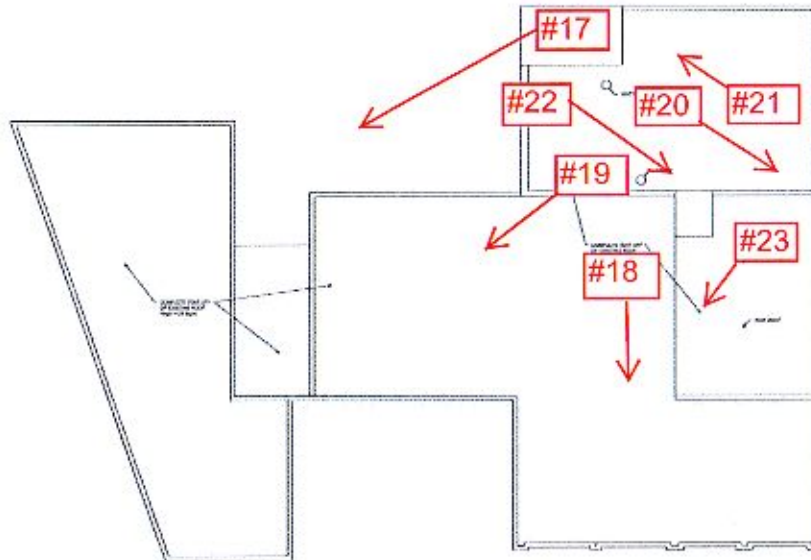
KINCAID HENRY Architectural Firm	
Mueller Bros. Building	
300 W. Main, Owosso, MI 48867	
Architect: Kincaid Henry	
Architect's License: 0000000000	
Architect's Seal: [Seal]	
Scale: 1/4" = 1'-0"	
Date: 10/10/10	
Sheet: 14.105	
Project: Mueller Bros. Building	
Drawing: D104	

HISTORIC PRESERVATION CERTIFICATION APPLICATION
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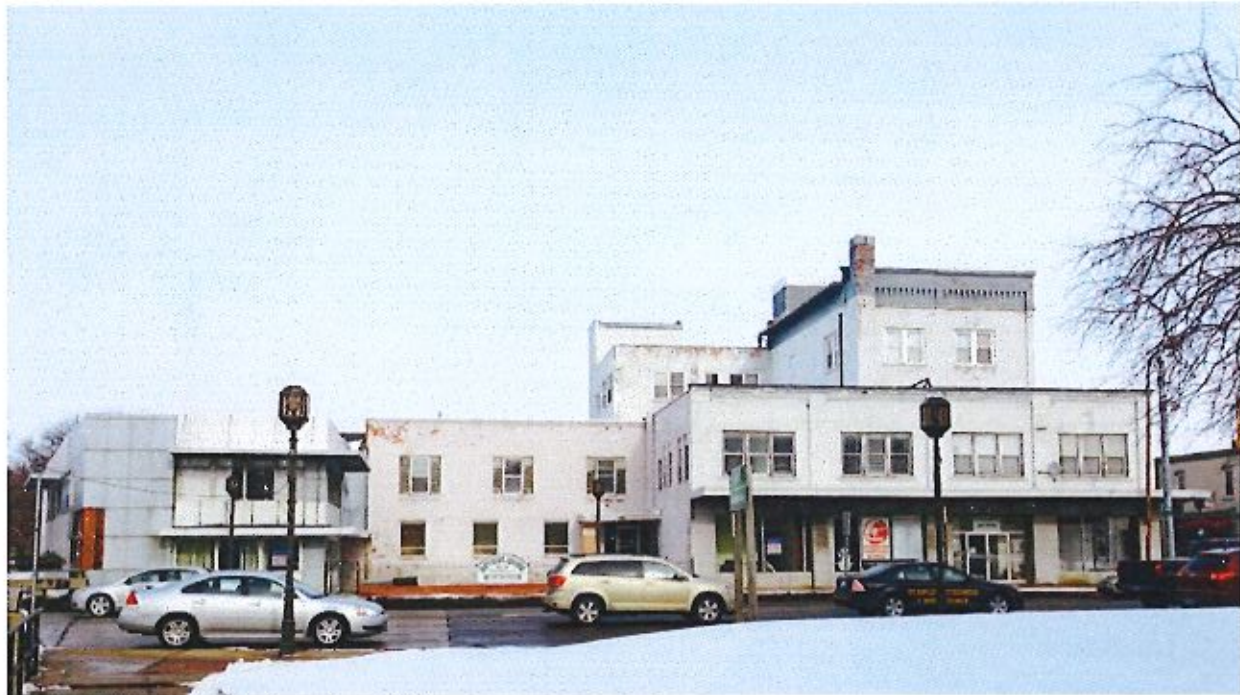


ROOF PLAN
SECTION 12

KINCAID HENRY Architects	
Master Bros. Building	
1111 State Street Owosso, MI 48867	
Cornerstone Architects Architects	
1111 State Street Owosso, MI 48867	
14.105	
Roof Plan	
A105	

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



1. Current south elevation 2014

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



2. East Façade-Partial (north portion)



3. East Facade

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



4. North Elevation-East Building

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



5. West Elevation-East Building

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



6. North Elevation-Middle Annex



7. North façade West Building (River Building)

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



8. West Façade-River Building looking south



9. Close up West façade-looking south

City of Owosso

Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



10. West Façade-River Building Looking North



11. West Façade-River Building Looking East

City of Owosso

Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



12. South Middle Bldg. Entry



13. Annex to River Building-South Facade

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



14. High Water Mark-West Facade



15. West Facade of East Building at courtyard

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



16. South Façade-Four story middle building



17. Roof at Annex and River Building-looking southwest.

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



18. East Building Low roof



19. Annex (middle) Building Roof

City of Owosso

Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



20. North roof of East Building (looking South east)



21. North roof of East Building (looking northwest)

City of Owosso

Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



22. Existing Elevator Tower (looking due south)



23. High Roof-East Building middle portion (looking south)

City of Owosso

Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



24. Roof Top HVAC East Building-low roof



HDC Application – Mueller Bros. Facade Scope of Work

APPLICANT: Kincaid Henry Building Group, Inc. / Ryan N. Henry
ADDRESS: 934 Clark Street
Lansing, MI 48906
PHONE: C (517) 896-2552 E-MAIL: r.henry@kincaidhenry.com
DATE: 10/14/2014
ADDRESS: 300 Main St. - "The Mueller"

1. General Project Overview – The Mueller Bros. redevelopment project is a major redevelopment / historic renovation project. The Mueller's historic features will be maintained. The Water St. buildings will be repurposed as a Mixed Use Building with Retail / Commercial Space on the first floor and Residential Apartment / Lofts on floors 2 thru 4. The 'Waterfront' Buildings will be repurposed as a Brewery / Gastro Brew Pub Restaurant.
2. Façade Scope of Work –
 - a. Tuck point with mortar match to existing mortar loose areas on the building.
 - b. Install a new membrane roof.
 - c. Remove brick infill in existing openings and install matching windows to the existing.
 - d. Construct a 'Beer Garden' outdoor entry / seating area in front of the Brewery building.
 - e. Install decks off the second floor of the; Brewery building, first and second floors of the Gastro Brew Pub / Restaurant.
 - f. Remove Paneling of the storefronts of the Water St. buildings and reconstruct historically sensitive storefronts.
 - g. Remove Steel Siding off the Water St. buildings and replace with a Hardi Panel system. The clay block that is behind cannot be left exposed to the elements.
 - h. Remove paint off brick on the two story building on the corner of Water and Main. Restore the glazed brick.
 - i. Remove paint off the brick on the two story building on the corner of the River and Main St. Restore the existing brick.
 - j. Re Paint the south façade on the Brewery Building and panel the north and exposed elements of the east and west facades.
 - k. Re Paint the four story buildings facades that front Water and Main St.

Leaders • Partners • Innovators
934 Clark Street, Lansing, MI 48906 • Phone: 517-332-8210 • Fax: 517-332-8710 •
info@kincaidhenry.com

City of Owosso

Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014

Proposed Schematic Renderings:



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



South Elevation

Maerker Building Renovation
Detroit, Michigan

[illegible]

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



East Elevation

Marble Bus Building	
2014 Mar 27/06	2014 Mar 27/06
Cornerstone Architects	
14.105	14.105

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



West Elevation

Madfor Bank Building	
200 Main Street Owosso, MI 48867	
Cornerstone Architects 4000 Main Street, Suite 100 Owosso, MI 48867 Phone: 517.939.1111 Fax: 517.939.1112 Email: info@cornerstonearchitects.com Website: www.cornerstonearchitects.com	
14.105	

City of Owosso
Downtown Historic District

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS August 28, 2014



Miller Bros. Building	
201 Main Street Owosso, MI	
Cornerstone Architects 1000 Main Street Owosso, MI 48867 Phone: 517.939.1234 Fax: 517.939.1235 Email: info@cornerstonearchitects.com Website: www.cornerstonearchitects.com	
Project No.	14-105
Client	
Architect	
Engineer	
Interior Designer	
Landscaper	
Historic Preservation	
Other	

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Cornerstone Architects
1000 Ave. Grand Rapids Troy, MI 48068
Architecture Interior Design Historic Preservation

440 Bridge Street Grand Rapids, MI 49504
816 774-0100 • www.connections-awn.com 816 774 2858

DATE	ISSUED FOR:
03.31.11	BASE PLAN
04.30.14	REVIEW
05.15.14	SD SET
06.19.14	DD SET
07.07.14	DD SET
08.20.14	DD SET UPDATE
08.26.14	DD SET
09.17.14	DD SET
10.13.14	100% DD
PIC _____	TOR _____
DRAFTS: _____	
PROJECT NO: 14.105A	
SHEET TITLE: Exterior Elevations	
SHEET NO: A201	

RESTORATION NOTES:

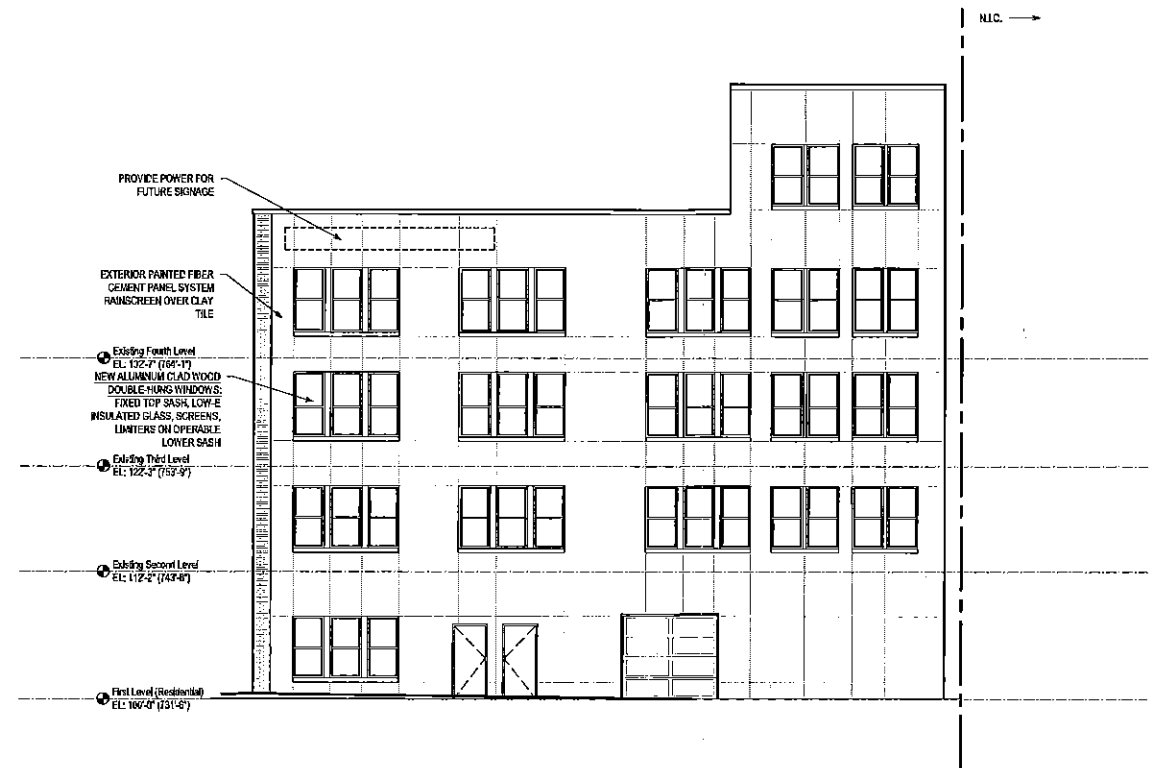
1. BRICK HORIZONTAL LEDGE DETAILS: Review existing condition for weather-tightness. Provide for sloped mortar at horizontal joints to permit water run-off. Provide new sealant at horizontal joints and at corners over re-pointed mortar joints, or over joints in good condition.
2. DEEPLY RECESSED EXISTING MORTAR JOINTS: For mortar joints deeper than 1/4 to 3/8", gently remove existing mortar and place new, historical mortar mix to match typical building joint details (very slight concave). DO NOT DAMAGE ADJACENT BRICK. DO NOT TUCK-POINT OR SEAL ANY KNOWN WEEP HOLES OR JOINTS.
3. AREAS OF TUCKPOINTING: All areas are designated for re-tuck pointing and repairs as necessary to return the appearance and weather-tight condition. This may include removal of damaged brick and replacement with matching units in color, size and properties.
4. STEEL LINTELS: At all openings with exposed steel lintels: sand, prepare and prime, and repaint with acceptable exterior grade commercial paint for steel applications. Colors as selected by the architect. Caulk at dissimilar materials as required.
5. SEALANT: Provide complete NEW perimeter sealant at all windows, doors, sills, dissimilar materials, etc. as required. Follow manufacturer's instruction for preparation, removal, and placement of new commercial grade exterior sealant in colors (full range of offerings including standard AND custom) as selected by the architect. Sealant to be protected if applied prior to cleaning of the facade, or use of a cleaning agent that does not compromise the warranty and properties of the sealant.
6. BRICK VEENER SEPARATION: In any noted or newly discovered areas of face brick veneer separation from backing masonry or structure, consult architect for review and remedial procedures. In areas as noted, repair as noted.
7. FAÇADE CLEANING: Refer to the specifications for the procedural steps for cleaning the facade, and protection of work in place (windows, doors, ornamentation, etc.), landscaping, and surrounding areas.
8. STORM WATER RUN-OFF: Assume that storm water run-off from adjacent roof areas is not running onto existing brick, stone or other façade materials. Provide a diverter or collection system to avoid this.

ON CONTRACTOR TO INCLUDE 8,000SF TUCK POINTING. PROVIDE A UNIT COST FOR ADDITIONAL TUCK POINTING.

ON CONTRACTOR TO INCLUDE 1,000SF BRICK REPLACEMENT. PROVIDE A UNIT COST FOR ADDITIONAL BRICK REPLACEMENT.

ALL EXPOSED MASONRY IS TO BE CLEANED WHEN COMPLETE.

WHERE EXISTING EXPOSED STEEL LINTELS ARE TO REMAIN - SAND, PREP, & PRIME WITH A ZINC RICH PRIMER AND REPAINT WITH COMMERCIAL GRADE PAINT APPROPRIATE FOR EXTERIOR STEEL APPLICATIONS. CAULK AT DISSIMILAR MATERIALS AS REQUIRED.



B1 NORTH ELEVATION
A202 SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
A202 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	ISSUED FOR:
03.31.14	BASE PLAN
04.30.14	REVIEW
05.19.14	SD SET
06.10.14	DD SET
07.07.14	DD SET
08.20.14	DD SET UPDATE
08.26.14	DD SET
09.17.14	DD SET
10.13.14	100% DD

FIG: 100

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**KINCAID
HENRY**
BUILDING GROUP, INC.

300 MAIN STREET
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Cornerstone Architects
Grand Rapids • Traverse City

Architecture Interior Design Historic Preservation

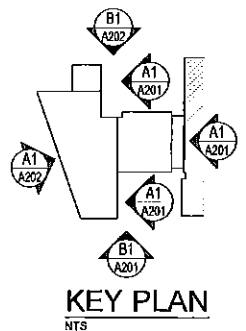
440 Bridge Street Grand Rapids, MI 49504
516.774.0100 p www.comerstone-arch.com 516.774.2956 f

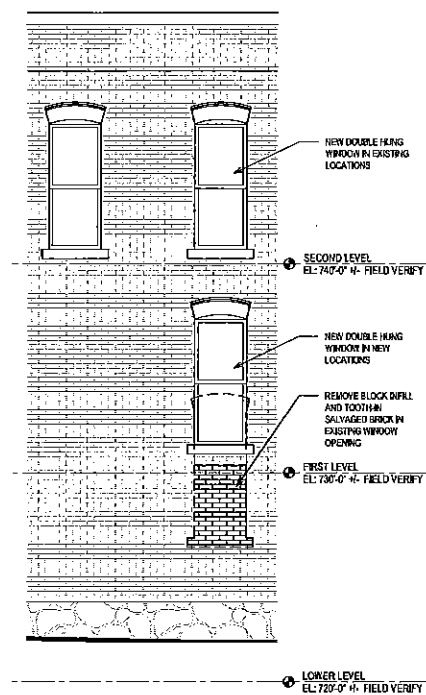
PROJECT NO:	14.105B
SHEET TITLE:	Exterior Elevations
SHEET NO:	

A201

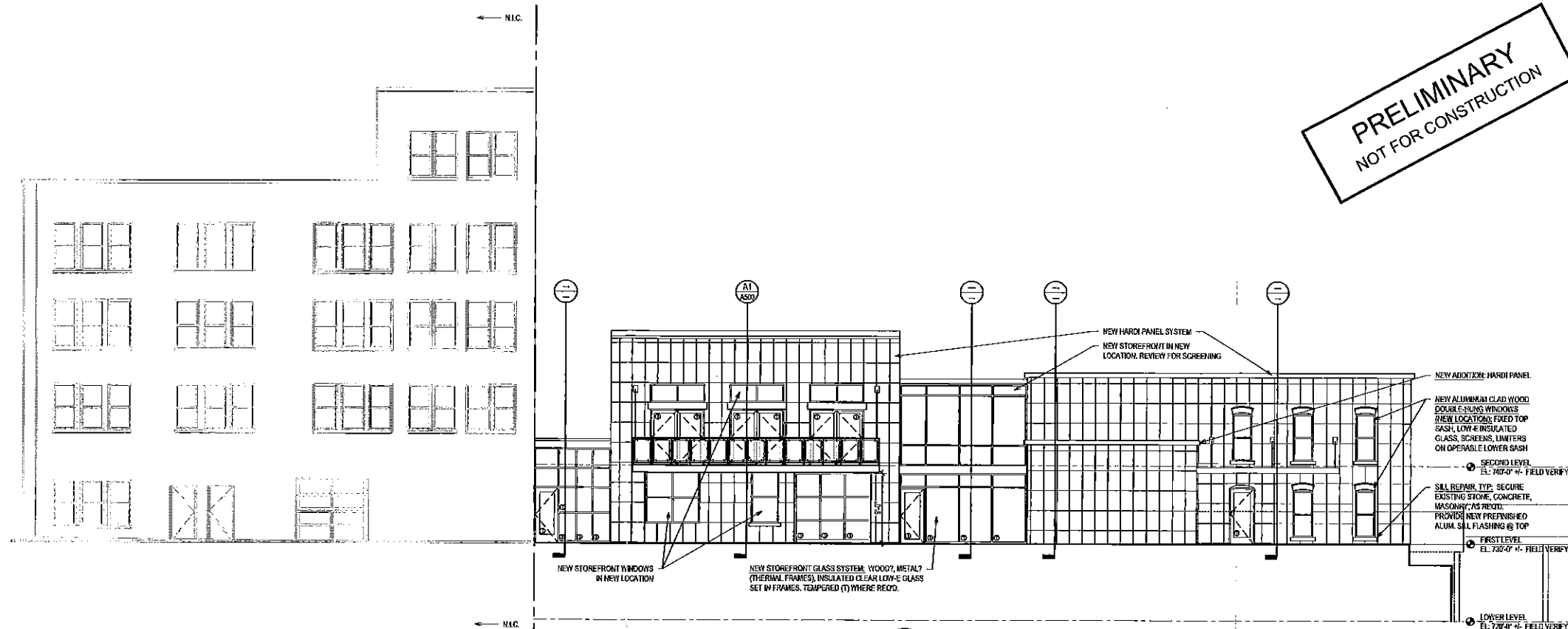


- A. **BRICK HORIZONTAL LEDGE DETAILS:** Review existing condition for weather-tightness. Provide for sloped mortar at horizontal joints to permit water runoff. Provide new sealant at existing mortar joints and at corners over re-paired mortar joints, or over mortar joints that are cracked.
- B. **DEEPLY RECESSED EXISTING MORTAR JOINTS:** For mortar joints deeper than 1/4" to 3/8", gently remove existing mortar and place new, historical mortar mix to match specifying joint details (very slight concave). DO NOT DAMAGE ADJACENT BRICK. DO NOT TUCK-POINT or RE-ALIGHT KNOWN WEEP LINES OR JOINTS.
- C. **AREAS OF TUCKPOINTING:** All areas are designated for sealant polishing and repairs as necessary to return the appearance and weather-light condition. This may include removal of damaged brick and replacement with matching units as needed and/or repairs to mortar joints.
- D. **STEEL LINTELS:** At all openings with exposed steel linteils: sand, prepare and prime, and repaint with acceptable exterior grade commercial paint for steel applications. Colors as selected by the architect. Caulk at dissimilar materials as required.
- E. **SEALANT:** Provide complete new perimeter sealant at all windows, doors, sills, dissimilar materials, etc. as required. Follow manufacturer's instruction for preparation, removal, and placement of new commercial grade exterior sealant in colors (all shades of offerings including standard ANND custom) as specified by the architect. Sealant is included if applied prior to cleaning of the facade, as use of a cleaning agent that does not compromise the warranty and properties of the sealant.
- F. **BRICK VENEER SEPARATION:** In any not yet or newly discovered areas of brick face veneer separation from backing masonry or structure, contact the architect for repair and/or removal and replacement as required.
- G. **FAÇADE CLEANING:** Refer to the specifications for the procedural steps for cleaning the facade, and protection of work in place (windows, doors, ornamentation, etc.), backscaping, and surrounding areas.
- H. **STORM WATER DRAINAGE:** Verify that all roof drains run from roof edge, roof areas is not turning out existing brick, stone or other facade materials. Provide a diverter or collection system to avoid this.

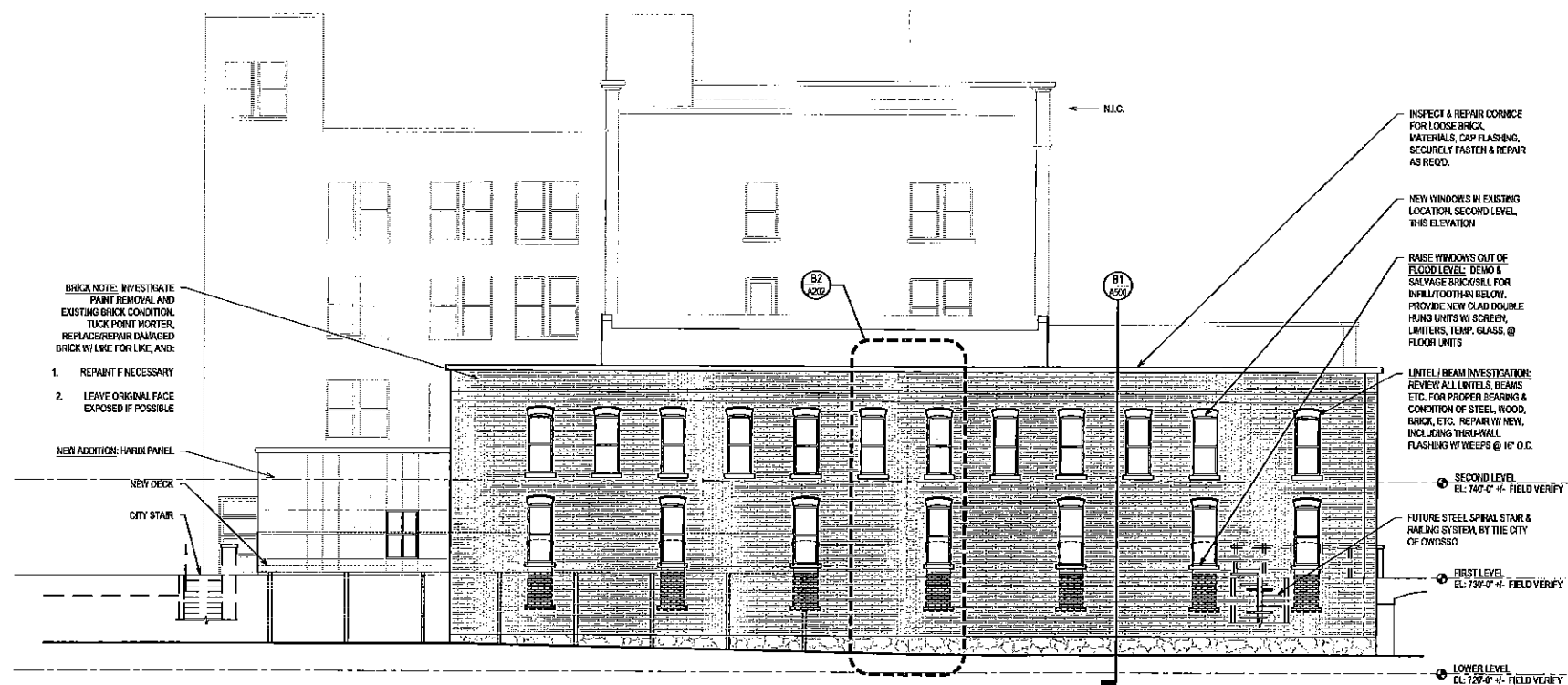




B2 PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



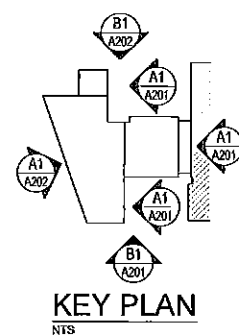
B1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

RESTORATION NOTES:

- BRICK HORIZONTAL LEDGE DETAILS: Review existing condition for weather-tightness. Provide for sloped mortar at horizontal joints to permit water run-off. Provide new sealant at horizontal joints and at corners over re-pointed mortar joints, or over joints in good condition.
- DEEPLY RECESSED EXISTING MORTAR JOINTS: For mortar joints deeper than 1/4 to 3/8", gently remove existing mortar and place new, historical mortar mix to match typical building joint details (very slight concave). DO NOT DAMAGE ADJACENT BRICK. DO NOT TUCK-POINT OR SEAL ANY KNOWN WEEP HOLES OR JOINTS.
- AREAS OF TUCKPOINTING: All areas are designated for re-tuck pointing and repairs as necessary to return the appearance and weather-light condition. This may include removal of damaged brick and replacement with matching units in color, size and properties.
- STEEL LINTELS: At all openings with exposed steel lintels: sand, prepare and prime, and repaint with acceptable exterior grade commercial paint for steel applications. Colors as selected by the architect. Caulk at dissimilar materials as required.
- SEALANT: Provide complete NEW perimeter sealant at all windows, doors, sills, dissimilar materials, etc. as required. Follow manufacturer's instruction for preparation, removal, and placement of new commercial grade exterior sealant in colors (full range of offerings including standard AND custom) as selected by the architect. Sealant to be protected if applied prior to cleaning of the facade, or use of a cleaning agent that does not compromise the warranty and properties of the sealant.
- BRICK VENEER SEPARATION: In any noted or newly discovered areas of face brick veneer separation from backing masonry or structure, contact architect for review and remedial procedures. In areas as noted, repair as noted.
- FAÇADE CLEANING: Refer to the specifications for the procedural steps for cleaning the facade, and protection of work in place (windows, doors, ornamentation, etc.), landscaping, and surrounding areas.
- STORM WATER RUN-OFF: Assume that storm water run-off from adjacent roof areas is not running onto existing brick, stone or other facade materials. Provide a diverter or collection system to avoid this.



Mueller Bros. Building
Waterfront Building & Annex

300 Main Street
Owosso, MI 48867

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DATE:	ISSUED FOR:
03.31.14	BASE PLAN
04.30.14	REVIEW
05.15.14	SD SET
09.19.14	DD SET
07.07.14	DD SET
08.20.14	DD SET UPDATE
10.09.14	DD SET UPDATE
10.13.13	100% DD

PROJECT NO: 14.105B

SHEET TITLE: Exterior Elevations

SHEET NO: A202