



Andy Schor, Mayor

**Historic District Commission
Regular Meeting
Monday, June 8, 2026 – 5:30 pm
Neighborhood Empowerment Center
600 W Maple St., Lansing, MI 48906**

1. Call to Order
 - a. Roll Call
 - b. Excused Absences
2. Approval of Agenda
3. Communications
4. Public Hearing
 - a. HDC-3-2026, 200 W Ottawa St., Central United Methodist Church, roof material replacement
5. Discussion/Action
 - a. Minutes for Approval – January 12, 2026
6. Public Comments
7. Staff and Commission Member Comments
8. Presentations
9. Other Business
 - a. New Historic Districts requests
10. Pending Items: Future action required
11. Adjournment

Lansing Historic District Commission Members

Carol Skillings (Chair)
James Bell (Vice-Chair)
Selina Máté

Cassandra Nelson
Melissa Riba
Ashley Smith

Sam Troutman

Next Regular Meeting: July 13, 2026, 5:30pm.

HDC-3-2026, 200 W Ottawa St., Roof material replacement

Staff Report

Applicant: Susan Grettenberger
1220 S Genesee Drive
Lansing, MI 48915

Owner: Central United Methodist Church
200 W Ottawa Street
Lansing MI, 48933

Request: Replacement of the slate roof with a synthetic faux-slate to mimic the aesthetic of a slate roof. Please see attached product sheet.

District Resource Report Description:

The present church building was constructed in 1889-1890 to replace a brick church built in 1862; it is a massive, low, Ionia-sandstone structure with a Late Victorian sanctuary trimmed in red oak. Designed by Elijah E. Myers, the architect of the Michigan State Capital. Central United Methodist is, along with the First Baptist Church, one of the finest Richardsonian Romanesque churches in Michigan's lower peninsula outside of Detroit.

Design Guidelines Best Practices:

1. Retain and preserve the original shape, line, pitch, and overhang of historic roofs.
2. Retain and preserve all architectural features that are character-defining elements of the roof, such as cupolas, chimneys, dormers, and turrets.
3. Retain and preserve historic roofing material whenever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Consider substitute material only if the original material is not technically feasible.
4. 4. Protect and maintain the roofing system in appropriate ways:
 - Repair leaks promptly to limit related damage to the roof and the building.
 - Provide temporary protection to a leaking roof before repairs.
 - Keep the roof, gutters, and downspouts clear and clean of leaves, branches, and any debris.
 - Replace deteriorated flashing with first-quality flashing.
 - Inspect the roof sheathing for signs of insect infestation or moisture damage.
 - Provide adequate ventilation of the attic space to prevent condensation.
 - Provide adequate anchorage for roofing material to guard against wind and moisture damage.
8. It is not appropriate to introduce new roof features, such as skylights, vents, and dormers, if they would diminish the original design of the roof or damage historic roofing materials or features.

9. If new gutters and downspouts are necessary, install them so that no architectural features are damaged or lost.
10. Coat replacement gutters and down spouts with paint or a baked-enamel finish in a color appropriate to the color of the house, unless they are made of copper.

STAFF RECOMMENDATION:

Individual slates on the roof are at the end of the functional lifespan, in many cases over 100 years old. The historic church roof has experienced storm damage to individual slates and the copper flashing exacerbating the poor condition of the roof system. The Historic District Commission has reviewed two separate re-roof applications in the past few years, as the Church proposed to replace like for like in the most deteriorated sections as funding was available. Documentation has been presented to the HDC showing the extent of the deterioration on all parts of the roof.

This section approach does not seem to be feasible as the entire system requires repair, however, slate is cost prohibitive and difficult for a church to finance to the scale required. The synthetic material mimics the appearance of natural slate but has several advantages, namely the lighter weight, putting less strain on the roof, as well as fire and storm resistance. The stated lifespan is 50 years however, as opposed to the ~100-year lifespan of natural slate.

The church does not propose any changes to the roof system or framing that would effect the roof shape, line, pitch, or overhangs, and would directly conflict with established guidelines. Because the architecture of the structure will remain unchanged, staff supports the conversion to a synthetic slate roof.

For more product information please visit:

<https://www.westlakeroyalbuildingproducts.com/roofing/davinci-roofscapes/slate-roofing-overview>

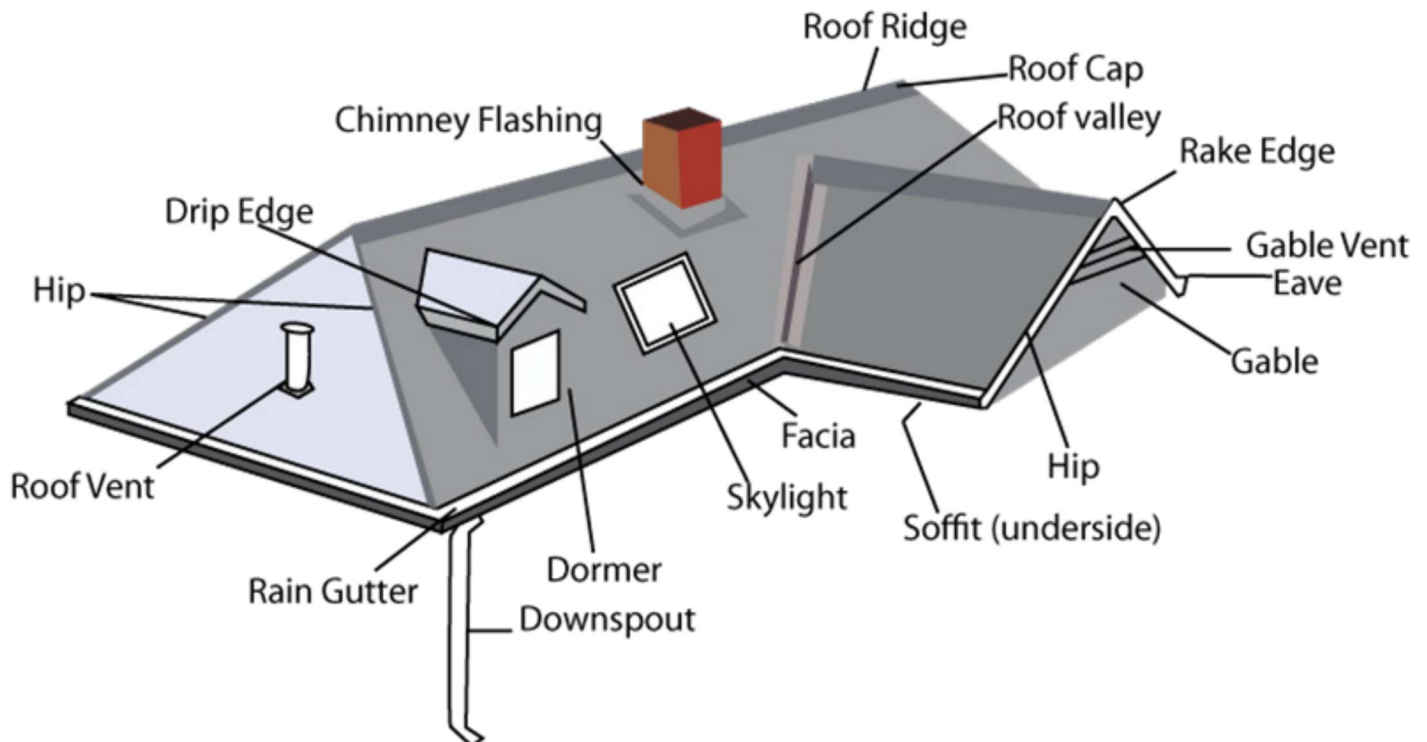
2.1 Roofs

Roof Maintenance and Repair

The roof shape and pitch is a primary definition of the architecture of the building, and the goal in rehabilitation is to retain the original roof shape, the original roofing material, and the original roofing features such as dormer windows, cupolas, cornices, brackets, chimneys, weather vanes, gutters, downspouts, and lightning rods. Beyond its visual design role, the roof provides a weather-tight covering for any structure. Generally, the roofing system also includes the controlled removal of rainwater through gutters and down spouts. Maintenance of the entire system, including elimination of moss or vegetation that compromises its surface material or drainage, is critical.

The protective role of roofs requires attention to the integrity of the roofing materials - especially where changes in roofing planes or penetration of a chimney or a dormer interrupts the roof line - as well as continuing maintenance of all gutters, down spouts, flashing, and coping. Concealed, or built-in, gutters require routine monitoring and maintenance to avoid damage from unseen leaks in their decorative cornices. Roof and soffit vents facilitate the drying of wet attic or soffit areas caused by leaks or condensation.

Slate and tiles are brittle but very durable roofing materials. They often survive the life of the original setting nails, flashing, or sheathing. Fortunately, they can be reset once other repairs are made, to provide long-lasting protection of the structure. As asphalt shingles age, they lose their textured surface coating and begin to curl and buckle. The life of a good-quality asphalt-shingle roof is 20-30 years. By contrast, a properly maintained slate roof is more than 100 years.



Guidelines for Roofs

1. Retain and preserve the original shape, line, pitch, and overhang of historic roofs.
2. Retain and preserve all architectural features that are character-defining elements of the roof, such as cupolas, chimneys, dormers, and turrets.
3. Retain and preserve historic roofing material whenever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Consider substitute material only if the original material is not technically feasible.
4. Protect and maintain the roofing system in appropriate ways:
 - Repair leaks promptly to limit related damage to the roof and the building.
 - Provide temporary protection to a leaking roof before repairs.
 - Keep the roof, gutters, and downspouts clear and clean of leaves, branches, and any debris.
 - Replace deteriorated flashing with first-quality flashing.
 - Inspect the roof sheathing for signs of insect infestation or moisture damage.
 - Provide adequate ventilation of the attic space to prevent condensation.
 - Provide adequate anchorage for roofing material to guard against wind and moisture damage.
5. Locate roof ventilators, antennas, and solar collectors on non-character-defining roofs or inconspicuously on rear slopes where they will not be visible from the street. It is not appropriate to locate them on front or side elevations.
6. It is not appropriate to paint or apply coatings to roofing material that was historically not coated.
7. Generally, it is not appropriate to replace concealed, or built-in, gutters with exposed gutters.
8. It is not appropriate to introduce new roof features, such as skylights, vents, and dormers, if they would diminish the original design of the roof or damage historic roofing materials or features.
9. If new gutters and downspouts are necessary, install them so that no architectural features are damaged or lost.
10. Coat replacement gutters and down spouts with paint or a baked-enamel finish in a color appropriate to the color of the house, unless they are made of copper.



CITY OF LANSING HISTORIC DISTRICT COMMISSION

316 N. CAPITOL AVENUE • LANSING, MI 48933-1236 • (517) 483-4066 • FAX: (517) 483-6036
PLANNING OFFICE 316 N. CAPITOL AVE., SUITE D-1

Andy Schor, Mayor

Case #: _____
Date Submitted: _____

AN APPLICATION FOR AN ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ANY EXTERIOR WORK TO A PROPERTY LOCATED IN A LOCAL HISTORIC DISTRICT.

Street Address: 215 N. Capital Parcel ID #: _____
Name of Historic District: Central United Methodist Church (CUMC)
Applicant: Susan Grettenberger Address: _____
Phone: 517-896-0318 E-mail: grett1se@cmich.edu
Name of Owner: (CUMC) Address same
Phone: 517-485-9477 E-mail: _____

Interest in Property (Please check)

Owner Option to Buy Lessee Representative
 Other (Please specify) Chair of Trustees

1. Detailed description of proposed exterior alteration, addition, construction, repair or other work:
Replacement of the entire slate roof on the original portion of the church building. We experienced considerable damage to the roof during the severe wind storm which hit Lansing in summer, 2025. Slate was damaged and we lost copper covering on a main turret. We have experienced subsequent damage due to other wind storms. We propose to replace the entire roof with a faux slate, look-alike tile, and use copper for all areas where it is currently found. (Caps, valleys, turret.) The slate is nearly 150 year old, although we have already spent about \$400,000 on repairs over the past several years. The manufacturer's rep is planning to attend the meeting and I will bring

2. Will the repair or alteration match the existing materials and design? Yes No

3. If this petition is not granted, explain how your proposal will be affected: _____
We will not be able replace the roof for at least a year as we will have to raise significant amount of money more than we currently have, rather than completing the work before winter. We have experienced leaking in the roof which has worsened since this damage occurred. We are seeing plaster

4. Is there a financial hardship associated with this petition? (see Section 1220.06) Yes No
If so, please complete an application for Financial Hardship. Attach it with this application and plans.

5. Items to be submitted with the application (when applicable):
- a. A site plan. (Show the location of all structures and features existing and proposed, in relation to the lot lines and access points.
 - b. Photographs, renderings, and/or drawings of what is present and proposed.
 - c. Material samples/manufacturer's product pages - Please describe size and type of all material exhibits.
 - d. Copies of contractor appraisals for work estimates.

Please note: *If the exhibits are not submitted in a timely manner prior to the HDC meeting, the petition may be tabled or the process delayed.*

APPLICANTS, OWNERS OR THEIR REPRESENTATIVES ARE REQUIRED TO PRESENT THEIR CASE AT THE SCHEDULED COMMISSION MEETING. (See HDC meeting schedule)

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In accordance with Section 1220.06 of the Zoning Ordinance, the undersigned do hereby petition for a Certificate of Appropriateness for exterior work in a local historic district.

Signature of Applicant: _____ Date: May 27, 2027

Printed Name: Susan Grettenberger

Please return application and attached supporting documents to the Planning Office.

For any assistance please contact Andy Fedewa p. 517-483-4048 | e. andrew.fedewa@lansingmi.gov

SECTION 07 31 39

SYNTHETIC SLATE SHINGLES

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Synthetic slate shingles, underlayment, flashings, fasteners, and accessories.
- B. Related Requirements:
 - 1. Division 01 - General Requirements: Administrative, procedural, and temporary work requirements.

1.2 REFERENCES

- A. American Society for Testing and Materials (ASTM) (www.astm.org):
 - 1. D226/D226M - Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
 - 2. D3161/D3161M - Standard Test Method for Wind-Resistance of Asphalt Shingles (Fan-Induced Method).
 - 3. D3462/D3462M - Standard Specification for Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules.
 - 4. E108 - Standard Test Methods for Fire Tests of Roof Coverings.
 - 5. G21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi.
- B. California Department of Forestry and Fire Prevention (Cal-Fire) (www.fire.ca.gov) - Listing Service.
- C. Florida Building Code (FBC) (www.floridabuilding.com) Testing Application Standard (TAS) 125 - Test for Uplift Resistance on Roof Assemblies.
- D. Miami Dade County, FL. (www.miamidade.gov)
- E. National Research Council Canada, Canadian Construction Materials Centre (NRCC CCMC) (www.nrc-cnrc.gc.ca) - Evaluation Report 14094-R.
- F. Texas Department of Insurance. (www.tdi.texas.gov)
- G. Underwriters Laboratories (UL) (www.ul.com):
 - 1. 790 - Standard for Standard Test Methods for Fire Tests of Roof Coverings.
 - 2. 2218 - Standard for Impact Resistance of Prepared Roof Covering Materials.
- H. International Code Council (ICC) (www.iccsafe.org) - ES Acceptance Criteria AC07 Section 4.9.

1.3 ADMINISTRATIVE REQUIREMENTS

- A. Pre-Installation Conference:
 - 1. Convene at Project site 2 weeks prior to beginning work of this Section.
 - 2. Attendance: installer, church business manager and related trades.
 - 3. Review and discuss:
 - a. Installation procedures and manufacturer's recommendations.
 - b. Safety procedures.
 - c. Coordination with installation of other work.
 - d. Availability of materials.
 - e. Preparation and approval of substrate and penetrations through roof.

- f. Other items related to successful execution of work.

1.4 SUBMITTALS

- A. Action Submittals:
 - 1. Shop Drawings: Show shingle layout, method of attachment, flashings, trim, conditions at eaves, intersections with adjacent materials, and other installation details.
 - 2. Product Data: Manufacturer's data sheets on each product including:
 - a. Shingles, underlayment, flashings, fasteners, and accessories:
 - 1) Indicate composition, properties, and dimensions.
 - 2) Show compliance with specified requirements.
 - b. Preparation instructions and recommendations.
 - c. Storage and handling requirements and recommendations.
 - d. Installation methods.
 - 3. Samples:
 - a. Verification Samples: Submit one sample representing actual product, color, and texture.
- B. Sustainable Design Submittals: Refer to Division 01.
- C. Maintenance Material Submittals: Provide 3 bundles of extra shingles.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacture of synthetic shingles.
- B. Installer Qualifications: Minimum 3 years experience in work of this Section.

1.6 DELIVERY, STORAGE AND HANDLING

- A. Ship shingles in bundles:
 - 1. Collate in sequence of widths and colors as required for selected color blend.
 - 2. Assemble bundles so that sorting at job site is not required.
- B. Deliver shingles to site in manufacturer's unopened, labeled bundles.
 - 1. Verify quantities and condition upon delivery.
 - 2. Remove damaged products from site.
- C. Store products in protected environment, off ground, protected moisture, traffic, and construction activities.
- D. Store shingles flat. Do not store on site for prolonged period.
- E. Store products at temperature between 40 and 120 degrees F (4 degrees C and 49 degrees C).
- F. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of authorities having jurisdiction.

1.7 SITE CONDITIONS

- A. Environmental Requirements:
 - 1. Observe manufacturer's temperature, humidity, and moisture limits.
 - 2. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.8 WARRANTIES

- A. Furnish manufacturer's 50 years warranty against breakage and deterioration resulting in leaks under normal weather and use conditions.

- B. Furnish installer's 2 years total roof system warranty against water penetration, including underlayment, flashings, trim, and other roof components.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: DaVinci Roofscapes, LLC, 800-DAVINCI, www.davinciroofscapes.com.
- B. Substitutions: Not permitted.

2.2 MATERIALS

- A. Performance Requirements:
 - 1. Roof system: Manufactured synthetic shingles attached to structural substrate to form weather tight roof envelope with no measurable water penetration.
 - 2. Method of attachments designed to adequately resist wind uplift for roof configuration and Project location.
- B. Synthetic Slate Shingles:
 - 1. Description: Lightweight, synthetic slate shingles with appearance, color, texture, and thickness of natural quarried slate.
 - 2. Product: Single Width Slate by DaVinci Roofscapes, LLC.
 - 3. Material: Engineered polymer formulated from 100 percent virgin plastic resins; recycled materials not acceptable.
 - 4. Performance characteristics:
 - a. Approvals:
 - 1) ICC-ES ESR-2119.
 - 2) Texas Department of Insurance.
 - 3) Miami Dade County, FL.
 - 4) Class A rated by Cal-Fire.
 - b. Fire resistance rating: Class A, tested to ASTM E108.
 - c. Impact resistance rating: Class 4, tested to UL 2218.
 - d. Wind resistance rating: 110 MPH, tested to ASTM D3161/D3161M.
 - e. Approved by NRCC CCMC.
 - 5. Profile:
 - a. Rectangular shape with exposed-to-view upper surface and edges textured to resemble quarried slate.
 - b. Underside formed with reinforcing ribs.
 - 6. Size:
 - a. Thickness: 1/2 inch (13 mm) at butt end, 1/8 inch (6 mm) at top.
 - b. Length: 18 inches (457 mm).
 - c. Width: 12 inches (305 mm).
 - 7. Starter shingle: 12 inches (305 mm) long x 12 inches (305 mm) wide.
 - 8. Markings: Form shingles with markings on upper surface to indicate nailing locations and provide alignment guidelines for different exposure lengths.
 - 9. Color:
 - a. Multiple colors comparable to quarried slate.
 - b. Provide internal ultraviolet stabilizers.
 - 10. Shingle pattern:
 - a. Provide shingles factory blended in multiple colors and widths:
 - b. Blend: Aurora

2.3 ACCESSORIES

- A. Underlayment: ASTM D226/D226M, Type II, No. 30 non-perforated saturated asphalt felt.

- B. Underlayment: ASTM D3909, coated cap sheet.
- C. Waterproof Sheet Membrane: Cold applied, self-adhering waterproof membrane composed of polyethylene film coated one side with rubberized asphalt adhesive.
 - 1. Thickness: 40 mils (1 mm).
 - 2. Low temperature flexibility: Unaffected at minus 32 degrees F (minus 36 degrees C).
 - 3. Minimum tensile strength: 250 PSI (1724 kPa).
 - 4. Minimum elongation: 250 percent.
 - 5. Permeance: Maximum 0.05 perms.
- D. Flashing, gutters, downspouts:
 - 1. Fabricate from sheet to match existing profiles.
 - 2. Material: 20 ounce copper.
 - 3. Linear components: Form in longest possible lengths, 8 feet (2.5 m) minimum.
 - 4. Counter flashings: Extend minimum 4 inches (102 mm) up vertical surfaces and minimum 4 inches (102 mm) under shingles.
 - 5. Valley flashings: Minimum 24 inches (610 mm) wide, extending minimum 10 inches (254 mm) from valley center line.
 - 6. Eave flashings: Fabricate with bottom edge formed outward 1/4 inch (6 mm) and hemmed to form drip.
- E. Fasteners:
 - 1. 3/8 inch (9.5 mm) flat head nails, 1-1/2 inches (38 mm) long.
 - 2. Material: Hot-dipped galvanized steel

PART 3 EXECUTION

3.1 EXAMINATION

- A. Inspect roof framing and substrate.
 - 1. Verify that roof is complete, rigid, and braced, and that deck members are securely fastened.
 - 2. Ensure that proper ventilation has been provided for roof space.
 - 3. Verify that roof deck is clean, dry, and ready to receive shingles.
 - 4. Remove dirt, loose fasteners, and protrusions from roof surface.

3.2 INSTALLATION - GENERAL

- A. Install self-adhered waterproof sheet membrane on eaves. Cover waterproof sheet membrane and remaining portions of roof with approved underlayment. Install waterproof sheet membrane in valleys, along walls, and around projections terminating on top of underlayment.
- B. Underlayment:
 - 1. Stripping ply: Install full sheet of self-adhered waterproof sheet membrane in valleys, and minimum 18 inch (457 mm) width on gable ends, against walls, and around projections.
 - 2. In areas where January average daily temperature is 25 degrees F (minus 4 degrees C) or lower or where ice buildup is possible, install self-adhered waterproof sheet membrane from bottom edge extending two feet (610 mm) above exterior wall line on eaves.
 - 3. Install waterproof sheet membrane over full roof area.
 - a. Apply waterproof sheet membrane at temperatures of 40 degrees F (4 degrees C) or higher.
 - b. Adhere and attach as recommended by manufacturer of waterproof sheet membrane.
 - c. Start underlayment installation at lower edge of roof. Install perpendicular to roof slope with minimum 4 inch (102 mm) side laps and minimum 6 inch (152 mm) end laps.
 - d. Extend underlayment minimum 4 inches (102 mm) up vertical wall intersections.
 - e. Do not leave underlayment membrane exposed in excess of time limit required by manufacturer. Do not puncture or tear underlayment.

- C. Underlayment/Slip Sheet: Install one ply asphalt felt over full roof area, with ends weather lapped minimum 4 inches (102 mm). Nail in place with roofing nails spaced in accordance with manufacturer's recommendations.

3.3 FLASHING INSTALLATION

- A. Install drip edge on eaves, gable ends, and metal flashings at valleys, ridges, hips, roof curbs, penetrations, and intersections with vertical surfaces.
- B. Weather lap joints minimum 2 inches (52 mm) and seal with sealant.
- C. Secure in place with clips, nails, or other fasteners.

3.4 SHINGLE INSTALLATION

- A. Install shingles in accordance with manufacturer's instructions and approved Shop Drawings.
- B. Install shingles so that breaks between shingles in adjacent courses are offset of 1-1/2 inches (38 mm).
- C. Do not install shingles of same color in contact or shingles of same width side by side.
- D. Exposure: Install shingles in straight pattern with 8" exposure and bottom shingle edges evenly aligned.
- E. Spacing: Provide 3/16 to 3/8 inch (4.76 to 9.5 mm) gap between shingles.
- F. Stagger shingle joints in one course minimum 1-1/2 inches (38 mm) from joints in course below.
- G. Eaves:
 - 1. Install row of starter shingles at eaves as base layer.
 - 2. Project eave shingles approximately 1 inch, as required to allow water to drain, or 1/8 inch (3 mm) past overhanging drip edge.
- H. Gables: Project shingles approximately 3/4 inch (19 mm) beyond gable rakes or 1/8 inch (3 mm) past overhanging drip edge.
- I. Ridges and Hips:
 - 1. After field shingle installation is complete, install double row of shingles over 6 inch (152 mm) wide metal flashing.
 - 2. Ridges: Use 7 inch (178 mm) wide shingles with 6 inch (152 mm) exposure. Start ridge shingles at leeward end. Face shingle laps away from prevailing wind.
 - 3. Hips: Use 7 inch (178 mm) wide shingles with 6 inch (152 mm) exposure. Start hip course at eave.
- J. Fastening: Attach each shingle to deck with two nails:
 - 1. Place nails at locations indicated on shingles.
 - 2. Ensure full penetration but do not overdrive nails.
 - 3. Do not nail at an angle.
 - 4. Ensure that nail head is flush with shingle surface.
 - 5. At valleys do not nail shingles within 5 inches (127 mm) of valley center line.
- K. In areas where snow accumulation is possible, snow guards are recommended.

3.5 FIELD QUALITY CONTROL

- A. Inspect units as they are installed. Do not install cracked, broken, twisted, curled, or otherwise damaged units.

- B. As work progresses, exercise care not to scratch or mar installed shingles. Replace damaged shingles.
- C. After approximately 200 units have been installed, inspect roof from ground. Verify proper layout and appearance. Repeat inspection every 200 shingles.
- D. Visually inspect completed installation for weathertight condition.

3.6 PROTECTION

- A. Protect installed roofing until completion of Project.
- B. Do not allow traffic on completed roof.

3.7 ADJUSTING

- A. Replace damaged shingles prior to Substantial Completion.

END OF SECTION



Andy Schor
Mayor

LANSING HISTORIC DISTRICT COMMISSION
Regular Meeting
Monday, January 12, 2026- 5:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – DRAFT

1. **CALL TO ORDER** – Ms. Skillings called the meeting to order at 5:29 pm.
 - a. Present: Cassandra Nelson, Selina Máté, Melissa Riba, Carol Skillings, Ashley Smith, Sam Troutman
 - b. Absent: James Bell (excused), Brigette Booser
 - c. Staff: Andrew Fedewa, Stephen Bezold
2. **APPROVAL OF AGENDA** – The agenda was approved by unanimous consent.
3. **COMMUNICATIONS** – None
4. **PUBLIC HEARINGS**
 - a. **HDC-1-2026, 306 E Lenawee St., Demolition of Structure**

Mr. Bezold presented the request from the Lansing Housing Commission to demolish the building on 306 E Lenawee St., in the Cherry Hill Historic District. Mr. Bezold reviewed the City’s design guidelines and ordinance requirements. The proposed demolition would remove a two-story two-bedroom structure originally built in 1874, with several additions in the following decades. Those additions, neglect from prior owners, and vandalism over the years have compromised the structure and resulted in a state of deterioration. Staff recommended approval of the application, as proposed, based on the requirements of the historic districts ordinance concerning demolition of resources.

Kyle Macmillan and Sophie Machicoane of Hobbs + Black Architects presented on the history of the building, the deterioration of core building components, and challenges for rehabilitation and renovation that are cost prohibitive for the Lansing Housing Commission. The layout of the building is not conducive to modern residential living.

Doug Fleming and Katrina Greenley of the Lansing Housing Commission spoke on the financial mechanisms the LHC will use for the proposed redevelopment of the site.

Ms. Nelson stated that the building was included in a State of Michigan survey and was deemed contributing at the time. Due to the change in massing and the gable as well as the extent of the damage throughout, it likely does not retain its integrity.

Ms. Smith spoke on the evident lack of former property owners able to take care of the building and the lack of prospective buyers willing or able to rehabilitate it.

Ms. Riba spoke on a statement in the staff report recommending salvage of building materials if feasible. Ms. Riba asked if there are building materials that could be salvaged and used in future

LHC projects or sold to another organization. Mr. Macmillan stated their original assessment noted a column arch and other materials like trim, but they will have to conduct a comprehensive assessment of conditions of materials and how cost efficient materials could be removed.

Ms. Skillings requested that any historic fixtures or materials be salvaged for potential reuse in this or other projects.

Ms. Troutman made a motion, seconded by Ms. Smith, to approve HDC-1-2026, 306 E Lenawee St., Demolition of Structure, as proposed.

Ms. Nelson requested that any original site plans or supporting documents that the applicant find be donated to the Capital Area District Library's Local History Room or kept on file with the Planning and Zoning Office.

On a roll call vote the motion passed unanimously (6-0).

b. HDC-2-2026, 306 E Lenawee St., New Construction

Mr. Bezold presented the request from the Lansing Housing Commission to construct a new five-unit rowhouse on the 306 E Lenawee St. property and the vacant property to the west that is also in the Cherry Hill Historic District. Mr. Bezold reviewed the proposed siting, the form based zoning code standards, and the design guidelines section for new construction. Mr. Bezold stated that the applicant's architect has taken care to submit a design that fits with the established characteristics of the historic district, namely a two-story building with gables and a hipped roof. Staff recommended approval of the application based on the standards of the design guidelines regarding new construction in historic districts.

Mr. Macmillan and Ms. Machicoane presented on the proposed townhouse design, massing, and siting and stated that as proposed it will meet all zoning requirements. Mr. Macmillan stated that the design will have units oriented toward both E Lenawee Street and Cherry Street so there are no blank walls and that the building was designed to be compatible with the established architecture of the neighborhood.

Ms. Nelson asked what the front setbacks will be and how they compare to neighboring houses. Mr. Macmillan answered that they are slightly closer than neighboring houses but meet the five to ten feet front setback required in the zoning ordinance for the DT-1 district.

Ms. Smith made a motion, seconded by Ms. Riba, to approve HDC-2-2026, 306 E Lenawee St., New Construction, as proposed.

On a roll call vote the motion passed unanimously (6-0).

5. DISCUSSION/ACTION

- a. Minutes for Approval – November 10, 2025. Ms. Nelson made a motion, seconded by Ms. Troutman to approve the minutes as presented.

6. PUBLIC COMMENTS – None

7. STAFF AND COMMISSION MEMBER COMMENTS

Ms. Skillings introduced the newest member of the Commission, Ms. Selina Máté, with each Commission member and staff introducing themselves.

8. PRESENTATIONS – None**9. OTHER BUSINESS****a. St. Lawrence Hospital Campus, set public meeting**

Mr. Fedewa provided information that it was determined the HDC did not need City Council to pass a resolution to set a public meeting for the Historic District Commission regarding St. Lawrence Hospital Campus. Mr. Fedewa stated that the Commission only needed to make a motion to set their own public meeting date.

Ms. Smith made a motion, seconded by Ms. Nelson to set a public meeting to discuss St. Lawrence Hospital Campus and the potential for a historic study committee report. On a voice vote the motion passed unanimously (6-0).

b. Annual SHPO – Certified Local Government Grant

Mr. Fedewa stated that City Council is reviewing two resolutions at their January 12th meeting requesting permission to submit two applications for the Certified Local Government grant program, for a reconnaissance level survey of the Espanore section of the Westside neighborhood and an update to the Old Town Design Guidelines.

Mr. Fedewa stated that a CLG is allowed to apply for more than one CLG grant during a cycle and that SHPO would review them independent of one another.

10. PENDING ITEMS – None**11. ADJOURNMENT – 6:31 p.m.**