



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 – *Approved 6/8/2026*

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.**