



Andy Schor, Mayor

CITY OF LANSING HISTORIC DISTRICT COMMISSION

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PLANNING OFFICE 316 N. CAPITOL AVE., SUITE D-1

Minutes – Approved 4/11/22 **Lansing Historic District Commission** **Monday, January 10, 2022** **Regular Meeting**

1. CALL TO ORDER – Vice-Chairperson Skillings called the meeting to order at 5:30 pm.

- a. Introductions and Roll Call:

Present: Carol Skillings, James Bell, Sam Troutman, Jim McClurken,
Cassandra Nelson,

Absences: Curtis Sonnenberg (excused), Heather Goupil (excused), Jacklyn
Lillis-Warwick

Staff Present: Andy Fedewa, Planner

2. APPROVAL OF AGENDA – “Presentations – Union Depot Renovations, Jason Kildea, Gillespie Group” moved to follow Approval of Agenda. Approved as revised.

3. PRESENTATIONS – Union Depot Renovation by Jason Kildea, Gillespie Group.

The Union Depot is listed on the National Register of Historic Places (1995) and the State of Michigan Historic Sites (1995).

Mr. Kildea, Director of Real Estate and Project Management, Gillespie Group, stated that the Gillespie Group purchased the Union Depot Train Station, commonly referred to as Clara's, in 2016 after the restaurant permanently closed. The development company explored 8-10 different uses for the building but a proposal from Starbucks made the numbers work. Starbucks will occupy only the western half of the building and other suite(s) will be 'white boxed' until other tenants move in. Mr. Kildea said that to meet the needs of Starbucks they will be building an addition on the west side for a drive-through lane. Gillespie Group will be leaving the train car that was part of the restaurant on-site and will work to include it in future plans.

Mr. Kildea stated that they did not apply for historical tax credits for this project and they are not following the Secretary of the Interior's Standards for Rehabilitation, but they are replicating or saving what they can to maintain the essence of the building. For example, much of the soffit needs to be replaced, but the design will not be changed.

This renovation started in November 2021 and the Gillespie Group hopes to hand off the suite to Starbucks in June/July 2022 for them to open by early fall 2022. Site work, landscaping, and parking will be completed during this timeframe as well. They also hope to include historical materials into the décor.

Ms. Skillings asked for information about the parklets in the area that is owned by the CSX railroad. Mr. Kildea responded that this parcel is not under the control of the Gillespie Group and that currently people in the area are squatting on the property, but they are working toward some sort of purchase or agreement to fulfill their

redevelopment plans.

Mr. Bell asked about Starbucks' model in this building. Mr. Kildea answered that this location will be owned by Starbucks and not by a franchisee.

Ms. Goupil relayed to Mr. Kildea that the Capital Area District Library would be interested in doing a 'story walk' at the location and that CADL could share more local history with the Gillespie Group and Starbucks.

Ms. Nelson asked if there will be any other significant exterior changes beyond the windows, the roof, and the addition. Mr. Kildea answered that there will be two new front doors and the current doorframe will be replaced by a window. The lobby will be wheelchair accessible. Mechanical equipment will be located to the north of the building.

Mr. McClurken suggested that the Gillespie Group store the limestone from the proposed drive-through area, if possible, to replace the hole in case Starbucks left the building.

Commission members thanked Mr. Kildea for presenting.

4. COMMUNICATIONS – None

5. PUBLIC HEARINGS – None

6. DISCUSSION/ACTION

a. Minutes for Approval – September 13, 2021 meeting. Approved by unanimous consent.

b. 2021 CLG Annual Report

Mr. Fedewa reviewed the Annual Report that is part of the Certified Local Government program with the State Historic Preservation Office. Mr. Fedewa stated Lansing did not undertake many projects because of the on-going pandemic, but he is relisting those projects for 2022 as pandemic seems to be waning. Those projects include applying for a CLG Grant the Moores Park Pool, a National Register listing for REO Town, and a survey and possible NR listing for Board of Water and Light stations and substations.

The Planning Office supports facilitating walking tours again in 2022 and will keep looking at ways to expand the information displayed on the City website.

c. Outreach to Local Historic Districts

Mr. Fedewa stated that he is looking at ways to develop an open source map, that anyone could add to, of the City to display local history sites, images, and stories.

7. PUBLIC COMMENTS – None

8. STAFF AND COMMISSION MEMBER COMMENTS

9. OTHER BUSINESS – None

10. PENDING ITEMS – None

11. ADJOURNMENT – 6:37 p.m.