



Andy Schor, Mayor

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

Historic District Commission July 11, 2022 – 5:30 pm Regular Meeting 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. 523 Cherry St., tear-off and reroof, gutters
5. Discussion/Action
 - a. Minutes for Approval – April 11, 2022
 - b. BWL power stations survey and nomination
 - c. Historic Preservation Outreach
6. Public Comments
7. Staff and Commission Member Comments
8. Presentations
9. Other Business
10. Pending Items: Future action required
11. Adjournment

Lansing Historic District Commission Members

Curtis Sonnenberg (Chair)
Carol Skillings (Vice-Chair)
James Bell

Heather Goupil
Jaclyn Lillis-Warwick

Cassandra Nelson
Sam Troutman

Next Regular Meeting: August 8, 2022, 5:30pm.

Public conduct during a Public Hearing:

- a) All speakers will address the Historic District Commission and not the audience.
- b) Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- c) If there are several individuals who would like to have one person be their spokesperson, the Historic District Commission may at its discretion, allow the spokesperson additional time.
- d) All speakers must refrain from the use of profanity as well as any verbal attacks on elected and appointed officials, as well as against the applicant.
- e) Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and requested to sit down.

Rules of the Public Comments:

- a) The public will be allowed to address the Historic District Commission on any item on the agenda.
- b) During this time, the speaker will address only the Historic District Commission.
- c) Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- d) Speakers will be limited to 3 minutes.
- e) Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and informed that their time is up.



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Minutes – DRAFT **Lansing Historic District Commission** **Monday, April 11, 2022** **Regular Meeting**

1. CALL TO ORDER – Chairperson Sonnenberg called the meeting to order at 5:27 pm.

- a. Roll Call:

Present: Curtis Sonnenberg, Carol Skillings, James Bell, Heather Goupil, Jacklyn Lillis-Warwick, Cassandra Nelson,

Absences: Sam Troutman (excused), Jim McClurken (excused),

Staff Present: Andy Fedewa, Planner

2. APPROVAL OF AGENDA – “Presentations – Temple Lofts Development, Eric Kehoe, Michigan Community Capital” moved to follow Approval of Agenda. Approved as revised.

3. PRESENTATIONS – Temple Lofts Development, Eric Kehoe, Michigan Community Capital.

The Temple Lofts is a part of the ‘North Lansing Historic Commercial District’ listed on the National Register of Historic Places (1976) and the State of Michigan Historic Sites (1976).

Mr. Kehoe, Development Manager, Michigan Community Capital, stated that Michigan Community Capital (MCC) is an independent 501(c)(3) non-profit that lends and invests in Michigan communities to counter gentrification and create upward mobility and wealth-building opportunities for underserved individuals and families.

MCC took on the building in 2019 after it sat vacant for nearly ten years and started construction during 2020. Redevelopment plans altered the building from three floors to five, resulting in four floors of 31 apartments over the first floor commercial. The development has confirmed Strange Matter Coffee will occupy the commercial space while Michigan Community Capital will headquarter itself in the office space.

Mr. Kehoe said that there were not many original interior features to retain or highlight in the redevelopment because so much has changed over the years with the different owners. The arched window openings will be highlighted, and the original stained-glass windows will be repurposed into art throughout the building.

Ms. Lillis-Warwick asked at what price will the apartments be listed. Mr. Kehoe said they have not advertised a specific rate yet, but 49% of the units will be market rate.

Ms. Goupil questioned if MCC has more development plans for metro Lansing. Mr. Kehoe said they are looking at additional properties in the City and Old Town because of their move into the building.

Commission members thanked Mr. Kehoe for presenting.

4. COMMUNICATIONS – None

5. PUBLIC HEARINGS – None

6. DISCUSSION/ACTION

a. Minutes for Approval – January 10, 2022 meeting. Approved by unanimous consent.

b. Historic Preservation Outreach (Comprehensive Plan Update, proposed Deconstruction Ordinance)

Comprehensive Plan Update

Mr. Fedewa informed the Commission that the Planning Office is undertaking an update of the 2012 *Design Lansing* Comprehensive Plan. Historic Preservation is mentioned in the Plan as a placemaking tool and strategy of economic development. The Plan as a whole is focused on the form and perception of Lansing. This direction left out a lot of analysis about how the City's history continues to effect economical, educational, environmental, and health outcomes for Lansing's residents.

The Planning Office proposes keep working on the goals and objectives of the 2012 Plan but to discuss with the community current issues more holistically and what possible strategies could improve resident access to resources and opportunity.

Mr. Fedewa welcomed Commission members to review the *Design Lansing* Plan and suggest topics, community members that could be involved in the planning process, and what sort of historic-focused meetings the City could facilitate.

Proposed Deconstruction Ordinance

Mr. Fedewa informed the Commission that a group of interested stakeholders proposed a new ordinance for the 'deconstruction' of houses built prior to 1950 before their demolition. This process would allow contractors or a skilled trades group to salvage materials not typically recovered like flooring, trim, windows, hardware, fixtures, etc. This would recycle irreplaceable historic material and divert usable construction material from landfills.

Mr. Fedewa asked the Commission to review the draft and to please suggest any contractors, builders, craftspeople, or resale businesses that could be involved in this work.

7. PUBLIC COMMENTS – None

8. STAFF AND COMMISSION MEMBER COMMENTS - None

9. OTHER BUSINESS – None

10. PENDING ITEMS – None

11. ADJOURNMENT – 6:20 p.m.



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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: 523 Cherry St. Parcel ID #: 33-01-01-16-457-051
Name of Historic District: City of Lansing
Applicant: ACME Home Exteriors Address: 4245 Okemos Rd Ste 203 Okemos MI
Phone: 517-321-5890 E-mail: Jessica@acmehomeexteriors.com
Name of Owner: Cari Otis Address: 523 Cherry St. Lansing MI
Phone: 616-283-1140 E-mail: CariElizabethOtis@gmail.com

Interest in Property (Please check)

☐ Owner ☐ Option to Buy ☐ Lessee ☐ Representative

☒ Other (Please specify) Home maintenance

1. Detailed description of proposed exterior alteration, addition, construction, repair or other work:

Removal of old roof and replacement of new roof for maintenance and preservation. We are only replacing one section of the roof.

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: If we do not

replace this area of roofing the home will be compromised and it would allow for water to cause major damages.

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)

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: _____

Printed Name: _____

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

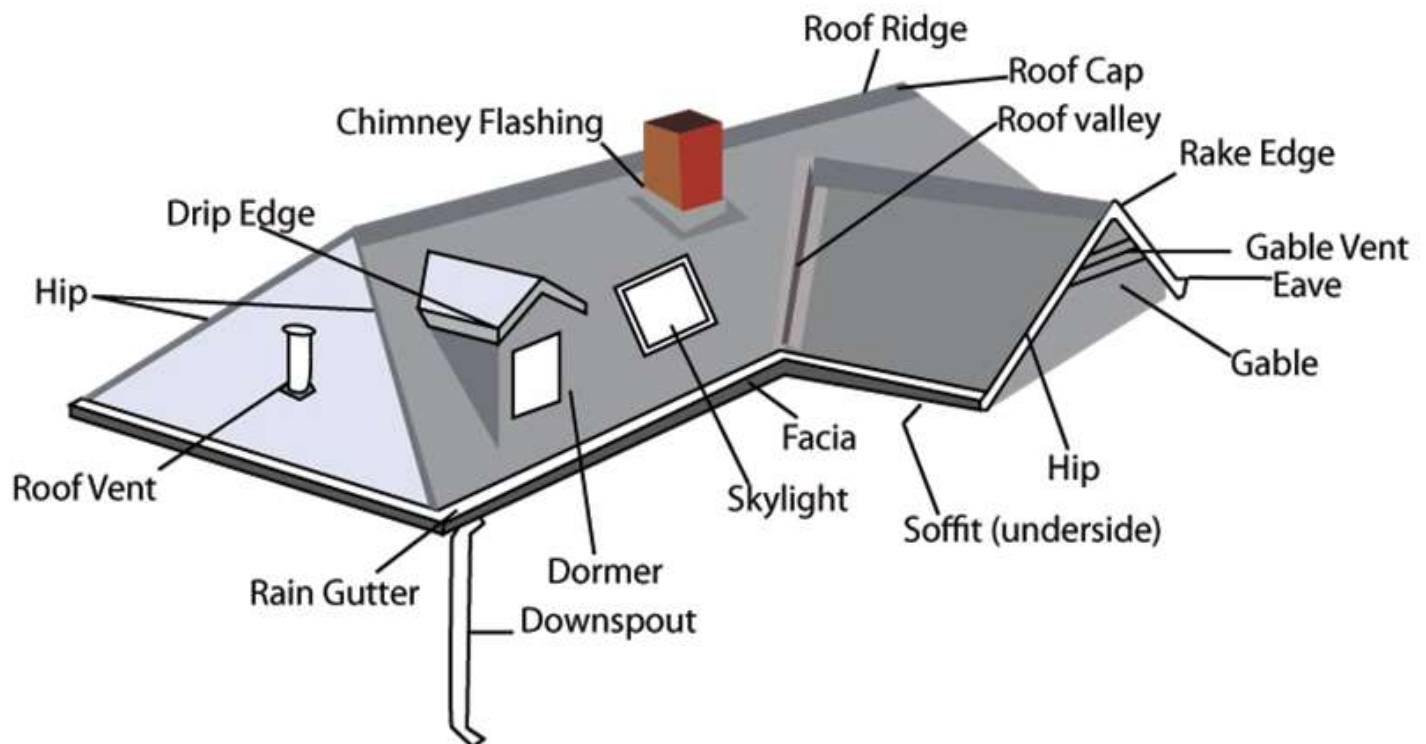
2.1 Roofs

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.