



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
February 27, 2023 – 5:30 pm
Regular Meeting
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-1-2023, 200 W Ottawa St., Section Tear-off and reroof with slate
5. Discussion/Action
 - a. Minutes for Approval – January 9, 2023
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

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

Jaclyn Lillis-Warwick
Cassandra Nelson

Sam Troutman

Next Regular Meeting: March 13, 2023, 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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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: _____ Parcel ID #: _____

Name of Historic District: _____

Applicant: _____ Address: _____

Phone: _____ E-mail: _____

Name of Owner: _____ Address: _____

Phone: _____ E-mail: _____

Interest in Property (Please check)

☐ Owner ☐ Option to Buy ☐ Lessee ☐ Representative

☐ Other (Please specify) _____

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

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: _____

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: _____

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



RENAISSANCE

HISTORIC EXTERIORS

01-24-2023

Lansing Central United Methodist Church
215 N Capitol Ave
Lansing, MI 48933

(517) 485-9477
Paul.building@lansingcentralumc.net

PROJECT #2 Work Summary

(Refer to Included Roof Diagram for Completed Project #1 Work Areas)



BELVIDERE/CHICAGO OFFICE

2231 HAWKEY DRIVE
BELVIDERE, IL 61008

ST LOUIS OFFICE

2306 LEMP AVENUE
ST LOUIS, MO 63104

800.699.5695

HISTORICEXTERIORS.COM

Proposal

To whom it may concern,

Renaissance Historic Exteriors is currently contracted to perform slate roof restoration work in the Northwest roof areas of the Central United Methodist Church in Lansing, Michigan (work area highlighted in purple on the overhead diagram). This work will include removing the existing roof slates, replacing deteriorated underlayment materials and flashings, and installing new roof slates. New slates will be similar in color and size, though weathering on the originals may not match the new slates exactly.

This work includes replacement of the gutters in the NW area as well, which will be custom fabricated to match the originals as closely as possible. Eave snow-flashings will be installed according to CDA (Copper Development Association) recommendations, which lists installing vertical standing-seam panels in lieu of flat sheet copper (like the originals). The size, configuration, and overall appearance of the replacement eave flashings will be similar to the originals.

A small section of adjacent low-sloped roof material will be replaced in conjunction with the NW slate roof restoration (approximately 500 sq ft). These materials will be replaced with updated polymembrane coverings.

We hope the church will soon approve the SW roof areas for slate roof restoration, as well (highlighted in blue on the overhead diagram). Further discussions are underway regarding this additional scope of work.

Please contact me if you have any questions regarding project details or our illustrious history restoring iconic structures like this.

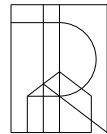
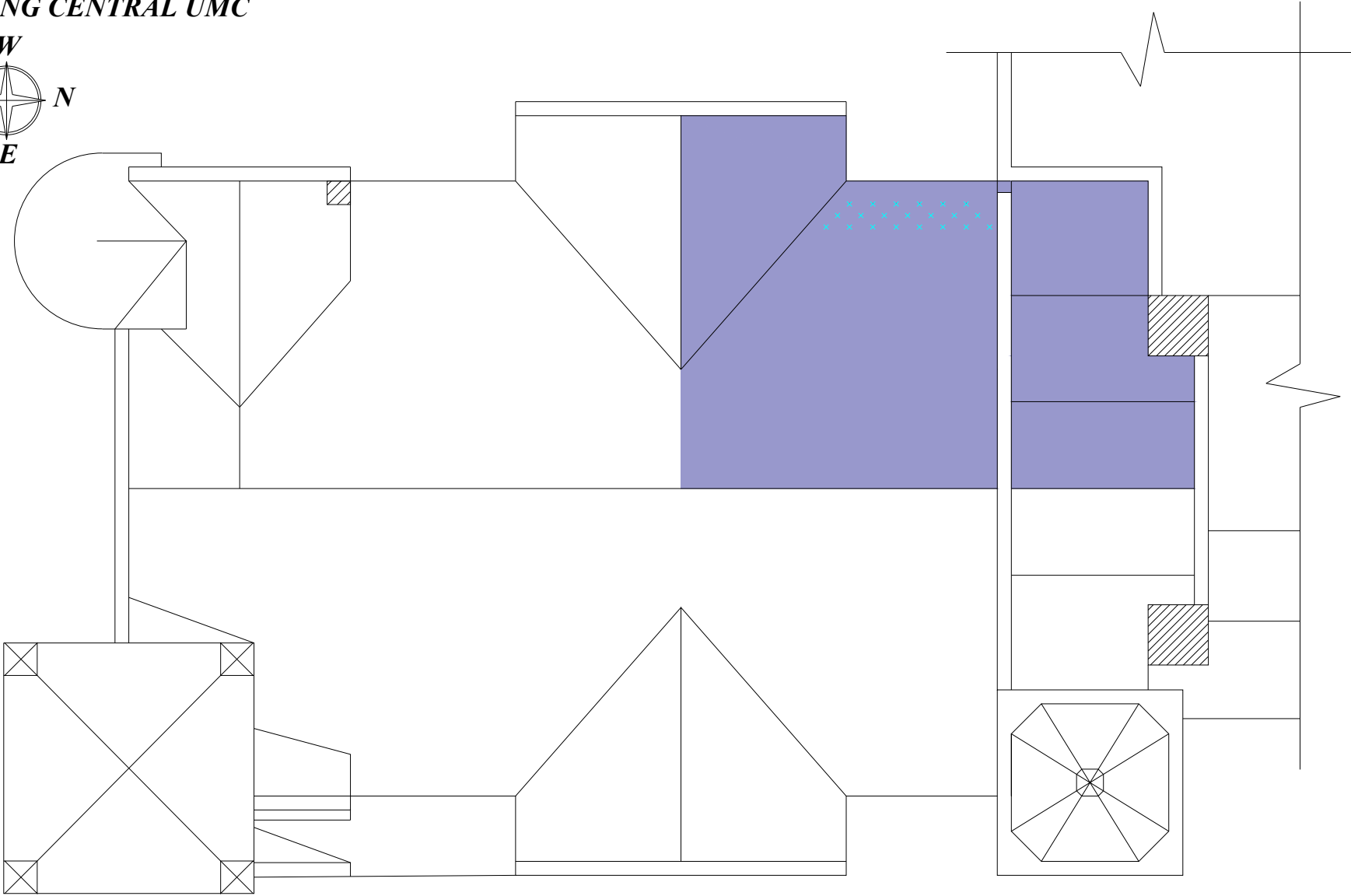
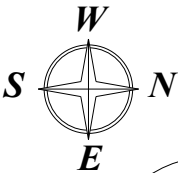
Respectfully submitted,



Jacob Graham
Renaissance Roofing, Inc.
Historic Building Specialist
(314) 560-6310
jgraham@historicexteriors.com



LANSING CENTRAL UMC



RENAISSANCE
HISTORIC EXTERIORS
2231 HAWKEY DRIVE,
BELVIDERE, IL 61108
PHONE: 815-547-1725

DATE:
1/19/2023

DRAWN BY:
BW

DRAWING: HIGHLIGHTED ROOF DIAGRAM

PROJECT: LANSING CENTRAL UMC

LOCATION: 215 N. CAPITOL AVE, LANSING, MO 48933

SCALE: NO SCALE

— OPTION 1: PARTIAL RESTORATION, NW ROOF AREAS

— OPTION 1, A SNOW GUARDS















Hilltop/Slate

MSDS

PRODUCT NAME(S): VERMONT ROOFING SLATE

MANUFACTURER(S): **Hilltop Slate Inc.**

P.O. Box 201, Route 22A, Middle Granville, NY 12849

Tel: 518 642 2270 Fax: 518 642 1220

1 • 866 • USA • SLATE

www.hilltopslate.com

SECTION I: PRODUCT IDENTIFICATION - ROOFING SLATE

SECTION II: HAZARDOUS INGREDIENTS AND INFORMATION

COMPOUNDS
QUARTZ SILICA

ACCGHTLY
0.10MG/M3

OSHA/P.E.L.
0.1MG/M3

SECTION III: PHYSICAL DATA

BOILING POINT: 4016 F

VAPOR DENSITY (AIR-1): N/A

VAPOR PRESSURE (MM HG): N/A

SOLUBILITY IN WATER: 0

SPECIFIC GRAVITY: 2.65

MELTING POINT: 3110 F

EVAPORATION RATE: 0

APPEARANCE: ODORLESS, TRANSPARENT CRYSTALS

SECTION IV: FIRE AND EXPLOSION HAZARD DATA

FLASHPOINT: NONFLAMMABLE

FLAMMABLE LIMITS: LEL: (N/A)

UEL: (N/A)

EXTINGUISHING MEDIA: WATER

SPECIAL FIRE FIGHTING PROCEDURES: NONE

UNUSUAL FIRE AND EXPLOSION HAZARDS

SECTION V: REACTIVITY DATA

STABILITY: STABLE

CONDITIONS TO AVOID: HYDROFLUORIC ACID - HYDROFLUORIC ACID DISSOLVES
SILICA TO PRODUCE THE CORROSIVE GAS SILICON
TETRAFLUORIDE,

HAZARDOUS POLYMERIZATION: WILL NOT OCCUR

SECTION VI : HEALTH HAZARD DATA - EFFECTS OF OVEREXPOSURE

INHALATION: EXPOSURE TO VERY HIGH LEVELS OF SILICA CAN CAUSE "ACUTE SILICOSIS" WITH SYMPTOMS OF COUGHING, SHORTNESS OF BREATH, AND CHANGES IN CHEST X-RAY. THIS CONDITION IS OFTEN FATAL. EXPOSURE TO SILICA OVER A LONG PERIOD OF TIME CAN CAUSE SILICOSIS. SIMPLE SILICOSIS MAY ONLY CAUSE CHANGES ON CHEST X-RAY. IF THE DISEASE PROGRESSES, COUGH, SHORTNESS OF BREATH, AND DEATH MAY OCCUR.

DERMAL EXPOSURE: NOT ABSORBED THROUGH THE SKIN, MAY CAUSE ABRASIONS.

EYE IRRITATION: BURNING, ITCHING, REDNESS.

EMERGENCY AND FIRST-AID PROCEDURES - NO SPECIFIC FIRST AID PROCEDURES ARE NECESSARY FOR ACCIDENTAL EXPOSURE TO THIS PRODUCT.

SECTION VII : PRECAUTIONS FOR SAFE HANDLING AND USE

STEPS TO BE TAKEN IN CASE MATERIAL IS RELEASED OR SPILLED: NORMAL CLEAN-UP PROCEDURES. CARE SHOULD BE TAKEN TO AVOID CAUSING DUST TO BECOME AIRBORNE. VACUUM CLEANING SYSTEMS ARE RECOMMENDED. DO NOT FLUSH TO SEWER.

WASTE DISPOSAL METHOD: DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

PRECAUTIONS TO BE TAKEN IN HANDLING AND STORING: IMPERVIOUS GLOVES, SAFETY GOGGLES, AND PROPER VENTILATION.

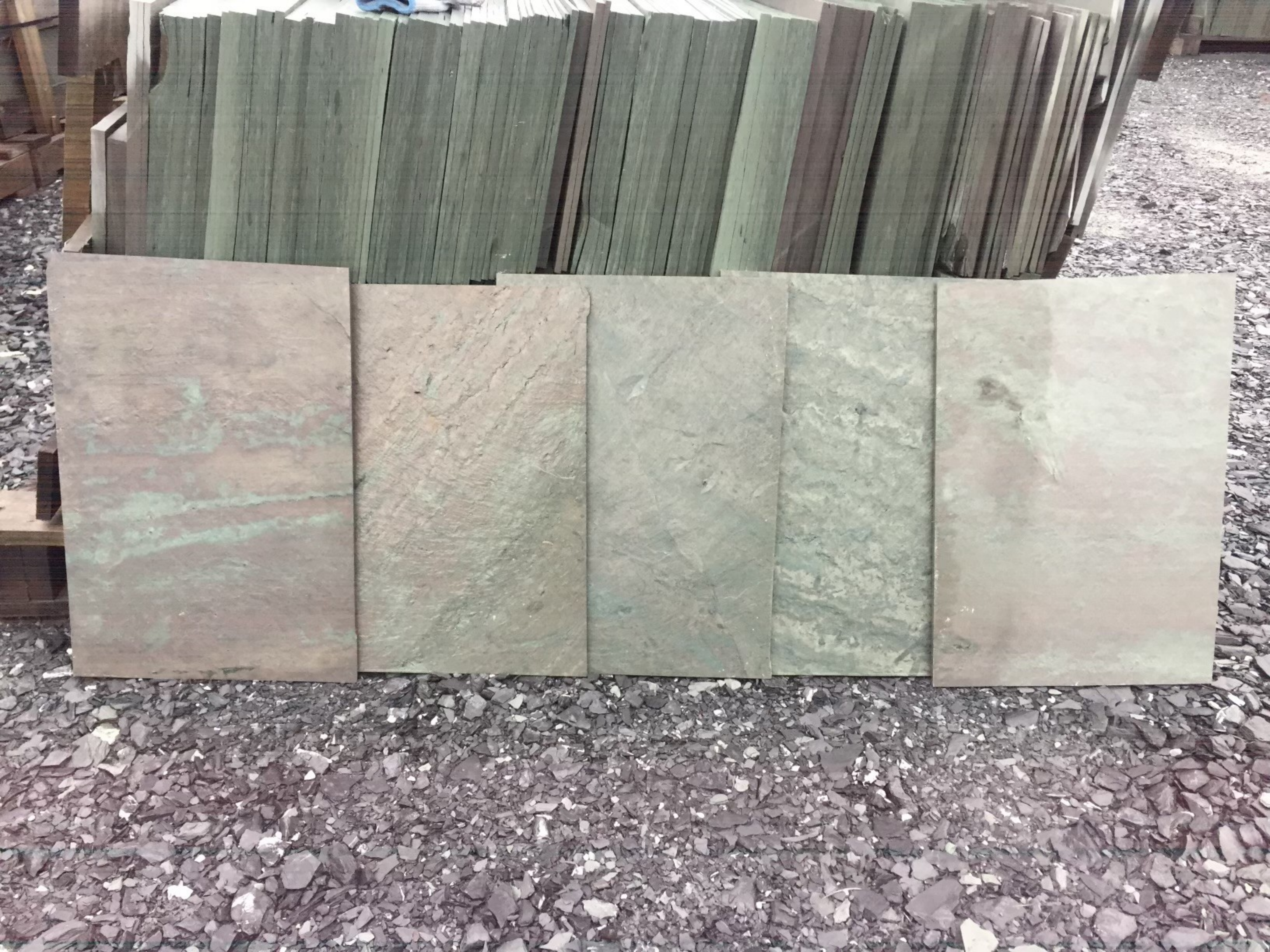
SECTION IX : SPECIAL PROTECTION INFORMATION

GOOD INDUSTRIAL HYGIENE PRACTICE REQUIRES THAT EMPLOYEE EXPOSURE BE MAINTAINED BELOW THE RECOMMENDED TLV. THIS IS PREFERABLY ACHIEVED THROUGH THE PROVISION OF ADEQUATE VENTILATION WHERE NECESSARY. WHERE DUST CANNOT BE CONTROLLED IN THIS WAY, PERSONAL RESPIRATOR PROTECTION SHOULD BE EMPLOYED.











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Minutes – *DRAFT* **Lansing Historic District Commission** **Monday, January 9, 2023**

Regular Meeting – Neighborhood Empowerment Center 600 W Maple St.

1. CALL TO ORDER – Vice-Chair Skillings called the meeting to order at 5:30 pm.
 - a. Roll Call:
Present: Carol Skillings, James Bell, Jacklyn Lillis-Warwick, Cassandra Nelson, Sam Troutman
Absences:
Staff Present: Andy Fedewa, Stephen Bezold
2. APPROVAL OF AGENDA – Approved by unanimous consent.
3. COMMUNICATIONS – None
4. PUBLIC HEARINGS – None
5. DISCUSSION/ACTION
 - a. Minutes for Approval – September, 12, 2022. Minutes approved by unanimous consent.
 - b. 2023 Certified Local Government Grant – Potential neighborhood survey and report.
Mr. Fedewa stated that Lansing is going to again apply for the SHPO – CLG program’s annual grant opportunity. Because there was such interest in surveying the Westside neighborhood, Lansing applied during the 2021 grant cycle but was not awarded. Since everyone is still interested in this project staff has drafted a new application submission and made edits based on the feedback given on last year’s submittal. Again, because the boundaries of the neighborhood association are so vast the survey will focus on three sections first, along the borders of the original plats that created the Westside as we know it today.
 - c. National Register of Historic Places nomination for Barnes Avenue School.
Mr. Fedewa had distributed the nomination report for the Barnes Avenue School to Commission members and stated that SHPO would be reviewing it January 20th. There is an opportunity for the Historic District Commission as well as the Mayor to sign a review report in support of the nomination. The proposed developer would be able to apply for federal tax credits to aid the redevelopment and rehabilitation of another historic Lansing school, this one dating back to 1919-1920.
6. PUBLIC COMMENTS – None
7. STAFF AND COMMISSION MEMBER COMMENTS
Ms. Skillings asked about the possible National Register nomination for the Board of Water and Light substations. Mr. Fedewa stated that he has also met with the Certified

Local Government Coordinator Alan Higgins, and other SHPO members to discuss the best way forward. Staff committed to presenting the project to the Board of Water and Light to build off the work done for the Ottawa and Eckert Power Stations.

8. PRESENTATIONS – None

9. OTHER BUSINESS

Selection of Officers

Ms. Lillis-Warwick nominated Ms. Skillings for Chairperson. Ms. Skillings consented to the nomination. Ms. Skillings was elected Chairperson by unanimous consent on a roll call vote (4-0).

Ms. Skillings nominated Mr. Bell for Vice-Chairperson. Mr. Bell consented to the nomination. Mr. Bell was elected Chairperson by unanimous consent on a roll call vote (4-0).

10. PENDING ITEMS – None

11. ADJOURNMENT – 6:03 p.m.