

Minutes
Lansing Historic District Commission
Local History Room, Capital Area District Library
5:30-7:00 p.m. Monday, January 14, 2019
(Downtown Branch) Lower Level, 401 S. Capitol Avenue.
Lansing MI 48933

1. CALL TO ORDER – Ms. Nelson opened the meeting at 5:30 p.m.

A. Introductions and Roll Call:

Present: James Bell, Paul Connors, Heather Goupil, Cassandra Nelson, Cynthia Redman, Carol Skillings, Curtis Sonnenberg, Jaclyn Lillis-Warwick

Absent: None

Staff Present: Bill Rieske

Also Present: Lucas Al-Zoughbi re: HDC-1-2019,
Aaron King from Precision Roofing Services re: HDC-1-2018
No other member of the public was present.

2. APPROVAL OF AGENDA – Mr. Sonnenberg said that Mr. Al-Zoughbi would be a few minutes late, so 306 E. Lenawee was moved up on the agenda. The revised agenda was approved by unanimous consent.

3. HDC-1-18 – 306 E. Lenawee St. reconsideration

Mr. Rieske reported on the materials in the meeting packet regarding this case. Essentially, on July 23, 2018, the applicant, Tim Rowden, applied for, and the Commission approved, a proposal for a roof replacement at 306 E. Lenawee with soffit and ridge vents. For the building permit, Mr. Rowden's contractor, Precision Roofing, submitted a proposed work scope which included dome vents instead of soffit and ridge vents, due to the open soffit design of the house. Mr. Rieske reported that the revised work scope was not approvable by staff, and required Commission approval.

A discussion ensued during which Mr. Connors requested clarification on what latitude staff has to approve variations from the Commission-approved work scope. Mr. Rieske said that in this case, he could probably have approved edge vents, which would have minimal impact on the historic character of the building, especially compared to dome vents.

Mr. Rowden sent materials, included in the packet, stating his objection to edge vents, citing the increased costs, the proliferation of dome vents in the Cherry Hill neighborhood, and his difficulty in attracting contractors to bid on the work.

Mr. Bell pointed out that edge vents don't work in cases in which walls extend up to the roof decking, with no space below the decking for air flow.

Ms. Nelson stated that dome vent have less of a visual impact if they are installed on the rear of the roof, rather than the front. Of course, on a T-shaped building with two gables, keeping the venting from being visible from the street may be more difficult. Dome vents may still be the best alternative.

Ms. Skillings reported that she has dome vents on her roof facing the back yard.

It was moved by Mr. Sonnenberg, seconded by Ms. Goupil, and approved unanimously, to permit the reroofing of 306 E. Lenawee, installation of 9-B-144 dome vents, cutting back siding to properly flash and install 1" X 4" cedar, and removal of existing brick chimney below the roof deck, provided that the vents are installed on the rear of the building, and the color of the vents match the shingles as much as possible.

Just before the meeting ended, Aaron King from Precision Roofing arrived, and briefly discussed this case with the Commission.

4. HDC-1-2019 – 534 Cherry St. – Roof Replacement.
 - a. Public Hearing. Mr. Al-Zoubi elaborated on his proposal, which just consisted of a building permit application for 'tear-off and re-roof". Mr. Al-Zoubi said he wanted to remove the existing solar panels, re-roof the house and maybe install dormers and skylights. Mr. Rieske stated that he believed that the building had soffits, so soffit and ridge venting appeared to be possible. Ms. Skillings said that dormers and skylights could be considered separately, but not at this time.
 - b. Commission action. It was moved by Ms. Goupil, seconded by Ms. Redman, and CARRIED unanimously, to approve the removal and replacement of shingles and any deteriorated decking, removal of solar panels, and installation of soffit and ridge vents. Dormers and skylights were not approved.
5. MINUTES FOR APPROVAL – December 10, 2018 meeting. The December 10, 2018 minutes were approved by consensus.
6. UPDATES ON:
 - ReoTown Intensive Level Survey – Ms. Nelson reported that she and Mr. Rieske met with three MSU students and discussed the project.
 - Cherry Hill Historic District, incl. Cherry Hill School – Mr. Sonnenberg reported that he met with the Cherry Hill Neighborhood Association. They are likely to form a separate subcommittee to deal with Cherry Hill Park matters. The old school may be up for sale soon.
 - Cooley Haze House – Ms. Nelson reported that Mr. Vitale is awaiting the completion of the substation before beginning renovation on the house.
 - Preservation Lansing – No report.
7. PUBLIC COMMENTS – None.

8. COMMUNICATIONS – Mr, Rieske distributed “CLG News” about free HDC training on March 15 in Ypsilanti and March 23 in Kalamazoo. Ms. Redman. Ms. Skillings, and Mr. Sonnenberg said they were interested in attending the March 23 session.

9. STAFF AND COMMISSION MEMBER COMMENTS

- 221 E. Hillsdale – Mr. Rieske reported that the Code Compliance Manager spoke with the owner 221 E. Hillsdale, and she said that work would resume on the house, with completion expected in March.
- Certified Local Government Evaluation – Mr. Rieske said that the SHPO conducted the first evaluation in the 20 years that Lansing has been a CLG, and found some items that need to be addressed. The will be an agenda item in the February meeting.

10. PRESENTATIONS – None.

11. OTHER BUSINESS – None.

12. PENDING ITEMS – Continuing work on guidelines.

13. ADJOURNMENT was at 6:48 p.m.

Next Meeting: 5:30 p.m. Monday, February 11, 2019, in the CADL Local History Room, Lower Level, 401 S. Capitol Ave.