

Minutes
Lansing Historic District Commission
Local History Room, Capital Area District Library
5:30-7:00 p.m. Monday, March 11, 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:	Paul Connors, Rob Gibb, Heather Goupil, Cassandra Nelson, Carol Skillings, and Curtis Sonnenberg
Absences:	James Bell, Cynthia Redman, and Jaclyn Lillis-Warwick (excused)
Staff Present:	Bill Rieske
Also Present:	Chris Ventsias, representing Lucas Al-Zoughbi
2. APPROVAL OF AGENDA –The agenda was approved as corrected by unanimous consent.
3. MINUTES FOR APPROVAL – February 11, 2019 meeting. The February 11, 2019 minutes as corrected were approved by consensus.
4. PUBLIC HEARINGS
 - A. HDC-2-2019, 534 Cherry St., Skylights
 - a. Public Hearing

Chris Ventsias was present on behalf of the applicant, Lucas Al-Zoughbi. No other member of the public was present at the meeting.

Mr. Al-Zoughbi had appeared at the January 14 meeting regarding HDC-1-2019, a roof replacement. He had verbally request skylights, but those were not approved with the roof replacement as part of HDC-1-2019.

HDC-2-2019 is about the addition of the skylights. Mr. Al-Zoughbi proposed five skylights – three on the north side, one on the south side (facing Hillsdale), one on the west side (doubling as an egress window), and none on the east side facing Cherry Street.

A discussion ensued with Ventsias representing the applicant.

Ms. Skillings voiced a concern about moisture. Skylights are holes in the roof into which moisture can seep. She noted the potential for ice damming, and asked about venting.

Mr. Gibb said that the attic was never intended to be inhabited, and making the room habitable also introduces moisture.

Mr. Ventsias said that plans are for eight baffles from the soffit vents to the ridge vent. The baffles could be wide, because the rafters are 24" on center. The ridge vent would be 16' long.

Mr. Sonnenberg asked about the vents on the north side. Mr. Ventsias said they are for light. The skylights would protrude approximately 3½" above the surface of the roof. They would have a minimal effect on the historic character of the building because the north side does not face the street.

Ms. Nelson said the skylights are certainly an improvement over the solar panels that are there currently. She asked commission members their opinions on the skylight facing Hillsdale Street. Members were split on this issue.

Mr. Ventsias said the house across Hillsdale has a skylight. Mr. Gibb said that from the west, that skylight is behind the chimney, and from the north (Hillsdale side), which is the front of the house, that skylight is not very obtrusive. The proposed skylight would be more obtrusive. It would face Hillsdale and conflict with the dormer on that side.

When asked about color, Mr. Ventsias said the skylight frames would be painted gray to fit in with the color of the roof.

b. Commission action.

It was moved by Mr. Sonnenberg, seconded by Ms. Goupil, and CARRIED unanimously (5-0) to approve two skylights on the north side, and one on the west side, doubling as an egress window.

Ms. Skilling reiterated her cautionary statement about ice damming.

5. 2018 CLG Annual Report

Mr. Rieske requested comments on the CLG Annual Report he has to turn in to the SHPO. Ms. Nelson suggested adding something about preservation guidelines as one of the HDC goals.

A discussion ensued about Basic Requirement #2, the qualifications of professional and lay Commissioners, and the distinction between the two.

Mr. Sonnenberg said that the HDC Membership table should reflect his membership from 2002-2006.

6. UPDATES ON:

- ReoTown Intensive Level Survey – Mr. Rieske reported that Katie Kolokithas from the SHPO, Ms. Nelson, and he had reviewed the MSU student draft and returned comments on behalf of the City. They were setting up a meeting with the students to go over the draft and the comments. Ms. Goupil suggested that the students check CADL’s Local History Room for additional information.
- Design standards - Ms. Skillings reported that she completed a draft of guidelines for windows for discussion at the next meeting.
- Cherry Hill Historic District, incl. Cherry Hill School – Mr. Sonnenberg reported that the neighborhood association had met, but with nothing of significance to the Commission.
- Cooley Haze House – No report.
- Preservation Lansing – Ms. Nelson said the group had met and is planning Preservation Awards for October.

7. PUBLIC COMMENTS – None.

8. COMMUNICATIONS – None.

9. STAFF AND COMMISSION MEMBER COMMENTS

- Ms. Nelson said she will be absent from the next meeting, and Ms. Skillings will chair the meeting in her absence.
- Ms. Skillings said there was a presentation on William Durant at the R.E. Olds Museum at 7:00 p.m.

10. PRESENTATIONS – None.

11. OTHER BUSINESS – None.

12. PENDING ITEMS – Continuing work on guidelines.

13. ADJOURNMENT was at 6:00 p.m.

Next Meeting: 5:30 p.m. Monday, April 8, 2019, in the CADL Local History Room, Lower Level, 401 S. Capitol Ave.