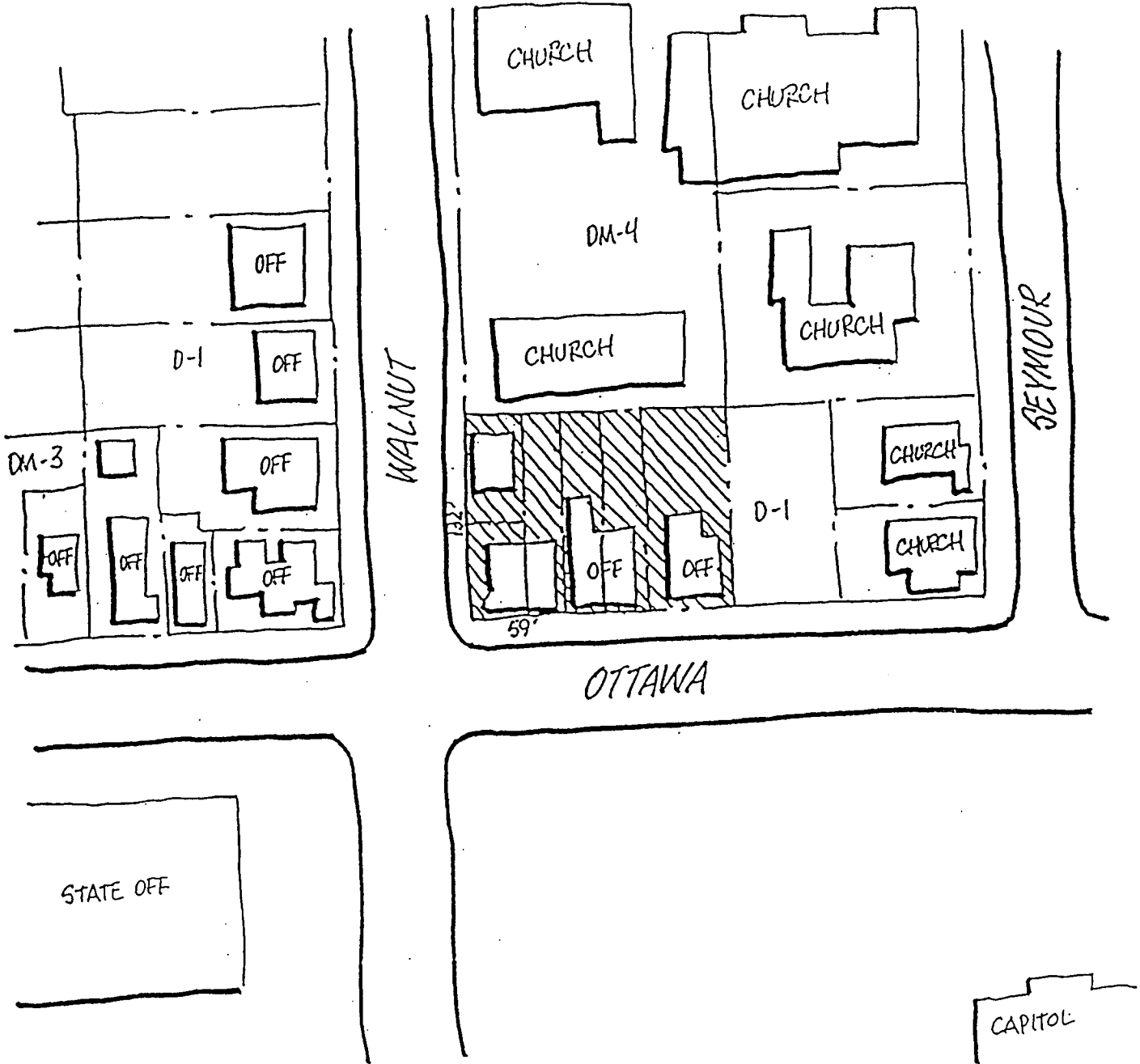


OTTAWA - WALNUT HISTORIC DISTRICT



owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe;

THEREFORE, BE IT RESOLVED, that the owners are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within twenty (20) days from the date of this resolution May 14, 1990; and

BE IT FURTHER RESOLVED, that should the owner fail to substantially comply with the Hearing Officers' order for demolition or otherwise make safe, the Director of the Building Safety Division is hereby directed to proceed with demolition of said building; and

BE IT FURTHER RESOLVED, that the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor who shall assess the same against the property upon which the building is presently located; and

BE IT FINALLY RESOLVED, that the owner in whose name the property appears upon the last local tax assessment record shall be notified of the amount of such cost by first class mail at the address shown on the records. Upon his failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof the Assessor shall add the same to the next tax roll of the City of Lansing and the same shall be collected in the same manner in all respects as provided by law for the collection of taxes in the City of Lansing.

By Councilmember Lindemann:

Vote: 6/0 with Councilmembers Adado and Benavides absent

Resolution #251

COMMITTEE ON PHYSICAL DEVELOPMENT

WHEREAS, by Easement Grant, the Lansing School District, 517 W. Kalamazoo Street, Lansing, Michigan 48933, has granted an easement to the City of Lansing for the construction maintenance, inspection, repair, and replacement of the Maplewood School Pedestrian Overpass in and across the following described land:

PERMANENT EASEMENT DESCRIPTION:

That south 30 feet of the east 40 feet of lot 15, Assessor's Plat No. 43.

WHEREAS, said Easement has been approved as to form by the City Attorney.

I hereby certify that funds are available for the City of Lansing's payment of \$1.00 for said easement in account #202 933601 974100 12000 Charles S. Remenar, Deputy City Controller

NOW THEREFORE BE IT RESOLVED that the City of Lansing accept said Easement Grant and that the City Clerk be directed to record same with the Ingham County Register of Deeds.

By Councilmember Worthington:

Vote: 6/0 with Councilmembers Adado and Benavides absent

ORDINANCES FOR INTRODUCTION

There were no Ordinances for introduction.

ORDINANCES FOR PASSAGE

OTTAWA/WALNUT HISTORIC DISTRICT DESIGNATION

By Councilmember Worthington:

Resolved by the Committee on Physical Development. The Committee reported that it considered an ordinance providing that Part 12, Title 2 of the Code of Ordinances of the City of Lansing, Michigan, be amended by an ordinance in accord with Section 1220.02(k) to provide for a Historic District Designation of an area located in the City of Lansing, Michigan, to be known as the Ottawa/Walnut Historic District.

By Councilmember Worthington:

That this be considered as being read in its entirety.

Carried

By Councilmember Worthington:

Resolved by the City of Lansing that the ordinance providing that the Code of Ordinances, City of Lansing, Michigan, be revised by an ordinance to amend Part 12, Title 2 in accord with Section 1220.02(k) to provide for a Historic District Designation of an area located in the City of Lansing which is to be known as the Ottawa/Walnut Historic District be now passed.

YEAS: Belen, Crawford, Ford, Lindemann, Schmidt, Worthington

NAYS: None

ABSENT: Adado, Benavides

ORDINANCE #815

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE HISTORIC DESIGNATION OF AN AREA LOCATED IN THE CITY OF LANSING, MICHIGAN.

The City of Lansing ordains:

Section 1. That a Historic District as defined by Chapter 1220.02(k) of the Code of Ordinances of the City of Lansing, Michigan, be established as follows:

To confer Historic District status on the Ottawa/Walnut Street Area described as follows:

Addresses: 318 W. Ottawa; 320 W. Ottawa; 322 W. Ottawa; 326 W. Ottawa; 328 W. Ottawa and 208 N. Walnut

Legal Description: Lots 7 and 8 Block 94, Original Plat, City of Lansing, Ingham County, Michigan

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance shall take immediate effect.

CONSIDERATION OF LATE ITEMS, IF ANY

1/ Letter from Dick Neller, President of Walter Neller Company, supporting the proposed 2.5 mill property tax increase.

REFERRED TO THE COMMITTEE OF THE WHOLE

MOTION OF EXCUSED ABSENCE

Motion by Councilmember Worthington to excuse the absence of Councilmembers Adado and Benavides from this session.

Carried unanimously.

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REPORT

ON

A PROPOSED OTTAWA/WALNUT STREET HISTORIC DISTRICT

AS PROPOSED BY

DAVID J. ANDERSON

AND

CATHY A. STULL

MAY 1990

PREPARED FOR
THE LANSING HISTORIC DISTRICT COMMISSION

BY THE

CITY OF LANSING
PLANNING DIVISION
119 North Washington Square Annex
2nd Floor
Lansing, Michigan 48933
(517) 483-4066

HISTORIC DISTRICT COMMISSION MEMBERS:

William C. Whitbeck, Chairman
Brian J. Bridson
James D. Brown
Ford Ceasar
Alfred A. Eger

PLANNING DIVISION STAFF:

James N. Foulds, Director
William C. Acheson, Senior Planner

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Introduction

On April 19, 1990, the Lansing Historic District Commission received a petition for the establishment of an Ottawa/Walnut Historic District. This petition was signed by both owners of the four structures in the proposed district.

All of the structures in the proposed district have merit historically and architecturally, especially two brick second empire duplex townhouse structures at 320-22 and 326-28 Ottawa. They represent two of the last three of this type surviving in the city.

Memorandum '76 Historic Lansing made specific reference to the style and uniqueness of the two townhouses on Ottawa Street. In addition, the Michigan History Division has indicated these structures have National Register of Historic Places potential.

All of the buildings in the proposed district are owned jointly by David J. Anderson and Cathy A. Stull. Ms. Stull and Mr. Anderson are presently in the process of restoring the properties at 208 North Walnut and 326-28 West Ottawa.

The historic district designation was requested by members of the Downtown Community Association. The Board of Zoning Appeals made historic designation a requirement for allowing a 17 car parking variance (BZA #3038, April 12, 1990).

The Lansing Planning Board has granted "Class A" nonconforming status to the properties at 208 North Walnut and 326-28 West Ottawa, based on their historic and architectural merit (NCU-18-90, April 17, 1990)

Chapter 1220.03(a) of the City Code requires a report containing information on the historical and architectural significance, as well as recommendations regarding any potential historic district. This is presented in fulfillment of that requirement.

Description of the Area

The proposed district consists of four structures:

- (1) 318 West Ottawa (constructed 1898). An Italianate house which is now used for offices.
- (2) 208 North Walnut (constructed 1911). An immaculately preserved "foursquare" home being converted for office use.
- (3) 320-22 West Ottawa (constructed 1885). A brick second empire duplex townhouse structure.
- (4) 326-28 West Ottawa (constructed 1887). A brick second empire duplex townhouse.

The property in the proposed district was part of the city's original plat, now zoned "D-1" Professional Office District. It was developed from 1885 through 1911. It contains two of the three remaining examples of brick second empire duplex townhouse in the City of Lansing (320-22 and 326-28 West Ottawa). The district presents a historically complementary and architecturally substantial streetscape to the city's most significant historic building, the Michigan State Capitol.

The proposed district, depicted on the attached map, can be more particularly described as:

Lots 7 and 8, Block 94, original plat, City of Lansing,
Ingham County, Michigan.



PROPOSED OTTAWA/WALNUT HISTORIC DISTRICT

Architectural and Historical Significance

The following is a structure by structure analysis of the area based upon available information.

There are four structures located on three separate parcels in the study area. All of the structures were built for residential use. All are, or will shortly be, used for office purposes. Residential uses remain at 320-22 West Ottawa and 326-28 West Ottawa.

318 W. Ottawa

Constructed: 1898
Present Owner: David J. Anderson and Cathy A. Stull
Land Use: Office



This is a restorable Italianate house. It is now used by a news organization and a lobby group.

208 North Walnut

Constructed: 1911
Present Owner: David J. Anderson and Cathy A. Stull
Land Use: Vacant



This is an immaculately preserved "teen foursquare" example. It was used as a residence until recently. Now it is being converted for office use.

320-22 West Ottawa

Constructed: 1905

Present Owner: David J. Anderson and Cathy A. Stull

Land Use: Office/Residential



Brick second empire duplex townhouse. One of three remaining in the city.

326-28 West Ottawa

Constructed: 1887
Present Owner: David J. Anderson and Cathy A. Stull
Land Use: Vacant



Brick second empire duplex townhouse. One of three remaining in Lansing.

Recommendation:

It is recommended that the boundaries of the Ottawa/Walnut Historic District, as proposed by the owners, be adopted. It is further recommended that preservation standards for the district, which take into consideration exterior components, be adopted by the Historic District Commission. The standards should address: roofs, doors, windows, porches, trim, wall texture, material use (brick wood etc.) and additions.

The Historic District should be expanded, when feasible.