Battle Creek Historic District Commission

Staff Report

Meeting: November 5, 2012

To: Historic District Commission

From: Glenn Perian, Senior Planner

Date: October 29, 2012

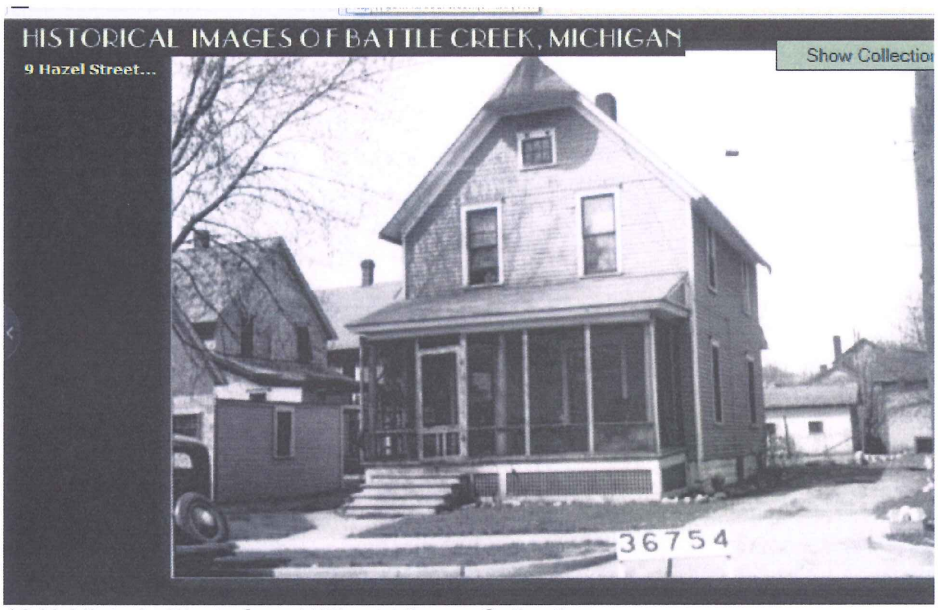
Subject: Family Health Center of Battle Creek has filed an application requesting a certificate of appropriateness construct an attached garage to the building located at 9 Hazel Street.

Site:

The property is located in the Local Old Advent Town Historic District.

Summary of Request:

The Applicant is asking for a Determination of Appropriateness to construct an attached garage as part of improvements to the property located at 9 Hazel Street. The Applicant has supplied a sketch drawing along with a work plan explaining the proposed project. The proposed garage is to be 24'x 36' with roofing and siding to match the home. A sample of the siding has been supplied to the department and the Applicant is expected to be in attendance at the meeting to discuss the project.



1940 Historic Photo from Willard Library Collection

Photo of what the building currently looks like

Applicable HDC Guidelines and Analysis:

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

(b) The Commission shall also consider all of the following:

(1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.

(2) The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.
(3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
(4) Other factors, such as aesthetic value that the Commission finds relevant.

(c) The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements…

And

1470.17 PRESERVATION OF HISTORIC FEATURES.

*(a) **Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** The use of the resource will remain residential. The plan is to add a new attached garage to the south side of the building.

*(b) **The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** We do not believe that any historical materials will be altered or destroyed during this project.

(c) ***All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** We do not think this requirement will be violated as it relates to this project, the new garage will be vinyl sided and constructed of all new material.

*(d) **Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** We believe that this standard will be met as described in the proposed work plan and create a more useable residential property.

*(e) **Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** We do not think this requirement will be violated as it relates to the project.

*(f) **Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in***

composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources. We do not think this requirement is relevant to the project.

(g) The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken. Staff does not think this applies to this project.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project. Staff does not think this applies to this project.

(i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*** Staff believes that the proposed work will meet this requirement. The proposed vinyl siding and roof material will match the existing structure.

(j) Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired. We think the proposed garage will improve the functional use of this particular structure.

(Ord. 14-97. Passed 8-5-97.)

Recommendation:

Based on the attached work plan, the proposed work does not appear as though it will impact the historical or architectural value and significance of the resource or its relationship to the historic value of the surrounding area. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed garage at 9 Hazel Street, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.

RECEIVED
OCT 18
CITY OF BATTLE CREEK
PLANNING DEPARTMENT

HISTORIC DISTRICT COMMISSION

City of Battle Creek, Planning and Community Development Department
Commerce Pointe Bldg., 77 East Michigan Avenue, Ste. 204
Battle Creek, Michigan 49017
Phone: (269) 966-3320 Fax: (269) 966-3529

APPLICATION FOR DETERMINATION OF APPROPRIATENESS

Date: 10-18-12 Applicant/Contact Name: Art Andonian

Phone #: 965-8866 Property Owner: Family Health Center of BC
181 Emmett St., W. 49037-2963

Property Address: 9 Hazel Street

Address for Correspondence (If different from property address): _____

Applicants Role: *Owner* X *Architect* ____ *Contractor* ____ *Other:* _____

HUD Funded: *Yes* ____ *No* X In a Historic District: *Yes* X *No* ____

On or before date of completion of proposed work, the building will have a code compliant smoke detector or fire alarm system? Yes ____ No ____

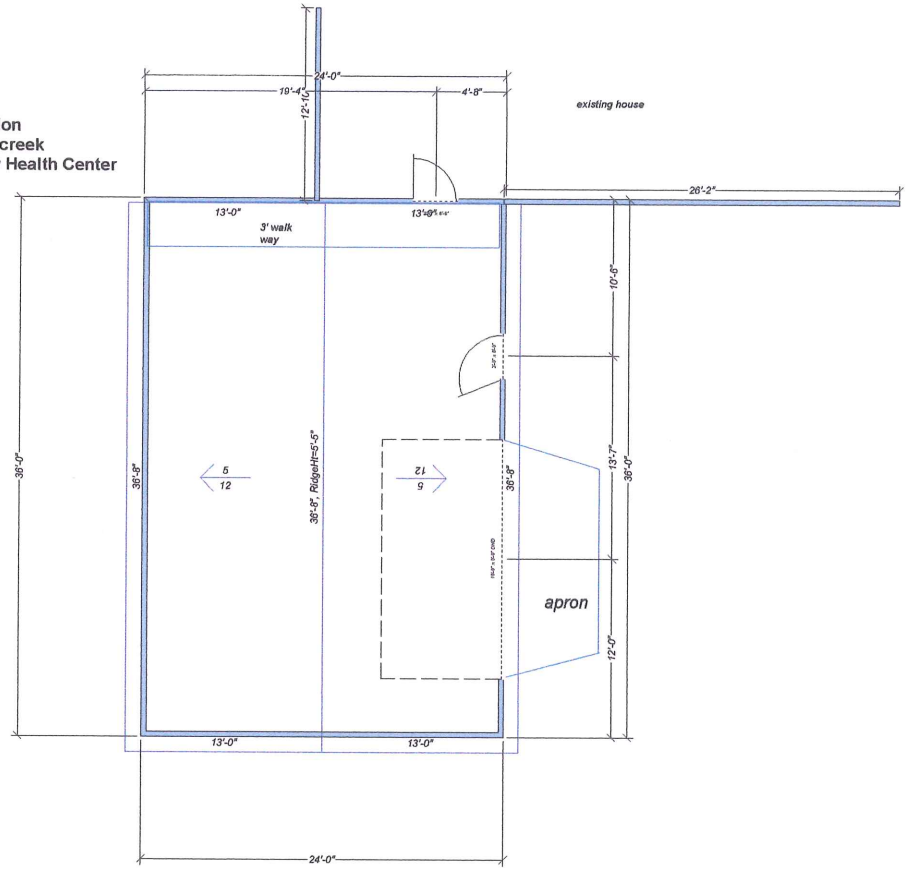
DESCRIPTION OF PROJECT:

Single Family Home Garage Addition 24x36
New garage construction with roofing to match
House as well as siding.

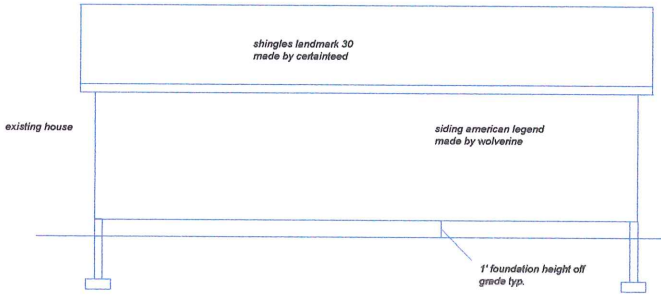
Instructions:

- **The Commission will not consider an application with inadequate or unclear information.** Review your application with City staff in advance to be sure it is complete.
- **The property owner or person authorized to act on the owner's behalf must attend the Historic District Commission (HDC) meeting when this application is considered.** If an authorized representative will be attending a letter of authorization must be included with this application.
- **Provide drawings that explain what is proposed. Elevations are required for all projects.** Include plans, site plan, details, specifications, and product information as needed.
- **ONE set of drawings on 8 ½ x 11 paper is strongly recommended.** This set will be copied and distributed in the HDC packets. For larger drawings, colored prints, or anything that cannot be copied by staff, submit 10 copies of each item.
- **Indicate all dimensions.** Drawings should be to scale.
- **Submit one copy of the following photos:** All four elevations of the building (strait on shots of all four sides of the building), a historical photo of the property (check the Willard Library 1940 picture file), and a street photo showing adjacent structures to the property.
- **Provide specific information on all materials:** Manufacture's names, illustrations, specifications, and samples. Material information should be submitted with this application. All samples (paint color ships, shingles, etc.) should be brought to the meeting.
- **Indicate not only the immediate area of the work, but also how it relates to the building as a whole.** Enlarged photocopies of photographs with the proposed changes drawn in may be helpful.
- **For new construction, indicate both in plan and elevation how the project will relate to the surrounding streetscape.**
- **Proposed demolition should include estimates for the complete repair of the property.**
- **For smaller projects** staff can provide information on previous HDC decisions as a guide to what may be acceptable. For complex projects such as additions, applicants are encouraged to consider seeking the advice and expertise of an architect familiar with historic preservation.

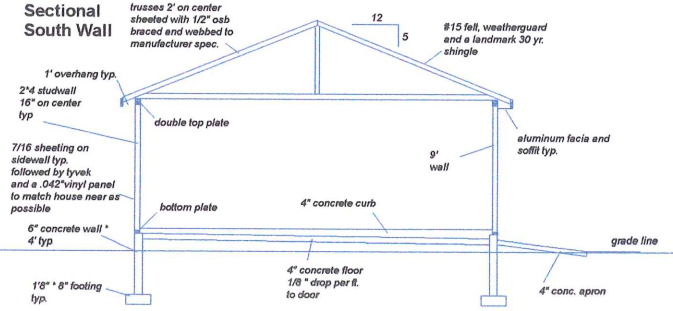
Attention
Battle creek
Family Health Center



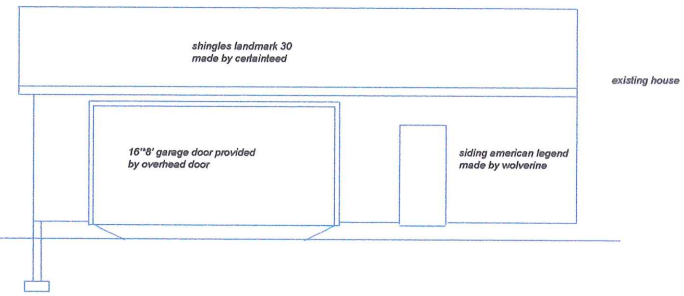
west side

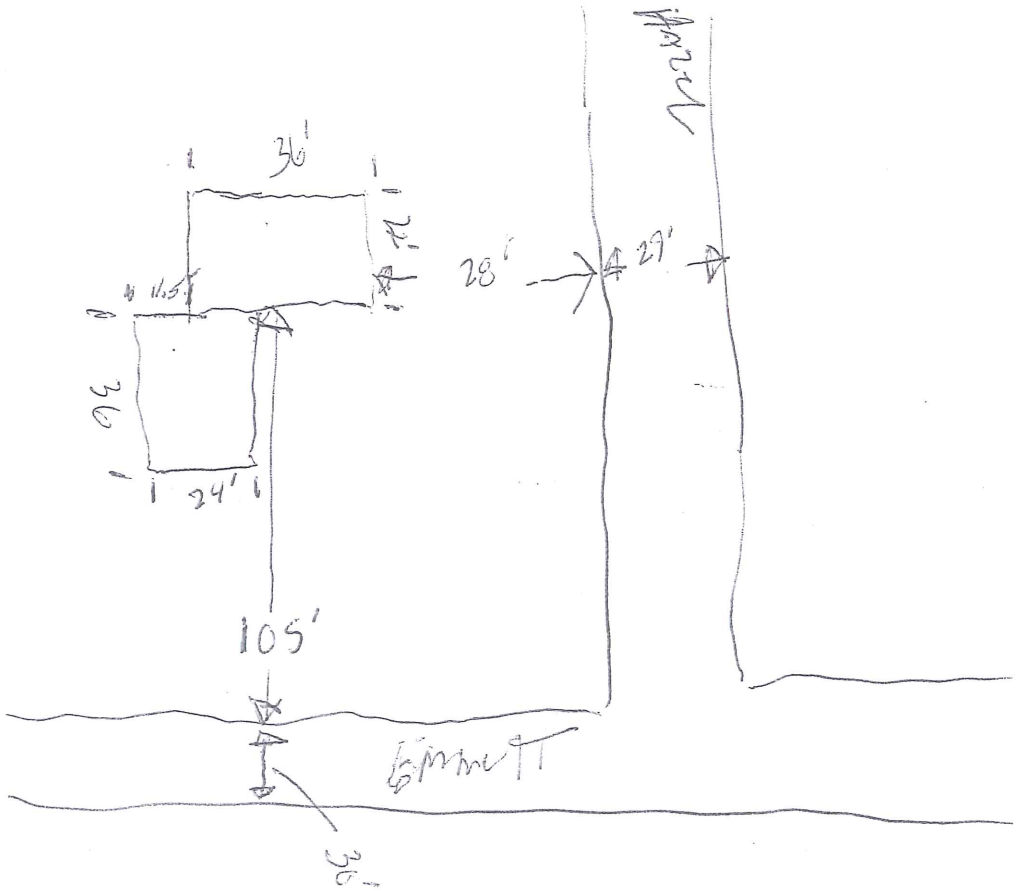


Sectional South Wall



east side




36'
14'
11.5'
28'
29'
36'
24'
105'
36'

HANOVER ST
HAZEL ST
7760-00-004-0
7760-00-004-1
W EMMETT ST