



CITY OF BATTLE CREEK

Historic District Commission Meeting
(10 N. Division St., City Commission Chambers, Ste. #301 on 3rd Floor)

Monday, October 14, 2019 at 4:00

1. Call to Order:
2. Attendance:
3. Additions or Deletions to Agenda:
4. Approval of minutes: September 16, 2019
5. Correspondence:
6. Old Business:
 - A: H-10-19: 62 E. Michigan Ave., Multiple proposed signs for JPG and Fona International at the front and rear entrances of the building.
 - B: H-11-19: 2 W. Michigan Ave., Two proposed signs for Grand Valley State University: one wall-mounted along façade, and one banner sign near the rear entry.
 - C: H-12-19: 40 E. Michigan Ave., Multiple proposed signs for Edward Jones consisting of one wall-mounted along façade, and several windows signs at ground-floor façade.
7. New Business:
7. Comments by the Public:
8. Comments from Commission members and Staff:
9. Adjournment:

The City of Battle Creek will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered in the meeting upon notice to the City of Battle Creek. Individuals with disabilities requiring auxiliary aides or services should contact the City of Battle Creek by writing or calling the following: Office of the City Clerk, P.O. Box 1717, 10 North Division – Suite 111, Battle Creek, MI 49016, (269)966-3348 (Voice), (269)966-3348 (TDD)

HISTORIC DISTRICT COMMISSION
MEETING MINUTES
September 16, 2019
4:00 P.M.

CALL TO ORDER:

Interim Chairperson Charlie Fulbright called the meeting to order at 4:01 p.m.

ATTENDANCE:

Members Present:

Charlie Fulbright	Kim Tuck
Cody Newman	Ross Simpson
Mike Troutman	John Paul Wilson

Members Absent:

Kaytee Faris	Jim Hopkins
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Staff Present:

Marcel Stoezel, City Attorney
Christine Zuzga, AICP, Planning Manager
Glenn Perian, Senior Planner
Eric Feldt, Planner
Michele K. Jayakar, Customer Service Rep., Planning Dept.

ADDITIONS / DELETIONS TO AGENDA: None.

APPROVAL OF PREVIOUS MINUTES:

MOTION MADE BY MR. KIM TUCK TO APPROVE THE MINUTES FOR THE AUGUST 21, 2019 HISTORIC DISTRICT COMMISSION MEETING, SECONDED BY MR. CODY NEWMAN. ALL IN FAVOR; NONE OPPOSED; MINUTES APPROVED

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

- A. H-08-19, City Hall Building, 10 N. Division St.: Request to approve the submittal of a Certified Local Government grant application to SHPO for repairs to City Hall pediments**

Staff Presentation: Planning Manager Christine Zuzga presented the staff report

HDC Discussion:

Planning staff recommends approval of a request to approve the submittal of a Certified Local Government grant application to SHPO (State Historic Preservation Office) for repairs to the City Hall pediments, as outlined in the staff report.

MOTION MADE BY MR. KIM TUCK AND SECONDED BY MR. ROSS SIMPSON TO APPROVE A REQUEST FOR CITY COMMISSION TO APPROVE THE SUBMITTAL OF A CERTIFIED LOCAL GOVERNMENT GRANT APPLICATION TO SHPO (STATE HISTORIC PRESERVATION OFFICE) FOR

REPAIRS TO THE CITY HALL PEDIMENTS. VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

B. H-09-19, 34 E. Michigan Avenue, discussion on building repairs.

Staff Presentation: Presentation given by Eric Feldt.

Mr. Richard Bolek, Chief Building Inspector, gave a presentation. He presented photos of the building at 34 E. Michigan showing cracks inside, the building full of debris, the openness of the roof and rot behind walls that have fallen and the open roof has caused rot into the structural beams.

Mr. Blair Bates, Restoration Inc., gave a presentation about the condition of the building. Stating that he cannot find a structural engineer available to give an estimate. Stating that the building can be saved and that it needs to be stabilized. The building is made out of stone, it's heavy and it doesn't want to move. He also states that Restoration Inc. is unable to do the work because they are booked up past the holidays.

Applicant Presentation: Mr. Bryant Debolt, I don't know what to do. Tell me what to do.

Mr. Richard Bolek, Chief Building Inspector, responded to Mr. Debolt stating, we have given you as much information as possible. We hope the building will be repaired. Formulate a plan on how to at least get the building stable.

Mr. Blair Bates, Restoration Inc., It is dangerous work, not just because of the amount of stuff from the homeowner but the floors were made of concrete back then.

Mr. Richard Bolek, Chief Building Inspector, the risk is too great.

Mr. Bryant Debolt, In 1988-1989 I bought that building and I was promised a liquor license. When I didn't get it I decided I don't need to do business with the City. I am 80 years old, I need some support.

After some discussion of the open roof, **HDC Commissioner Newman** states, I'd prefer for the water not to pond up there. It's better to go down through and onto the stuff.

Mr. Richard Bolek, Chief Building Inspector, There are 3 options 1: Demo, 2: Full stabilization or 3: Remove the top three floors and rehab. The decision will come down to finances. The decision is the owners'.

Mr. Ted Dearing, City Manager's office, states the concern is the health, safety and welfare of citizens.

With no others wishing to speak, Mr. Charlie Fulbright closed the public hearing.

PUBLIC COMMENTS: None

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

ADJOURNMENT:

Interim Chairperson Charlie Fulbright adjourned the meeting at 4:59 P.M.

Submitted by: Michele K. Jayakar, Customer Service Rep., Planning Department



Battle Creek Historic District Commission

Staff Report

62 East Michigan Avenue

Meeting: October 14, 2019

To: Historic District Commission

From: Eric Feldt, Planner, AICP, CFM

Date: October 7, 2019

Subject: The petition, filed by Burkett Signs Inc. (applicant), is for the issuance of a Certificate of Appropriateness for new signs at 62 East Michigan Avenue with Zoning and Historic District Commission requirements.

Summary

Staff recommends approval of the subject petition because the proposed signs preserve the historic integrity of the building; meets Chapter 1470 Historic Preservation, Michigan's Local Historic Districts Act; meets the criteria for the National Register of Historic Places; and complies with Ch. 1296 *Signs*.

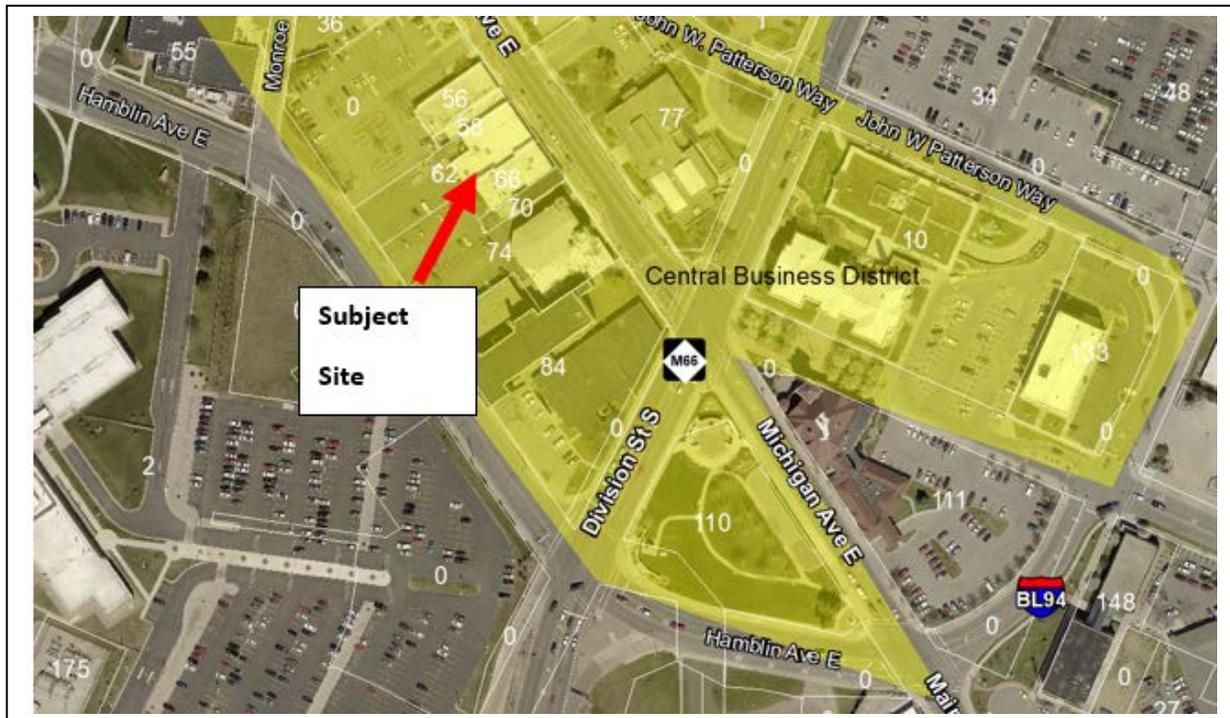


Figure 1: Arrow points to subject site (62 E. Michigan Ave.) located west of Division Street along E. Michigan Ave. within the local historic Central Business District (shading).

Site & History

The subject building consists of a two-story brick structure with large ground-floor windows along the façade. There are two tenants currently occupying the building: JPG Resources LLC and Fona International; two other tenant spaces are vacant as of the date of this memorandum. The above named companies are new tenants. According to the City of Battle Creek Assessor's data, the building was built in 1904. The building also contains the word "Collin" located on the façade.

Summary of Request

The applicant filed the subject HDC application Certificate of Appropriateness for four new signs for the new tenants stated earlier. Two signs are proposed to face E. Michigan Avenue (front), and the other two will face the parking lot (back). Both signs consist of a thin aluminum element with pressed vinyl faces. Both sign are non-illuminated. Lettering consist of standard, non-descript font type. See description of all signs below.

Sign 1) States "FOOD BUSINESS BUILDERS"; Size: 18" x 6" = .75 square feet
Location: one at front elevation, one at back elevation; See Sign No's: E1 & E5

Sign 2) States "FONA INTERNATIONAL"; Size: 18" x 6" = .75 square feet
Location: one at front elevation, one at back elevation; See Sign No's: E2 & E6

The applicant did not state whether or not the signs consist of a glossy or matte finish. Staff indicates that glossy or satin finish elements, signs, features, etc. in historic districts are discourages as they convey a modern appearance and, as such, would detract from the historic appearance. To ensure proposed signage is appropriate in historic districts, staff recommends a condition of approval stating that the proposed signs shall consist of a matte finish prior to the issuance of the submitted Sign permit. This permit is stated in the following paragraph.

Staff notes that the proposed signs comply with the maximum size allowed pursuant to Chapter 1296 *Signs* of the City of Battle Creek zoning code. Concurrent with the subject HDC permit, the applicant has filed a Sign Permit as required for every new sign. This permit is also attached for additional sign information. As mentioned above, the Sign permit will not be issued unless the proposed signs consist of a matte finish.

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install new signs at 62 East Michigan Avenue.

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 *Review of Applications*, as follows:

(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 proposed signs will require minimum alteration as the wall-mounted signage will use small bolts to anchor into the existing brick.

- (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.*

No historic material or distinct architectural features of the building will be removed or altered with the 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.*

No alterations to the building resulting in earlier appearance will result from the project.

- (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.*

This criteria is not relevant to the project.

- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.***

The features and craftsmanship of the building will not be negatively impacted by the project because the signs will be installed with sensitivity and not require any modifications to the building or its historic features.

- (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.***

This criteria is not relevant because the proposal does not entail any repairs or replacements.

- (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.***

Intensive cleaning application such as sand blasting will not be necessary for the project.

- (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.***

This criteria is not relevant because no underground work is expected for the 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.***

The proposed signs will not alter or create an addition to the building. Also, with staff's condition of requiring a matte finish, the material, size, and appearance of the proposed signs will not destroy the historic significance.

- (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.***

As noted earlier, the proposed signs could easily be removed in the future without negatively affecting the essential form or integrity of the building.

Recommendation

As stated earlier, the proposed signs are needed for new the tenants at 62 E. Michigan Ave. With staff's analysis of the application and recommended condition (see Condition below) the proposed work complies with standards outlined in Chapter 1470 *Historic Preservation* and should be approved. 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 of two signs for 62 E. Michigan Ave., 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.

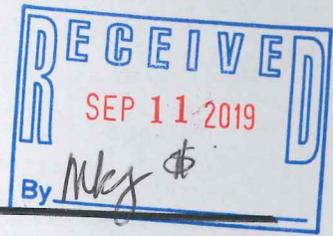
Condition

Prior to issuance of a Sign permit, the proposed signs shall consist of a matte finish.



City of Battle Creek

Department of Planning and Community Development
10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014
Phone: (269) 966-3320 • www.battlecreekmi.gov



HISTORIC DISTRICT COMMISSION

Application for:

- Certificate of Appropriateness (for repairs or rehab projects)
- Notice to Proceed (for demolition requests)
- Minor Class of Work (admin approval)

Petition No. H-10-19

Date Received: _____

APPLICANT**

NAME: Robb Kernn / Burkett Signs Inc
 ADDRESS: 15886 E. Meekun Ave Climax, MI 49034
 PHONE: 269-746-4285 FAX: N/A
 EMAIL: robb@burkettsigns.com

OWNER (if different from applicant)

NAME: JPG Resources LLC
 ADDRESS: 223 Roosevelt Ave E
 PHONE: 269-969-4640 FAX: N/A
 EMAIL: beth@jpgresources.com

**If the applicant is not the property owner, a letter signed by the owner agreeing to the application to the Historic District Commission must be included with the application.

SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 62 E. Meekun Ave

Current use of the property: Commercial

List existing structures on the property and the approximate age of each. Built in approximately 1900s.

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.

Install (4) 18" x 6" panels at the front & rear entrances to the building

Indicate in which manner the proposed work will result in changes to the size and/or appearance of the features outlined in this application.

_____ 4 new 6" x 18" signs _____

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do not currently exist?

_____ create new features (new signs) _____

Please indicate the existing building materials of the following structural features and the proposed materials if that feature is included as part of the application.

	Existing Materials	Proposed Materials (if applicable)
Roof	_____	_____
Windows	_____	_____
Siding	<u>BRICK</u>	<u>aluminum sign blanks</u>
Foundation	_____	_____
Other <input checked="" type="checkbox"/>	_____	_____

For Notice To Proceed requests only:

What options have you explored for the repair or relocation of the structure proposed for demolition?

SUBMITTAL REQUIREMENTS

As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for Historic District Commission review has been submitted. Furthermore, the applicant confirms that they have thoroughly read the "Historic District Commission, Information and Procedures" and agrees to comply with all requirements and procedures outlined therein.

Thaddeus _____ Date 9/11/19. _____

SIGN PERMIT APPLICATION

CLEAR FORM PRINT FORM

Leroy Township
8156 4 Mile Road
East Leroy, MI 49051
Ph: 269-979-9421
Fax: 269-979-2775

Area Metropolitan Services Agency

Please make your check payable to and send it to, the appropriate jurisdiction noted.

Please mark box for appropriate jurisdiction.

Bedford Township
115 S Uldriks Drive
Battle Creek, MI 49017
Ph: 269-965-9096
Fax: 269-965-0908

Convis Township
19500 15 Mile Road
Marshall, MI 49068
Ph: 269-789-0654
Fax: 269-789-0657

Emmett Township
621 Cliff Street
Battle Creek, MI 49014
Ph: 269-968-0335
Fax: 269-968-0108

Newton Township
7988 G Drive South
Ceresco, MI 49033
Ph: 269-979-3212
Fax: 269-979-4470

Pennfield Township
20260 Capital Ave NE
Battle Creek, MI 49017
Ph: 269-968-4422
Fax: 269-968-2021

City of Battle Creek
10 N Division St, Ste 117
Battle Creek, MI 49014
Ph: 269-966-3382
Fax: 269-966-3654

City of Springfield
601 Avenue A
Springfield, MI 49015
Ph: 269-441-9273
Fax: 269-965-0114

RECEIVED
SEP 09 2019
ON

Administrative Section:

Cash
 Check # _____ Receipt # _____ Inspector Approval _____ Issued Permit # PS19.00046
 Zoning Administrator Approval _____ Date _____

I. JOB LOCATION

NAME OF BUSINESS AND BUSINESS OWNER: JPG Resources / Riffe Hughes HAS AN ELECTRICAL PERMIT BEEN OBTAINED FOR THIS PROJECT?
 YES NO N/A
 STREET ADDRESS & JOB LOCATION (STREET NO. & NAME): 62 E. Michigan Ave ZONING CLASSIFICATION: C-4
 JOB SITE TELEPHONE: _____ CELL NUMBER: 408-506-5846 FAX: _____
 NUMBER OF EXISTING SIGNS: 0 TOTAL SQUARE FOOTAGE OF EXISTING SIGNS: _____

II. SIGN CONTRACTOR (if applicable)

NAME: Robb Fernin / Burkett Signs Inc ADDRESS: 15806 E Michigan Ave CITY/STATE: Ulimax, MI ZIP: 49034
 PHONE NUMBER: 269-746-4285 FAX NUMBER: NA E-MAIL ADDRESS: robbe@burkettsigns.com

III. ELECTRICAL CONTRACTOR (if applicable)

NAME: _____ ADDRESS: _____ CITY/STATE: _____ ZIP: _____
 PHONE NUMBER: _____ FAX NUMBER: _____ E-MAIL ADDRESS: _____

IV. LOCATION OF SIGN

On Premise Sign
 Off Premise Sign
In Battle Creek, call the Planning Department at 966-3320 before submitting an application for an off premise sign.

V. COST OF SIGNS 800.00

Portable/Temporary Sign		Permanent Sign	
Administration Fee	\$25	Administration Fee	\$50 ✓
Zoning Approval	\$15	Zoning Approval	\$25 ✓
Inspection Fee	\$25	Inspection Fee (1 st \$1,000 of Cost)	\$50 ✓
Plan Review (if applicable)	\$25	Each Addl \$1,000	\$20
		Plan Review (if applicable)	\$25 ✓
Total Fee Paid:		Total Fee Paid:	

VI. SIGN INFORMATION

\$ 150-DUE

QUANTITY	TYPE OF SIGN (FASCIA, ROOF, POLE, ETC)	TYPE OF MATERIAL	LENGTH		WIDTH		NUMBER OF SIDES	TOTAL DISPLAY AREA	HEIGHT ABOVE STREET	
			FT	IN	FT	IN			FT	IN
4	WALL	aluminum	1'	6"	6'	6"	1	.75 sq ft		

APPLICATIONS MUST INCLUDE CONSTRUCTION DRAWINGS AND SITE PLAN

VII. COMMENTS/DESCRIPTION

To supply & install (2) panels at the front entrance
To supply & install (2) panels at the rear entrance

JPG Resources
Signs EX5 - E8
Wall Wrap Rear Entrance

Specifications:

.100 aluminum sign blanks
custom formed and painted
in indicated colors with applied
pressure sensitive vinyl.

Mounting:

Pre drilled brackets mounted
to brick wall with recommended fasteners.
Signs are secured to brackets with color
matched set screws. Mounting height,
56" to base of bottom sign..

Quantity:

2, EX5 and EX6



view from top



E5



E6



E7



E8

actual copy will vary

CUSTOMER APPROVAL

This design & engineering drawing is submitted as our proposal and is to remain our property exclusively until accepted and approved by purchase. This artwork is not to be shared or distributed without written permission.
Due to variations in materials, finishing processes and print, the artwork may not be identical to the original artwork. Every effort will be made to achieve perfect accuracy from the artwork color reproduces are required. Special finishes and effects are available. All dimensions are in inches unless otherwise specified. All dimensions are subject to change without notice and are not to scale. Refer to specifications for actual sizes.

Date _____

Project ID: **JPG Resources**

DRAWN BY/DATE: 11/17/19
REVISION DATE: 1/25/19 3/5/19 8/21/19 7/10/19 7/25/19
8/7/19
FILE NAME: JPG Resources



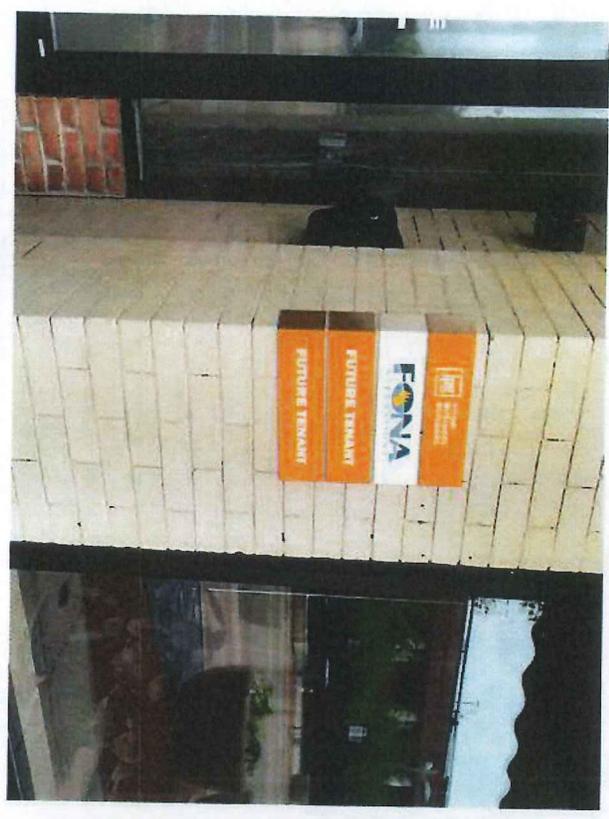
15886 E. Michigan Ave.
Climax, MI
Phone: 269-746-4285
Fax: 269-746-5246
On the web at burkettsgns.com

JPG Resources
 Signs EX1 - E4
 Wall Wrap Front Entrance

Specifications:
 .100 aluminum sign blanks
 custom formed and painted
 in indicated colors with applied
 pressure sensitive vinyl.

Mounting:
 Pre drilled brackets mounted
 to brick wall with recommended fasteners.
 Signs are secured to brackets with color
 matched set screws. Mounting height,
 56" to base of bottom sign.

Quantity:
 2, EX1 and EX2



sign from top



E1



E2



E3



E4

CUSTOMER APPROVAL

This design & engineering drawing is submitted as our proposal and is to remain our property exclusively until accepted and approved by client. This work is not to be shared or distributed without written permission.
 Due to various materials and finishes, the color of the printed material may differ in color from original artwork. Every effort will be made to achieve the most accurate finish. If separate color matches are required, please refer to the specifications.
 DESIGN, FIELD AND CONSTRUCTION ARE DEEMED ACCEPTABLE BY APPROVAL OF SHOP DRAWINGS.
 Refer to specifications for details.

Date

Project ID: JPG Resources

DRAWN BY/DATE: 1/17/19
 REVISION DATE: 1/25/19, 3/5/19, 6/21/19, 7/10/19, 7/25/19, 8/7/19
 FILE NAME: JPG Resources

BURKETT signs
 CLIMATE SIGNS
 15886 E. Michigan Ave.
 Clinton, MI
 Phone: 268-746-4285
 Fax: 268-746-3246
 On the web at burkettsgns.com





Battle Creek Historic District Commission

Staff Report

2 West Michigan Avenue

Meeting: October 14, 2019

To: Historic District Commission

From: Eric Feldt, Planner, AICP, CFM

Date: October 7, 2019

Subject: The petition, filed by Valley City Sign (applicant), is for the issuance of a Certificate of Appropriateness for two new signs at 2 West Michigan Avenue with Zoning and Historic District Commission requirements.

Summary

Staff recommends approval of the subject petition because the proposed signs preserve the historic integrity of the building; meets Chapter 1470 Historic Preservation, Michigan's Local Historic Districts Act; meets the criteria for the National Register of Historic Places; and complies with Ch. 1296 *Signs*.

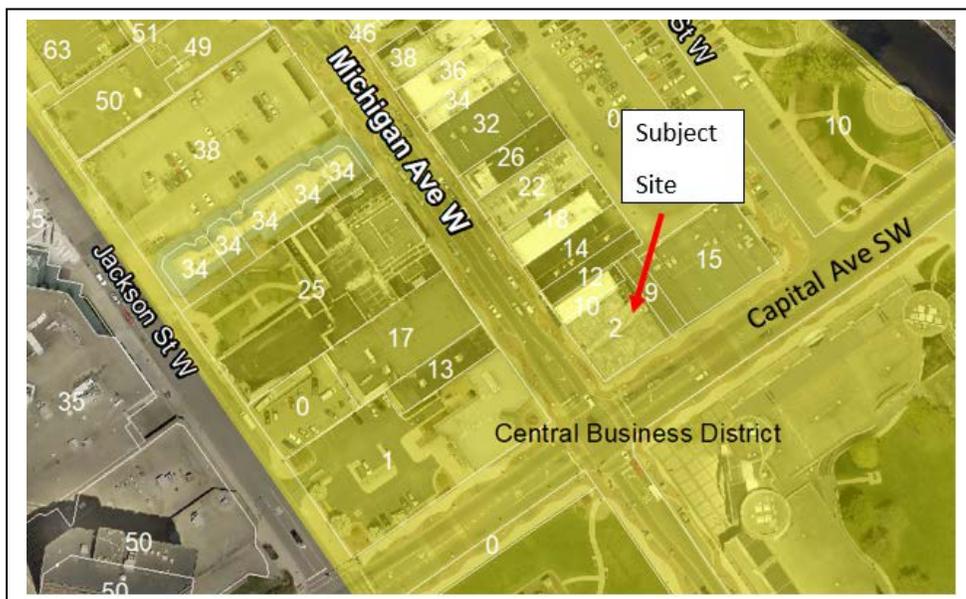


Figure 1: Arrow points to subject site (2 W. Michigan Ave.) on the corner of Michigan Ave. & Capital Ave. SW within the local historic Central Business District (shading).

Site & History

The subject building contains three stories and multiple tenants such as Grand Valley State University (GVSU), Northern Initiatives, Samaritas, Worgess Insurance, Foote & Lloyd CPAs, Philips Wyatt Knowlton, Inc., etc. According to the City of Battle Creek Assessor's data, the building was built in 1957. Compared to other buildings along W. Michigan Avenue, this building is relatively modern despite it being over 60 years old.

Summary of Request

The applicant filed the subject HDC Certificate of Appropriateness application for two new signs: one facing W. Michigan Avenue (front), and the other facing the parking lot (back). Both signs are non-illuminated. Lettering consist of standard, non-descript font type. See description of all signs below. The applicant has indicated that both signs will consist of a matte finish.

Sign 1) Wall-mounted sign stating "Grand Valley State University" plus the GVSU logo; Size = 25.53 square feet, generally 19' x 1.5'; consists of ½" thick block lettering screwed flush into wall panel; white letters

Sign 2) Banner sign stating "Grand Valley State University" plus the GVSU logo; Size = 12.44 square feet, generally 10.6' x 1'; canvas material hung by two horizontal poles mounted into sides of buildings; blue lettering upon white background.

Staff notes that Sign 2 is not proposed to be located on the subject property nor is proposed to be mounted onto the subject building. This sign is proposed to be attached to the buildings at 15 Capital Ave. SW and 12 W. Michigan Ave. As of the date of this memorandum, staff has informed the applicant about this who in turn will seek permission from those two affected property owners. As a result, staff recommends a condition of approval that, if the subject HDC Certificate of Appropriateness is approved, the applicant shall gain permission from those property owners to mount Sign 2 as proposed prior to installation. If permission is not granted by those property owners, Sign 2 would not be allowed to be installed.

Staff notes that the proposed signs comply with the maximum size allowed pursuant to Chapter 1296 *Signs* of the City of Battle Creek zoning code. Concurrent with the subject HDC application, the applicant has filed a Sign Permit as required for the proposed signs. This permit is also attached for additional sign information. As mentioned earlier, if permission by the two aforementioned property owners is not granted, the applicant will be required to modified the Sign permit.

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install two new signs at 2 West Michigan Avenue.

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 *Review of Applications*, as follows:

- (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 proposed signs will require minimum alteration as the wall-mounted sign will be bolted into the existing panel element; while the banner sign can be easily removed in the future.

- (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.*

No historic material or distinct architectural features of the building will be removed or altered with the 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.*

No alterations to the building resulting in earlier appearance will result from the project.

- (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.*

This criteria is not relevant to the project.

- (e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.***

The features and craftsmanship of the building will not be negatively impacted by the project because the signs will be installed with sensitivity and not require any modifications to the building or its historic features.

- (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.***

This criteria is not relevant because the proposal does not entail any repairs or replacements.

- (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.***

Intensive cleaning application such as sand blasting will not be necessary for the project.

- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.***

This criteria is not relevant because no underground work is expected for the 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.***

The proposed signs will not alter nor create an addition to the building. Also, the material, size, and appearance of the proposed signs will not destroy the historic significance.

- (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.***

As noted earlier, the proposed signs could easily be removed in the future without negatively affecting the essential form or integrity of the building.

Recommendation

As stated earlier, the proposed signs are needed for new the tenant, Grand Valley State University, at 2 West Michigan Avenue. With staff's analysis of the application and recommended condition (see below), the proposed work complies with standards outlined in Chapter 1470 *Historic Preservation* and should be approved. 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 the subject Certificate of Appropriateness with the condition shown below of two signs at 2 West Michigan Avenue, 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.

Condition

Prior to installation, the applicant shall gain permission from the affected property owners to mount Sign 2 as proposed.



City of Battle Creek

Department of Planning and Community Development
10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014
Phone: (269) 966-3320 • www.battlecreekmi.gov

HISTORIC DISTRICT COMMISSION

Application for:

- Certificate of Appropriateness (for repairs or rehab projects)
- Notice to Proceed (for demolition requests)
- Minor Class of Work (admin approval)

Petition No. _____

Date Received: _____

APPLICANT**

NAME: Valley City Sign

ADDRESS: 5009 West River Dr Comstock Park, MI 49321

PHONE: (616) 785-5713 FAX: (616) 784-8280

EMAIL: skerr@valleycitysign.com

OWNER (if different from applicant)

NAME: William J Schroer Trust (Bill Schroer)

ADDRESS: 2 W Michigan Ave - Battle Creek, MI 49017

PHONE: (269) 963-4874 FAX: _____

EMAIL: _____

****If the applicant is not the property owner, a letter signed by the owner agreeing to the application to the Historic District Commission must be included with the application.**

SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 2 W Michigan Ave

Current use of the property: Commerical

List existing structures on the property and the approximate age of each. _____

Two West Michigan

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.

Signage for Grand Valley State University. One wall sign at 25.53
sq ft within the existing sign band on the front elevation and one
banner at 12.44 sq ft mounted over the rear building entry.

Indicate in which manner the proposed work will result in changes to the size and/or appearance of the features outlined in this application.

The proposed wall sign will be contained within the existing band above the tenant space entry on Michigan.

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do not currently exist?

The proposed signage will be a new feature which does not currently exist.

Please indicate the existing building materials of the following structural features and the proposed materials if that feature is included as part of the application.

	Existing Materials	Proposed Materials (if applicable)
Roof	_____	_____
Windows	_____	_____
Siding	_____	_____
Foundation	_____	_____
Other _____	_____	_____

For Notice To Proceed requests only:

What options have you explored for the repair or relocation of the structure proposed for demolition?

SUBMITTAL REQUIREMENTS

As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for Historic District Commission review has been submitted. Furthermore, the applicant confirms that they have thoroughly read the "Historic District Commission, Information and Procedures" and agrees to comply with all requirements and procedures outlined therein.


Name _____

9/20/19
Date _____

September 19, 2019

To Whom It May Concern:

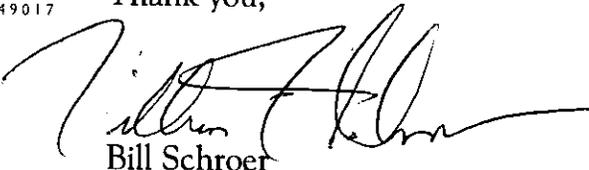
This will serve to notify the recipient that Valley City Sign is authorized to request a permit and apply for Historical Commission approval to design and install signage in the front and rear of the building I own at 2-8 West Michigan.

BATTLE CREEK

Please contact me with any questions.

Thank you,

MICHIGAN 49017



Bill Schroer

T 269.963.4844

Owner

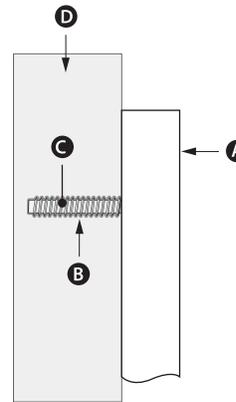
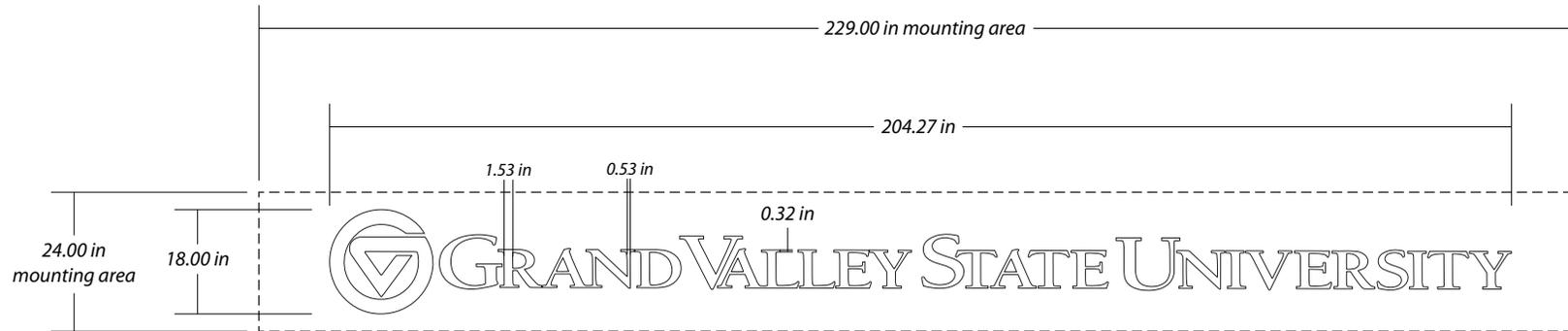
2-8 West Michigan Ave.

Battle Creek, MI 49017

269-963-4874

F 269.963.5930

25.53 Sq. Ft.



Side View of Plate Letter

PLATE LETTERS:

- A** - .50" Aluminum Plate Letter
- B** - Adhesive
- C** - .25-20 x 2" long alum. stud (drill and tap plate)
- D** - Existing panel

MAP White



5009 West River Drive | Comstock Park, MI 49321 | Ph 616.784.5711 | Fx 616.784.8280 | www.valleycitysign.com

DRAWING #170,800A

SCALE: 3/8" = 1'-0"

ONE (1) SET OF PLATE LETTERS REQUIRED

PROJECT: **GVSU**

PHOTOSCAN (S): **Yes**

DATE: **9.11.19**

HOURS: **.25+.25**

DESIGNER: **JV**

REVISIONS: **BAM**

SALES: **42(MC)**

CUSTOMER SIGNATURE: _____ **DATE:** _____

The designs, details and plans represented herein are the property of Valley City Sign; specifically developed for your personal use in connection with the project being planned for you by Valley City Sign. They are not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of these designs (except registered trademarks) remain the property of Valley City Sign. Colors represented are being viewed by various web browsers, computer monitors and printers, therefore an exact representation of colors shown cannot be guaranteed via these methods. For true color matching, please request a material sample.



**VALLEY CITY
SIGN**

5009 West River Drive | Comstock Park, MI 49321 | Ph 616.784.5711 | Fx 616.784.8280 | www.valleycitysign.com

CUSTOMER SIGNATURE: _____ **DATE:** _____

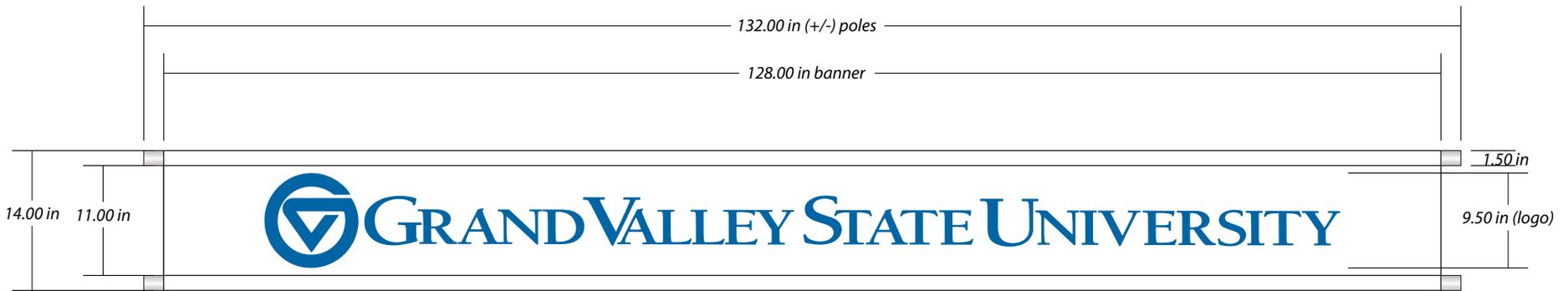
The designs, details and plans represented herein are the property of Valley City Sign, specifically developed for your personal use in connection with the project being planned for you by Valley City Sign. They are not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of these designs (except registered trademarks) remain the property of Valley City Sign. Colors represented are being viewed by various web browsers, computer monitors and printers, therefore an exact representation of colors shown cannot be guaranteed via these methods. For true color matching, please request a material sample.

PROPERTY OF VALLEY CITY SIGN

PHOTO SCAN #170,800_PS-V1

NOT TO SCALE: Image is for illustration purposes only.
Objects in reality may be larger or smaller than depicted.

PROJECT: GVSU	_____
DRAWING: Yes	DESIGNER: JV
DATE: 6.04.19	REVISIONS:
HOURS: .25	SALES: 42(MC)



ELEVATION

BANNER:

- Full digital print banner, color matching required
- Single-face with 2x pole pockets, top and bottom

INSTALLATION:

- 1.5" round tubes w/ base plates (may need to sleeve a rod that is welded to the plates into tube for adjustment)



**VALLEY CITY
SIGN**

5009 West River Drive | Comstock Park, MI 49321 | Ph 616.784.5711 | Fx 616.784.8280 | www.valleycitysign.com

Digital Print Req'd
of Entire Face
on Banner Material

Color match
PMS 301

DRAWING #170,802A

SCALE: 3/4" = 1'-0"

ONE (1) S/F BANNER REQUIRED

PROJECT: **GVSU**

PHOTOSCAN (S): **Yes**

DATE: **9.11.19**

HOURS: **.25+.25**

DESIGNER: **JV**

REVISIONS: **BAM**

SALES: **42(MC)**

CUSTOMER SIGNATURE: _____ **DATE:** _____

The designs, details and plans represented herein are the property of Valley City Sign; specifically developed for your personal use in connection with the project being planned for you by Valley City Sign. They are not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of these designs (except registered trademarks) remain the property of Valley City Sign. Colors represented are being viewed by various web browsers, computer monitors and printers, therefore an exact representation of colors shown cannot be guaranteed via these methods. For true color matching, please request a material sample.

PROPERTY OF VALLEY CITY SIGN



**VALLEY CITY
SIGN**

5009 West River Drive | Comstock Park, MI 49321 | Ph 616.784.5711 | Fx 616.784.8280 | www.valleycitysign.com

CUSTOMER SIGNATURE: _____ **DATE:** _____

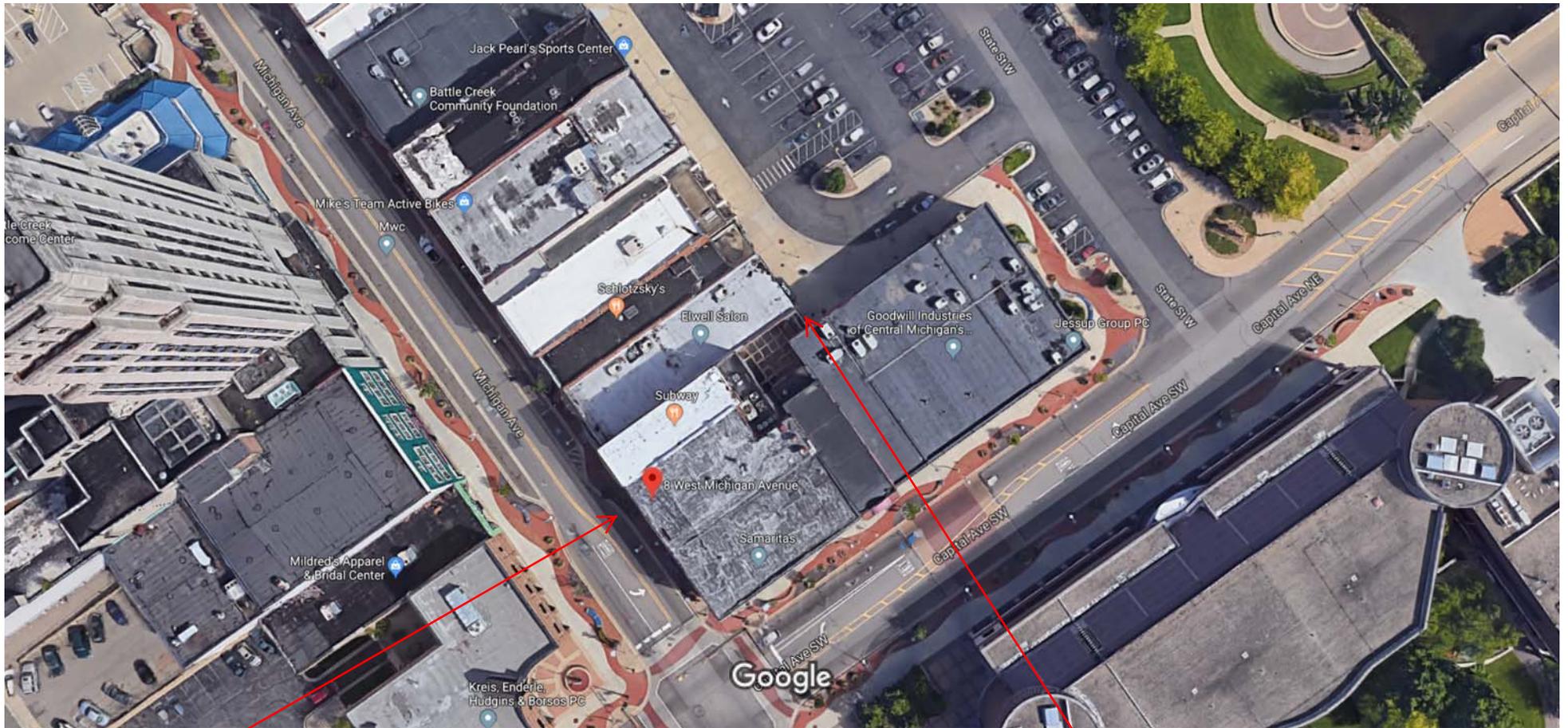
The designs, details and plans represented herein are the property of Valley City Sign, specifically developed for your personal use in connection with the project being planned for you by Valley City Sign. They are not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of these designs (except registered trademarks) remain the property of Valley City Sign. Colors represented are being viewed by various web browsers, computer monitors and printers, therefore an exact representation of colors shown cannot be guaranteed via these methods. For true color matching, please request a material sample.

PROPERTY OF VALLEY CITY SIGN

PHOTO SCAN #170,802_PS

NOT TO SCALE: Image is for illustration purposes only. Objects in reality may be larger or smaller than depicted.

PROJECT: GVSU	_____
DRAWING: Yes	DESIGNER: JV
DATE: 6.03.19	REVISIONS:
HOURS: .25	SALES: 42(MC)



Location of plate letters
Building frontage is approximately 45'

location of banner

SIGN PERMIT APPLICATION

CLEAR FORM PRINT FORM

Leroy Township
8156 4 Mile Road
East Leroy, MI 49051
Ph: 269-979-9421
Fax: 269-979-2775

Area Metropolitan Services Agency

Please make your check payable to and send it to, the appropriate jurisdiction noted.

Please mark box for appropriate jurisdiction.

Bedford Township
115 S Uldriks Drive
Battle Creek, MI 49017
Ph: 269-965-9096
Fax: 269-965-0908

Convis Township
19500 15 Mile Road
Marshall, MI 49068
Ph: 269-789-0654
Fax: 269-789-0657

Emmett Township
621 Cliff Street
Battle Creek, MI 49014
Ph: 269-968-0335
Fax: 269-968-0108

Newton Township
7988 G Drive South
Ceresco, MI 49033
Ph: 269-979-3212
Fax: 269-979-4470

Pennfield Township
20260 Capital Ave NE
Battle Creek, MI 49017
Ph: 269-968-4422
Fax: 269-968-2021

City of Battle Creek
10 N Division St, Ste 117
Battle Creek, MI 49014
Ph: 269-966-3382
Fax: 269-966-3654

City of Springfield
601 Avenue A
Springfield, MI 49015
Ph: 269-441-9273
Fax: 269-965-0114

Administrative Section:

Cash
 Check # _____ Receipt # _____ Inspector Approval _____ Issued Permit # _____
 Zoning Administrator Approval _____ Date _____

I. JOB LOCATION

NAME OF BUSINESS AND BUSINESS OWNER Grand Valley State University	HAS AN ELECTRICAL PERMIT BEEN OBTAINED FOR THIS PROJECT? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
STREET ADDRESS & JOB LOCATION (STREET NO. & NAME) 2 W Michigan	ZONING CLASSIFICATION C-7
JOB SITE TELEPHONE	CELL NUMBER
	FAX
NUMBER OF EXISTING SIGNS 0 (for suite)	TOTAL SQUARE FOOTAGE OF EXISTING SIGNS

II. SIGN CONTRACTOR (if applicable)

NAME Valley City Sign	ADDRESS 5009 West River Dr	CITY/STATE Comstock Park, MI	ZIP 49321
PHONE NUMBER (616) 785-5713	FAX NUMBER (616) 784-8280	E-MAIL ADDRESS skerr@valleycitysign.com	

III. ELECTRICAL CONTRACTOR (if applicable)

NAME	ADDRESS	CITY/STATE	ZIP
PHONE NUMBER	FAX NUMBER	E-MAIL ADDRESS	

IV. LOCATION OF SIGN

V. COST OF SIGNS

<input checked="" type="checkbox"/> On Premise Sign <input type="checkbox"/> Off Premise Sign <i>In Battle Creek, call the Planning Department at 966-3320 before submitting an application for an off premise sign.</i>	Portable/Temporary Sign	Permanent Sign
	Administration Fee	\$25
	Zoning Approval	\$15
	Inspection Fee	\$25
	Plan Review (if applicable)	\$25
	Administration Fee	\$50
	Zoning Approval	\$25
	Inspection Fee (1 st \$1,000 of Cost)	\$50
	Each Addl \$1,000	\$20
	Plan Review (if applicable)	\$25
	Total Fee Paid:	Total Fee Paid:

VI. SIGN INFORMATION

QUANTITY	TYPE OF SIGN (FASCIA, ROOF, POLE, ETC)	TYPE OF MATERIAL	LENGTH		WIDTH		NUMBER OF SIDES	TOTAL DISPLAY AREA	HEIGHT ABOVE STREET	
			FT	IN	FT	IN			FT	IN
1	Fascia	Aluminum	1	6	17	.27	1	25.53	9+	
1	Banner	Vinyl	1	2	10	8	1	12.44	10+	

APPLICATIONS MUST INCLUDE CONSTRUCTION DRAWINGS AND SITE PLAN

VII. COMMENTS/DESCRIPTION

Install one 25.53 sq ft wall sign on front elevation and one 12.44 sq ft banner over the rear building entry.

Re: 2 W. Michigan Ave.

Stephen Kerr

Thu 10/3/2019 5:08 PM

To: Michele K. Jayakar <MKJayakar@battlecreekmi.gov>

Cc: Eric S. Feldt <esfeldt@battlecreekmi.gov>

📎 1 attachments (3 MB)

2 W Michigan GVSU Sign App.pdf;

Please see attached sign permit application.

The proposed signs will have a matte finish.

Thanks!

Stephen Kerr

Permit Administrator, Owner - Valley City Sign

Dir. (616) 785-5713 | Ph. (616) 784-5711 | Fax (616) 784-8280



Please visit us at www.valleycitysign.com



Virus-free. www.avast.com

On Thu, Oct 3, 2019 at 2:13 PM Michele K. Jayakar <MKJayakar@battlecreekmi.gov> wrote:

Hi,

As per our phone conversation I have attached a sign permit. Please fill out and reply to all so that Eric Feldt will receive it as well.

Thank you in advance!

Michele

Michele K. Jayakar
Customer Service Rep II
City of Battle Creek
Planning Department



10 North Division Street
Battle Creek, Michigan 49014
Ph- 269.966.3320 x1516
mkjayakar@battlecreekmi.gov

<http://www.battlecreekmi.gov>

Mission for Battle Creek City Government

To ensure a safe, prosperous and culturally enriched community.

Vision for Battle Creek City Government

We envision Battle Creek as an extraordinary community where people choose to live, work and play.



Battle Creek Historic District Commission

Staff Report

40 East Michigan Avenue

Meeting: October 14, 2019

To: Historic District Commission

From: Eric Feldt, Planner, AICP, CFM

Date: October 3, 2019

Subject: The petition, filed by RWL Sign Company (applicant), is for the issuance of a Certificate of Appropriateness for new signs at 40 East Michigan Avenue with Zoning and Historic District Commission requirements.

Summary

Staff recommends approval of the subject petition because the proposed signs preserve the historic integrity of the building; meets Chapter 1470 Historic Preservation, Michigan's Local Historic Districts Act; meets the criteria for the National Register of Historic Places; and complies with Ch. 1296 *Signs*.

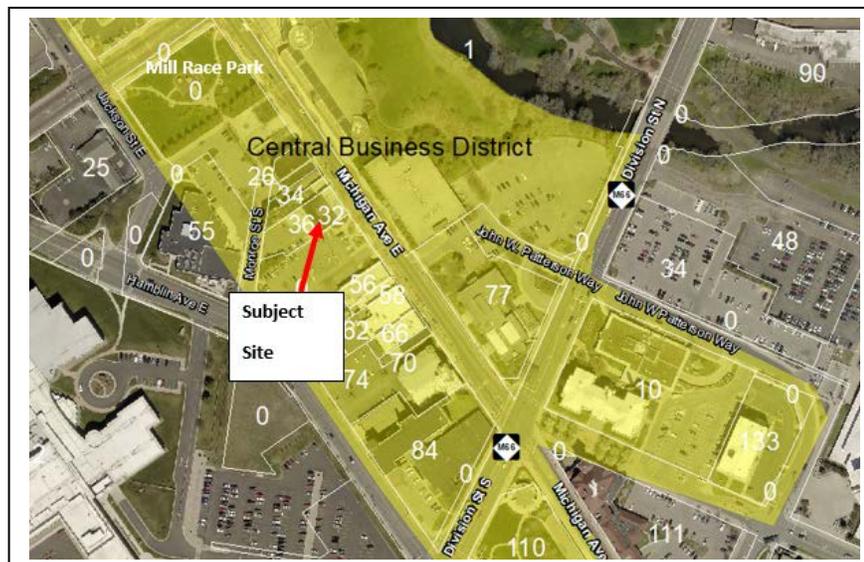


Figure 1: Arrow points to subject site along E. Michigan Ave. just east of Mill Race Park within the local historic Central Business District (shading).

Site & History

The subject building contains the following addresses: 36, 38, and 40 W. Michigan Ave. The subject sign proposal is only for tenant space at 40 W. Michigan Ave. The building is referred to as the 'Callahan Building' and is located in the Central Business District local historic district (See Figure 1 above). The building contains ground-floor commercial space and vacant space in the upper floors. Near the top of the four-story building states "CALLAHAN" "BURNT MAY 1880" "REBUILT 1880". The building contains mainly brick elevations with ornate window trim. The ground floor façade differs from the rest of the elevation by having three distinct entrances, large display windows, and outer paneling instead of exposed brick. The building abuts another building to the northwest but to the southeast there lies a surface parking lot and outdoor public space. Therefore, the building has a corner-like presence.

Summary of Request

The applicant filed the subject HDC application Certificate of Appropriateness for several new signs to be located at the ground-floor façade of 40 W. Michigan Ave. tenant space. Currently, there is no signage in the area of this tenant space. Seven signs are proposed: one large sign stating the name of the business, several small signs pertaining to the service of the business, and lastly, a business disclaimer statement. According to the application, all signs are non-illuminated, consist of a matte finish, and face E. Michigan Avenue. See description of all signs below.

Sign 1) States "Edward Jones"; size: approx. 9.5' x 1.25' = 14 square feet; 1" block acrylic lettering painted matte white and mounted flush upon the wood façade element.

Sign 2-6) Vinyl lettering (stickers) adhered to each ground-floor window at mid-height; all lettering is approx. 3" in height; stating the following:

2) "Preparing for Retirement"; size: .80 square feet;

3) "Living in Retirement"; size: 1.34 square feet; inside-facing window

4) "Paying for Education"; size: .93 square feet; inside-facing window

5) "Preparing for the Unexpected"; size: 1.6 square feet;

6) "Estate Considerations"; 1.6 square feet

Total size = 6.35 square feet

Sign 7) Vinyl lettering (stickers) adhered to inside-facing window stating the business's following disclaimer statement: "We cannot provide tax or legal advice. Consult your attorney or qualified tax advisor regarding your situation." Size: .04 square feet.

Staff notes that the proposed signs comply with the maximum size allowed pursuant to Chapter 1296 *Signs* of the City of Battle Creek zoning code. Concurrent with the subject HDC permit, the applicant has filed a Sign Permit as required for every new sign. This permit is also attached for additional sign information.

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install new signs at 40 East Michigan Avenue.

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 *Review of Applications*, as follows:

- (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 proposed signs will not alter the building. Minimal impact to the existing wood façade element will result as the large sign will be bolted into it. The other signs are stickers and can be easily removed in the future.

- (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.**

No historic material or distinct architectural features of the building will be removed or altered with the 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.**

The project will not result in altering the building.

- (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.**

This criteria is not relevant to the project.

- (e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.**

The features and craftsmanship of the building will not be negatively impacted by the project because the signs will be installed with sensitivity and not require any alterations to the building or its historic features.

- (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.**

This criteria is not relevant because the proposal does not entail any repairs or replacements.

- (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.**

Intensive cleaning application such as sand blasting will not be necessary for the project.

- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.**

This criteria is not relevant because no underground work is expected for the 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.

The proposed signs will not alter or create an addition to the building. Also, the material, size, and material of the proposed signs will not destroy the historic significance.

- (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.***

As noted earlier, the proposed signs could easily be removed in the future without negatively affecting the essential form or integrity of the building.

Recommendation

As stated earlier, the proposed signs are needed for a new tenant at 40 East Michigan Avenue. With staff's analysis of the application, the proposed work complies with standards outlined in Chapter 1470 *Historic Preservation* and should be approved. 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 of seven signs for 40 East Michigan Ave., 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.



City of Battle Creek

Department of Planning and Community Development
10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014
Phone: (269) 966-3320 • www.battlecreekmi.gov

HISTORIC DISTRICT COMMISSION

Application for:

- Certificate of Appropriateness (for repairs or rehab projects)
- Notice to Proceed (for demolition requests)
- Minor Class of Work (admin approval)

Petition No. _____

Date Received: _____

APPLICANT**

NAME: EDWARD JONES

ADDRESS: 40 MICHIGAN AVE E. SUITE 40

PHONE: (269) 372-3629 x 6 FAX: _____

EMAIL: JASON @ RWLSIGN.COM

OWNER (if different from applicant)

NAME: RANDY L. CASE

ADDRESS: 36 MICHIGAN AVE E

PHONE: (269) 209-3553 FAX: _____

EMAIL: _____

**If the applicant is not the property owner, a letter signed by the owner agreeing to the application to the Historic District Commission must be included with the application.

SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 40 MICHIGAN AVE E. #40

Current use of the property: VACANT

List existing structures on the property and the approximate age of each. _____

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.

INVESTMENT OFFICE

Indicate in which manner the proposed work will result in changes to the size and/or appearance of the features outlined in this application.

MATTE FINISH SIGN (NON-ILLUMINATED) TO IDENTIFY THE OFFICE.

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do not currently exist?

N/A

Please indicate the existing building materials of the following structural features and the proposed materials if that feature is included as part of the application.

	Existing Materials	Proposed Materials (if applicable)
Roof	_____	_____
Windows	_____	_____
Siding	_____	_____
Foundation	_____	_____
Other <u>X</u>	<u>N/A</u>	<u>NON ILLUMINATED MATTE FINISH LETTERS WHITE PLASTIC</u>

For Notice To Proceed requests only:

What options have you explored for the repair or relocation of the structure proposed for demolition?

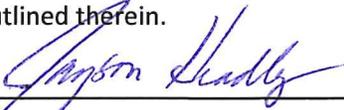
N/A

SUBMITTAL REQUIREMENTS

As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for Historic District Commission review has been submitted. Furthermore, the applicant confirms that they have thoroughly read the "Historic District Commission, Information and Procedures" and agrees to comply with all requirements and procedures outlined therein.


Name

9/19/19
Date

Edward Jones

45059
40 Michigan Ave E. STE 40
Battle Creek, MI 49017

7034655
04.19.19
Rev. 09.12.19 JJ



934 N. Church Rd., Elmhurst, IL 60126



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AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT
WRITTEN PERMISSION FROM SOUTH WATER SIGNS.

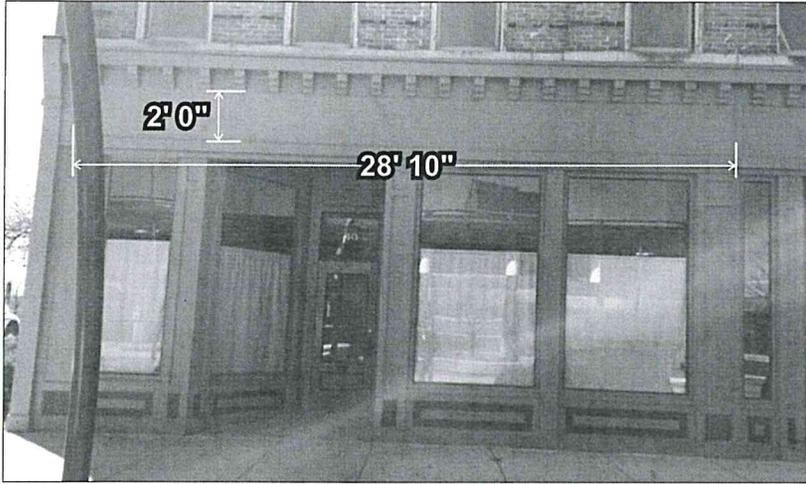
Exterior Site Plan | Summary



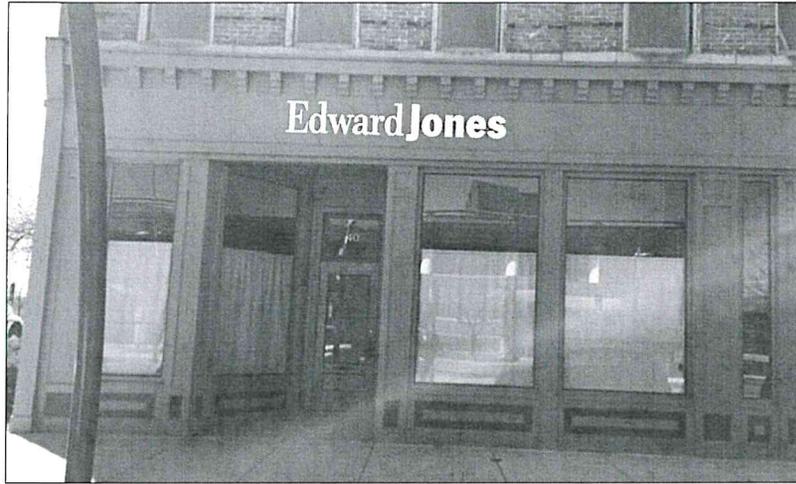
Sign	Recommended Sign	SF
Sign 01	15" Non-Illuminated FCOs	14
Sign 02	Window Vinyl and Disclaimer Decal	

Edward Jones <small>Client</small> <small>Job #</small> 7034655 <small>Office #</small> 45059		<small>MEMBER</small>  <small>INTERNATIONAL SIGN ASSOCIATION</small>	 LISTED	<small>ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SOUTH WATER SIGNS, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS.</small>	<small>SWS W/O CODE</small> <input type="checkbox"/> F <input type="checkbox"/> E <input type="checkbox"/> V <input type="checkbox"/> R <input type="checkbox"/> C <input type="checkbox"/> O <input type="checkbox"/> P	
<small>Drawn By</small> MR <small>Date</small> 04.19.19 <small>Latest Revision</small> 08.21.19 MR		<small>Address:</small> 40 Michigan Ave E Ste 40 Battle Creek, MI 49017		934 N. Church Road Elmhurst, IL 60126 P 630.333.4900 F 630.333.4915		

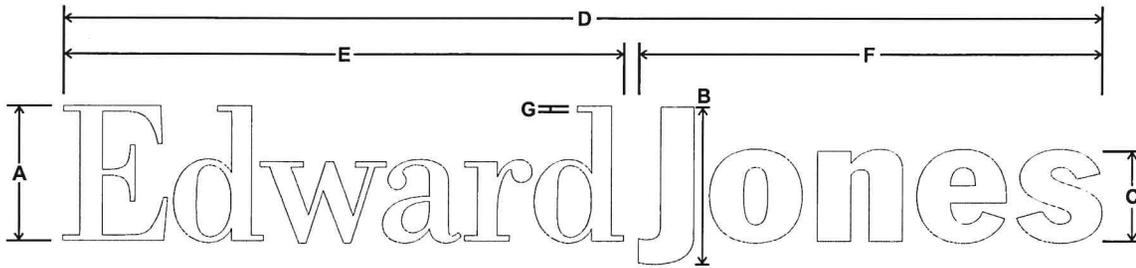
Sign 01 - Non-Illuminated FCOs



No Existing Sign



Proposed Sign



Part No.	A	B	C	D	E	F	G	SQ. FT
15" FCOs	15"	17 1/2"	10"	9'-7 3/8"	5'-2 1/8"	4'-3 5/8"	5/8"	14

1" deep non-illuminated acrylic FCOs painted Matte White. Mounted flush to exterior of building with necessary hardware.

JA

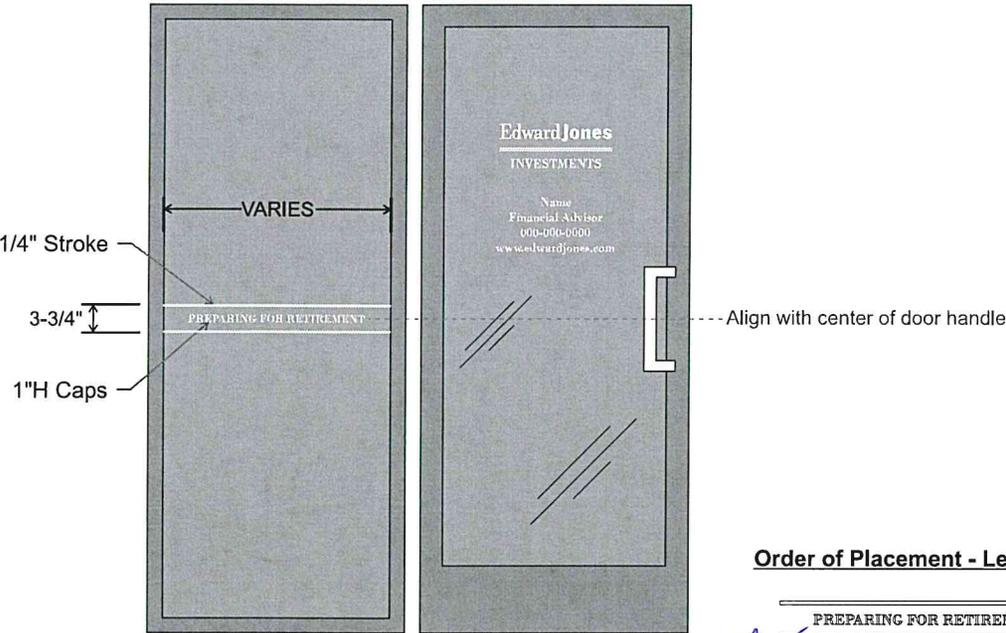
Colors to Match

- Letter Faces Painted
- Matte White
- Sides Painted
- Matte White

Edward Jones Client Job # 7034655 Order # 45059 Drawn By MR Date: 04.19.19 Last Revision: 08.21.19 MR		MEMBER LISTED 	ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SOUTH WATER SIGNS, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS.	SWS WO CODE: <input type="checkbox"/> F <input type="checkbox"/> E <input type="checkbox"/> V <input type="checkbox"/> R <input type="checkbox"/> C <input type="checkbox"/> O <input checked="" type="checkbox"/> P	
Address: 40 Michigan Ave E, Ste 40 Battle Creek, MI 49017		934 N. Church Road Elmhurst, IL 60126 P 630.333.4900 F 630.333.4915			

Sign 02 - Window Vinyl - Ribbon Option F

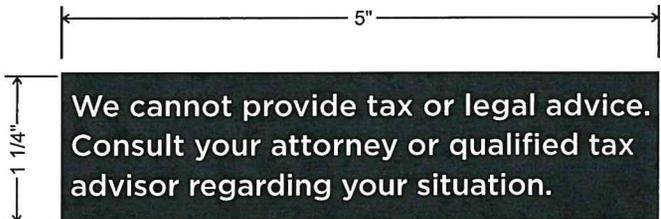
White cut vinyl to be applied first surface to all windows labeled in the image shown.



Disclaimer Decal

Order of Placement - Left to Right

- PREPARING FOR RETIREMENT
- LIVING IN RETIREMENT
- PAYING FOR EDUCATION
- PREPARING FOR THE UNEXPECTED
- ESTATE CONSIDERATIONS



Window Application

3/4" = 1'

First Surface applied std white glass vinyl graphics as shown. Apply in specified windows using height of door handle to determine centerline for graphics / Apply centered horizontally in window

NOTE:
If window locations do not allow for this placement, install vinyl 10" from bottom of the window

- Window Size:**
- W1 - 34"W x 9' 2-1/2"H
 - W2 - 51-1/2"W x 9' 2-1/2"H
 - W3 - 24"W x 52"H
 - W4 - 36"W x 9' 2-1/2"H
 - W5 - 61-1/2"W x 9' 2"
 - W6 - 61-1/2"W x 9' 2"H

Matte Finish @ Headley

Font Used

Bodoni Regular

Vinyl to Match

First Surface
Oracal Glass White

*Matte Finish
Jason Headley*

Edward Jones Client JOB # 7034855 Date # 45059 Drawn By MR Date 04.19.19 Last Revision 08.21.19 MR		MEMBER LISTED ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SOUTH WATER SIGNS, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS.	SWS WO CODE: <input type="checkbox"/> F <input type="checkbox"/> E <input checked="" type="checkbox"/> V <input type="checkbox"/> R <input type="checkbox"/> C <input type="checkbox"/> O <input type="checkbox"/> P	
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