AGENDA

Historic District Commission Meeting

Date: **Monday, August 10, 2020**
Time: **4:00 P.M.**
Via: **ZOOM Virtual Meeting**

TO PARTICIPATE IN PUBLIC COMMENT: Zoom Telephone Number: 312-626-6799. The caller will be prompted to enter the meeting ID number: 944 5176 3547. The caller will be placed into a virtual "waiting room" until it is their time to speak during public comment.

1. **Call to Order:**

2. **Attendance:**

3. **Additions or Deletions to Agenda:**

4. **Approval of minutes:** March 9, 2020

5. **Correspondence:**

6. **Old Business:**

7. **New Business:**

   A: H-5-20 Historic Adventist Village, request for Notice To Proceed for the demolition of two structures within the village, 46 Wood Street and 233 W. Manchester.

8. **Comments by the Public:**

9. **Comments from Commission members and Staff:**

10. **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)

CITY OF BATTLE CREEK
HISTORIC DISTRICT COMMISSION
City Hall, Commission Chambers
10 North Division, Battle Creek, MI 49014
Minutes for Monday, March 9, 2020

Meeting called to order by C. Newman at 4:00 p.m. This meeting was held at City Hall, Commission Chambers at 10 N. Division.

Present: C. Newman, S. Chubinski, T. White, G. Drozdowski, A. Reid, K. Faris

Absent: D. Sallee, R. Simpson

Staff Present: Marcel Stoetzel, Deputy City Attorney, Christine Zuzga, Planning Manager, Glenn Perian, Senior Planner, Eric Feldt, Planner, Michele K. Jayakar, Customer Service Rep., Planning Dept.

Announcement: Welcome to new HDC members Adam Reid and Deboraha Sallee

Note: Commissioner Simpson arrived at the meeting at 4:04, after attendance was noted.

Public Comments: None.

Approval of the Minutes of the February 10, 2020 meeting: Motion made by Commissioner Chubinski, seconded by Commissioner Drozdowski to postpone approval of February minutes until the next meeting. MOTION APPROVED.

OLD BUSINESS:
None.

NEW BUSINESS:

H-03-20, Café Rica, 62 E. Michigan Avenue: For the issuance of a Certificate of Appropriateness for two new signs.

Staff Presentation: Presentation given by Eric Feldt, Staff recommends the HDC approval of a Certificate of Appropriateness for two new signs at 62 East 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 Interior's Standards and Guidelines, as outlined in the staff report.

Public Comments:
None.

HDC Discussion: Commissioner Newman asked the Deputy City Attorney (Marcel Stoetzel) as the Architect on the project, if he should abstain from voting. He noted he was not involved in the sign project.

Marcel Stoetzel, Deputy City Attorney answered no, but stated a motion would be appropriate.

A MOTION WAS MADE BY COMMISSIONER SIMPSON TO ALLOW COMMISSIONER NEWMAN TO BE ALLOWED TO VOTE, SECONDED BY COMMISSIONER DROZDOWSKI. ALL IN FAVOR, MOTION APPROVED.

MOTION MADE BY COMMISSIONER DROZDOWSKI AND SECONDED BY COMMISSIONER CHUBINSKI TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR TWO NEW SIGNS AT 62 E. MICHIGAN AVENUE, CAFÉ RICA. ALL IN FAVOR, MOTION APPROVED.

H-04-20, 34 E. Michigan Avenue, Binder Building:

> **Staff Presentation:** Presentation given by Eric Feldt. Staff recommends the HDC approve the Notice to Proceed to demolish the tower section of the building at 34 E. Michigan Avenue, if the Commission finds that the application meets Chapter 1470.09(2) "Review of Applications" as outlined in the staff report. Eric Feldt presented photos showing the progression of the deterioration of the building since October.

Note: Commissioner Faris asked Commissioner Sallee to join the board from the audience. D. Sallee arrived after the start of the meeting and did not vote for H-3-20, Café Rica, 62 E. Michigan (approximately 4:17)

Public Comments:
None.

HDC Discussion:

Commissioner Newman asked if any building permits have been pulled? Drawings submitted?

Richard Bolek, Chief Building Official, states currently, at this time, it is his understanding that Mr. Debolt who was at the meeting briefly but had left, has not provided anything. The owner was responsible to present some type of plan. We have received nothing, no hard dollar numbers or direction from their Engineer either.

Marcel Stoetzel, Deputy City Attorney, states that only the property is available for recovery of funds as litigation is pending on other properties and that may be sought in the future.

Christine Zuzga, Planning Manager, states the City has invested over $20,000 in staff hours and consultants to date.

Commissioner Simpson states his focus has always been to save the building and he doesn't regret giving the owner 30 days to try.

Commissioner Chubinski asked if the building had been through the Dangerous Building process or Housing Board of Appeals. (Both affirmed)

DRAFT

MOTION MADE BY COMMISSIONER CHUBINSKI TO APPROVE THE NOTICE TO PROCEED FOR PARTIAL DEMOLITION OF 34 E. MICHIGAN AVENUE. SECONDED BY COMMISSIONER SIMPSON, ALL IN FAVOR, MOTION APPROVED.

Deputy City Attorney Marcel Stoetzel recommended that Commissioners amend the meeting minutes and include the criteria upon which their decision was based.

A MOTION WAS MADE BY COMMISSIONER SIMPSON FOR THE HDC COMMISSIONERS TO STATE FOR THE RECORD THAT AT LEAST ONE CRITERIA HAS BEEN MET FOR THE NOTICE TO PROCEED FOR PARTIAL DEMOLITION OF 34 E. MICHIGAN AVENUE, THE BINDER BUILDING, SECONDED BY COMMISSIONER DROZDOWSKI. ALL IN FAVOR, MOTION APPROVED.

A roll call was taken:

Commissioner Chubinski, yes
Commissioner White, yes one or more standards met
Commissioner Newman, yes one or more standards met
Commissioner Sallee yes
Commissioner Drozdowski, yes three of the criteria have been met, emphasizing the safety of the public.
Commissioner Simpson, yes at least one standards met
Commissioner Reid, yes at least one standards met

PUBLIC COMMENTS:
None.

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

Marcel Stoetzel, Deputy City Attorney, states that if the property owner is willing to work with the City after the decision that they can possibly consider rehabilitation agreement.

ADJOURNMENT:

Chairperson, Mr. Cody Newman adjourned the meeting at 4:48 P.M.

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

DRAFT

Battle Creek Historic District Commission

Staff Report

46 Wood Street & 233 W. Manchester

Meeting: August 10, 2020

To: Historic District Commission

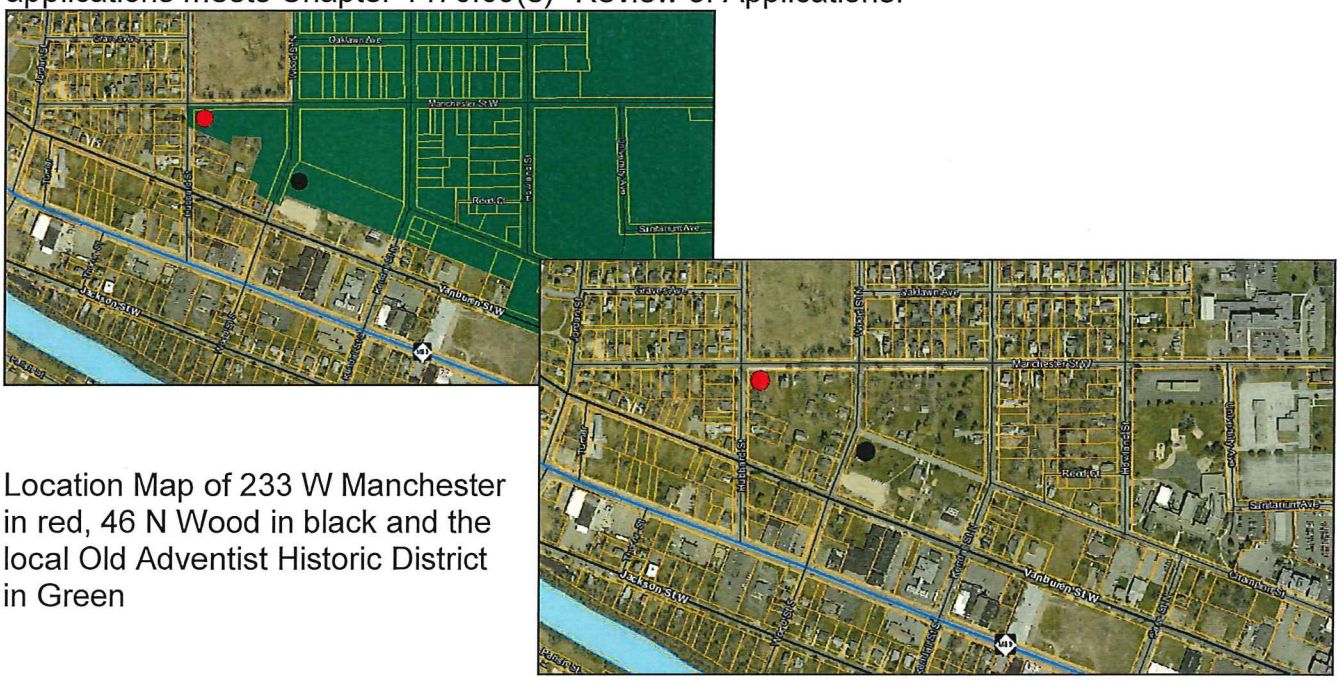
From: Glenn Perian, Sr. Planner

Date: August 4, 2020

Subject: The applications, filed by Historic Adventist Village (Don Scherencel-Director), is for a Notice to Proceed to demolish two structures, one at 46 Wood Street and one at 233 W. Manchester that will comply with zoning and historic district commission requirements. Staff is preparing one report for both properties due to the applicant being the same and conditions being similar for both properties.

Summary

Staff recommends the approval of the subject Notice to Proceed for both properties as the applications meets Chapter 1470.09(e) "Review of Applications."



Location Map of 233 W Manchester in red, 46 N Wood in black and the local Old Adventist Historic District in Green

Site & History

According to collected data, the building at 46 N Wood Street was built as a single-family house built in the early 1900s and the building at 233 W Manchester is a large wooden building constructed in the early 1900s. Staff could not locate an exact date of construction for either building. Both buildings are on corners of lots and are part of the Historic Adventist Village. It is our understanding that the large building at 233 W Manchester is being used to store artifacts for the Adventist Village collection. Over the years both buildings became neglected and eventually deteriorated to the condition they are in today. The Adventist Village is constantly trying to improve their properties and are a tourist destination in the City.

Summary of Request

The applicant (owner) filed a Notice to Proceed to demolish both buildings because neither building "is of the time period of the historic village (1852-1902)" and the cost to rehab the buildings are cost prohibitive. City records in the BSA data base show that the property at 233 W Manchester has been on the vacant and abandoned list since 2008.

Project Description

The applicant submitted a cost estimate report for demolishing both buildings from local Architect Randy Case, from Architecture+Design. The report is attached. Within the report there are interior and exterior pictures. Cost estimates are $175-$200 per square foot for each building putting total cost of rehab for both buildings at approximately $642,000-$734,000. If the Notice to Proceed is granted, all elements of the structures would be removed and the properties would be used for greenspace/picnic area and possible future location for a maintenance/artifacts storage building.

Applicable HDC Guidelines and Analysis for a Notice to Proceed to demolish the structure located at 42 N Wood.

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.

Generally, demolition of a structure will not comply with the standards outlined in the Secretary of Interior's Standards and Guidelines. And a demolition by not correcting building code and general building maintenance is likely considered a 'demolition by neglect.' See this term below.

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> 1470.11 DEMOLITION BY NEGLECT
>
> Upon a finding by the Historic District Commission that an historic resource within an Building Inspection Department Historic District or proposed Historic District is threatened with demolition by neglect, the Commission may require the owner of the resource to repair all conditions contributing to demolition by neglect. If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the

property and make such repairs as are necessary to prevent demolition by neglect. The cost of the work shall be charged to the owner and may be levied by the City as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the Circuit Court.

If this type of demolition causation is determined, the City may take corrective action (building renovation) themselves if the owner cannot or is unwilling. Today's application is for demolishing the building and would satisfy the outstanding building code violations. At this time, the City is not likely going to make the repairs themselves.

If the standards outlined in the Secretary of Interior's Standards and Guidelines cannot be met, the State Act and local ordinance (Ch 1470.09(e)) states that a notice to proceed **shall** be issued if any **one** of the following criteria is met:

(e) Work within a Historic District shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Historic District Commission to be necessary to substantially improve or correct any of the following conditions:

(1) The resource constitutes a hazard to the safety of the public or to the structures and occupants.

As stated earlier, owners neglected maintaining the structure; and therefore, structural instability has resulted. This issue could worsen and affect the house. Therefore, allowing the house to remain as-is does constitute a hazard to the safety of the house and potential occupants.

This criterion is met.

(2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals and financing and environmental clearances.

As of staff's records, the building is not a deterrent to a major improvement program.

This criterion is not met.

(3) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the Historic District, have been attempted and exhausted by the owner.

Retaining the structure will result in additional future expense to the owner due to the existing poor condition (see document from Architecture+Design). Removing and relocating the building may be very difficult due to the existing construction elements.

This criterion is met.

(4) ***Retaining the resource is not in the interests of the majority of the community.***

The resource on the subject property is the part of the overall Adventist Village. The removal of the building will not negatively impact the Adventist Village because it will not diminish the overall historic appearance of the Village, affect the structural composition, or introduce non-historic components.

Criterions (e)(1) and (3) are met.

Analysis and Recommendation for Notice to Proceed

The owner submitted an application for a Notice to Proceed to demolish the building at 46 N Wood. Staff found Criterion (e)(1) and (3) are met.

Planning staff is recommending that a Notice to Proceed be issued to the applicant for the demolition of the structure at 46 N Wood if the Commission is satisfied that the Applicant can meet at least one of the criteria outlined in Chapter 1470.09(e) "Review of Applications". According to City's records, the building has been neglected and unmaintained for a number of years and retaining the resource will cause undue financial hardship to the owner.

Applicable HDC Guidelines and Analysis for a Notice to Proceed to demolish the structure located at 233 W Manchester.

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.

Generally, demolition of a structure will not comply with the standards outlined in the Secretary of Interior's Standards and Guidelines. And a demolition by not correcting building code and general building maintenance is likely considered a 'demolition by neglect.' See this term below.

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1470.11 DEMOLITION BY NEGLECT

Upon a finding by the Historic District Commission that an historic resource within an Building Inspection Department Historic District or proposed Historic District is

threatened with demolition by neglect, the Commission may require the owner of the resource to repair all conditions contributing to demolition by neglect. If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The cost of the work shall be charged to the owner and may be levied by the City as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the Circuit Court.

If this type of demolition causation is determined, the City may take corrective action (building renovation) themselves if the owner cannot or is unwilling. Today's application is for demolishing the building and would satisfy the outstanding building code violations. At this time, the City is not likely going to make the repairs themselves.

If the standards outlined in the Secretary of Interior's Standards and Guidelines cannot be met, the State Act and local ordinance (Ch 1470.09(e)) states that a notice to proceed **shall** be issued if any **one** of the following criteria is met:

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(1) The resource constitutes a hazard to the safety of the public or to the structures and occupants.

As stated earlier, owners neglected maintaining the structure and the building has been on the vacant and abandoned list for the City since 2008; and therefore, structural instability has resulted. This issue could worsen and affect the house. Therefore, allowing the building to remain as-is does constitute a hazard to the safety of the structure and potential occupants.

This criterion is met.

(2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals and financing and environmental clearances.

As of staff's records, the building is not a deterrent to a major improvement program.

This criterion is not met.

(3) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God or other event beyond the owner's control created the hardship, and all feasible alternatives to

eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the Historic District, have been attempted and exhausted by the owner.

Retaining the structure will result in additional future expense to the owner due to the existing poor condition (see document from Architecture+Design) and listing on the City's vacant and abandoned list. Removing and relocating the building may be very difficult due to the existing construction elements.

This criterion is met.

(4) ***Retaining the resource is not in the interests of the majority of the community.***

The resource on the subject property is the part of the overall Adventist Village. The removal of the building will not negatively impact the Adventist Village because it will not diminish the overall historic appearance of the Village, affect the structural composition, or introduce non-historic components.

Criterions (e)(1) and (3) are met.

Analysis and Recommendation for Notice to Proceed

The owner submitted an application for a Notice to Proceed to demolish the building at 233 W Manchester. Staff found Criterion (e)(1) and (3) are met.

Planning staff is recommending that a Notice to Proceed be issued to the applicant for the demolition of the building at 233 W Manchester if the Commission is satisfied that the Applicant can meet at least one of the criteria outlined in Chapter 1470.09(e) "Review of Applications". According to City's records, the building has been neglected and unmaintained for a number of years and retaining the resource will cause undue financial hardship to the owner.

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: Historic Adventist Village - Don Scherencel - Director
ADDRESS: 411 Champion St. - Office P.O Box 1414 49016
PHONE: 269 965-3000 FAX: 269-968-9700
EMAIL: Adventist Village @ TDS.net

OWNER (if different from applicant)

NAME: _____
ADDRESS: _____
PHONE: _____ 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: 46 Wood St.
Current use of the property: Vacant
List existing structures on the property and the approximate age of each.
One house - 1912

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.
Remove Building + make green space for picnic area

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

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do 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	shingle	
Windows	Wood	
Siding	wood	
Foundation	original - stone Addition - Concrete	
Other _____		

For Notice To Proceed requests only:

What options have you explored for the repair or relocation of the structure proposed for demolition?
The building is not in the time period of our historic village (1852-1902). To make this building into that time period would be mostly tearing it down completely & starting from ground zero. our architect say to figure $175 to $200 per sq. foot $147,000 to $168,000

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.

Donald W Schenck — July 20, 2020
Name — Date

Architecture + design Inc.

95 Lynwood Drive Battle Creek, Michigan 49015

Ms. Christine Zuzga
Planning Director
City of Battle Creek
10 N Division St.
Battle Creek, Mi 49014

Re: Demolition of non contributing, failing buildings, in the Adventist Historic Village. (233 W Manchester and 46 Wood Street.) for Historic District Commission review

Dear Christine,

I have been hired as a consultant to the Adventist Historic Ministries to help guide ongoing work in the Adventist Historic Village (ADHV). To that end the two properties in question for Historic District Commission (HDC) review are being requested to be demolished due to financial hardship. Attached is a market analysis created by a local realtor of properties within 3/4 of a mile of the ADHV recording sales and asking prices. The average square footage is 1341 and asking prices are around $36,900 selling prices are at $30,685. Their value is around $27.50/SF

My recent experience has been that to complete a deep rehab of properties in as rough shape as these are would be around $175-$200/SF including selective demolition, structural analysis etc. to get started. These are non contributing buildings, since they have no historical connection to Adventist history and are not associated with a special: style, architect, builder, citizen or organization. These building were in the original master plan as contingent properties that might serve to house volunteers, store materials or serve some accessory use. Those uses never were needed and the cost to rehab has proved to be a barrier to their use and a more flexible interpretation of the ADHV going forward.

With these reasons as support, I feel the tests for demolition of these buildings within the Historic District has been met. My experience and training has qualified me as a Preservation Architect listed by the State Historic Preservation Office and meeting the qualifications code of federal regulation 36 CFR Part 61 for Preservation Architecture required by the National Park Service.

If there are questions please feel free to contact me.

Best Regards,

Randy L. Case AIA LEED AP
Cc file , ADHM

(269) 209-3553: www.aplusd.biz

Residential CMA

Listings as of 08/03/20 at 10:48 AM

Property type Residential; Inside 0.77 mi. radius search; Status of 'Active', 'Pending', 'Sold','Active Backup','Active Contingent'; Under Contract Date between '08/2/2019' and '08/2/2030'; Sold Date between '08/2/2019' and '08/2/2030'.

Active Properties

MLS #	Address	City	BD	Bth	F	H	SqFt AG	Lot Acres	Year Built	Status Change Date	$/SqFt	DOM	CDOM	Orig Price	Current Price
20011157	275 Parkway Drive	Battle Creek	3	2	1	1	960	0.182	1920	07/09/2020	3.65	78	330	$3,500	3,500
20015465	562 W Vanburen Street	Battle Creek	4	1	1	0	1,442	0.126	1930	05/11/2020	9.64	84	84	$13,900	13,900
20015469	598 W Michigan Avenue	Battle Creek	3	1	1	0	1,509	0.145	1910	05/11/2020	9.87	84	84	$14,900	14,900
20025673	527 Jackson Street W	Battle Creek	3	1	1	0	1,244	0.21	1920	07/05/2020	44.21	29	29	$55,000	55,000
20015219	270 Howland Street	Battle Creek	2	1	1	0	995	0.3333	1920	05/08/2020	59.3	89	89	$59,000	59,000
20030497	197 W Roosevelt Avenue	Battle Creek	3	1	1	0	909	0.152	1930	07/31/2020	65.9	4	4	$59,900	59,900
20017582	79 Plymouth Street	Battle Creek	3	2	1	1	1,144	0.18	1930	05/21/2020	52.45	75	75	$60,000	60,000
20018056	406 Hamblin Avenue	Battle Creek	3	1	1	0	1,644	0.249	1920	05/22/2020	42.58	73	73	$70,000	70,000
Listing Count: 8	Min						909				3.65	4	4	3,500	3,500
	Max						1,644				65.9	89	330	70,000	70,000
	Median						1,194				43.4	76.5	79.5	57,000	57,000
	Average						1,230.88				35.95	64.5	96	42,025	42,025

Pending Properties

MLS #	Address	City	BD	Bth	F	H	SqFt AG	Lot Acres	Year Built	Status Change Date	$/SqFt	DOM	CDOM	Orig Price	Current Price
19052428	64 Oaklawn Avenue	Battle Creek	3	2	2	0	1,512	0.142	1925	07/29/2020	8.53	275	275	$12,900	12,900
19034556	271 Howland St	Battle Creek	3	2	1	1	1,350	0.209	1930	06/25/2020	34.07	338	338	$40,000	46,000
20013100	191 Kendall Street N	Battle Creek	3	3	1	2	1,248	0.135	1925	06/20/2020	52.08	57	57	$65,000	65,000
Listing Count: 3	Min						1,248				8.53	57	57	12,900	12,900
	Max						1,512				52.08	338	338	65,000	65,000
	Median						1,350				34.07	275	275	40,000	46,000
	Average						1,370				31.56	223.33	223.33	39,300	41,300

Sold Properties

MLS #	Address	City	BD	Bth	F	H	SqFt AG	Lot Acres	Year Built	Status Change Date	$/SqFt	DOM	CDOM	Orig Price	List Price	Sold Price	SP%LP
19008533	111 Greenwood Avenue	Battle Creek	3	1	1	0	1,440	0.178	1925	03/19/2020	2.08	312	312	$9,999	$6,900	$3,000	43.48
19015590	190 N Wood Street	Battle Creek	2	1	1	0	1,008	0.136	1930	07/14/2020	5.46	241	241	$6,900	$5,500	$5,500	100.00
19015970	182 N Wood Street	Battle Creek	4	2	2	0	2,050	0.2032	1920	12/19/2019	4.15	175	175	$9,900	$9,900	$8,500	85.86
20007458	107 Greenwood Avenue	Battle Creek	3	1	1	0	1,296	0.178	1930	07/29/2020	6.87	125	125	$10,900	$10,900	$8,900	81.65
20011853	236 12th Street N	Springfield	2	1	1	0	608	0.229	1920	04/24/2020	19.74	4	4	$12,000	$12,000	$12,000	100.00
20008355	268 N Wood Street	Battle Creek	5	1	1	0	1,568	0.173	1920	04/27/2020	8.93	11	11	$12,000	$12,000	$14,000	116.67
19059201	15 Hancock Court	Battle Creek	2	1	1	0	864	0.12	1920	02/03/2020	17.36	7	7	$19,900	$19,900	$15,000	75.38
19024050	128 Ann Avenue	Battle Creek	5	1	1	0	1,669	0.18	1925	08/06/2019	10.19	50	50	$31,000	$25,000	$17,000	68.00
19033591	215 Upton Avenue	Battle Creek	5	1	1	0	1,903	0.15	1918	08/17/2019	8.93	9	9	$34,900	$34,900	$17,000	48.71
19034481	112 Roseneath Avenue	Battle Creek	2	1	1	0	940	0.133	1929	10/25/2019	28.72	85	270	$36,500	$29,900	$27,000	90.30
20007496	102 Greenwood Avenue	Battle Creek	3	2	2	0	1,488	0.178	1920	06/18/2020	20.16	6	6	$35,000	$35,000	$30,000	85.71
20013500	706 W Van Buren St	Battle Creek	3	1	1	0	1,148	0.097	1915	05/29/2020	28.66	2	2	$32,900	$32,900	$32,900	100.00
19041099	64 Greenwood Avenue	Battle Creek	3	1	1	0	1,428	0.2	1925	07/10/2020	23.46	280	280	$55,000	$43,000	$33,500	77.91
19042709	345 N Wood	Battle Creek	2	1	1	0	1,188	0.279	1930	11/04/2019	33.67	16	192	$40,000	$40,000	$40,000	100.00

MLS #	Address	City	BD	Bth	F	H	SqFt AG	Lot Acres	Year Built	Status Change Date	$/SqFt	DOM	CDOM	Orig Price	List Price	Sold Price	SP%LP
19050139	215 Upton Avenue	Battle Creek	5	2	1	1	1,903	0.15	1918	03/05/2020	22.6	45	81	$26,900	$50,000	$43,000	86.00
20014972	526 Jackson Street W	Battle Creek	3	1	1	0	1,020	0.11	1915	05/26/2020	46.08	4	4	$49,900	$49,900	$47,000	94.19
19029419	84 West Street	Battle Creek	3	2	1	1	1,440	0.08	1905	10/02/2019	41.67	40	40	$65,000	$65,000	$60,000	92.31
20005943	39 Graves Avenue	Battle Creek	3	1	1	0	960	0.2	1993	07/07/2020	64.58	44	44	$69,900	$67,900	$62,000	91.31
20016129	117 Jordan Street	Battle Creek	3	1	1	0	1,748	0.328	1933	07/20/2020	38.62	5	5	$63,500	$63,500	$67,500	106.30
19041255	169 Greenwood Avenue	Battle Creek	3	2	1	1	1,935	0.267	1948	10/23/2019	36.12	24	24	$69,900	$69,900	$69,900	100.00
Listing Count: 20		Min					608				2.08	2	2	6,900	5,500	3,000	
		Max					2,050				64.58	312	312	69,900	69,900	69,900	
		Median					1,434				21.38	32	42	33,900	33,900	28,500	
		Average					1,380.2				23.4	74.25	94.1	34,599.95	34,200	30,685	

Property Type Count 31 **Averages Sqft:** 1,341 **$/Sqft:** 27.43 **DOM/CDOM:** 107/107.0967741935483870967741 9 **Original List Price:** 36,971 **List Price:** 36,906 **Sold Price:** 30,685

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

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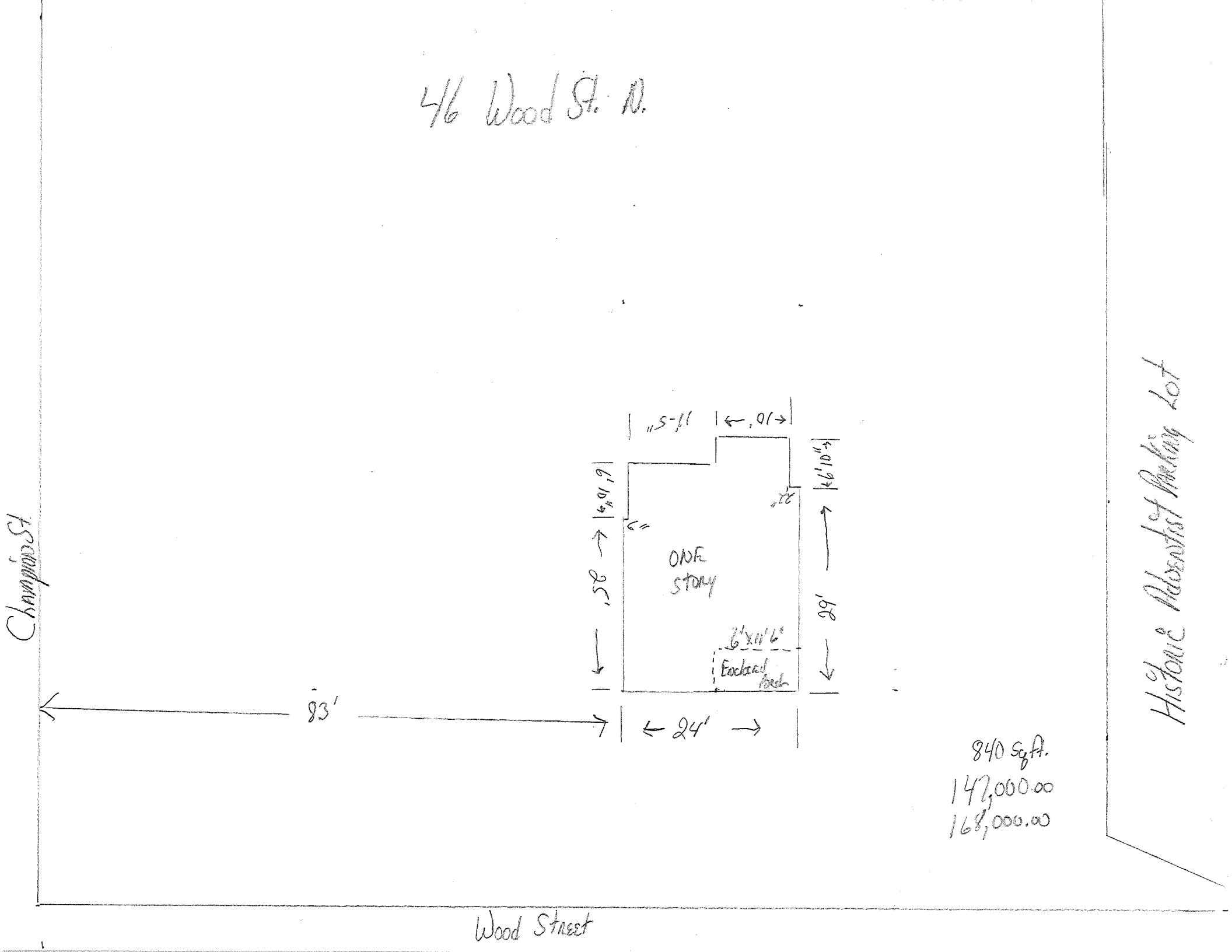
46 Wood St. N.



840 sq ft.
142,000.00
168,000.00

46 Wood Street, North

Northeast Side

Northwest Side

46 Wood Street, North

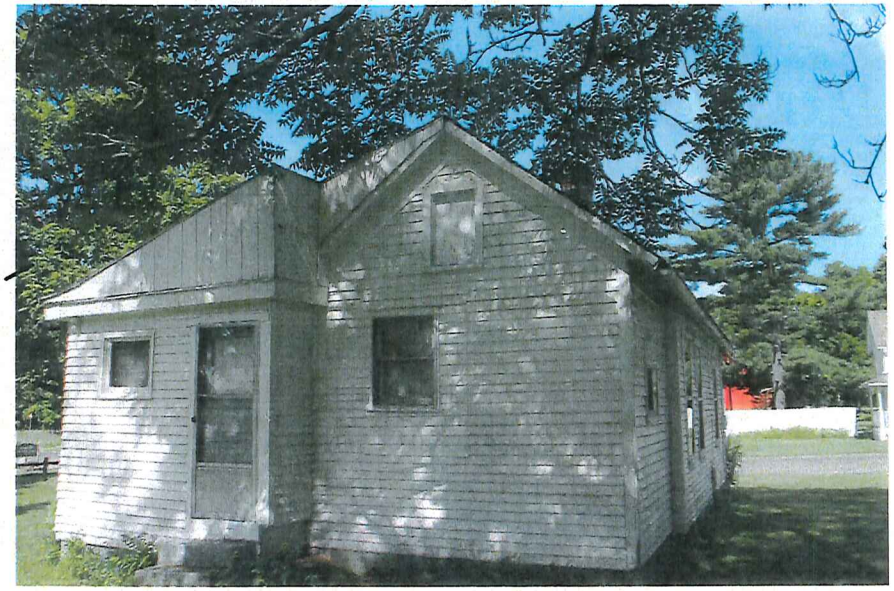
West Side

Southwest Corner

46 Wood Street, North

South Side

East Side



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: Historic Adventist Village - Don Scheneeel - Director
ADDRESS: 411 Champion St. - office P.O. Box 1414 49016
PHONE: 269 965 3000 FAX: 269-968-9700
EMAIL: Adventistvillage@TDS.Net

OWNER (if different from applicant)

NAME: _____
ADDRESS: _____
PHONE: _____ 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: 233 West Manchester
Current use of the property: storage of Artifacts
List existing structures on the property and the approximate age of each.
One large wooden building
early 1900's

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

Possible future location for maintenance/Artifact Storage 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.

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do 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	Shingle	
Windows	Wood	
Siding	Wood	
Foundation	Block	
Other _____		

For Notice To Proceed requests only:

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

To bring building up to a safe and reasonable looking building would be very costly & not fill the need for a climate controlled facility to store future artifacts

Our Architect says to figure $175-$200, a sq foot $495,000 - $566,000

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.

Donald W Schermel
Name

July 20, 2020
Date

Architecture + design Inc.

95 Lynwood Drive Battle Creek, Michigan 49015

Ms. Christine Zuzga
Planning Director
City of Battle Creek
10 N Division St.
Battle Creek, Mi 49014

Re: Demolition of non contributing, failing buildings, in the Adventist Historic Village. (233 W Manchester and 46 Wood Street.) for Historic District Commission review

Dear Christine,

I have been hired as a consultant to the Adventist Historic Ministries to help guide ongoing work in the Adventist Historic Village (ADHV). To that end the two properties in question for Historic District Commission (HDC) review are being requested to be demolished due to financial hardship. Attached is a market analysis created by a local realtor of properties within 3/4 of a mile of the ADHV recording sales and asking prices. The average square footage is 1341 and asking prices are around $36,900 selling prices are at $30,685. Their value is around $27.50/SF

My recent experience has been that to complete a deep rehab of properties in as rough shape as these are would be around $175-$200/SF including selective demolition, structural analysis etc. to get started. These are non contributing buildings, since they have no historical connection to Adventist history and are not associated with a special: style, architect, builder, citizen or organization. These building were in the original master plan as contingent properties that might serve to house volunteers, store materials or serve some accessory use. Those uses never were needed and the cost to rehab has proved to be a barrier to their use and a more flexible interpretation of the ADHV going forward.

With these reasons as support, I feel the tests for demolition of these buildings within the Historic District has been met. My experience and training has qualified me as a Preservation Architect listed by the State Historic Preservation Office and meeting the qualifications code of federal regulation 36 CFR Part 61 for Preservation Architecture required by the National Park Service.

If there are questions please feel free to contact me.

Best Regards,

Randy L. Case AIA LEED AP
Cc file , ADHM

(269) 209-3553: www.aplusd.biz

Residential CMA

Listings as of 08/03/20 at 10:48 AM

Property type Residential; Inside 0.77 mi. radius search; Status of 'Active', 'Pending', 'Sold','Active Backup','Active Contingent'; Under Contract Date between '08/2/2019' and '08/2/2030'; Sold Date between '08/2/2019' and '08/2/2030'.

Active Properties

MLS #	Address	City	BD	Bth	F	H	SqFt AG	Lot Acres	Year Built	Status Change Date	$/SqFt	DOM	CDOM	Orig Price	Current Price
20011157	275 Parkway Drive	Battle Creek	3	2	1	1	960	0.182	1920	07/09/2020	3.65	78	330	$3,500	3,500
20015465	562 W Vanburen Street	Battle Creek	4	1	1	0	1,442	0.126	1930	05/11/2020	9.64	84	84	$13,900	13,900
20015469	598 W Michigan Avenue	Battle Creek	3	1	1	0	1,509	0.145	1910	05/11/2020	9.87	84	84	$14,900	14,900
20025673	527 Jackson Street W	Battle Creek	3	1	1	0	1,244	0.21	1920	07/05/2020	44.21	29	29	$55,000	55,000
20015219	270 Howland Street	Battle Creek	2	1	1	0	995	0.3333	1920	05/08/2020	59.3	89	89	$59,000	59,000
20030497	197 W Roosevelt Avenue	Battle Creek	3	1	1	0	909	0.152	1930	07/31/2020	65.9	4	4	$59,900	59,900
20017582	79 Plymouth Street	Battle Creek	3	2	1	1	1,144	0.18	1930	05/21/2020	52.45	75	75	$60,000	60,000
20018056	406 Hamblin Avenue	Battle Creek	3	1	1	0	1,644	0.249	1920	05/22/2020	42.58	73	73	$70,000	70,000
Listing Count: 8	Min						909				3.65	4	4	3,500	3,500
	Max						1,644				65.9	89	330	70,000	70,000
	Median						1,194				43.4	76.5	79.5	57,000	57,000
	Average						1,230.88				35.95	64.5	96	42,025	42,025

Pending Properties

MLS #	Address	City	BD	Bth	F	H	SqFt AG	Lot Acres	Year Built	Status Change Date	$/SqFt	DOM	CDOM	Orig Price	Current Price
19052428	64 Oaklawn Avenue	Battle Creek	3	2	2	0	1,512	0.142	1925	07/29/2020	8.53	275	275	$12,900	12,900
19034556	271 Howland St	Battle Creek	3	2	1	1	1,350	0.209	1930	06/25/2020	34.07	338	338	$40,000	46,000
20013100	191 Kendall Street N	Battle Creek	3	3	1	2	1,248	0.135	1925	06/20/2020	52.08	57	57	$65,000	65,000
Listing Count: 3	Min						1,248				8.53	57	57	12,900	12,900
	Max						1,512				52.08	338	338	65,000	65,000
	Median						1,350				34.07	275	275	40,000	46,000
	Average						1,370				31.56	223.33	223.33	39,300	41,300

Sold Properties

MLS #	Address	City	BD	Bth	F	H	SqFt AG	Lot Acres	Year Built	Status Change Date	$/SqFt	DOM	CDOM	Orig Price	List Price	Sold Price	SP%LP
19008533	111 Greenwood Avenue	Battle Creek	3	1	1	0	1,440	0.178	1925	03/19/2020	2.08	312	312	$9,999	$6,900	$3,000	43.48
19015590	190 N Wood Street	Battle Creek	2	1	1	0	1,008	0.136	1930	07/14/2020	5.46	241	241	$6,900	$5,500	$5,500	100.00
19015970	182 N Wood Street	Battle Creek	4	2	2	0	2,050	0.2032	1920	12/19/2019	4.15	175	175	$9,900	$9,900	$8,500	85.86
20007458	107 Greenwood Avenue	Battle Creek	3	1	1	0	1,296	0.178	1930	07/29/2020	6.87	125	125	$10,900	$10,900	$8,900	81.65
20011853	236 12th Street N	Springfield	2	1	1	0	608	0.229	1920	04/24/2020	19.74	4	4	$12,000	$12,000	$12,000	100.00
20008355	268 N Wood Street	Battle Creek	5	1	1	0	1,568	0.173	1920	04/27/2020	8.93	11	11	$12,000	$12,000	$14,000	116.67
19059201	15 Hancock Court	Battle Creek	2	1	1	0	864	0.12	1920	02/03/2020	17.36	7	7	$19,900	$19,900	$15,000	75.38
19024050	128 Ann Avenue	Battle Creek	5	1	1	0	1,669	0.18	1925	08/06/2019	10.19	50	50	$31,000	$25,000	$17,000	68.00
19033591	215 Upton Avenue	Battle Creek	5	1	1	0	1,903	0.15	1918	08/17/2019	8.93	9	9	$34,900	$34,900	$17,000	48.71
19034481	112 Roseneath Avenue	Battle Creek	2	1	1	0	940	0.133	1929	10/25/2019	28.72	85	270	$36,500	$29,900	$27,000	90.30
20007496	102 Greenwood Avenue	Battle Creek	3	2	2	0	1,488	0.178	1920	06/18/2020	20.16	6	6	$35,000	$35,000	$30,000	85.71
20013500	706 W Van Buren St	Battle Creek	3	1	1	0	1,148	0.097	1915	05/29/2020	28.66	2	2	$32,900	$32,900	$32,900	100.00
19041099	64 Greenwood Avenue	Battle Creek	3	1	1	0	1,428	0.2	1925	07/10/2020	23.46	280	280	$55,000	$43,000	$33,500	77.91
19042709	345 N Wood	Battle Creek	2	1	1	0	1,188	0.279	1930	11/04/2019	33.67	16	192	$40,000	$40,000	$40,000	100.00

MLS #	Address	City	BD	Bth	F	H	SqFt AG	Lot Acres	Year Built	Status Change Date	$/SqFt	DOM	CDOM	Orig Price	List Price	Sold Price	SP%LP
19050139	215 Upton Avenue	Battle Creek	5	2	1	1	1,903	0.15	1918	03/05/2020	22.6	45	81	$26,900	$50,000	$43,000	86.00
20014972	526 Jackson Street W	Battle Creek	3	1	1	0	1,020	0.11	1915	05/26/2020	46.08	4	4	$49,900	$49,900	$47,000	94.19
19029419	84 West Street	Battle Creek	3	2	1	1	1,440	0.08	1905	10/02/2019	41.67	40	40	$65,000	$65,000	$60,000	92.31
20005943	39 Graves Avenue	Battle Creek	3	1	1	0	960	0.2	1993	07/07/2020	64.58	44	44	$69,900	$67,900	$62,000	91.31
20016129	117 Jordan Street	Battle Creek	3	1	1	0	1,748	0.328	1933	07/20/2020	38.62	5	5	$63,500	$63,500	$67,500	106.30
19041255	169 Greenwood Avenue	Battle Creek	3	2	1	1	1,935	0.267	1948	10/23/2019	36.12	24	24	$69,900	$69,900	$69,900	100.00
Listing Count: 20		Min					608				2.08	2	2	6,900	5,500	3,000	
		Max					2,050				64.58	312	312	69,900	69,900	69,900	
		Median					1,434				21.38	32	42	33,900	33,900	28,500	
		Average					1,380.2				23.4	74.25	94.1	34,599.95	34,200	30,685	

Property Type Count 31 **Averages Sqft:** 1,341 **$/Sqft:** 27.43 **DOM/CDOM:** 107/107.0967741935483870967741 9 **Original List Price:** 36,971 **List Price:** 36,906 **Sold Price:** 30,685

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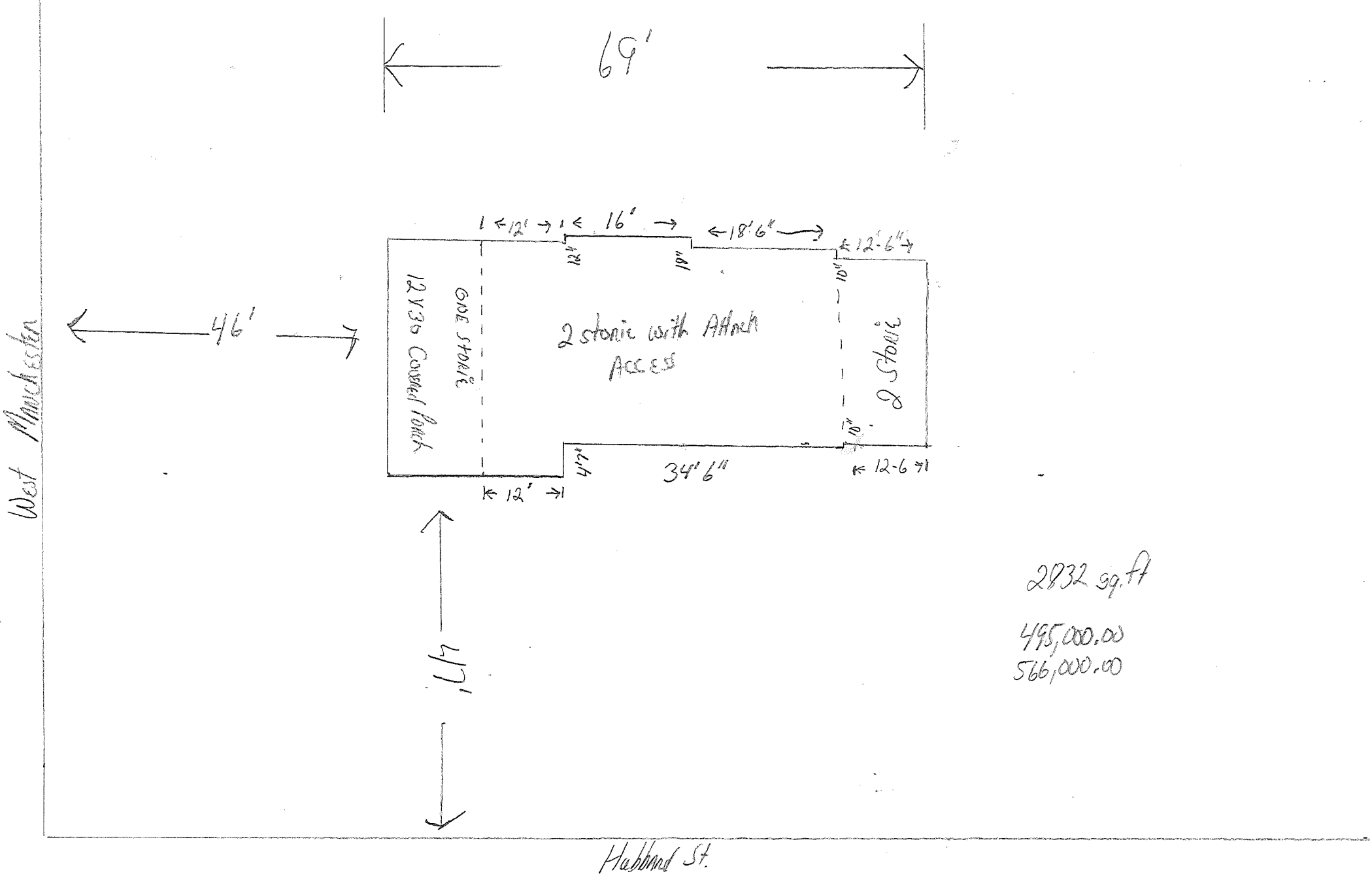
233 West Manchester



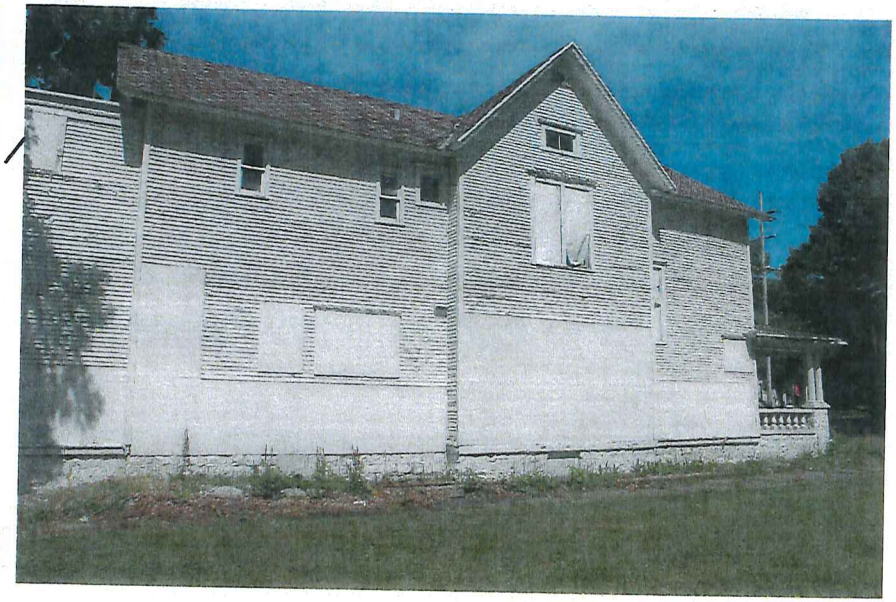
2832 sq.ft

495,000.00
566,000.00

233 West Manchester

Southeast Corner

East Side



233 West Manchester

Northeast Corner

Northwest Corner

233 West Manchester

West side

Southwest corner

233 West Manchester

2nd floor sagging down about three inches

Ceiling sagging down

233 West Manchester

Wall sagging down from the floor below

2nd floor falling down onto first floor

CITY OF BATTLE CREEK
10 N. Division Street, Room 117
Battle Creek, MI 49014 269.966.3387

Notice in reference to: 233 W MANCHESTER ST
Enforcement Number: EN20-00133

XX ORDER TO REPAIR OR CORRECT CONDITIONS
___ EMERGENCY UNSAFE/UNFIT FOR OCCUPANCY
___ EMERGENCY ORDER TO REPAIR/CORRECT CONDITIONS

Date of Inspection 01/10/2020
Date of Notice: 01/28/2020
Date Repairs Must be Completed BY: 03/10/2020 & 06/30/2020 EXTERIOR PAINTING ONLY
Last Appeal Date: 02/17/2020

IF YOU NEED ADDITIONAL TIME TO COMPLETE YOUR REPAIRS BEYOND THE DATE OF REPAIR LISTED ABOVE, YOU MUST FILE THE ENCLOSED APPEAL FORM BY THE ABOVE APPEAL DATE. Please note, there is no appeal for emergency repair or unsafe conditions, except as provided under chapter 1462.37(a) to circuit court.

Notice issued to:

Taxpayer
ADVENTIST HISTORIC PROPERTY INC
PO BOX 1414
BATTLE CREEK, MI 49016-1414

Owner
ADVENTIST HISTORIC PROPERTY INC

Dear owner and taxpayer of the premises referenced above,

The City of Battle Creek Code Compliance Division works with residents and businesses throughout the city to improve and maintain property conditions eliminating blight that can negatively impact overall conditions and perceptions of the community.

Please be advised that an inspection was made of the above referenced property in accordance with Chapter 1450 Sections 104.1 AND 104.2, Codified Ordinance of Battle Creek, Michigan. Upon inspection, the following condition(s) which violate the City's Property Maintenance Code Standards were observed.

NOTICE: YOU ARE RESPONSIBLE FOR CORRECTING ALL VIOLATION(S) OUTLINED BELOW BY 03/10/2020 & 06/30/2020 EXTERIOR PAINTING ONLY

In regard to cited violations, the following should be noted:
1. In cases of unsafe conditions, as mandated by the Property Maintenance Code, Section 108, " When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code"

2. Owners Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy

RESOURCES

If assistance is needed contact the Information and Referral Service (Telephone Dial 211), they will help to connect you with the appropriate agency to meet your specific need.

Additional community resources for repairs to houses:

- **City of Battle Creek Minor Home Repair Program – 966.3323**
- ***** NEW ***City of Battle Creek Exterior Paint Program – 966.3387**
- **Neighborhoods Incorporated of Battle Creek – 968.1113**
  - **Neighborhood Impact Program, up to $7,500 in home repair financing**
  - **Accessibility Modification Program, assists people with a disability or over age 62**
- **Community Action – 965.7766**
- **Smoke detectors – Fire Station #1 195 E Michigan Ave 966.3519**

If needed, you may qualify for free legal assistance, for more information call Legal Services of South Central Michigan at 269.965.3951

VIOLATIONS CITED
AREA: Exterior, PEELING PAINT
304.2 Protective treatment.
All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
INSPECTION NOTES: SCRAPE AND PAINT ALL PEELING PAINT AND BARE SURFACES BY THE ABOVE COMPLIANCE DATE.

AREA: Exterior, BROKEN WINDOWS
REPLACE ANY/ALL BROKEN WINDOWS. REPAIR WINDOWS WHERE THEY FIT PROPERLY IN FRAME.

AREA: Roof, PORCH ROOF
REPLACE ALL DAMAGED SHINGLES ON PORCH ROOF AND WHERE NEEDED.
REPLACE ALL DAMAGED WOOD AROUND ROOF AREAS.