



CITY OF BATTLE CREEK
COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

Historic District Commission Meeting

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

Monday, January 14, 2019

Time: 4:00 P.M.

AGENDA

1. **Call to Order:**
2. **Attendance:**
3. **Additions or Deletions to Agenda:**
4. **Approval of minutes: December 10, 2018 Meeting**
5. **Correspondence:**
6. **Old Business:**
7. **New Business:**
 - A. **Charlie Fulbright H-1-19:** Request for a Notice to Proceed to demolish an attached residential garage at 312 Capital Avenue NE, Battle Creek MI 49017
 - B. **Tara Hampton H-2-19:** Request for a Certificate of Appropriateness for two new signs for two new commercial businesses, Salon K and 32 Social (café) at 32 W. Michigan Ave.
 - C. **John Hart H-3-19:** Request for a Certificate of Appropriateness for a new sign for a new commercial business, kiCH(e)N at 80 W Michigan Ave.
 - D. Election of Officers:
 - Chairperson and Vice Chairperson
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)

HISTORIC DISTRICT COMMISSION
MEETING MINUTES
December 9, 2018
4:00 P.M.

CALL TO ORDER:

Mr. Jim Hopkins, called the meeting to order at 4:00 p.m.

ATTENDANCE:

Members Present:

Charlie Fulbright	Kim Tuck
Jim Hopkins	Mike Troutman
Bruce Phillips	John Paul Wilson
	Kaytee Faris (City Commission Liaison)

Staff Present:

Marcel Stoetzel, Deputy City Attorney
Glenn Perian, Senior Planner
Eric Feldt, Planner
Laura Rounds, Customer Service Rep., Planning Dept.

ADDITIONS / DELETIONS TO AGENDA: Additional packet information was shared from Battle Rock

APPROVAL OF PREVIOUS MINUTES:

MOTION MADE BY MR. JIM HOPKINS TO APPROVE THE MINUTES FOR THE OCTOBER 8, 2018 HISTORIC DISTRICT COMMISSION MEETING, SECONDED BY MR. CHARLIE FULBRIGHT. ALL IN FAVOR; NONE OPPOSED; MINUTES APPROVED

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Cody Newman of Driven Design Studio H-20-18: Request for a Certificate of Appropriateness for building renovations and site improvements at 15 Carlyle Street, Battle Creek MI 49017.

- Cody Newman gave presentation of the project.
- Eric Feldt gave staff report presentation.
- Commissioner Kaytee Farris gave recommendation for this project.

MOTION MADE BY MR. KIM TUCK AND SECONDED BY MR. MIKE TROUTMAN TO APPROVE A CERTIFICATE OF APPROPRIATENESS WITH THE CONDITION RECOMMENDED IN THE STAFF REPORT [CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED, THE APPLICANT SHALL NOTIFY THE CITY PLANNING & ZONING DEPARTMENT.] FOR THE PROPOSED BUILDING REMODELING, 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. VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

B. Towerpinkster H-21-18: Request for Certificate of Appropriateness to convert existing parking lot into an outdoor beer garden adjacent to the existing building at 64 W. Michigan Ave.

- Doug Melbourn and Tom Noah gave presentation of the project.
- Eric Feldt gave staff report presentation.
- Commissioner Kaytee Farris gave recommendation for this project.

MOTION MADE BY MR. MIKE TROUTMAN AND SECONDED BY MR. BRUCE PHILLIPS TO APPROVE A CERTIFICATE OF APPROPRIATENESS WITH THE CONDITION RECOMMENDED IN THE STAFF REPORT [CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED, THE APPLICANT SHALL NOTIFY THE CITY PLANNING & ZONING DEPARTMENT.] FOR THE PROPOSED OUTDOOR DINING AND ENTERTAINMENT FEATURES, 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. VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

C. Inform Architecture H-22-18: Request for a Certificate of Appropriateness for a partial renovation and a Notice to Proceed for a partial demolition at 50 W Michigan Ave.

- Mary Whitaker Duncan and Owner Emily Bandeen gave presentation of the project.
- Eric Feldt gave staff report presentation.
- Commissioner Kaytee Farris gave recommendation for this project.
- Jim Hopkins inquired to Marcel Stoetzel Deputy City Attorney, about voting on the Certificate of Appropriateness for a partial renovation and the Notice to Proceed for the partial demolition in one vote or should they split and vote separately. Marcel stated that with both of them referenced in the motion they could be voted on at the same time.

MOTION MADE BY MR. BRUCE PHILLIPS AND SECONDED BY MR. MIKE TROUTMAN TO APPROVE A CERTIFICATE OF APPROPRIATENESS WITH THE CONDITION RECOMMENDED IN THE STAFF REPORT [CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED, THE APPLICANT SHALL NOTIFY THE CITY PLANNING & ZONING DEPARTMENT.] FOR THE PROPOSED BUILDING DEMOLITION AND REMODELING, 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. VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

D. Historic District Commission 2019 Meeting Dates: *(Requesting approval of year 2019 meeting dates.)*

MOTION MADE BY MR. MIKE TROUTMAN TO APPROVE THE 2019 MEETING DATES; SECONDED BY MR BRUCE PHILLIPS. VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

- **City of Battle Creek H-18-18:** Discussion for Temporary Buildings to be Minor Class of Work.
- Eric Feldt gave presentation to open discussion to add Temporary Buildings to the Minor Class of Work list.

With no others wishing to speak, Chairperson Hopkins closed the public hearing.

PUBLIC COMMENTS: None

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

ADJOURNMENT:

Mr. Jim Hopkins, Chairman adjourned the meeting at 5:09 P.M.

Submitted by: Laura L. Rounds, Customer Service Rep., Planning Department

DRAFT

Site & History

According to the City of Battle Creek Assessor's data, the building is a single-family house built in the early 1900s. Staff could not locate an exact date of construction. The house sits on a corner property at the southwestern corner of Capital Avenue NE and Poplar Street. A driveway off of Poplar Street provides access to the site and leads to the garage in question. The two-and-a-half story house used to be occupied by an office business and as a multifamily dwelling. Over the years, the house became neglected and eventually abandoned. The current owner recently purchased the property and has been improving the interior and exterior for proper living conditions.



Figure 2. Photograph of subject house taken in 1940s provided by the Willard Library Digital Collection historical image archive. The red arrow points to the garage in question.

Summary of Request

The applicant (owner) filed a Notice to Proceed to demolish the attached garage because of the lack of maintenance by previous owners has led to structural instability. The garage is leaning away from the house. Temporary structural supports have been recently added. Attached to the garage and house is an elevated porch. This porch would also be removed with the demolition. The porch leads inside the garage and then into the house. However, there is no longer an interior landing providing connection to the interior house door. Interior and exterior pictures of the garage and porch are attached.

Project Description

The attached garage and porch are located on the southern side of the house, facing Poplar Street. The garage consists of brick walls and wood siding, a single-car garage door, two man-doors, and several small windows. The garage has a single-pitch roof in the front half, and a gable pitch roof on the back half. An elevated porch connects to an upper area of the garage that used to lead to an interior house door. On the inside, the garage is unfinished and uninsulated; thus, all wood framing and rafters are visible. See interior pictures. There is various wiring providing power to the garage door and inside lighting. There is also a storm sewer pipe (black). There is a man-door on the west end of the garage facing Capital Avenue NE.

The attached porch rises eight concrete steps (nearly three feet) up to the door. The porch is relatively open with a roof, railings and spindles on one side, and the house on the other. The landing is tongue and groove wood. The porch has two wood vertical supports. All wood elements have peeling paint and are in poor condition. The exterior pictures show various past repairs to the porch. Compared to the other porches on the house, the porch in question still contains ornamental historic trim and vertical support columns. These unique elements used to exist on all porches, as seen in the historic photograph earlier in this memorandum. Previous owners had removed the other porches' historic features and significantly modified the porches to what is seen today compared to the historic photograph. The current owner is interested in keeping the historic features and even using them or duplicating them for future improvements to the other porches. Due to the historic significance of these elements and impact they have to the overall building, staff recommends as a condition approval that the applicant retain the historic trim and columns for a future use on the property. The applicant is aware of and agrees to the condition.

The applicant submitted a cost estimate report for demolishing and disposing material, making minor repairs to exterior wall of house, and leaving garage foundation. The report does not contain any narrative about the condition of the garage. The report is attached. Within the report there are interior and exterior pictures. One picture shows a crack in the garage foundation. Without any submitted analysis, staff is unaware of the significance of this crack.

If the Notice to Proceed is granted, all elements of the garage and porch would be removed except for the garage foundation slab. With staff's recommended condition, the historic porch elements would be removed but retained by the owner for a possible future use. The house wall that would be exposed may need minor repairs for aesthetic purposes or tuck and point brick work, where needed. The house door which would open to the exterior would become inaccessible and permanently closed off to use.

Applicable HDC Guidelines and Analysis for a Notice to Proceed to demolish an attached garage located at 312 Capital Avenue NE.

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.

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. As discussed above, the past two owners were required to either correct the building code violations or demolish the building. Neither action has been made; 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, previous owners neglected maintaining the garage and porch; and therefore, structural instability has resulted. This issue could worsen and affect the house. Therefore, allowing the garage to remain as-is does constitute a hazard to the safety of the house and 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 garage and porch will result in additional future expense to the owner due to the existing poor condition. As noted earlier, the state of condition of the garage and porch resulted from lack of maintenance. Therefore, the financial hardship was created by means beyond the owner's control. Removing and relocating the garage and porch 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 house. With staff's recommended condition, the removal of the garage and porch will not negatively impact the house because it does will not diminish the overall historic appearance, affect the structural composition, or introduce non-historic components.

Criteria (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 attached garage and porch at 312 Capital Avenue NE. Staff found Criterion (e)(1) and (3) are met with the following condition: The applicant retain the historic porch trim and columns for a future use on the property.

Planning staff is recommending that a Notice to Proceed be issued to the applicant (owner) for the demolition of the attached garage and porch at 312 Capital Avenue NE, with the condition that the historic porch trim and columns be preserved on-site for a

future use 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: Charlie Fulbright

ADDRESS: 312 Capital Ave NE Battle Creek MI 49017

PHONE: 269-480-7157 FAX: _____

EMAIL: crfulbright3@gmail.com

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: 312 Capital Ave NE

Current use of the property: Home - single Family

List existing structures on the property and the approximate age of each. Home - 1905
Garage - ?

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

Demolition of garage - Not change the actual house. Garage not part of original house. Add on leaning away from house

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 house size will stay the same. The property will not change as well

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

Minor repairs if needed to exterior wall where garage is attached

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	leaving cement foundation	_____
Other _____	_____	_____

For Notice To Proceed requests only:

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

Attached is copy of estimate for repair and demolition.
Demolition is much cheaper

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 [Signature]

Date 12-17-18



HELICAL PIER PROPOSAL

Proposal Submitted To ("Owner"):	Work To Be Performed At:
Name: Charlie Fulbright Street: 312 Capital Ave NE City: Battle Creek State, Zip: MI 49017 Tel. No.: Work No.: Cell.: 269-420-7157 Fax No.:	Street: Same City: State, Zip: Contact: Email: cfulbright@gmail.com

Kent Companies, Inc. makes the following proposal:

1. Install 5 helical piers to an ultimate load capacity of 25 Kips, spaced at approximately 6' on center. Stabilize. Lift as practical.
2. Clean up affected areas and haul away debris, excluding displaced landscaping and vegetation.
3. Upon completion, provide a pier installation log.
4. Exclusions: Engineering, Building Permits (if required).

For the sum of \$6,058.00



817 1/2 Industrial Road
Marshall, MI 49068
(269) 763-3709

Estimate

Date	Estimate #
10/31/2018	18-9209

Name / Address
Charlie Fulbright

Project	
Garage Demo	
Description	Total
The proposal is to demo and remove attached garage from its foundations completely. *The concrete floor will be left	4,800.00
Any questions, please call Josh @ 269-209-9414	Total \$4,800.00

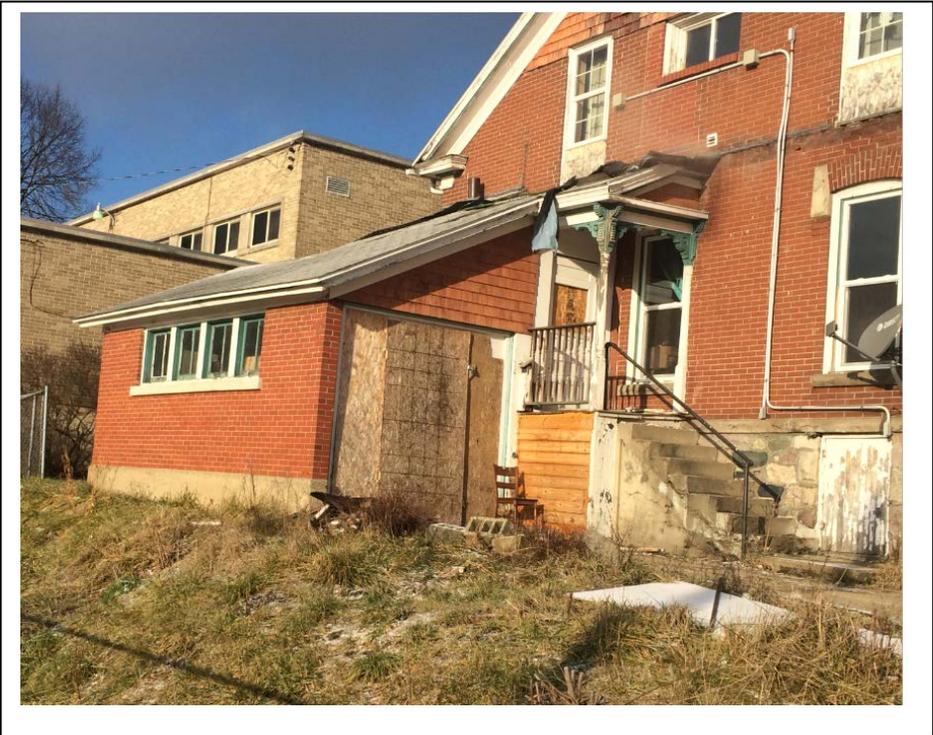


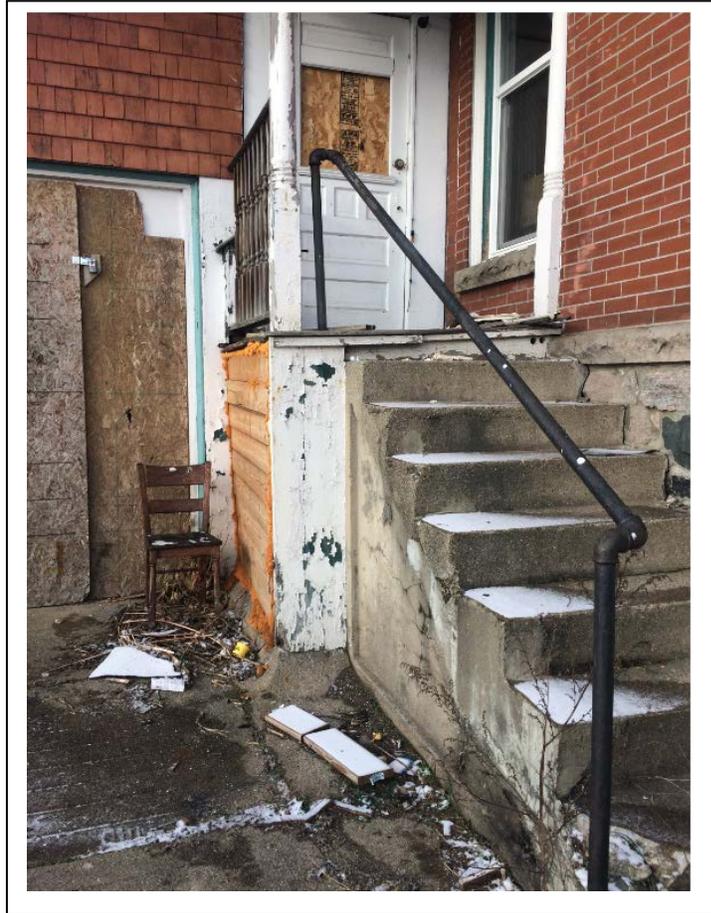


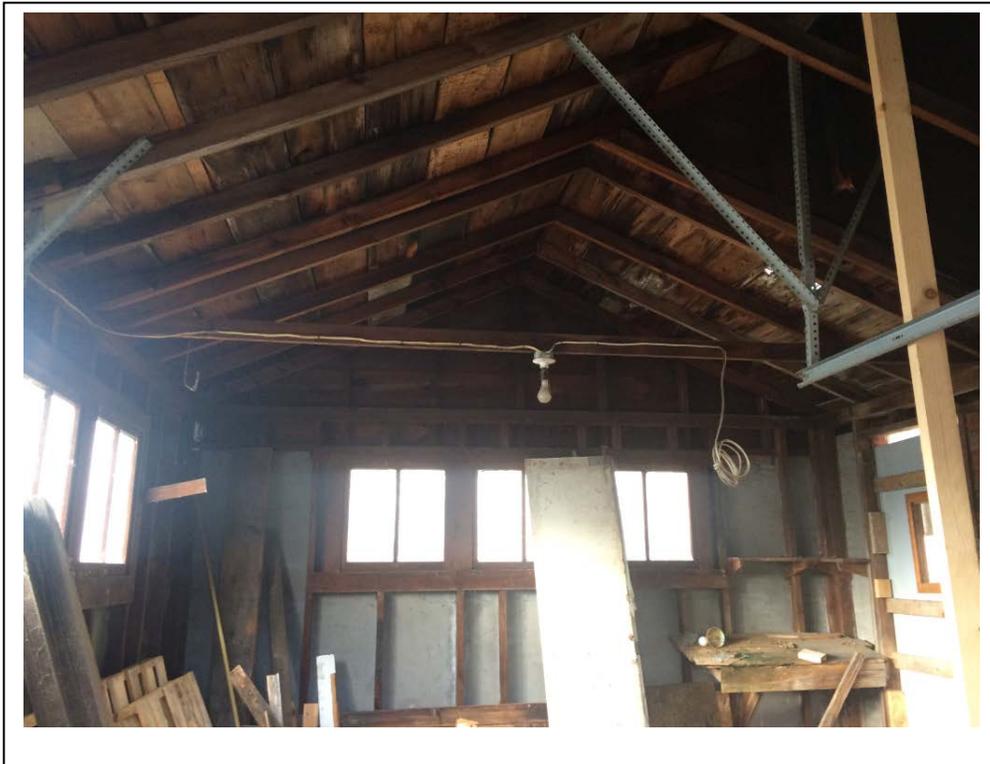
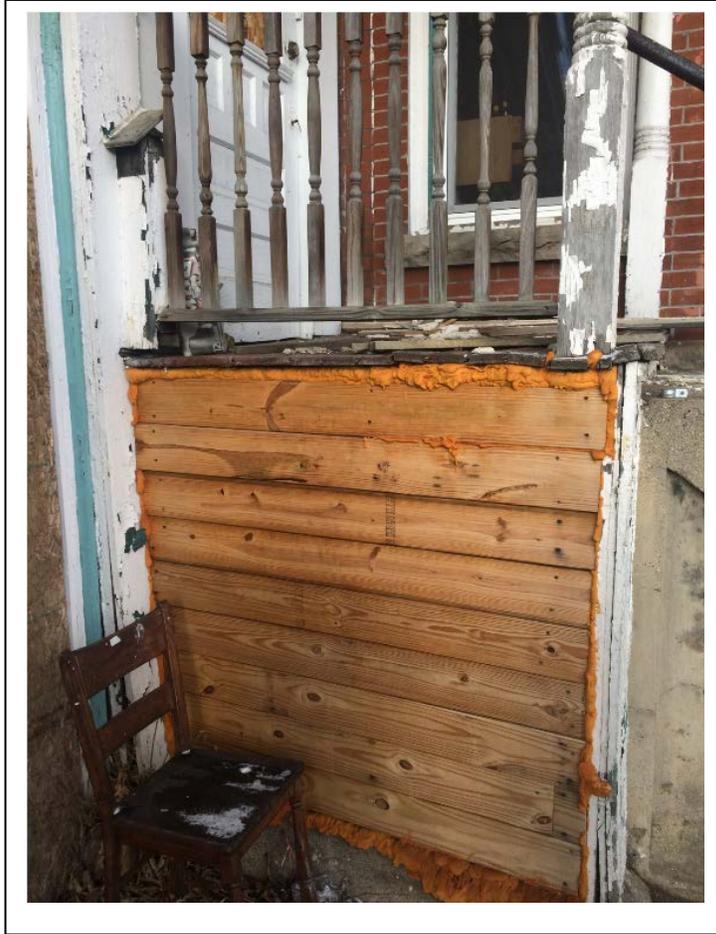




Pictures of 312 Capital Avenue NE taken by staff on 1/3/19











Battle Creek Historic District Commission

Staff Report

32 West Michigan Avenue

Meeting: January 14, 2019

To: Historic District Commission

From: Eric Feldt, Planner, AICP, CFM

Date: January 9, 2019

Subject: The petition, filed by Tara Hampton (applicant), is for the issuance of a Certificate of Appropriateness for two new signs at 32 W. 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 and meets the criteria for the National Register of Historic Places..



Figure 1: Arrow points to subject site (32 W. Michigan Ave.) on the north side of W. Michigan Avenue between McCamy St. & Capital Ave. in the Central Business District local Historic district (yellow shading).

Site & History

The subject building (32 W. Michigan Avenue) is located on the north side of W. Michigan Avenue in the Central Business District local historic district, within the core downtown area of Battle Creek. The 2-story brick building contains multiple tenant spaces, provides large display windows at the ground floor, and abuts other building to the north and side. Existing tenants: Battle Creek Community Foundation (offices and related services), 32 Social (café), Salon K (salon), and Art & Gallery exhibit. The subject memorandum addressed two future signs, one for 32 Social and one for Salon K (newest tenants).

Summary of Request

The applicant filed an HDC application Certificate of Appropriateness for two new signs for the newest tenants. One sign will be for 32 Social (café) and will state “32 SOCIAL” with a mug and cup image, and displayed in a vertical manner. The other sign will state “SalonK” with images of hair strands, having an overall circular design. Both signs are proposed to project from the facade and located to the left and right of the existing “32” circular sign (Figure 1). Images of proposed signs are provided in Figures 2 & 3, and Attachment A for images’ details.

The total allowed size for these signs is 10.5 square feet. The proposed total size, however, is 12.88 square feet. To allow the additional square feet, the applicant has filed a Variance permit to allow the Salon K sign to be 2.5 square feet larger than allowed. On January 8, 2019, the Zoning Board of Appeals (ZBA) received the variance but did not vote on it because the applicant or their representative could not attend the meeting and the ZBA felt uncomfortable voting on it without the project’s applicant or representative. This Variance will likely be heard at the next ZBA meeting (February). Therefore, the subject HDC application for the Salon K sign does not conform to Chapter 1296 *Signs*. Overall, the HDC may provide conditional approval of the subject HDC application, allowing for the ZBA to vote on the Variance in February and possibly grant approval or if the applicant reduces the sign’s size to meet Chapter 1296 *Signs*. If either action is taken, the applicant may proceed with the sign. This condition allows the applicant to continue to proceed with the overall sign process. Conversely, if the ZBA disapproves the Variance for the larger-than-allowed Salon K sign, the applicant cannot install the sign.

Staff notes that the 32 Social sign is proposed with a glossy finish. Glossy finishes are general inappropriate in the historic district because it creates a modern look. Majority of signs in the historic district consist of a matte finish. With that, staff recommends as a condition that the 32 Social sign consist of a matte finish. As of the date of this memorandum, staff is unaware if the applicant supports or opposes this condition.



Figure 1: Approximate location of proposed signs. Image provided by Google Earth, dated August 2017.

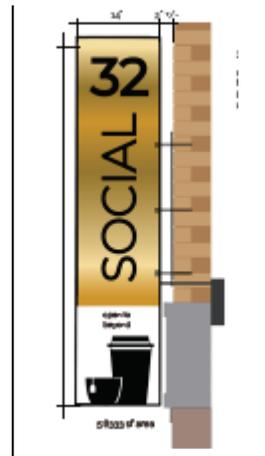


Figure 2 & 3: Proposed signs for new commercial tenant spaces, Salon K (salon) and 32 Social (café). Image details provided in Attachment A.

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install two new signs at 32 W. 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 two signs will be attached to the building by a short bracket and, therefore, result in minimal alterations of the building.

- (b) The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.**

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 façade's appearance has very few descriptive elements. The proposed signs consists of block lettering and little design features of architecture. Therefore, the signs will not negatively impact the building's design.

- (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.***

No new building architectural features will be affected since the new signs would only be installed on the brick along the façade.

- (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.***

Sandblasting or other abrasive methods will not be needed for the project.

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

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 are not an alteration or addition to the building per se. Also, their material, size, material will not destroy the significant historic or architectural material of the building.

- (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 will be installed into the brick with a short bracket. This bracket could easily be removed in the future with little affect to the façade.

Recommendation

As stated earlier, the proposed signs are for two new commercial tenants. With staff's analysis of the application and recommended conditions (shown 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.

Staff's Recommend Conditions

- 1) The proposed Salon K is permitted if the ZBA approves the Variance for a larger-than-allowed size, or if the applicant reduces the sign's size to meet Ch. 1296 *Signs*.
- 2) The 32 Social sign material and color shall consist of a matte finish.

Therefore, planning staff recommends approval of a Certificate of Appropriateness with the recommended conditions of the two proposed signs for 32 W. 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.

EXTERIOR SIGNAGE

Understood Signage Requirements :

10.5 sf total area (includes both signs)

Maximum of 18" protrusion from existing building face

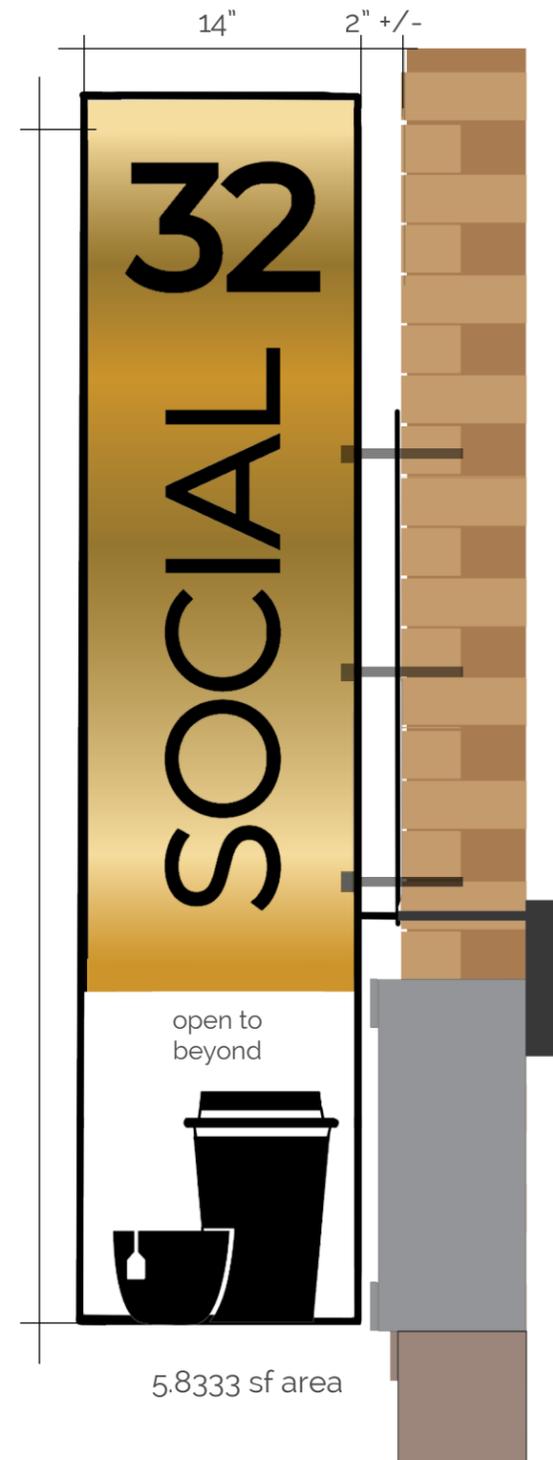
SALON K

double-sided illuminated sign with route-cut face and gold graphic and powder-coated frame



3'-0" diameter - 7.05 sf area

3' ROUND OPTION



VERTICAL OPTION

32 SOCIAL

double sided illuminated sign, route-cut black face, push through poly with dimensional polished brass letters / logo, powder-coated frame and 14 x 60 overall

not to scale



City of Battle Creek

Department of Planning and Community Development

77 E. Michigan Avenue, Ste. 204 • Battle Creek, Michigan 49017 • (269) 966-3320

www.battlecreekmi.gov

HISTORIC DISTRICT COMMISSION

Application for (check all that applies)

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

Petition No. _____

Date Received: _____

APPLICANT**

NAME: 32 Social LLC

ADDRESS: 32 West Michigan Ave. Suite 2

PHONE: 269-243-8201 FAX: _____

EMAIL: tara@32socialcafe.com

OWNER (if different from applicant)

NAME: TARA HAMPTON

ADDRESS: 5101 N. Red Pine Circle

PHONE: 269-836-4675 FAX: _____

EMAIL: tara.hampton14@gmail.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: 32 West Michigan

Current use of the property: Tenants - Office Space, Hair Salon, Coffee Shop,

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

Existing Signs are 3 years old,
Some 1 year.

Art Gallery
Shared Office

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

Hampton Building is the only full building downtown. We want to better identify our tenants w/ 2 additional exterior signs.

Currently BCCF has presence (maintenant) we would like to add 32 Social + Salon K (interchangeable tax for tenant charges)

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

Additional Signage to Note Tenants inside.

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

New

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 Signage	Stainless	More Stainless + Gold metal

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 

Date 10-17-18



Battle Creek Historic District Commission

Staff Report

80 West Michigan Avenue

Meeting: January 14, 2019

To: Historic District Commission

From: Eric Feldt, Planner, AICP, CFM

Date: January 8, 2019

Subject: The petition, filed by John Hart (applicant), is for the issuance of a Certificate of Appropriateness for a new sign at 80 W. Michigan Avenue with Zoning and Historic District Commission requirements.

Summary

Staff recommends approval of the subject petition because the proposed sign preserves 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*.

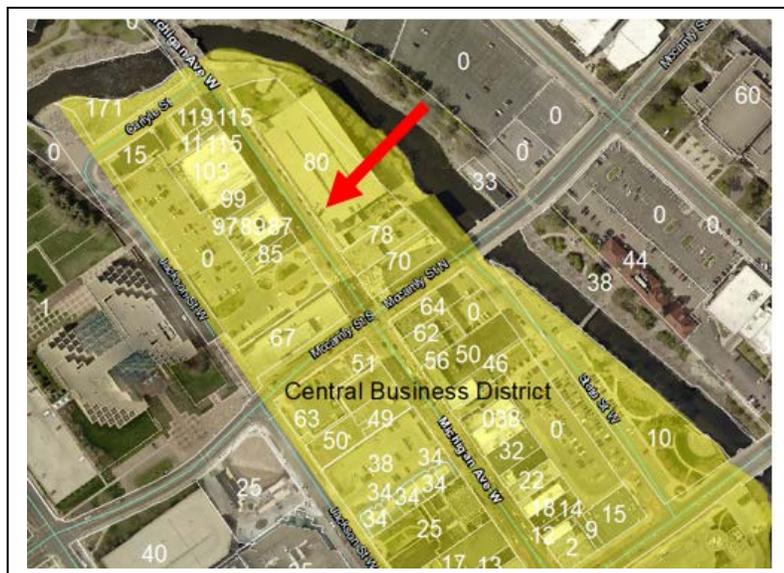


Figure 1: Arrow points to subject site (80 W. Michigan Ave.) on the north side of W. Michigan Avenue between McCamy Street and Battle Creek River within the local historic Central Business District (yellow shading).

Site & History

The subject building (80 W. Michigan Avenue) is located on the north side of W. Michigan Avenue in the historic Central Business District, within the core downtown area of Battle Creek. This modern building was constructed in 1996 and provides a multi-story parking garage with commercial store fronts facing W. Michigan Avenue. Tenants include Pastrami Joes and now KiCH(Θ)n (incubator commercial kitchen).

Summary of Request

The applicant filed an HDC application Certificate of Appropriateness for a new sign for the newest tenant, KiCH(Θ)n, to be located immediately above the existing awning (Figure 1).



Figure 1. Red arrow points to location of proposed sign. Shown store front is location of newest tenant, KiCH(Θ)n. The second-story open walls is the parking garage level.

Staff notes that the proposed sign consists of a glossy finish. Glossy finishes are general inappropriate in the historic district because it creates a modern look. Majority of signs in the historic district consist of a matte finish. With that, staff recommends as a condition that the 32 Social sign consist of a matte finish. The applicant is aware of and agrees to staff's condition.

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install a new signs at 80 W. 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 sign will be attached to the building by short fasteners and, thus, would result in minimal alterations to the building.

- (b) ***The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.***

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.***

Compared to adjacent historic buildings with ornamental trim and features, the subject building does not consist of unique architectural elements and is not historic in age (built 1996). The proposed sign consists of block lettering with a bronze finish that will complement the existing brick facade. Therefore, the sign will not negatively impact the building's design.

- (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.***

This criteria is not relevant because no sandblasting or other abrasive methods will be needed 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 sign is will not alter or create an addition to the building. Also, the material, size, and material of the proposed sign will not destroy the basic brick façade appearance.

- (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 sign will be installed into the brick with small fasteners. The sign could easily be removed in the future with little affect to the façade.

Recommendation

As stated earlier, the proposed sign is needed for new the commercial tenant, KiCH(Θ)n. With staff's analysis of the application and recommended condition that the outer sign material and color consist of a matte finish, 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 with the recommended condition that the outer sign material and color consist of a matte finish for 80 W. 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.



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 (check all that applies)
 Certificate of Appropriateness (for repairs or rehab projects)
 Notice to Proceed (for demolition requests)

Petition No. _____

Date Received: _____

APPLICANT**

NAME: John Hart, Small Business Dev. Fund on behalf of
Cereal City Development Corp. / City of BC
ADDRESS: 34 W. Jackson St, Ste 3B, Battle Creek MI 49017
PHONE: 269-966-3355 x. 1191 FAX: _____
EMAIL: jjhart@battlecreekmi.gov

OWNER (if different from applicant)

NAME: City of Battle Creek
ADDRESS: 10 N. Division St, Battle Creek MI 49014
PHONE: 269-966-3355 x. 1191 FAX: _____
EMAIL: jjhart@battlecreekmi.gov

**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. Applicant reports to City of Battle Creek, City Mgr's office

SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 80 W. Michigan Ave, Ste B

Current use of the property: Commercial Retail

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

Parking Garage with commercial space; Ste B is @ 675 sf
of commercial retail space (built in 1996 - 22 yrs)

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

The Small Business Dev. Fund/City of BC is establishing a retail food service kitchen incubator to be shared by 2 early stage businesses; a commercial kitchen and seating will occupy the space. The garage and adjacent commercial space was designed to allow for retail/commercial space along MI Avenue.

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 storefront will include signage per attached spec. made of brush stainless with polished aluminum reverse channel letters/halo lit.

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

New signage to be installed on facade (9'9" x 3' backlit aluminum sign)

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>sign</u>	<u>None</u>	<u>see spec.</u>

For Notice To Proceed requests only:

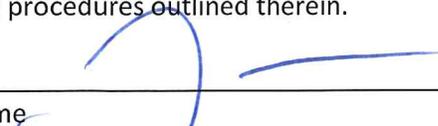
What options have you explored for the repair or relocation of the structure proposed for demolition?

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APPLICANT SIGNATURE

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Name

12-20-18
Date

80 W. Michigan Avenue, Battle Creek



Kichen

Specifications:

Reverse, halo lit channel letters mounted to oversized raceway.

Channel Letters:

Halo illuminated channel set with 3" returns and hi polish finish.

Body:

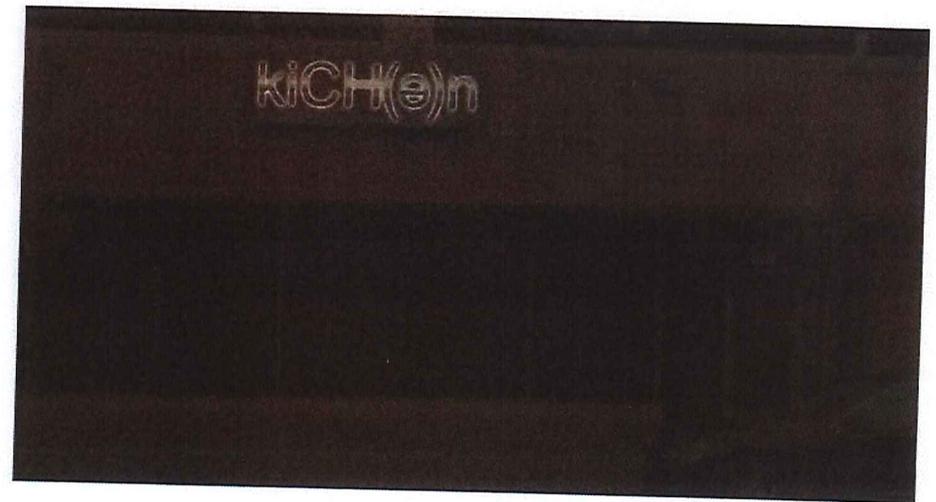
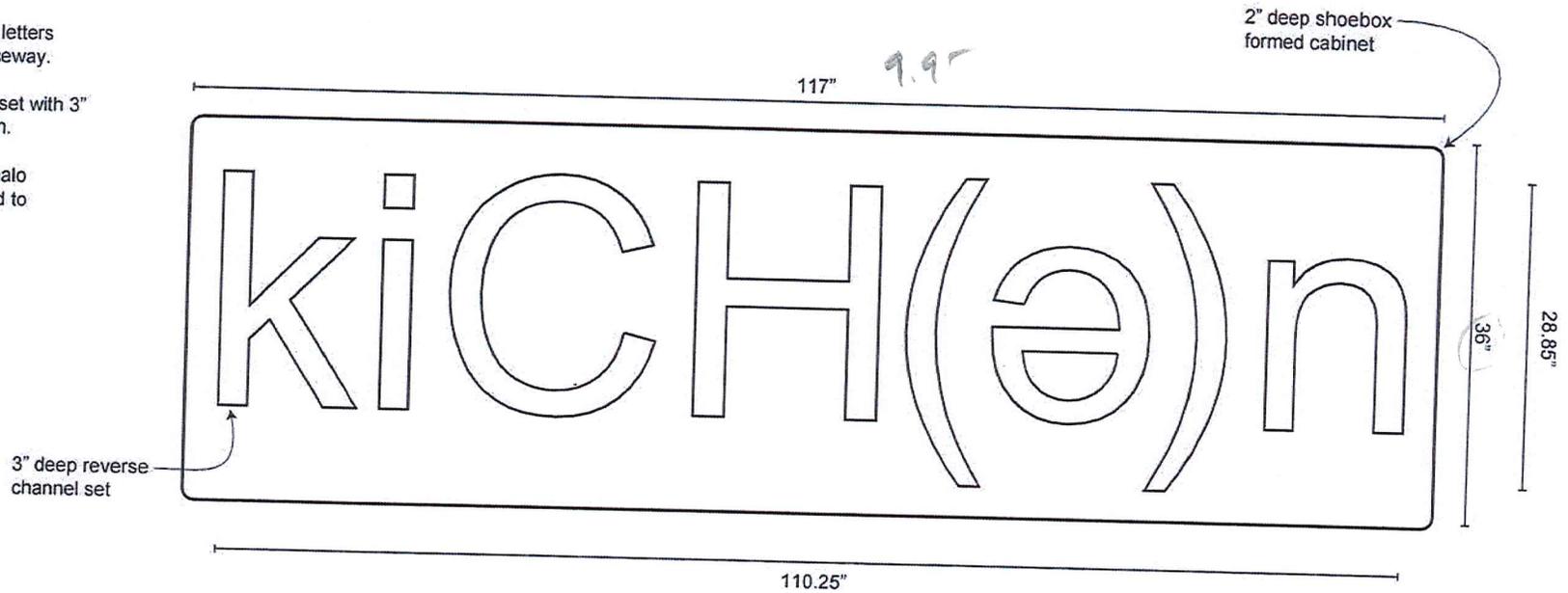
Oversized raceway with halo lit channel letters mounted to face.

Mounting:

Secured to building with recommended fasteners.

Illumination:

White LED



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 substrate, finishing processes and printer capabilities the final product may differ in color from original artwork. Every effort will be made to achieve the most accurate finish. If absolute color matches are required, guest finish samples BEFORE approving drawings and specifications.
 PRODUCT FINISHES, AND CONSTRUCTION, ARE DEEMED ACCEPTABLE BY APPROVAL OF SHOP DRAWINGS.
 Designs applied to photo images are intended as rough visual representations and are not to scale.
 Refer to specifications for actual sizes.



Date _____

Project ID: **Kitchen**

DRAWN BY/DATE: 11/7/18

REVISION DATE: 11/19/18 11/20/18

FILE NAME: Kitchen 2018



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



November 27, 2018

kichen

80 W Michigan Ave Battle Creek MI

Per your request, I have put together the following quote for your review:

Front Building Letters

To supply (1) set of reverse halo lit channel letters to read "kichen" with a high polish finish. Letters will be installed on an oversized raceway. The sign will be illuminated with white LED, the channel letters mounted to the face. The sign will be secured to the building with recommended fasteners.....\$4,850.00

Installation of the above items.....\$650.00

Permit Procurement Fee.....\$150.00

Permits.....Billed at Cost per Municipality

*****Michigan Sales Tax Applied Where Applicable*****

Terms: ½ Down

½ Upon Completion

Authorized Signature (s)

Date

Sincerely,
Robb Perrin/President/ Burkett Signs Inc./269.746.4285