



CITY OF BATTLE CREEK

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

Monday, August 12, 2019

**1. Call to Order:**

**2. Attendance:**

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

**4. Approval of minutes:** July 8, 2019

**5. Correspondence:**

**6. Old Business:**

**7. New Business:**

**A: H-06-19: 255 W. Michigan, HDC Certificate of Appropriateness for a new freestanding sign at the new Reflection**

*Park.*

**B: H-07-19: 172 Manchester, HDC Certificate of Appropriateness for exterior renovations.**

**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)

10 N. Division St. Suite 117 Battle Creek Michigan 49014

Phone (269) 966-3320 Fax (269) 966-3555

[www.battlecreekmi.gov](http://www.battlecreekmi.gov)

**HISTORIC DISTRICT COMMISSION**  
**MEETING MINUTES**  
**July 8, 2019**  
**4:00 P.M.**

**CALL TO ORDER:**

Chairperson Mr. Jim Hopkins, called the meeting to order at 4:02 p.m.

**ATTENDANCE:**

**Members Present:**

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

**Staff Present:**

Marcel Stozel, City Attorney  
Glenn Perian, Senior Planner  
Eric Feldt, Planner  
Michele K. Jayakar, Customer Service Rep., Planning Dept.

**ADDITIONS / DELETIONS TO AGENDA: None.**

**APPROVAL OF PREVIOUS MINUTES:**

**MOTION MADE BY MR. MICHAEL TROUTMAN TO APPROVE THE MINUTES FOR THE APRIL 8, 2019 HISTORIC DISTRICT COMMISSION MEETING, SECONDED BY MR. JOHN PAUL WILSON. ALL IN FAVOR; NONE OPPOSED; MINUTES APPROVED**

**CORRESPONDENCE: None**

**OLD BUSINESS: None**

**NEW BUSINESS:**

- A. Caitlynn Newman H-4-19: Certificate of Appropriateness for new signs at 15 Carlyle Street.**
  - B. Amy Rose: Calhoun County Land Bank H-5-19: Certificate of Appropriateness for exterior renovations at 68/70 Frelinghuysen Avenue.**
- A. Caitlynn Newman gave presentation.
    - Signs will be painted on plywood boards then installed so not to disrupt historic building.
    - Small sign at the front door.
    - Southside and courtyard will have logo.
    - Keeping the building historically how it has been with lights at the door but no back lighting.
  1. Eric Feldt gave staff report.
  2. Eric Feldt noted that he received an email from the Newman's stating that the signs would be of matte finish, which complies with the staff report recommendation.

**MOTION MADE BY MR. KIM TUCK AND SECONDED BY MR. ROSS SIMPSON TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR NEW SIGNS AT 15 CARLYLE STREET. VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.**

B. Amy Rose from the Calhoun County Land Bank gave presentation.

- The Land Bank would repair exterior windows, doors and the front porch back replicating the photo from 1940 found at Willard Library.
- They will try to preserve the original wood that is located under the siding.

**MOTION MADE BY MR. ROSS SIMPSON TO APPROVE A CERTIFICATE OF APPROPRIATENESS WITH THE CONDITIONS SHOWN BELOW FOR EXTERIOR RENOVATIONS AT 68-70 FRELINGHUYSEN AVENUE. MOTION SECONDED BY MR. MICHAEL TROUTMAN. VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.**

1. The gentlest means possible should be used when cleaning, repairing, and reinstalling exterior features on the building.
2. The use of sandblasting or other damaging cleaning methods shall be avoided.
3. The applicant shall contact the City of Battle Creek if any archaeological resources are discovered.
4. The new siding shall consist of a matte finish.

*With no others wishing to speak, Mr. Jim Hopkins closed the public hearing.*

**PUBLIC COMMENTS:** None

**COMMENTS FROM COMMISSION MEMBERS AND STAFF:**

Eric Feldt introduced new member Ross Simpson and opened the floor to Ross Simpson.

Ross Simpson thanked Eric for spending time with him and he is happy and honored to be here. He wished good luck to the Record Box and Land Bank.

Charlie Fulbright thanked Amy Rose from the Calhoun County Land Bank as his Church his next door to the property on Frelinghuysen Ave. and it is an eyesore, he is happy the Land Bank is going to be fixing it up.

Jim Hopkins thanked the Commission on the conversation regarding the porch. That it is important the public realizes how much consideration is put into each motion.

**ADJOURNMENT:**

Chairperson, Mr. Jim Hopkins adjourned the meeting at 4:54 P.M.

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



## Battle Creek Historic District Commission

### Staff Report

225 W. Michigan Avenue

Meeting: August 12, 2019

**To:** Historic District Commission

**From:** Eric Feldt, Planner, AICP, CFM

**Date:** August 2, 2019

**Subject:** The petition, filed by the Battle Creek Community Foundation (applicant and owner), is for the issuance of a Certificate of Appropriateness for a new sign at 225 W. Michigan Avenue with Zoning and Historic District Commission requirements.

### Summary

Staff recommends approval of the subject Certificate of Appropriateness because the proposed sign preserves the historic integrity of the site; 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*.

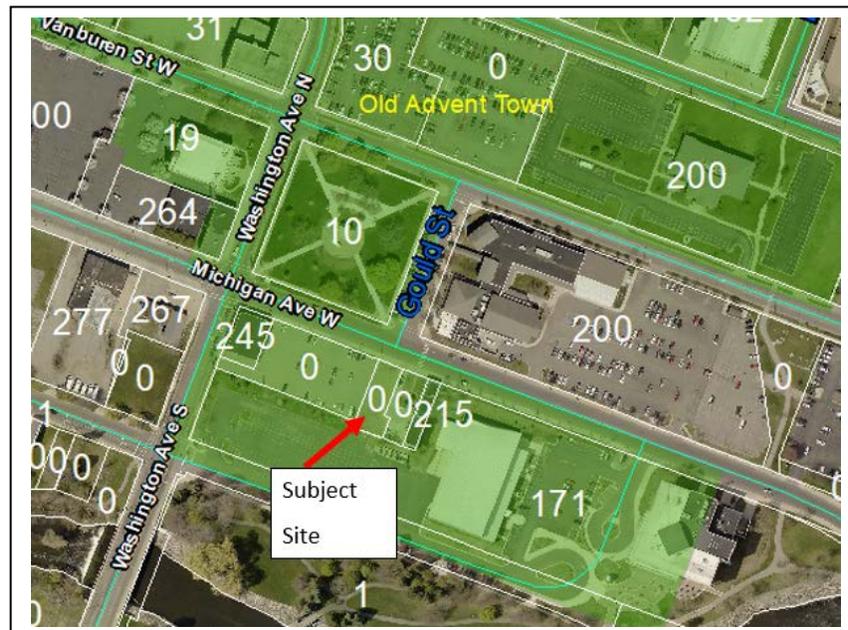


Figure 1: Arrow points to subject site (225 W. Michigan Avenue) along W. Michigan Avenue east of Washington Avenue S. within the local historic Old Advent Town local historic district (shading).

## **Site & History**

The subject site (225 W. Michigan Avenue) is located just west of the downtown core in the Old Advent Town local historic district (See Figure 1 above). The lot consists of 6,752 square feet in size, 47' wide x 135' deep. A plat showing all dimensions is attached. The lot has been vacant since 2014. Prior to 2014, the site was occupied by a business called Sports Page bar/ restaurant until a fire destroyed the building and resulted in demolition (Figure 3). HDC approved the building demolition in 2014 (Case No. V14-0004). In 2016, the Battle Creek Community Foundation (BCCF) acquired the vacant property.



Figure 2. Picture of previous building on subject site, provided by staff's records. Building later caught fire and demolished in 2014. Picture taken in 2010.

In 2018, the BCCF received an approved HDC Certificate of Appropriateness to establish a new park (Reflection Park) on the site (V18-34; Approved 7/10/18). The park will consist of landscaping, seating areas, pergola, gazing ball, and landscaping amenities. Generally, this design will be for passive use. V18-34 staff report and approval documents of this park are attached. As of the date of this memorandum, construction of the park is currently underway.

## **Summary of Request**

BCCF filed the subject HDC Certificate of Appropriateness for a new sign to display the name of the park 'Tim & Lyn Kool Reflection Park'. The sign would be located near the front of the park, close to the existing sidewalk along W. Michigan Avenue, as noted on the attached Google map and 'Pocket Park Concept 1 – Raised Garden' illustration from the applicant. The sign is designed to be freestanding and not lighted. The sign depicts full caps lettering stating "TIM & LYN KOOL REFLECTION PARK", and two pictures of an urban park-like

setting. The sign is blue, red, yellow, green, and black colors. The sign dimensions are 4.6' feet tall by 3.8' wide; with a sign face area of 10 square feet. The sign face consist of a curved design and supported by two, white vertical columns. It is not clear if the sign face and columns will consist of a matte or glossy finish. Staff notes that a glossy finish is typically inappropriate in historic districts due to its more modern appearance. Therefore, staff recommends as a condition of approval that the entire sign shall consist of a matte finish.

Concurrent with the subject HDC Certificate of Appropriateness, the applicant has also submitted a Sign permit (PS19-34). Staff notes that the proposed sign complies with the maximum size and locational restrictions pursuant to Chapter 1296 *Signs* of the City of Battle Creek zoning code.



Figures 4. Picture of site under construction of future Reflection Park. Site is the dirt surface area. W. Michigan Avenue can be seen in back ground. White fence denotes western property line. Preserve concrete in foreground is eastern lot line. Picture taken by staff on 8/2/19.

**Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install a new sign at 225 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 installed into the ground through two vertical columns, which will result in minimal alteration to the site.

- (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.**

Since the lot is vacant and only consists of grass and concrete, there are little no distinguishing qualities/ character. Therefore, this criteria is not applicable.

- (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.***

There are no buildings or structures proposed consisting of a historic design or character. Therefore, this criteria is not applicable.

- (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.***

Not applicable because there are no structures or improvements which may have taken place over time.

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

As stated earlier, there are no resources on the site consisting of skilled craftsmanship. Therefore, this criteria is not applicable.

- (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.***

Not applicable, for the same reasons noted above.

- (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.***

Not applicable, because no sandblasting 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.***

Minimal excavation will be needed to install the proposed sign.

- (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.***

There are no proposed alterations or additions to any existing structures/buildings on the site since the site is vacant. The proposed sign will have no negative effect to the neighborhood's historic integrity

- (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.***

This criteria is not applicable to the proposal as it relates most appropriately to additions/ alterations on existing buildings or structures.

### **Recommendation**

As stated earlier, the proposed sign will provide the naming and identification of the new park. With staff's analysis of the application and recommended condition 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.

**Therefore, planning staff recommends approval of a Certificate of Appropriateness with the recommended condition shown below for 225 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.**

### **Condition:**

The sign face and vertical supports shall consist of a matte finish.



# City of Battle Creek

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



## HISTORIC DISTRICT COMMISSION

Application for:

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

Petition No. H-6-19

Date Received: 7-11-19

### APPLICANT\*\*

NAME: Battle Creek Community Foundation  
 ADDRESS: 32. W. Michigan Ave. Ste 1  
 PHONE: 269-962-2181 FAX: 269-962-2182  
 EMAIL: bccf@bccfoundation.org

### OWNER (if different from applicant)

NAME: Battle Creek Community Foundation  
 ADDRESS: 32. W. Michigan Ave Ste 1  
 PHONE: 269-962-2181 FAX: 269-962-2182  
 EMAIL: bccfoundation.org

\*\*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: 225 W. Michigan Historically

Current use of the property: Vacant / will be made into reflection park

List existing structures on the property and the approximate age of each. existing concrete, 50yr. old

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

Sports pavilion was demolished due to fire, the vacant property was purchased at auction by BCCF! Plan to create a pocket park, that will have elevated planters, pergola seating, sculpture, landscape planting. A passive park, we will also be having signage for the park.

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

*Improving the vacant property by providing decorative planting, retaining walls, native Michigan plantings. Currently site has no maintained planting this is improvement project, with a dedication signage.*

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

*create new structures that do not currently exist. Retaining wall, pergola, sculpture, decorative concrete, solar lighting and a dedication 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 <input checked="" type="checkbox"/>	_____	<i>decorative concrete block porous retaining wall. Exposed aggregate concrete, dedication signage</i>

**For Notice To Proceed requests only:**

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

*N/A*

**SUBMITTAL REQUIREMENTS**

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

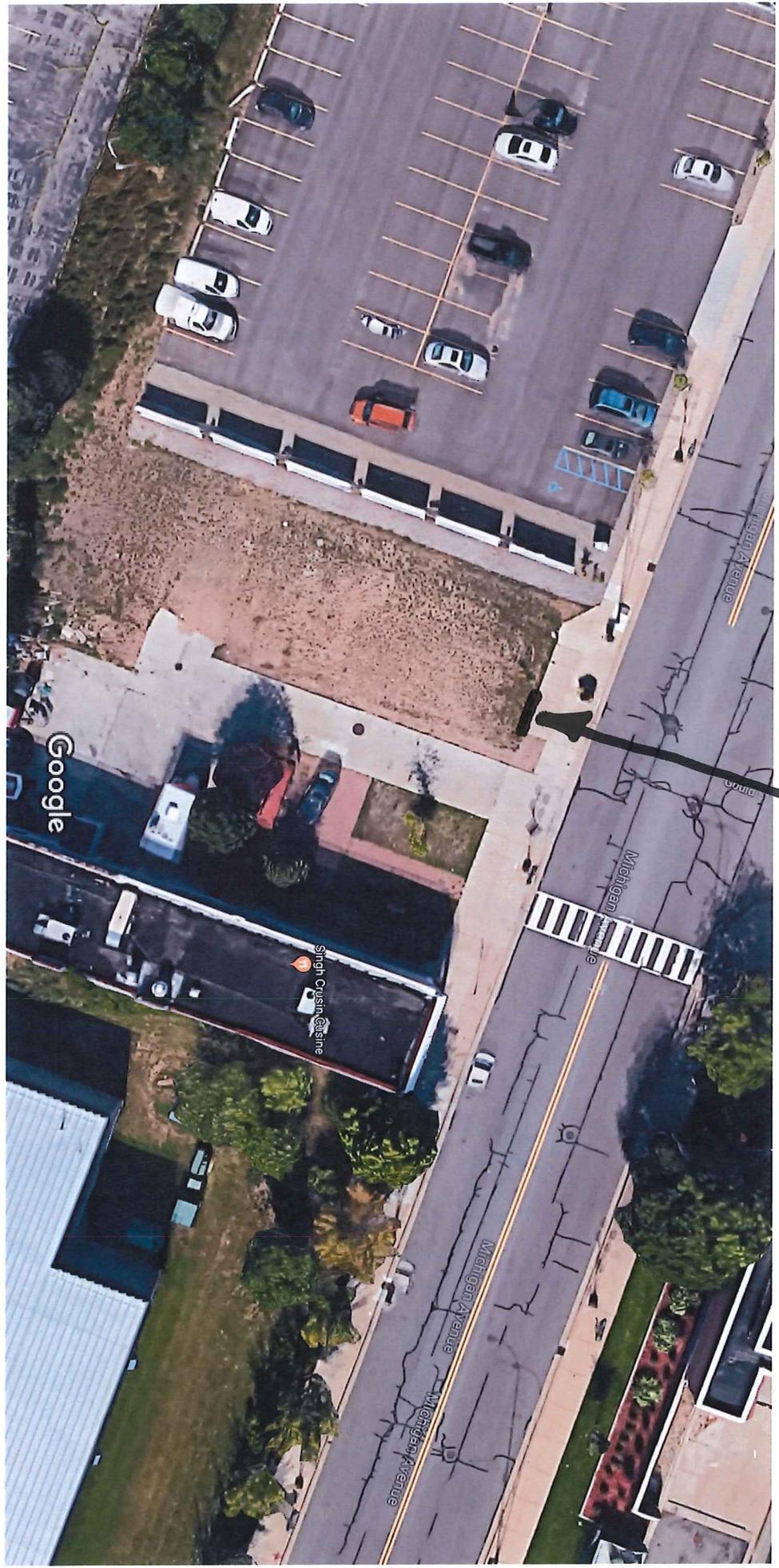
**APPLICANT SIGNATURE**

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

*[Signature]*  
Name \_\_\_\_\_

*7/11/2019*  
Date \_\_\_\_\_

PARK SIGN



Imagery ©2019 Google, Map data ©2019

20 ft

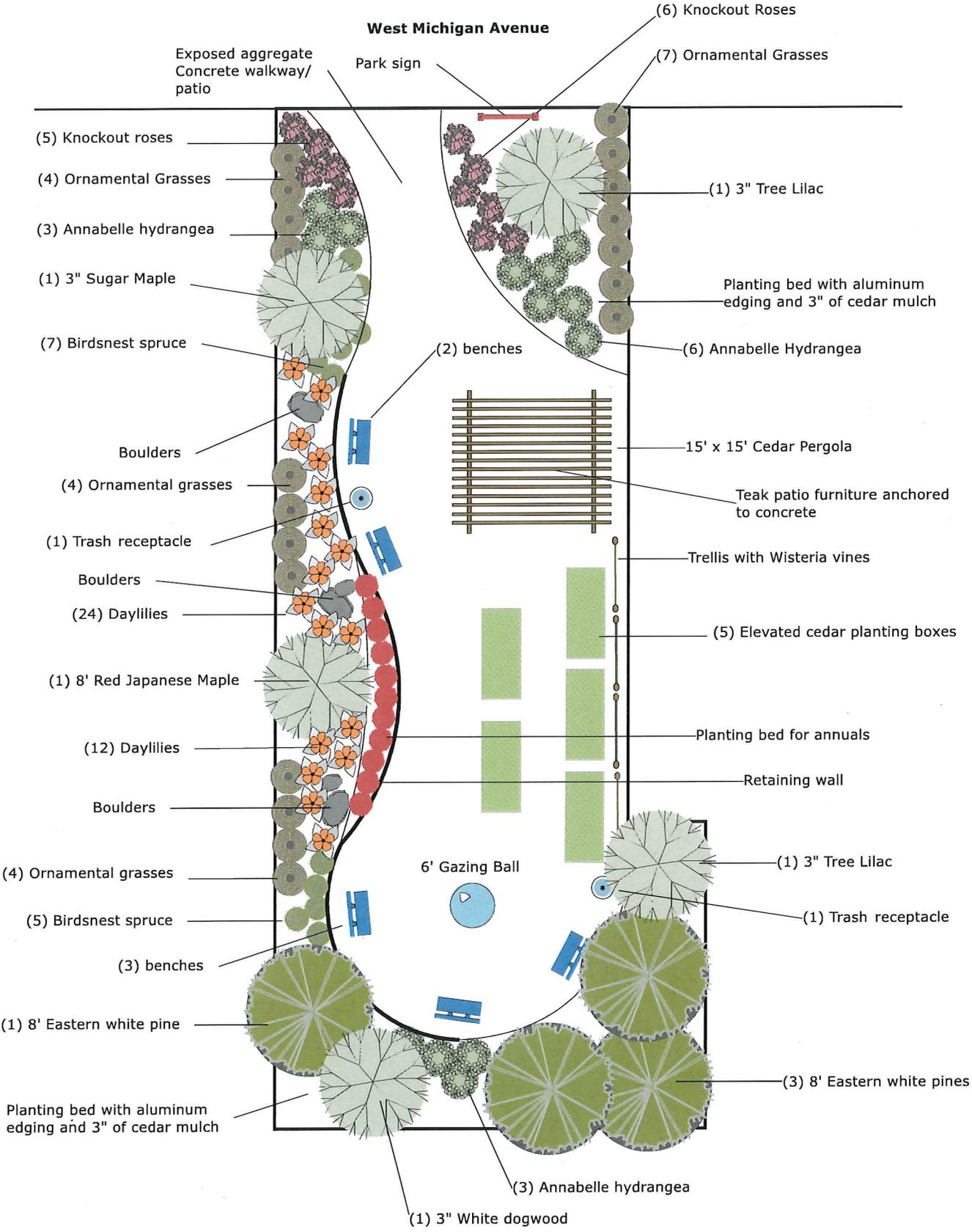


Public Sector Consultants North Washington Square, L...



9000 Baseline Road Battle Creek, MI

# Pocket Park Concept 1 – Raised Gardens



H





CITY OF BATTLE CREEK  
COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

## Historic District Commission Meeting

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

Monday, July 9, 2018

Time: **4:00 P.M.**

### AGENDA

1. **Call to Order:**
2. **Attendance:**
3. **Additions or Deletions to Agenda:**
4. **Approval of Minutes:** June 11, 2018 Meeting
5. **Correspondence:**
6. **Old Business:**
7. **New Business:**
  - A. Calhoun County Land Bank:** *Request for a Certificate of Appropriateness by Calhoun County Land Bank for a direct replacement of a front porch*
  - B. Calhoun County Land Bank:** *Request a Notice to Proceed for the demolition of 265 Washington Ave N.*
  - C. Towerpinkster:** *Request for a Certificate of Appropriateness by Towerpinkster for 64 W Michigan Ave to convert building to a brew pub.*
  - D. Grace Health:** *Request for a Certificate of Appropriateness for Grace Health for 184 W Emmett (parcel# 0601-22-368-0) for a proposed parking lot.*
  - E. Battle Creek Community Foundation:** *Request for a Certificate of Appropriateness by Battle Creek Community Foundation for 225 W Michigan Ave (parcel# 0254-00-073-0) to create a pocket park.*
8. **Comments by the Public:**
9. **Comments from Commission Members and Staff:**
10. **Adjournment:**



# CITY OF BATTLE CREEK

## COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

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## HISTORIC DISTRICT COMMISSION

Application for:

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

Petition No. H-13-18

Date Received: \_\_\_\_\_

### APPLICANT\*\*

NAME: Battle Creek Community Foundation  
 ADDRESS: 32. W. Michigan Ste. 1  
 PHONE: 269-962-2181 FAX: 269-962-2182  
 EMAIL: bccf@bccfoundation.org

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NAME: Battle Creek Community Foundation  
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### SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 225 W. Michigan Historically  
 Current use of the property: vacant

List existing structures on the property and the approximate age of each. \_\_\_\_\_  
existing concrete, 50yrs old.

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

Sports page was demolished due to fire, the vacant property was purchased at auctions by BCCF! Plan to create a pocket park, that will have elevated plantings, pergola seating, sculpture landscape planting. (A passive park), Also signage etc.

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

Improving the vacant property by providing decorative planting, retaining walls, native michigan plantings, currently site has no maintained planting this is an improvement project.

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

Create new structures that do not currently exist. Retaining wall, pergola, sculpture, decorative concrete, solar lighting

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 <input checked="" type="checkbox"/>	_____	decorative concrete block pavers retaining wall. Exposed aggregate concrete.

**For Notice To Proceed requests only:**

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

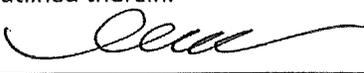
N/A

**SUBMITTAL REQUIREMENTS**

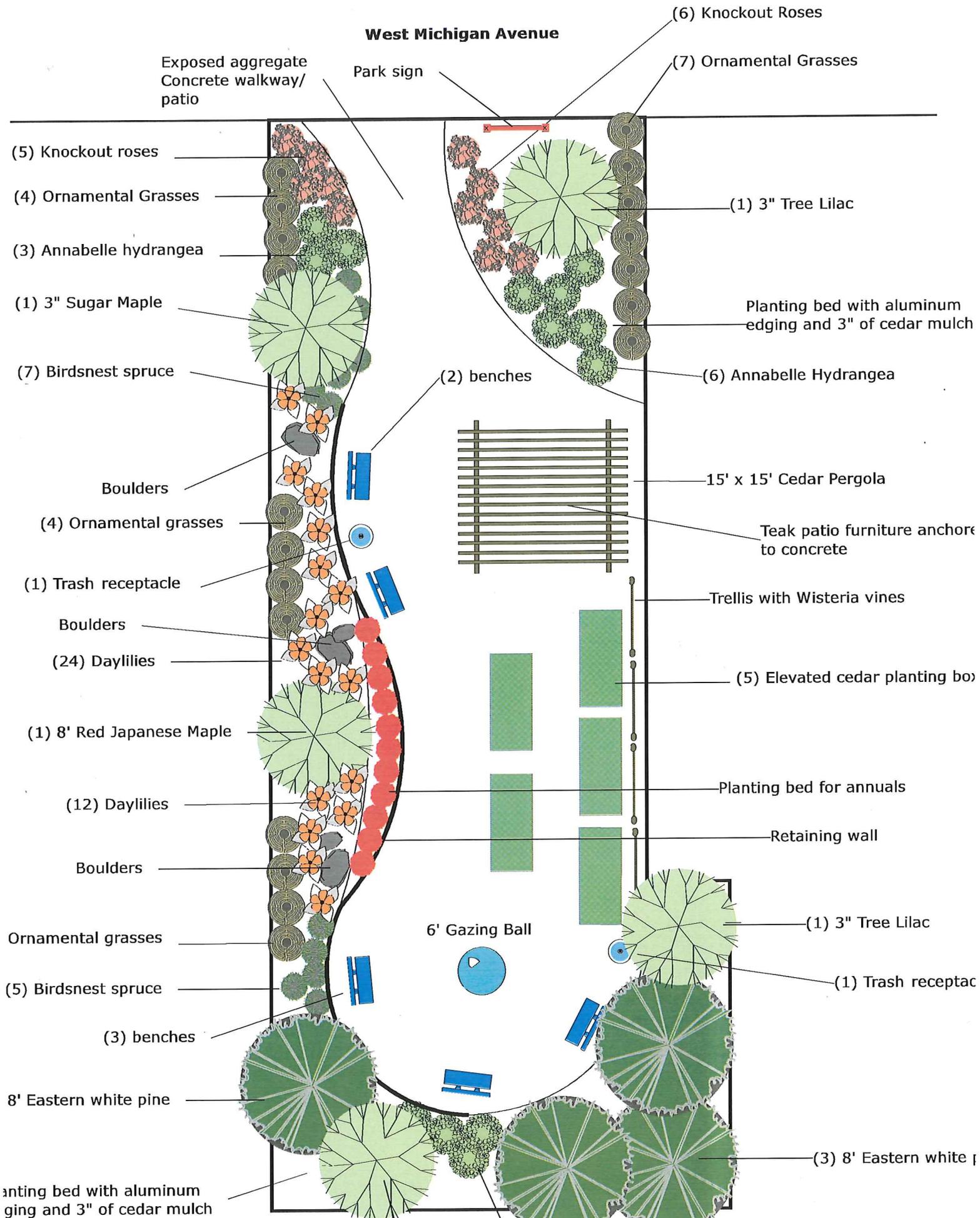
As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

**APPLICANT SIGNATURE**

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

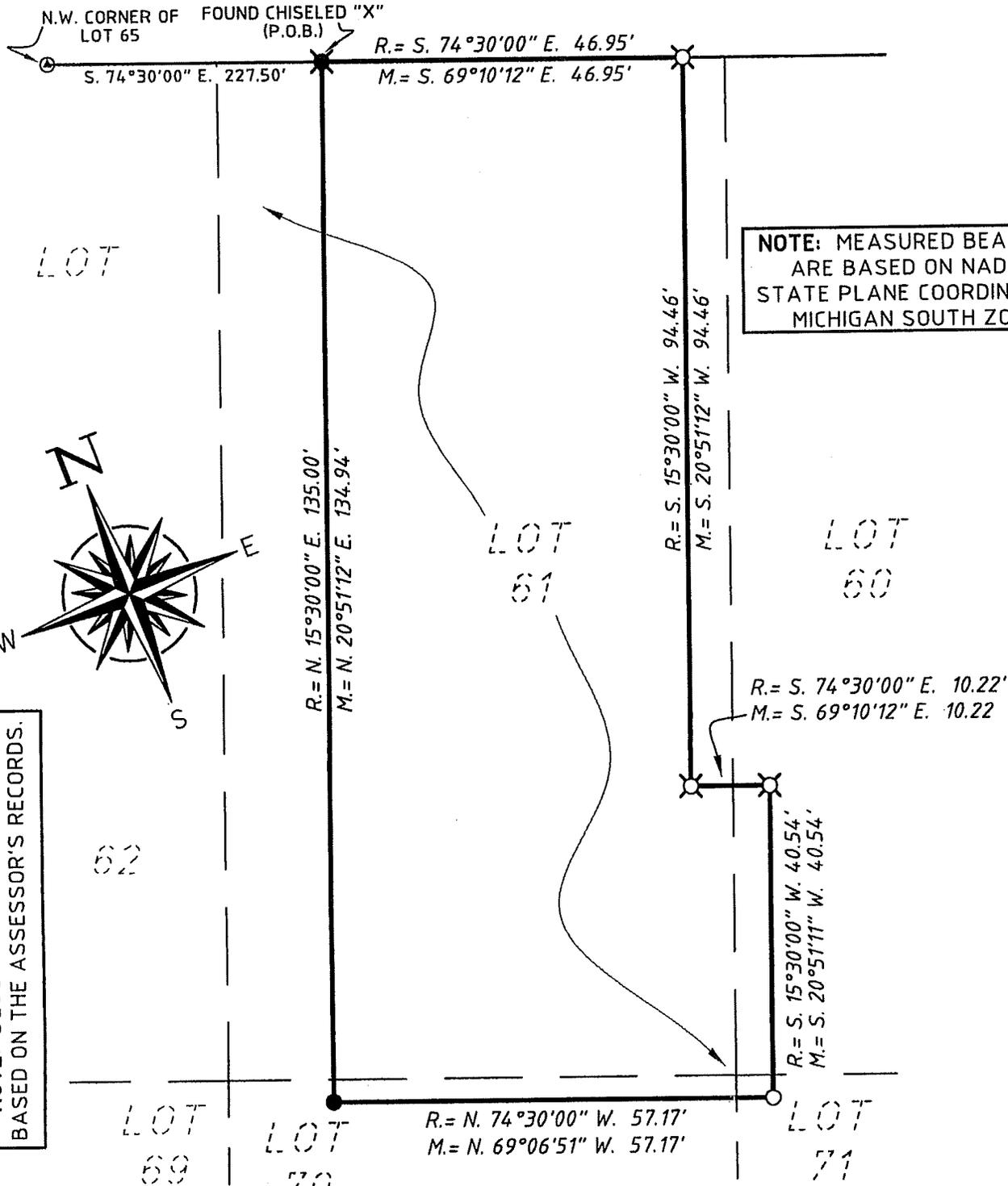
  
 \_\_\_\_\_  
 Name

7/5/2018  
 \_\_\_\_\_  
 Date



# WEST MICHIGAN AVE.

R.= = RECORDED DISTANCE  
M.= = MEASURED DISTANCE  
R.= = RECORD DISTANCE



**DESCRIPTION:**

PART OF LOTS 60, 61, 70, AND 71 OF RANGE OF BLOCKS NO. 4 OF THE MAP OF BATTLE CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 2 OF DEEDS, ON PAGE 42, IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALHOUN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 65; THENCE SOUTH 74°30'00" EAST, ALONG THE SOUTHERLY LINE OF MICHIGAN AVENUE, 277.50 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 74°30'00" EAST ALONG SAID SOUTHERLY LINE, 46.95 FEET; THENCE SOUTH 15°30'00" WEST, 94.46 FEET; THENCE SOUTH 74°30'00" EAST, 10.22 FEET; THENCE SOUTH 15°30'00" WEST, 40.54 FEET; THENCE NORTH 74°30'00" WEST, 57.17 FEET; THENCE NORTH 15°30'00" EAST, 135.00 FEET TO THE PLACE OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY EASEMENTS OF RECORD.

Client: **BATTLE CREEK COMMUNITY FOUNDATION**

Drawn by: AJP  
 Surveyed by: TV  
 Scale: 1" = 20'

Job No.: 40875  
 Date: 09/15/2016  
 Revised:

*William K. Crane*  
 WILLIAM K. CRANE, P.S. #29243



## Battle Creek Historic District Commission

### Staff Report

#### W. Michigan Ave. (Vacant Property)

Meeting: July 09, 2018

**To:** Historic District Commission

**From:** Eric Feldt, Planner, AICP, CFM

**Date:** July 06, 2018

**Subject:** The petition, filed by Battle Creek Community Foundation (owner), is for the issuance of a Certificate of Appropriateness for a new park consistent with Zoning and Historic District Commission requirements.

#### Summary

Staff recommends approval of the subject petition because the proposed park retains the historic integrity of the local Old Advent Town historic district; meets Chapter 1470 Historic Preservation, Michigan's Local Historic Districts Act; and, meets the criteria for the National Register of Historic Places.

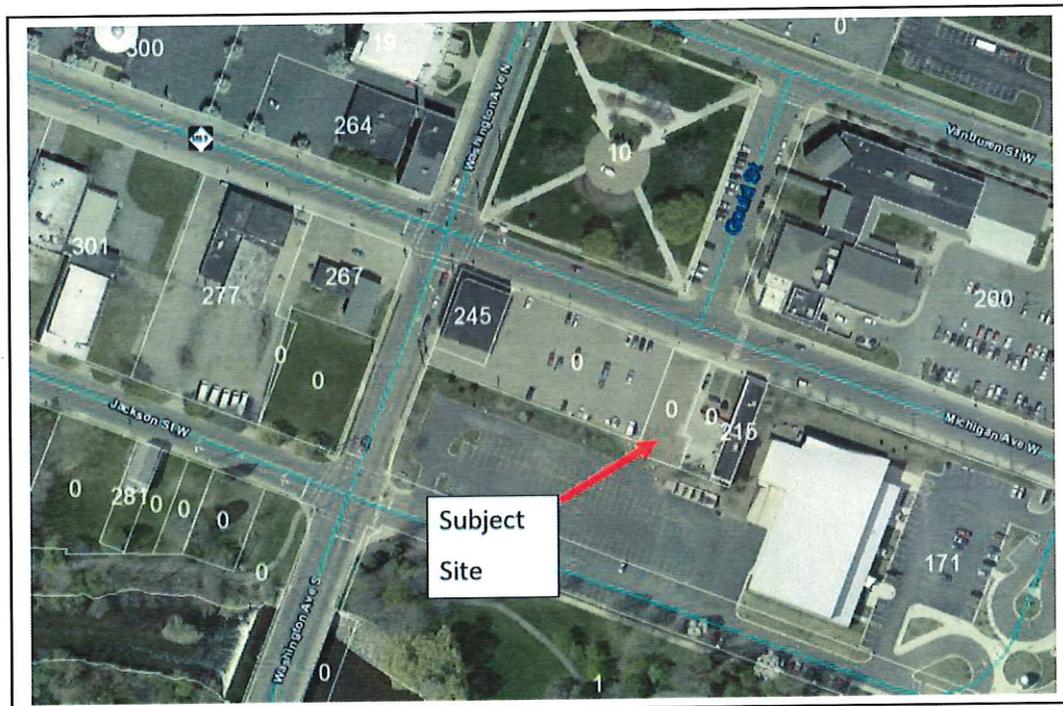


Figure 1: Arrow points to subject site along W. Michigan Ave. just east of Washington Ave.





Figure 3. Picture of previous building on subject site, provided by staff's records. Building later caught fire and demolished in 2014. Picture taken in 2010.

### **Summary of Request**

The applicant obtained the property through an auction, and now wishes to create a small 'pocket' park for the general public. Generally, the park will be designed for passive use with enclosing landscaping form and seating. The entire property will be dedicated for park use. The creation of a new park required the applicant to submit the subject HDC application 'Certificate of Appropriateness' for review and vote by the HDC pursuant to Ch. 1470.08 & Ch. 1470.09. The project entails the following improvements:

- Various landscaping: trees, bushes, flowers, grasses, boulders, etc.;
- Various structures: pergola, benches, trellises, planting boxes, and trash cans;
- Gazing ball; and
- Park sign (no submitted drawings; not part of subject application).

There are no proposed parking spaces for the project. Therefore, people are expected to reach the park by foot, as facilitated by the abutting the sidewalk. Staff suspects the park will attract various employees nearby during their work breaks, as well as passerby's of the

downtown area. Since no lighting is proposed, staff suspects that the park will be primarily used during daytime hours.

### **City Reviews; Permits**

Staff notes that a passive park is allowed in the underlying I-1 zoning district. An approved Sign permit will be required for the proposed sign; all other structures may need an approved zoning or Building permit depending on size. Since detailed drawings/ images of the proposed sign were not submitted with the subject HDC application, the applicant is expected to file a separate HDC application for the sign in the future.

### **Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install a new parking lot.**

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.***

Since the lot is vacant, no alterations affecting buildings will result from the proposal. The new park's landscaping features and structures will not alter the environment or create an incompatible use.

- (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.***

Since the lot is vacant and only consists of grass and concrete, there are little no distinguishing qualities/ character. Therefore, this criteria is not applicable.

- (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.***

There are no buildings or structures proposed consisting of a historic design or character. Therefore, this criteria is not applicable.

- (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.***

Not applicable because there are no structures or improvements which may have taken place over time.

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

As stated earlier, there are no resources on the site consisting of skilled craftsmanship. Therefore, this criteria is not applicable.

- (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.***

Not applicable, for the same reasons noted above.

- (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.***

Not applicable, because no sandblasting 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.***

Shallow excavation will be necessary to install the new pergola and landscaping. Therefore, staff recommends the following condition of approval: If any archaeological resources are discovered, the project manager shall notify City staff for further direction

- (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.***

There are no proposed alterations or additions to any existing structures/ buildings on the site since the site is vacant. The proposed landscaping, seating, elevated planter boxes, and trash receptacles will have no negative effect to the neighborhood's historic integrity.

- (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.***

This criteria is not applicable to the proposal as it relates most appropriately to additions/ alterations on existing buildings or structures.

### **Recommendation**

As stated earlier, the project consists a new passive park with common amenities. Staff finds this project will preserve the historic design and architectural significance of the neighborhood. 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 following condition for the proposed parking lot, fence, and landscaping, 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.**

**Staff's Recommended Condition**

If any archaeological resources are discovered, the project manager shall notify City staff for further direction.



CITY OF BATTLE CREEK  
COMMUNITY SERVICES DEPARTMENT – PLANNING & ZONING

July 10, 2018

**HISTORIC DISTRICT COMMISSION**  
**ADMINISTRATIVE APPROVAL**

**225 W MICHIGAN AVE**

*Petition submitted by Battle Creek Community Foundation, requesting approval to create a pocket park on the vacant lot.*

---

Battle Creek Community Foundation  
32 W Michigan Ave Ste1  
Battle Creek, MI 49017

By authority given by the Historic District Commission of the City of Battle Creek the Planning Department, staff may review applications for approval on minor renovations on behalf of the Historic District Commission of the City of Battle Creek.

**By decision of the Planning Manager; Your request to create a pocket park on the vacant lot, as described in the Certificate of Appropriateness application submitted meets the Secretary of the Interiors Standards for rehabilitation and guidelines for rehabilitating historic buildings for property located at 225 W MICHIGAN AVE has been APPROVED as submitted with the stipulation that it meets City Code with the following condition.**

**Condition: Historic District Commission requires if any archaeological resources are discovered, the project manager shall notify City staff.**

If you have any questions, please feel free to contact Eric Feldt, Planner at 966-3320.

Sincerely,

HISTORIC DISTRICT COMMISSION  
OF THE CITY OF BATTLE CREEK

---

By Direction of the Chairperson

CC. Building Inspections

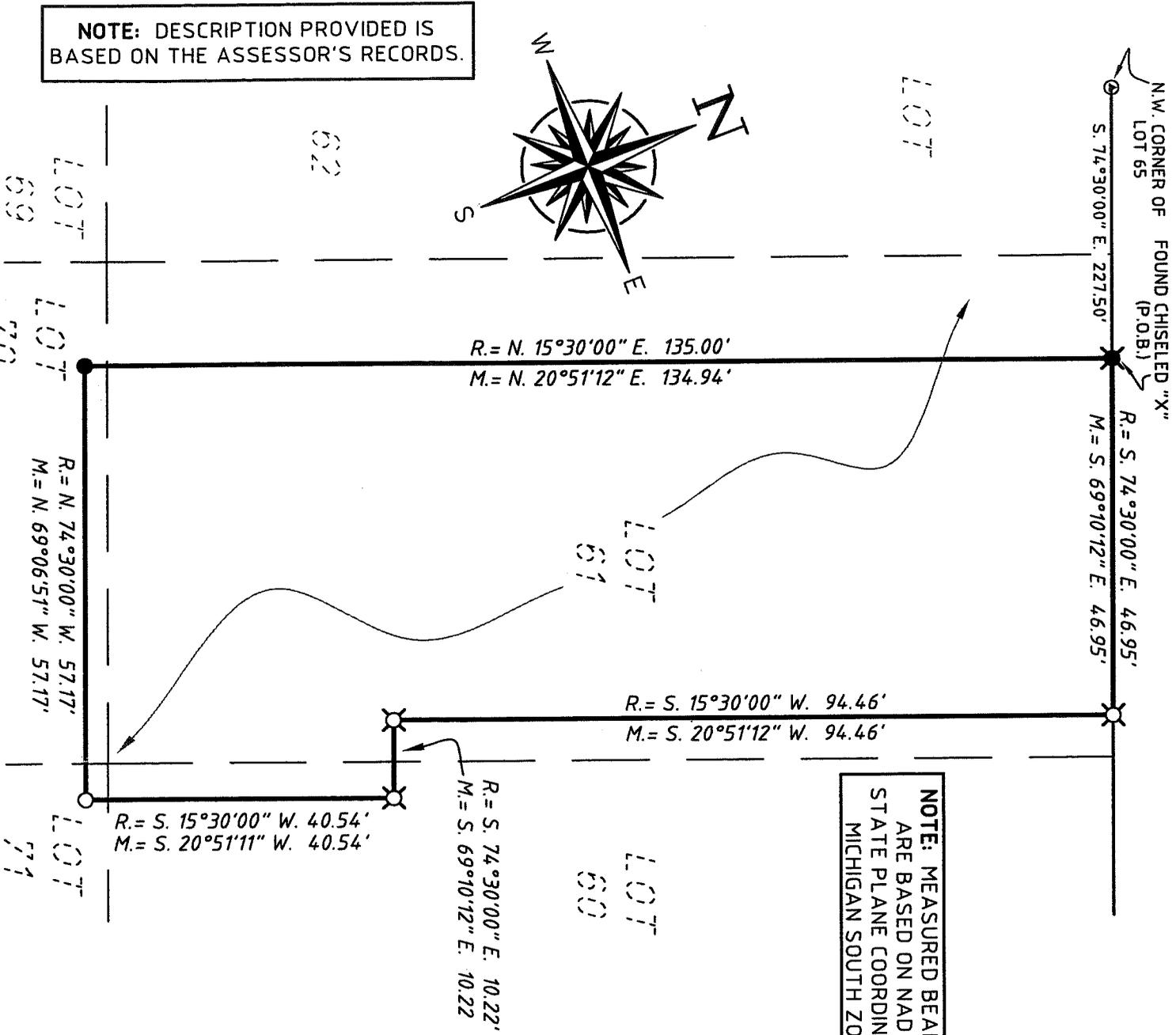
SKETCH OF SURVEY

WEST MICHIGAN AVE.

LEGEND

- = FOUND SURVEY MARKER
- ⊗ = SET MAG NAIL
- = SET 1/2" CIR #29243/#43067
- P. = PLATTED DISTANCE
- M. = MEASURED DISTANCE
- R. = RECORD DISTANCE

NOTE: MEASURED BEARINGS ARE BASED ON NAD 83 STATE PLANE COORDINATES, MICHIGAN SOUTH ZONE



NOTE: DESCRIPTION PROVIDED IS BASED ON THE ASSESSOR'S RECORDS.

DESCRIPTION:

PART OF LOTS 60, 61, 70, AND 71 OF RANGE OF BLOCKS NO. 4 OF THE MAP OF BATTLE CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 2 OF DEEDS, ON PAGE 42, IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALHOUN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 65; THENCE SOUTH 74°30'00" EAST, ALONG THE SOUTHERLY LINE OF MICHIGAN AVENUE, 277.50 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 74°30'00" EAST ALONG SAID SOUTHERLY LINE, 46.95 FEET; THENCE SOUTH 15°30'00" WEST, 94.46 FEET; THENCE SOUTH 74°30'00" EAST, 10.22 FEET; THENCE SOUTH 15°30'00" WEST, 40.54 FEET; THENCE NORTH 74°30'00" WEST, 57.17 FEET; THENCE NORTH 15°30'00" EAST, 135.00 FEET TO THE PLACE OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY EASEMENTS OF RECORD.

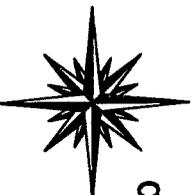
Client: BATTLE CREEK COMMUNITY FOUNDATION

Drawn by: AJP  
 Surveyed by: TV  
 Scale: 1" = 20'

Job No.: 40875  
 Date: 09/15/2016  
 Revised:

*William K. Crane*  
 WILLIAM K. CRANE, P.S. #29243

This survey is made on the basis of the legal descriptions furnished to C.L.S. No investigation has been made for easements, encumbrances, ownership title evidence, or any other facts that may be disclosed by an accurate and current title search. Declaration is made to the original purchaser of this survey, it is not transferable to additional institutions or subsequent owners. This drawing is valid only if it contains the surveyor's original signature and embossed seal.



CRANE LAND SURVEYING, P.C.

14250 BEADLE LAKE ROAD  
 SUITE 130  
 BATTLE CREEK, MICHIGAN 49014  
 ph: (269) 963-7977 • fax: (269) 963-7008  
 www.cls-bc.com

# SIGN PERMIT APPLICATION

CLEAR FORM    PRINT FORM

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

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

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

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

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

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

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

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

## Area Metropolitan Services Agency

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

**Please mark box for appropriate jurisdiction.**

**Administrative Section:**

Cash

Check # \_\_\_\_\_ Receipt # \_\_\_\_\_ Inspector Approval \_\_\_\_\_ Issued Permit # \_\_\_\_\_

Zoning Administrator Approval \_\_\_\_\_ Date \_\_\_\_\_

**I. JOB LOCATION**

NAME OF BUSINESS AND BUSINESS OWNER: Battle Creek Community Foundation      HAS AN ELECTRICAL PERMIT BEEN OBTAINED FOR THIS PROJECT?  YES  NO  N/A

STREET ADDRESS & JOB LOCATION (STREET NO. & NAME): 200 W. Michigan Ave. Ste 101      ZONING CLASSIFICATION: \_\_\_\_\_

JOB SITE TELEPHONE: 269-965-0000 ext 222      CELL NUMBER: 269-209-4305      FAX: \_\_\_\_\_

NUMBER OF EXISTING SIGNS: NONE      TOTAL SQUARE FOOTAGE OF EXISTING SIGNS: NONE

**II. SIGN CONTRACTOR (if applicable)**

NAME: SIGNS & DESIGNS, INC.      ADDRESS: 260 N 30th St.      CITY/STATE: SPRINGFIELD MI      ZIP: 49037

PHONE NUMBER: 269-968-8909      FAX NUMBER: 968-4055      E-MAIL ADDRESS: Jrurve@AOL.com

**III. ELECTRICAL CONTRACTOR (if applicable)**

NAME: N/A      ADDRESS: \_\_\_\_\_      CITY/STATE: \_\_\_\_\_      ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_      FAX NUMBER: \_\_\_\_\_      E-MAIL ADDRESS: \_\_\_\_\_

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

**VI. SIGN INFORMATION**

QUANTITY	TYPE OF SIGN (FASCIA, ROOF, POLE, ETC)	TYPE OF MATERIAL	LENGTH		WIDTH		NUMBER OF SIDES	TOTAL DISPLAY AREA	HEIGHT ABOVE STREET	
			FT	IN	FT	IN			FT	IN
1	POST MOUNT IN GROUND	COMPOSITE ALUMINUM/ DECAL	46.5"		32"		1	10 SQ FT.	4'	6"

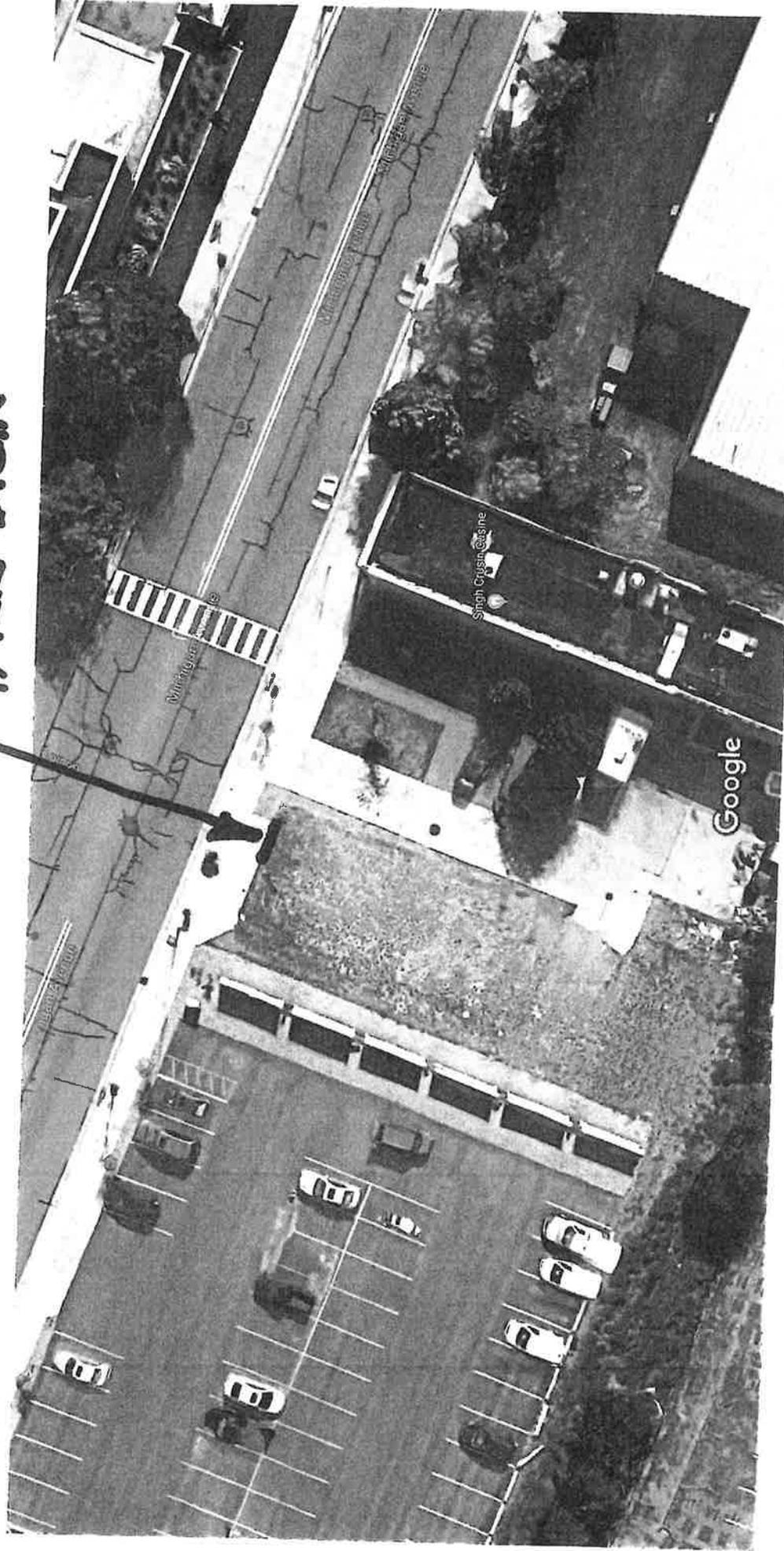
APPLICATIONS MUST INCLUDE CONSTRUCTION DRAWINGS AND SITE PLAN

**VII. COMMENTS/DESCRIPTION**

SEE DRAWINGS & SPEC ATTACHED

Go g le Maps

PARK SIGN

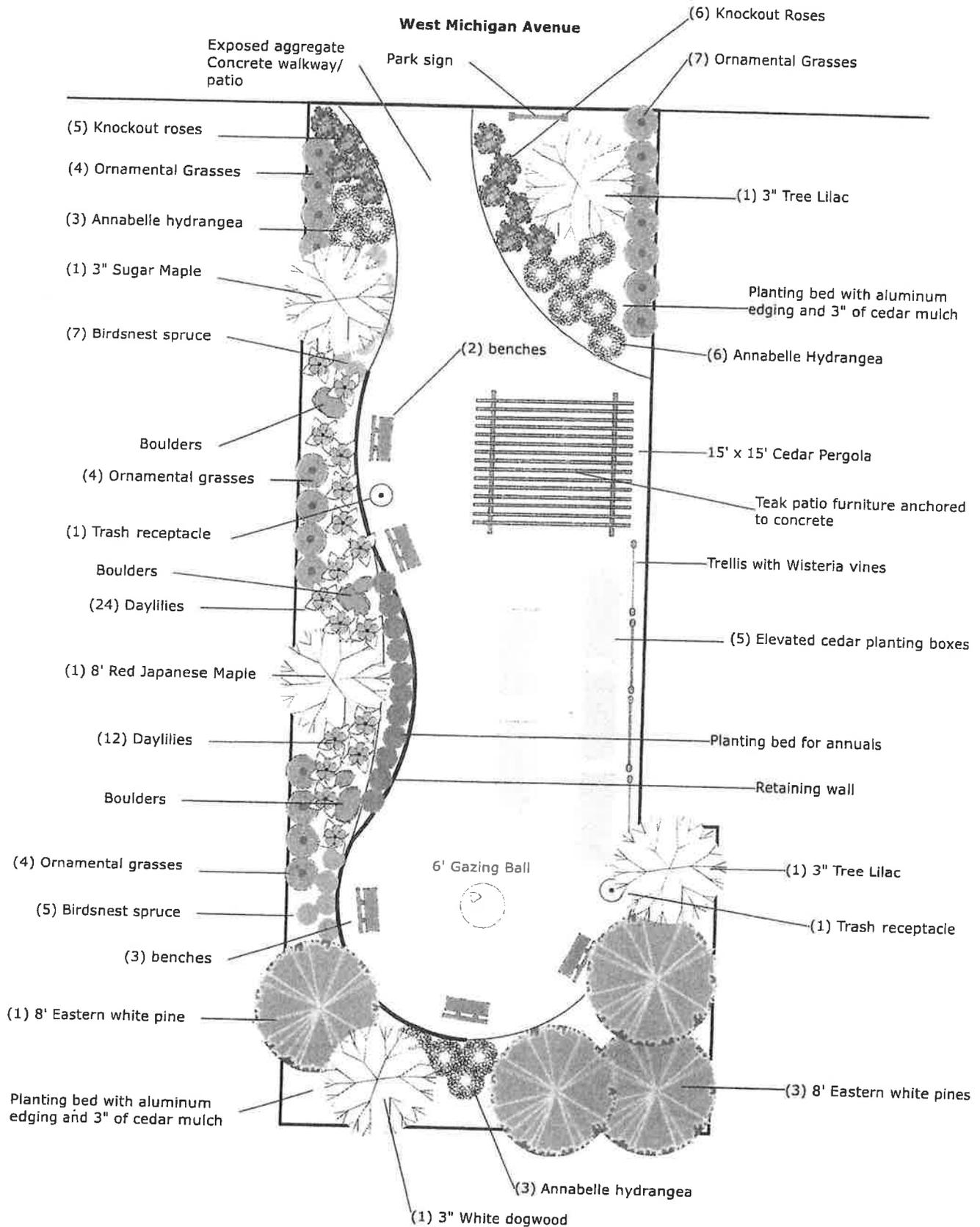


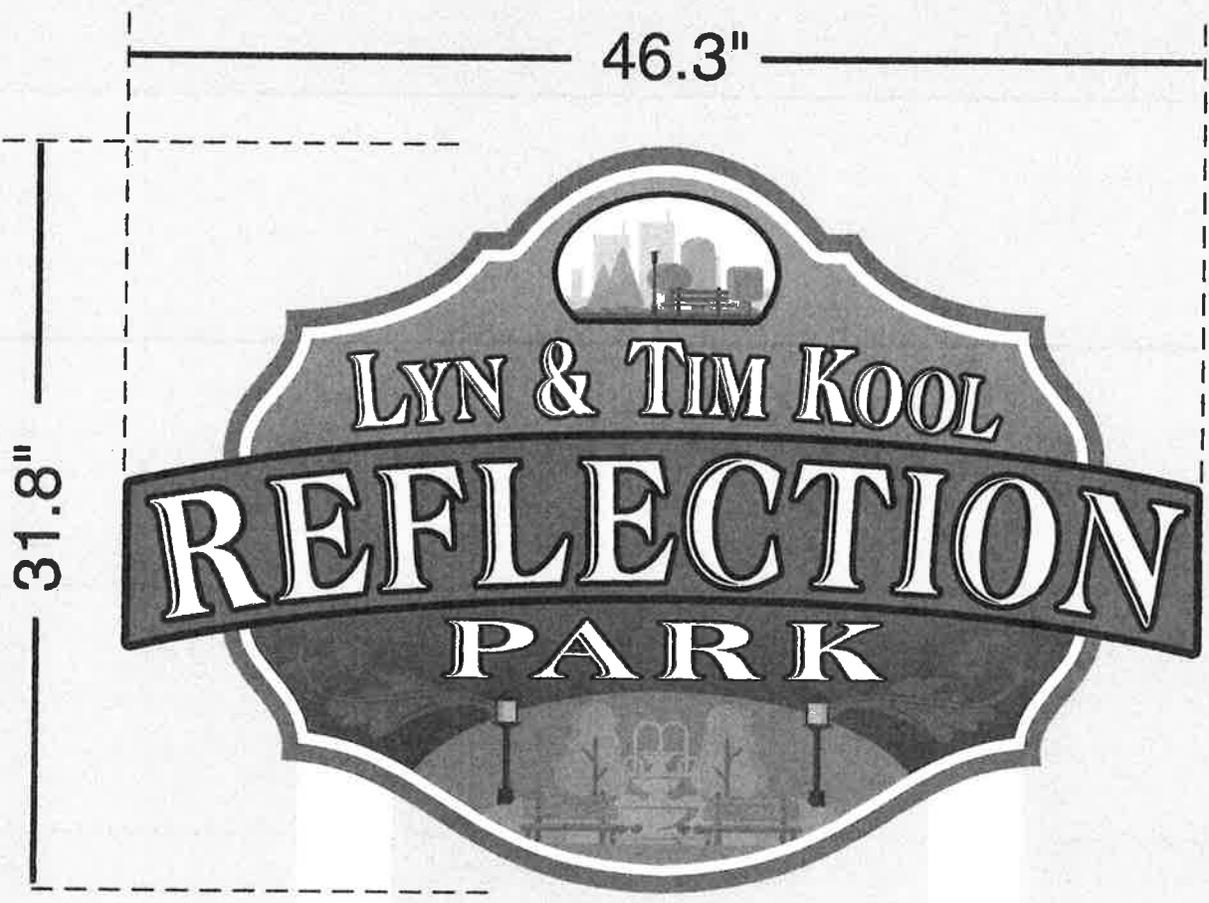
Imagery ©2019 Google, Map data ©2019 20 ft

Public Sector Consultants North Washington Square, L.L.C.

9000 Baseline Road Battle Creek, MI

# Pocket Park Concept 1 – Raised Gardens







## Battle Creek Historic District Commission

### Staff Report

172 Manchester Street

Meeting: August 12, 2019

**To:** Historic District Commission

**From:** Eric Feldt, Planner, AICP, CFM

**Date:** August 6, 2019

**Subject:** The petition, filed by Brian Marais (applicant and owner), is for the issuance of a Certificate of Appropriateness for renovating the building at 172 Manchester Street with Zoning and Historic District Commission requirements.

### Summary

Staff recommends approval of the subject petition because the proposed renovations 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 along Manchester Street between N. Wood Street and Kendall Street N. in the Old Advent Town local Historic district.

## **Site & History**

The subject building (172 Manchester Street) is located in the Old Advent Town local historic district in NPC #2 Northcentral area. According the City of Battle Creek Assessor's database, the two-story, single family house was constructed in 1900 with a total area of 2,018 square foot. The building has changes owners several times in the past 30 years, with a few foreclosures just in the previous 12 years, according to staff's records. Also, the house was vacant form 2012 until 2019. Deferred maintenance of the building occurred during this time. When the property was tax foreclosed upon in 2018, it became owned by the Calhoun County Land Bank (Land Bank). The Land Bank sold it in 2019 to Brian & Peggy Marais, the applicant of the subject HDC application. The new owners seek to renovate the exterior and interior of the building. As of the date of this memorandum, the interior has been nearly fully demolished with only the wood studs and limited plumbing/ wiring showing.

Sometime in the past, the previous private owners made repairs to the exterior that removed or changed the historic elements of the house: removal of the front porch skirting, replacing many wood-framed windows with vinyl, replacing exterior wood window trim with aluminum, and adding a screen around the front porch. These items will be addressed in this memorandum.

## **Summary of Request**

The landowner has submitted an HDC Certificate of Appropriateness to remodel the exterior of the building. The interior will be fully renovated but is not addressed in this report since HDC review only applies to the exterior. The applicant has submitted conceptual computer-generated illustrations of the project. See attachment. Staff has summarized those image in the narrative shown below, stating existing and proposed items. Further, where staff finds items of historic incongruity, a recommended alternative is provided.

## **Proposed Exterior Changes**

- Windows
  - Existing Conditions
    - Most windows have been replaced by previous owners and now consist of vinyl material; only a few remain the historic wood material.
    - Some window panes are broken.
  - Proposal
    - Preserve existing windows and framing.
    - Replace broken panes where necessary.
- Front Porch
  - Existing Conditions
    - The existing front door is metal and not historic. Staff does not have any records showing historic door style or material.
    - The existing porch has generally kept is historic look with the addition of hand rails. The porch and steps have deteriorated beyond repair and have structural issues. A large screen wrapping around the porch was installed by previous owner.
  - Proposal
    - Front door, non-historic, will be replaced with a new wood or metal door.

- Entire porch and steps will be replaced with new material.
    - The new porch will have similar roof line, wood vertical columns. Columns will have a decorative stone base.
    - Existing concrete steps will be replaced with wood steps and railings.
    - New safety railings will be added to porch and steps.
    - New skirting around porch base consistent with historic image (see attachment) will be installed.
    - Porch and railing would be slightly off-set from wall.
      - This has changed to be in same footprint of existing porch.
  - Staff's recommendation
    - New columns should only decorative stone base below porch deck level to generally complement existing house foundation rock. Match paint color with house rock foundation to complement.
      - Applicant might remove the decorative stone base on the column.
- Siding
  - Existing
    - The existing siding is wood and may likely be original. The condition of the siding varies. Many areas are in decent condition but most areas on the façade and other elevation have peeling paint. Further, some areas the wood siding near the foundation are deteriorating and need replacement.
    - Original rock foundation would remain as-is.
  - Proposal
    - Install new vinyl siding over the existing wood siding. Vinyl dimensions would be similar to existing wood siding pieces.
    - New siding will be blue with white trim.
    - Cover rock foundation base with a flat siding element.
      - This has changed to: preserve rocks and paint white to cover past paint speckles from previous owners' painting.
    - Second-story area would be a faux cedar siding with a design contrasting with the rest of the blue vinyl siding.
      - This has changed to: use vinyl siding and trim but replicate unique trim and siding design; color of siding would match rest of house.
  - Staff's Recommendation
    - Don't use new vinyl siding. Instead, repair and repaint existing wood siding throughout entire house, where needed.
- Side Door & Porch
  - Existing
    - This was a later addition to the house. The porch is fully-enclosed by framing walls. The siding on the porch matches rest of house. The foundation is brick. This door and concrete steps are not easily visible from the street.
  - Proposal
    - Steps would be removed. Door would be removed and framed-in within wall.
- Back Door & Deck
  - Existing

- The back door is within a recessed entryway. There are several narrow windows adjacent to entryway. The back of the house is not visible from street. Small concrete steps provide access up to entryway. These steps are settling away from the house.
- Proposal
  - The recessed entryway would be removed, pushed forward with the rest of back wall, and replaced with a new sliding glass door.
  - New deck would be installed off the new sliding door. The deck would be full width of house and 15-20 feet deep.
  - Three narrow windows would be removed to allow for new sliding door.

As noted above, the main item of historic incongruity is the new vinyl siding. Staff discussed this item with the applicant, indicating that it would be best for the existing wood siding pieces be preserved and re-used. The applicant states that by preserving the wood siding would result in high costs and greater construction time. This part of the project would entail: removing wood siding pieces, re-wrapping the house, repainting/ resealing wood pieces, and re-installing wood pieces. The new vinyl siding which comes pre-painted would be installed over the existing wood siding pieces. For the second-story area, the applicant would use vinyl but replicate the unique trim design, siding, and circular trim pieces; faux cedar would not be used.

**Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to renovate 172 Manchester Street.**

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 only proposed alteration would be along the rear elevation consisting of removing the recessed entryway and replacing it with a new sliding door flush with the rest of the rear elevation. The new deck off the rear elevation would be the full width of the house and 15-20 feet deep. The rear elevation is not visible from the street. There is no change in the use of the house as a single family dwelling.

- (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.***

Staff finds that the distinguishing qualities/ character of the house are the windows, porch, siding, trim, and foundation items. As noted earlier, only the proposed siding change is changing the original qualities of house. Staff has recommended to the applicant to re-use the existing wood siding. The applicant prefers to install new vinyl siding over the existing wood siding and replicate the unique design trim pieces.

Overall, the applicant's proposal would not remove the historic wood siding, and therefore, could be re-used in the future. Further, the new vinyl siding would generally be similar in dimension with the historic wood siding. Staff finds that if the new vinyl consisted of a matte finish, this criteria would be met. Glossy finishes are generally not representative of historic features. Therefore, the distinguishing qualities of the house would not be destroyed.

- (c) ***All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.***

The only proposed alteration would be along the rear elevation consisting of removing the recessed entryway and replacing it with a new sliding door flush with the rest of the rear elevation. A new deck off the rear elevation would be installed. These alterations would not create an element of incompatibility of the historic basis of the house.

- (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.**

As note earlier, the side porch was a later addition consisting of a brick foundation, matching siding, and concrete steps. This porch is not easily visible from the street and does not have unique qualities of its own. The applicant's proposal consists of removing and framing in the door, and removing the steps. New vinyl siding would be installing over the existing wood siding to match with the rest of the proposed vinyl siding around the house.

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

The stylistic features/ skilled craftsmanship of the house consists of the front porch elements, siding, trim, and windows. The applicant's proposal will retain the general dimension of the siding pieces and unique trim pieces. Except for the removal of some rear elevation widows, the rest of the windows will be preserved with a few glass pane replacements. The historic wood siding would be preserved as-is, as the vinyl would be installed over it. The front porch will be rebuilt using similar scale and dimension as the historic appearance.

- (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.**

Despite not wishing to re-use the wood siding, the applicant's proposal of using new vinyl siding will preserve the existing wood siding and trim. This new siding will generally match the dimension and matte finish of the historic wood and trim pieces. The entire front porch will be replaced due to severe deteriorated and structural issues. It is not clear how much of the porch consist of historic items or features. The new items will generally match the existing porch's dimension. Except for the removal of some rear elevation widows, the rest of the windows will be preserved with a few glass 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.***

Staff is unaware of any surface cleaning methods needed for this project. Nonetheless, staff recommends a condition of approval that the use of sandblasting or other damaging cleaning methods be avoided.

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

Some groundwork is expected during the renovation/ replacement of the front porch. Staff recommends a condition of approval that if any archaeological resources are discovered that the applicant contact the City of Battle Creek.

- (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 only proposed alteration would be along the rear elevation consisting of removing the recessed entryway and replacing it with a new sliding door flush with the rest of the rear elevation, and adding a new deck. These features will not be easily visible from the street.

To ensure the new vinyl does not create a contemporary feature with glossy finish, staff has recommended a condition of approval that the new siding consist of a matte finish. The new front porch would consist of a rock element on the base of the support columns. The rock would generally complement the existing rock foundation. Therefore, the project will not destroy the historic significance of the house.

- (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.***

The only proposed alteration would be along the rear elevation consisting of removing the recessed entryway and replacing it with a new sliding door flush with the rest of the rear elevation, and adding a new deck. Staff finds that the location of these alternations do not negatively change the essential form of the resource.

## **Recommendation**

As stated earlier, the project will reinstate building's historic-era design and architectural significance. With staff's recommended conditions, 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 following conditions for the proposed building renovations at 172 Manchester Street, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.**

### **Staff's Recommended Conditions**

1. The gentlest means possible should be used when cleaning, repairing, and reinstalling exterior features of the building.
2. The use of sandblasting or other damaging cleaning methods shall be avoided.
3. The applicant shall contact the City of Battle Creek if any archaeological resources are discovered.
4. The new siding shall consist of a matte finish.



# City of Battle Creek

Department of Planning and Community Development  
10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014  
Phone: (269) 966-3320 • [www.battlecreekmi.gov](http://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: John Brian J. Marais  
 ADDRESS: 410 W. Washington St, Augusta, MI 49012  
 PHONE: (937) 545-0092 FAX: \_\_\_\_\_  
 EMAIL: BrianMarais24@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: 172 Manchester, BC 49037

Current use of the property: unoccupied, needs complete rehab

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

(1900) wood frame porch (1900-1950) windows & roof replaced (±2000), Indoor - wood framing - all original (1900)

Electrical - ±(1950) plumbing (±1950)

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

All interior rehabilitated - wiring, plumbing, walls, kitchen, bathrooms, etc.

Exterior - reconstruct front & back porch - as near as original.

Bedo siding - vinyl if approved, change color to blue.

Remove ~~back~~ side door leading to basement.

Replace broken windows/add larger basement windows to safety codes

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

Size and appearance of building remains the same  
except with the exception of the color blue instead of white  
siding.

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

Maintenance & repair of all existing features

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

	Existing Materials	Proposed Materials (if applicable)
Roof	_____	_____
Windows	_____	_____
Siding	<u>wood</u>	<u>Vinyl</u>
Foundation	<u>stone</u>	<u>stone overlay</u>
Other _____	<u>posts - cement</u>	<u>wood</u>

**For Notice To Proceed requests only:**

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

\_\_\_\_\_  
\_\_\_\_\_

**SUBMITTAL REQUIREMENTS**

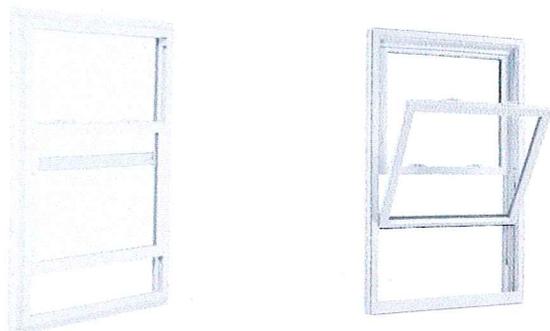
As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

**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

7-16-19  
Date



**Change #3 - Front Porch / stairs / guardrails repaired and replaced: (Proposed replacement to wood deck and stairway / support columns to replicate historic photo)**



**Our proposed changes:**



**Change #4 - Opening framed and sided in: (Proposed re-framing and siding to cover opening to the basement)**



**Our proposed changes:**

Using 2X6 framing to re-frame the previous doorway and then using proper instillation and siding as being used throughout the house.

**Change #5 - Adding a back deck / centering the doorway to a double sliding glass door:  
(Proposed re-framing and siding to cover opening to the re-positioning the door to be centered  
with the proposed deck addition)**



Our proposed changes:

Using 2X6 framing to re-frame the previous doorway and then using proper instillation and siding as being used throughout the house.



Brian Marais  
CEO / Founder  
MONEY UP



Phone: 1 937 545-0092

Cell: 1 269 615-2697

Website: [Moneyupgives.com](http://Moneyupgives.com)

From: Brian Marais <brianmarais24@gmail.com>

To: Peggy Marais <maraisplus8@aol.com>

Subject: Manchester Information for Historic Commission

Date: Tue, Jul 9, 2019 3:11 pm

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Here is the information for the application mom:

[Click here to download HDC Application](#)

**Pictures with changes needed:**

**Change #1 - Siding: (Proposed change to vinyl siding)**



Our proposed changes:



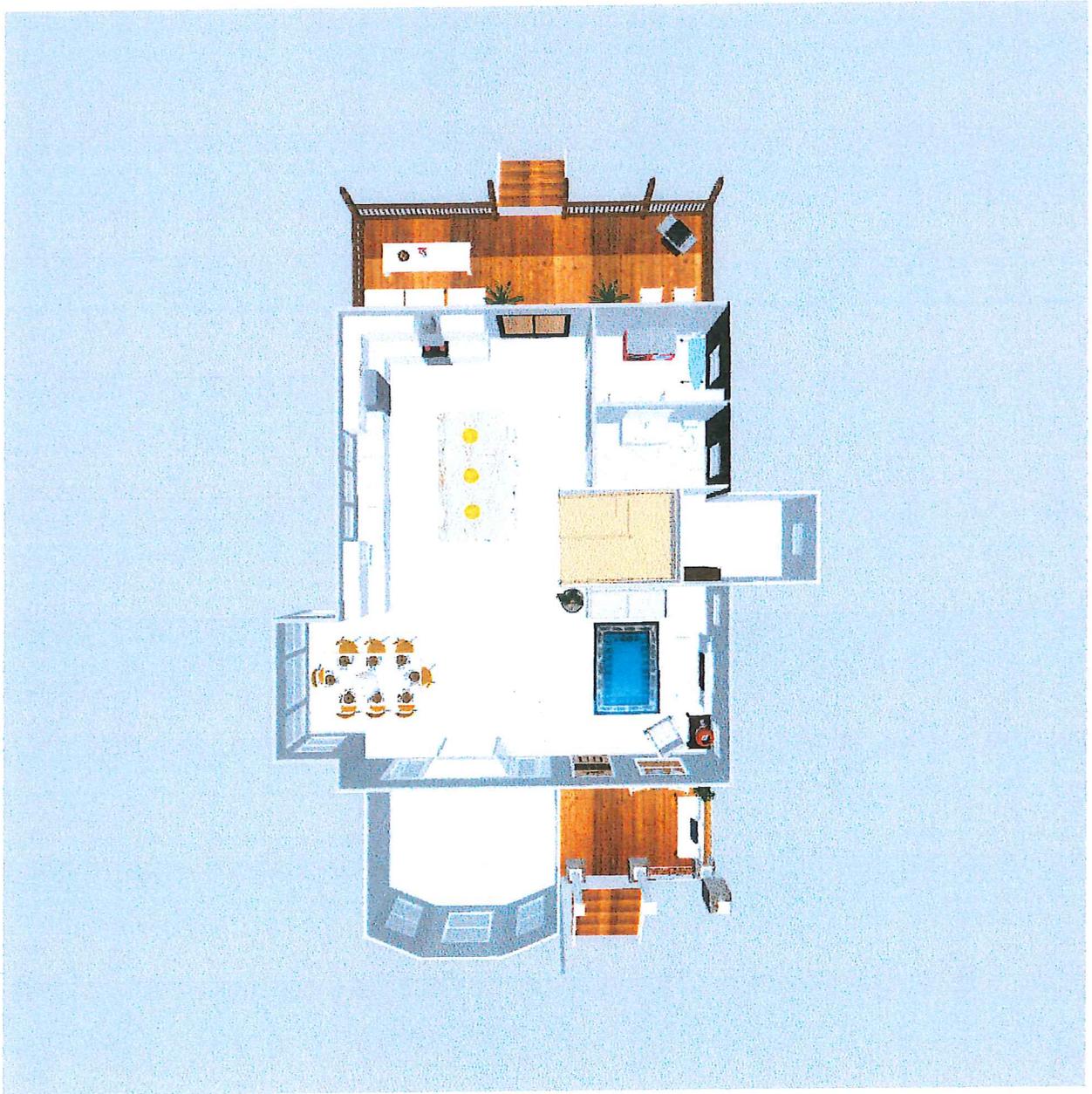
**Change #2 - Broken Windows replaced: (Proposed replacement to current double hung windows that have been installed throughout the house)**



Our proposed changes:

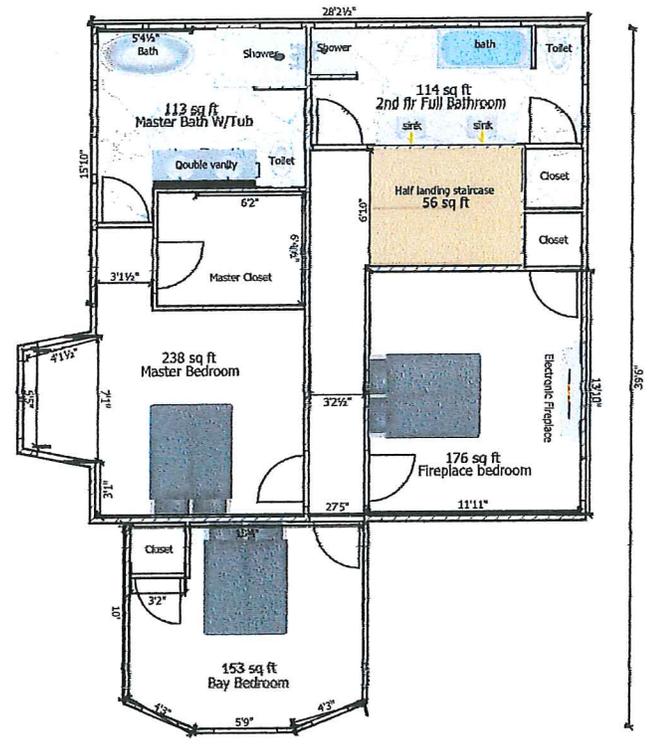


172 W. Manchester Floorplan



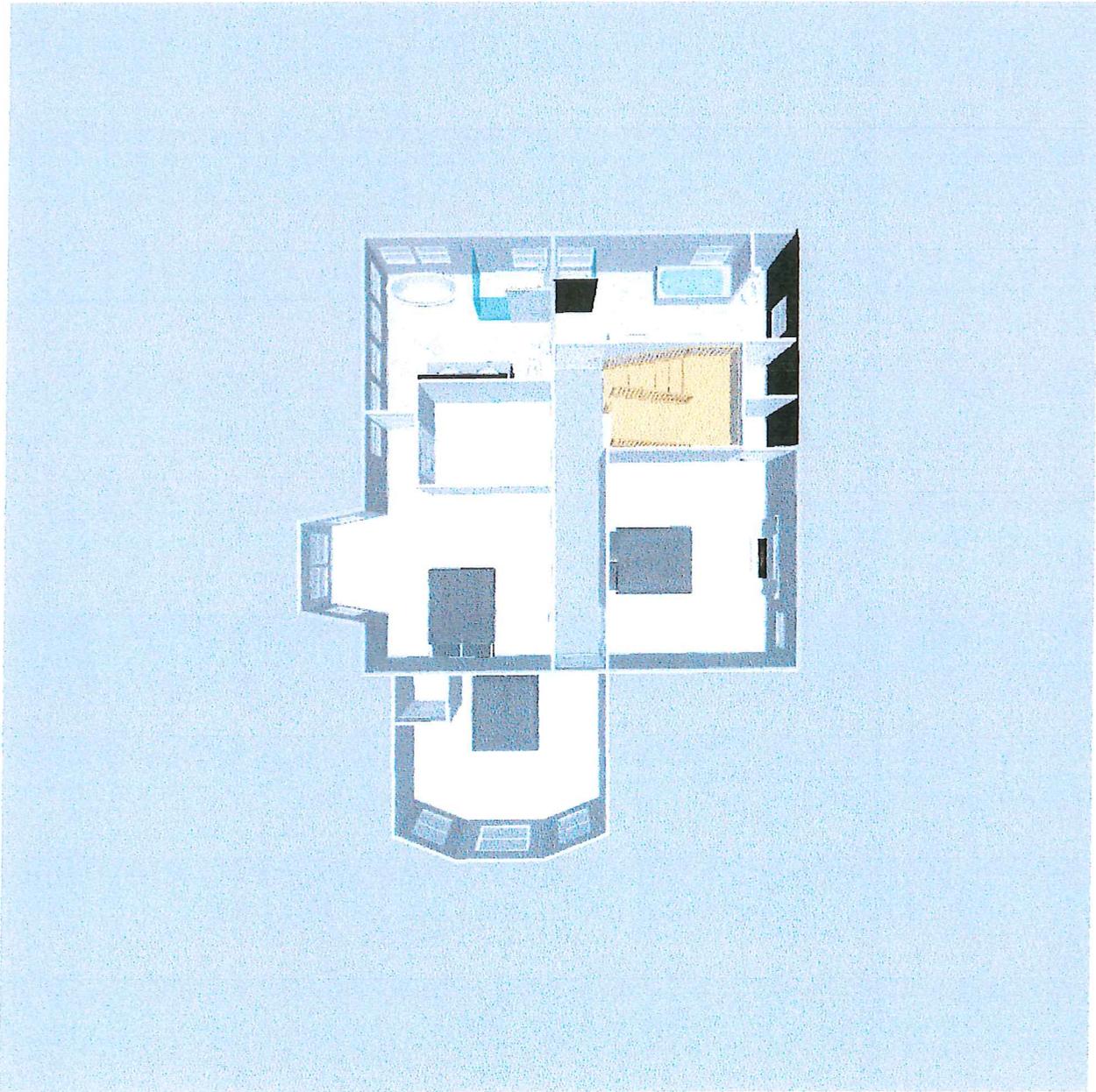
Main floor

# 172 W. Manchester Floorplan



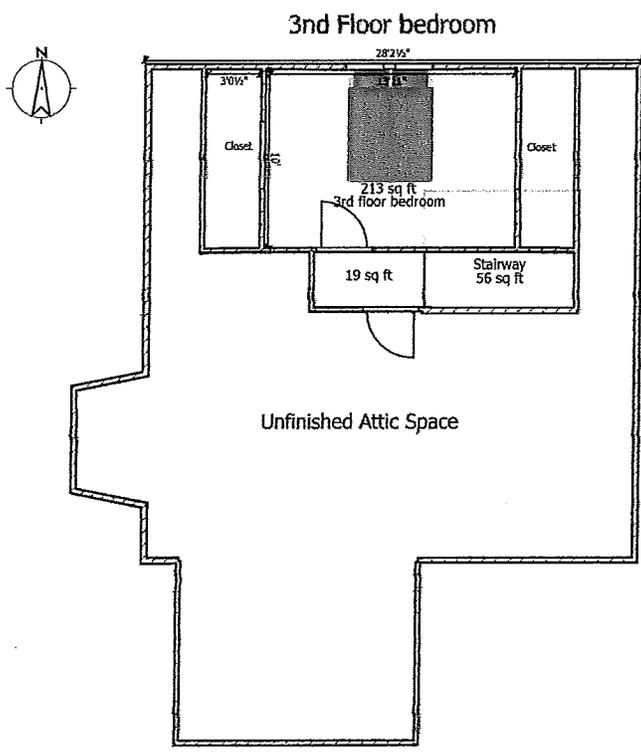
2nd Floor

172 W. Manchester Floorplan



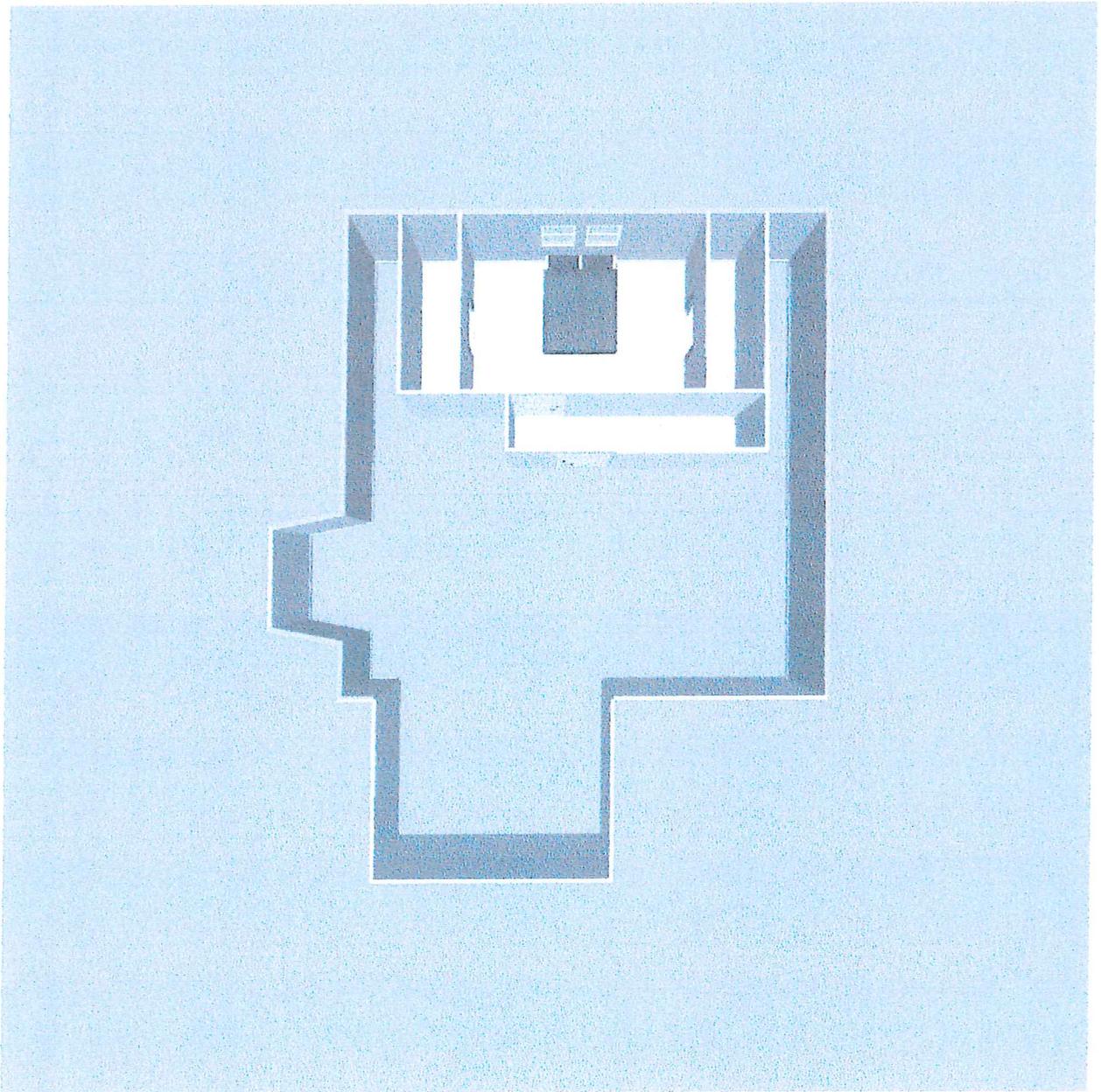
2nd Floor

172 W. Manchester Floorplan



3rd Floor / Attic

172 W. Manchester Floorplan



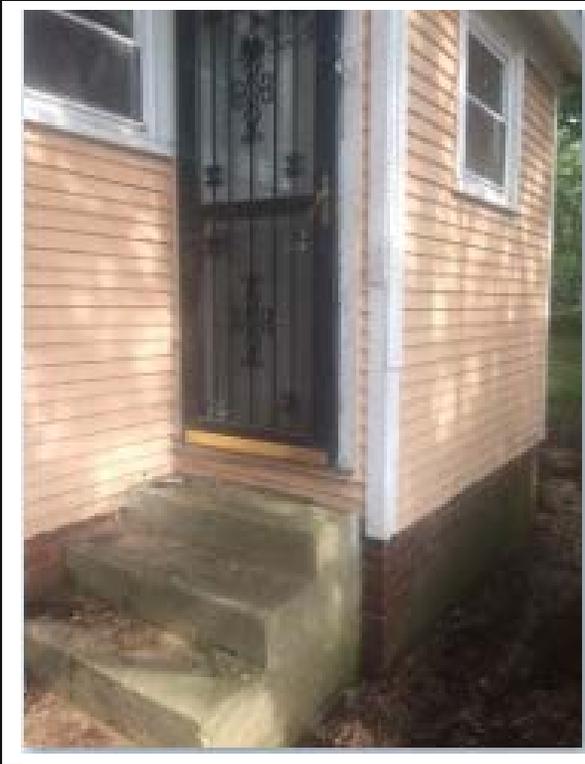
3rd Floor / Attic



1940 Photographic provided by Willard Library Historic Images, Digital Collections

Pictures taken by staff on July 19 & August 1<sup>st</sup>, 2019





## Re: Renovation; 172 Manchester, Battle Creek; Historic District Commission (HDC) Application

Brian Marais

Mon 8/5/2019 2:22 PM

To: Eric S. Feldt <esfeldt@battlecreekmi.gov>;

Eric,

Below I have listed the Historic Committee's recommended preferences along with our desired preferences and reasoning.

City's preferred choice in renovation:

- Siding:

First preference is to preserve existing wood, remove peeling paint, repaint, and replace any deteriorated pieces

Second preference is using vinyl (your preferred choice) installed over the existing wood

Our preference for using a vinyl siding material would be for cost of materials, installation of materials and maintenance of the materials. With the current condition of the wood siding, we would anticipate having to completely remove all the current wood siding, re-wrap the entire house and put in new wood siding and apply paint, and sealer to the house which would cost a considerable amount of time and finances vs. If we were to simply wrap and install vinyl siding that is already painted the desired color over the existing materials. This process would be much more efficient to install with considerably less in cost and maintenance. With our current budget it would be very unlikely that we are able to get the value back in the difference of material cost. The advantage of a vinyl siding would be that we could still obtain the look of a wood material while keeping our costs manageable and practical.

- Second-story siding/ trim pieces on facade:

First preference is preserve existing wood and repaint

Second preference use vinyl and match the design of trim and siding angle

The background siding should match the rest of the façade, as it does in existing condition

The preferred vinyl siding changes would be requested here as stated above. While we can still make the trim lines and layout match with the existing layout we would request the changes of materials to siding to align with our proposed changes.

In addition we would be willing to keep the fascia board with the rounded cutouts if desired

- Porch pillars & stairs:

Preference is to not have any stone wrap on pillars above the floor of porch

Preference is to have the stone wrap on pillars to be rounded and match with/ similar to existing rocks on house foundation

Preference is to have the stairs re-installed in the existing location to provide a direct walking route to the front door

We can do a solid pillar without stone wrap if that is the desired preference. Request to keep our railing around the deck for safety purposes.

The stairs can remain in the current location with the direct walking route to the front door

- Porch foundation wrap:

Preference is to incorporate a bottom wrap on porch along the two sides of the front porch to re-instate the historic look

We can install a wrap around the bottom to reinstate the historic look as requested.

Please let me know if you have any questions or concerns and if this is sufficient!

Thank you and God bless,