



CITY OF BATTLE CREEK
COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

SPECIAL MEETING
Historic District Commission

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

Monday, September 16, 2019 at 4:00 p.m.

1. Call to Order:
2. Attendance:
3. Additions or Deletions to Agenda:
4. Approval of minutes: August 21, 2019
5. Correspondence:
6. Old Business:
7. New Business:
 - A. H-08-19, City Hall Building, 10 N. Division St.: Request to approve the submittal of a Certified Local Government grant application to SHPO for repairs to city Hall pediments.
 - B. H-09-19, 34 E. Michigan Ave., discussion on building repairs.
8. New Business:
8. Comments by the Public:
9. Comments from Commission members and Staff:
10. Adjournment:

HISTORIC DISTRICT COMMISSION
MEETING MINUTES
August 21, 2019
4:00 P.M.

CALL TO ORDER:

Chairperson Mr. Jim Hopkins, called the meeting to order at 4:01 p.m.

ATTENDANCE:

Members Present:

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

Members Absent:

Kaytee Faris

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. KIM TUCK TO APPROVE THE MINUTES FOR THE JULY 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. H-6-19, Battle Creek Community Foundation, (225 W. Michigan Ave): Certificate of Appropriateness for new freestanding sign at the new Reflection Park.**

Staff Presentation:

Presentation by applicant, staff report and record. Staff informed the BOA that the applicant has no issues with condition provided in report. Therefore, the sign will consist of matte finish and the condition is not warranted.

Applicant Presentation: Maya Williams from Battle Creek Community Foundation states the sign will not be lighted but may have solar lights underneath.

HDC Discussion: John Paul Wilson asked if the park will abide by City rules?

Maya Williams from B.C.C.F. answered that they will have to see how it goes once the park opens but that they may need a sign with rules posted in the future.

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.

MOTION MADE BY MR. KIM TUCK AND SECONDED BY MR. ROSS SIMPSON TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR NEW FREESTANDING SIGN IN THE REFLECTION PARK. VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

B. H-7-19, 172 Manchester, John Brian J. Marais: Certificate of Appropriateness for exterior renovations at 172 Manchester.

Staff Presentation: Presentation given by Eric Feldt. Staff recommends that applicant repair/replace wood instead of using vinyl siding. The main item of difference in the historic element is the new vinyl siding. Although staff prefers the siding to be repaired/replaced they are willing to accept vinyl with a matte finish.

Applicant Presentation: Peggy Marias, mother to applicant, states her son and husband are doing most of the work. They are willing to follow the recommendations of the HDC and are here for guidance.

HDC Discussion:

Kim Tuck: “I think one of the things you have to look at is the practical side of it, the economic side of it. This house has been sitting there, it has been on the Land Bank, and it’s been repossessed. If you’d make it so cost prohibitive, you can’t put it back to somewhat of its original appearance. Then you end up doing like a lot of the houses you going and end up waiting until demolition by neglect.”

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.

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.

MOTION MADE BY MR. CHARLIE FULBRIGHT TO APPROVE A CERTIFICATE OF APPROPRIATENESS WITH THE CONDITION SHOWN BELOW FOR EXTERIOR RENOVATIONS AT 172 MANCHESTER. 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.
5. The skirting shall remain natural and shall not be painted (added by the BOA at meeting).

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

PUBLIC COMMENTS: None

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

ADJOURNMENT:

Chairperson, Mr. Jim Hopkins adjourned the meeting at 5:10 P.M.

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

DRAFT



Battle Creek Historic District Commission

Staff Report for the September 16, 2019 special meeting

To: Historic District Commission

From: Christine Zuzga, AICP

Date: September 12, 2019

Subject: A Resolution to support the submission of a Certified Local Government grant application in the amount of \$100,000 to the Michigan State Historic Preservation Office for repairs to the east façade of City Hall.

Battle Creek was designated a Certified Local Governments (CLG) in 1991, and is one of thirty CLG's in Michigan. This program is administered by the National Park Service (NPS) and the State Historic Preservation office (SHPO) and provides assistance and funding opportunities that support local historic preservation activities and efforts. Funding is available for Education, Identification, Registration, Planning, and Rehabilitation of public and limited non-profit buildings. Chief concern at the local level is the stabilization of the 105 year old City Hall building, and it is staff's recommendation that an application be made to this program for this project.



In the summer of 2017, repairs to the corner of the east building pediment of City Hall became necessary. It was suspected that water damage occurred to the inner steel structure that supported the terra cotta pediment, the triangular focus point on three of the facades of City Hall.

In November 2017, the City commissioned a comprehensive structural assessment of City Hall from Wiss, Janney, Elstner Associates, Inc. (WJE), a firm with experience in historic structures. This document provides a comprehensive analysis of maintenance and repairs that the City should prioritize in order to maintain the structural integrity of City Hall.

The report and also included an estimate for repairs and a timeline which prioritizes projects based on importance. The report identifies similar issues to the terra cotta pediments on the remainder of the east pediment, as well as the west and south pediment, and lists repair and stabilization of these components as highest priority (#2 and #3 in Priority 1). It was highly advised at that time that temporary protection at entrances and at/under the pediments be erected, and as such a fence and barrier have been in place for the past two years.

Staff has consulted with WJE and SHPO regarding recommendations for the replacement detail work to find a material that is most cost effective but also one that has a long life with durability and stability. The City is currently having plans and specifications for the pediment repair drafted, also by WJE, Inc. that will include two options - replacement of the terra cotta with new terra cotta, and also installation of new, replica precast concrete or GFRC to replace the terra cotta. The project will then be put out for bid in accordance with City and State grant program requirements.

Staff is requesting the Historic District Commission to approve a resolution of support for the submission of a Certified Local Government grant application in the amount of \$100,000 to the Michigan State Historic Preservation Office for repairs to the east façade of City Hall.



Battle Creek Historic District Commission

Staff Report

34 East Michigan Avenue

Meeting: September 16, 2019

To: Historic District Commission

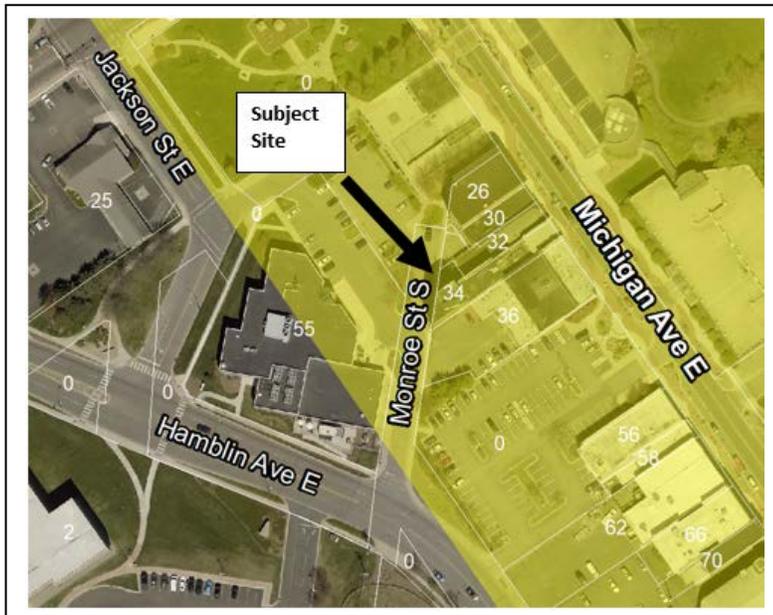
From: Eric Feldt, Planner, AICP, CFM

Date: September 13, 2019

Subject: Discussion on possible repair/ demolition of historic building at 34 E. Michigan Avenue within the Central Business District local historic district.

Location & Background

The building at 34 E. Michigan Avenue is located in the core downtown area of the city and within the Central Business District (CBD) local historic district. See Figures 1 & 2. According to the City's Assessor's data, the building was built in 1887. The building is vacant but is used as general storage by the owner. This building is quite long as it stretches from E. Michigan Avenue to S. Monroe Street. The building abuts other buildings along E. Michigan Avenue, and is surrounded by parking lots at the rear. The building consist of three stories along E. Michigan Avenue and six stories along S. Monroe Street.



Figures 1 & 2: (Left) Arrow points to subject site (34 E. Michigan Avenue) fronting E. Michigan Avenue and S. Monroe Street within the Central Business District local historic district (shading). (Right) Outline of building location.

Project

Recently, City staff observed outer-material buckling along the back elevations. See Figure 3. This buckling appeared structurally-compromising, and resulted in the City taking immediate safety measures by installing temporary fencing around the subject building and adjacent buildings. Occupants in those businesses were forced to evacuate. City officials and Fire Department had determined two of the six floors in the back portion of the building had collapsed.

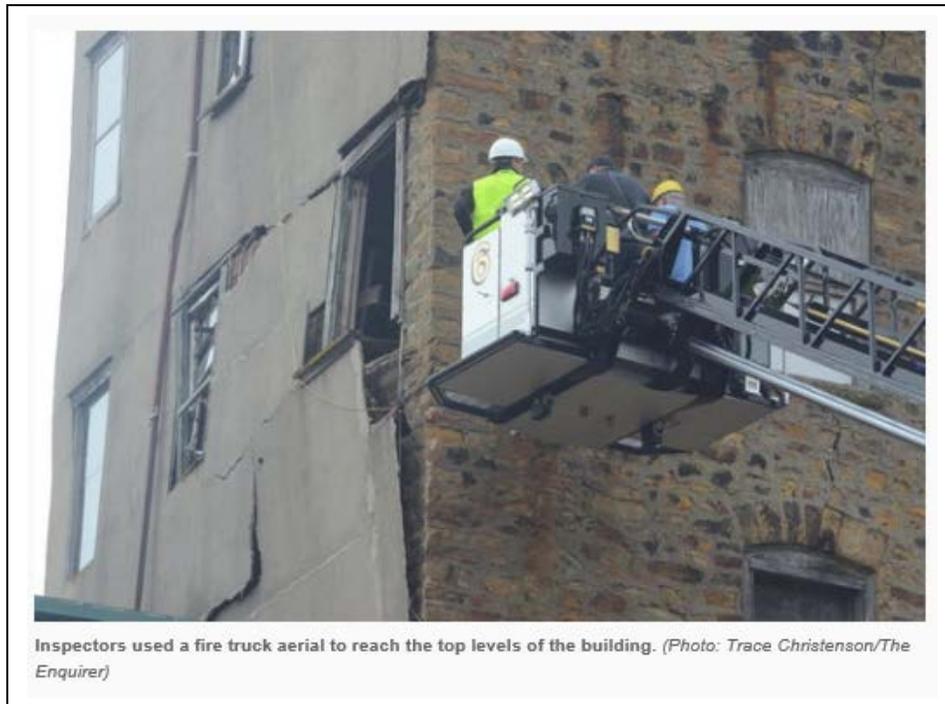


Figure 3. Photograph showing the buckling of the outer material of the back elevation near S. Monroe Street. Picture provided by Trace Christenson obtained from the Battle Creek Enquirer.

Shortly after the protective measures were in place, City officials and engineering professionals completed a brief analysis of the building and determined that the adjacent businesses could be re-occupied. Further, initial analysis concluded that substantial repair or demolition was needed. It is staff's understanding that additional investigation and research is being performed by structural engineers to determine the scope of the damage and what may be required to bring the building into compliance.

At this time, the owner has not determined nor informed city staff if the building will be wholly or partially demolished, or wholly or partially repaired. City officials are requiring the owner take action to ensure the building is safe. If demolition is pursued, the owner shall file an HDC application Notice to Proceed. On the other hand, if the owner desires to repair the building, the owner shall file an HDC application Certificate of Appropriateness. A third option may be partial demolition and repair, in that case staff will address both types of HDC application criteria. There is no action recommended for the HDC at this time. However, as is consistent with previous discussions with the HDC, please be informed that in the event of further collapse, staff may be required to approve a

demolition on an emergency basis. While we are hoping the building is stabilized and this will not be an issue, we will inform the HDC at the earliest possible moment if this becomes necessary.