CITY OF BATTLE CREEK

COMMUNITY SERVICES DEPARTMENT – PLANNING AND ZONING

AGENDA

Historic District Commission Meeting

Date: Monday, July 14, 2025
Time: 4:00 P.M.
Where: City Hall, Room 301

1. **Call to Order:**

2. **Attendance:**

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

4. **Approval of minutes:** June 9, 2025

5. **Correspondence:**

6. **Old Business:**

7. **New Business**

   A. **H13-25 (94 Walter Ave)**
   Petition for a Certificate of Appropriateness filed by Jose Ortiz for the construction of a new 6-foot tall white vinyl fence located at 94 Walter Ave., Parcel #0601-21-400-0.

   B. **H14-25 (200 NE Capital Ave)**
   Petition for a Notice to Proceed for the removal of the ADA ramp along the side of the building located at 200 NE Capital Ave., Parcel #4110-00-016-0.

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 Planning & Zoning Division, 10 North Division – Suite 117, Battle Creek, MI 49016, (269)966-3348 (Voice), (269)966-3348 (TDD)

CITY OF BATTLE CREEK

HISTORIC DISTRICT COMMISSION MEETING
10 North Division, Battle Creek, MI 49014
Minutes for June 9, 2025

MEETING CALLED TO ORDER: By Vice Chair Thornton at 4:03 p.m.

ATTENDANCE: Chairperson Simpson asked for a roll vote.
Comm. Simpson, absent
Comm. Drozdowski, absent
Comm. Davis, present
Comm. Sallee, present
Comm. Thornton, present
Comm. Steinbrunner, present
Comm. Case, present

Staff Present: Darcy Schmitt, Planning Supervisor, Melody Carlsen, Administrative Assistant, Marcel Stoetzel Deputy City Attorney.

ADDITIONS OR DELETIONS TO AGENDA: None.

APPROVAL OF MINUTES: Approval of the May 12, 2025 meeting minutes.

MOTION MADE BY COMMISSIONER CASE TO APPROVE THE MAY 12, 2025 MEETING MINUTES, SECONDED BY COMMISSIONER SALLEE.

ROLLVOTE: Commissioner Simpson asked everyone in favor to signify by saying "aye".

ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

CORRESPONDENCE: None.

OLD BUSINESS: None.

NEW BUSINESS:

A. **H12-25 (50 W Jackson St)**
Petition for a Certificate of Appropriateness for the property located at 50 W Jackson St, filed by Cody Newman on behalf of Battle Creek Unlimited for the placement of two new wall signs on the building located at 50 W Jackson St., Parcel #8750-00-001-0.

Staff Presentation: Darcy Schmitt

MOTION MADE BY COMMISSIONER CASE TO APPROVE H12-25. SECONDED BY COMMISSIONER SALLEE.

ROLL VOTE: Commissioner Thornton asked everyone in favor to signify by saying "aye".

ALL IN FAVOR, NONE OPPOSED. MOTION APPROVED.

COMMENTS FROM THE PUBLIC: None.

COMMENTS FROM COMMISSION MEMBERS AND STAFF: **Darcy Schmitt** gave an update on the grant that was previously applied for.

ADJOURNMENT: Chairperson Simpson adjourned the meeting at 4:06 pm.

Submitted by: Melody Carlsen, Planning and Zoning Administrative Assistant

DRAFT

Battle Creek Historic District Commission

Staff Report

94 Walter Ave.

Meeting: July 14, 2025

To: Historic District Commission

From: Travis Sullivan, Planning and Zoning Administrator

Date: July 8, 2025

Subject: The petition, H-13-25, filed by Jose Ortiz for a Certificate of Appropriateness for the construction of a new 6-foot tall white vinyl fence located at 94 Walter Ave., Parcel #0601-21-400-0.

Summary

Staff recommends consideration of a Certificate of Appropriateness at 94 Walter Ave. (Parcel #0601-21-400-0) for the construction of a new 6-foot tall white vinyl fence in the secondary front yard facing Wilkes Ave. The proposed work, based on the chosen material, may warrant further discussion of the standards outlined in Section 1470.09 "Review of Applications," Section 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines.

Site & History

The subject site (94 Walter Ave.) is located in the Old Advent Town local historic district along the south side of Walter Ave. between Wilkes St. to the east and Hazel St. to the west. The Old Advent Town local historic district consists of a mix of residential housing styles that can architecturally be categorized as Colonial Revival, Bungalow, American Foursquare, and American Craftsman homes. The district also includes the Federal Center (Former Sanitarium) as well as a portion of the Historic Adventist Village. The subject site is not independently registered on the National Register of Historic Places, as verified by staff on July 8, 2025.

The subject site contains an 878 sq. ft. single-family home constructed in 1925. The property includes what was once Parcel #7270-00-024-0 (the parcel directly at the corner of Walter Ave. and Wilkes Ave.), which was combined with the subject property at 94 Walter Ave. in 2024. A graphical depiction of the two parcels (now combined) provided by the Calhoun County Fetch GIS system is displayed below as Figure 1. According to BS&A records, the property at 94 Walter Ave. has not been the subject of any previous Historic District Commission (HDC) Certificate of Appropriateness requests. However, the HDC will want to note that in 2012, a Notice to Proceed was approved for the demolition of the single-family home at the corner of Walter Ave. and Wilkes St. on the portion of the property that at present has been combined with the property at 94 Walter Ave., and upon which much of the proposed fencing would be constructed.

As was stated, Figure 1 below provides an aerial view of the subject property. Figures 2 and 3 provide street level views of the site. Figure 4 provides historical view of the home on the subject site (undated), courtesy of the Willard Library collection.

Figure 1: Aerial photo of the subject site (94 Walter Ave.). The red outline shows the boundary of the subject parcel. Photo courtesy of Calhoun County Fetch GIS.

Figure 2: Street view of the north-facing front of the property from Walter Ave., September 2023. Photo courtesy of Google Street View.

Figure 3: Photo of the east-facing side of the property from Wilkes Ave., May 2025. Photo courtesy of Google Street View.

Figure 4: Historical photograph of the home on the subject property, courtesy of the Willard Library collection.

<u>Summary of Request</u>

The applicant has filed the subject HDC Certificate of Appropriateness application for the construction of a new 6-foot tall white vinyl fencing (ostensibly of a privacy nature) in the secondary front yard along Wilkes Ave. The proposed fence meets the requirements of Section 1260.02 (Fences) of the zoning

ordinance, as fences in a secondary front yard on a corner lot may be constructed to a maximum of 6 feet in height with no transparency requirement, provided that the fence is set back at least 25-feet from the exterior side lot line (in this case, the line along the Wilkes Ave. right-of-way).

The site plan provided by the applicant indicates fencing being placed from the northeast corner of the home on the site, extending east toward Wilkes Ave. for 38 feet and including a 10-foot wide gate, then turning to the south and extending to the side lot line adjacent to the property at 33 Wilkes St.

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness for the construction of a new 6-foot tall white vinyl fence in the secondary front yard along Wilkes Ave. at the subject site, 94 Walter Ave. (Parcel #0601-21-400-0).

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan 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.

Staff finds that the proposed fencing will not impact the use of the resource, and will require no alteration of the building itself.

The commission may find this standard to be met.

(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.

The proposed fencing would not destroy any distinguishing original qualities or character of the resource and its environment. No distinctive architectural features would need to be removed or altered to allow for the construction of the proposed fencing.

The commission may find this standard to be met.

(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 applicant is not proposing any alterations that have no historic basis, or which seek to create an earlier appearance.

The commission may find this standard to be met.

(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.

None of the proposed work at the subject site is anticipated to represent a change in any characteristic of the resource, which may have acquired significance in its own right.

The commission may find this standard to be met.

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

No distinctive stylistic features or examples of skilled craftsmanship, which characterize the resource are anticipated to be impacted by the addition of the proposed fencing.

The commission may find this standard to be met.

(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.

The applicant is not proposing the repair or replacement of any deteriorated architectural features.

The commission may find this standard to be met.

(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.

No surface cleaning of the resource on the subject site is being proposed.

The commission may find this standard to be met.

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

Should the HDC entertain a motion to approve the application, staff would recommend as a condition of approval that any archaeological resources discovered during the construction of the proposed fencing be preserved and reported to the City of Battle Creek.

The commission may find this standard to be met.

(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 work is not anticipated to impact any historic, architectural or cultural material.

However, the commission may seek to inquire with the applicant regarding the proposed material of the fencing. The applicant is proposing a white vinyl material, which may not be consistent with other similar fencing found within the immediate vicinity of the subject property. While a handful of examples of privacy fencing in side and rear yards within the immediate neighborhood exist, any such privacy fencing is generally constructed of a wood product.

The applicant intends to fence in a portion of the secondary front yard along Wilkes St. in compliance with the requirements of Section 1260.02 (Fences) of the zoning ordinance. However, the HDC has traditionally preferred to see privacy fencing constructed of a wood product, particularly when fencing is proposed in a highly visible location.

While not an approved document, the set of design guidelines and recommendations for historic districts placed on the city's website indicate that fences should be appropriate to the original house and to the historic streetscape

in scale, style and materials, and states that "generally wood and wrought iron are appropriate; split rail or cyclone fencing are not appropriate." The guidelines do not speak specifically to vinyl fencing material.

Finally, it should be noted that the historical resource on the property (the house) appears to have lost some of its defining features over the course of time, including the enclosure of the historical porch, the removal of the architectural feature at the peak of the building facing Walter Ave., and the removal or covering of what appears to be the original wood siding on the building. Additionally, as referenced earlier in this report the portion of the property immediately at the corner of Walter Ave. and Wilkes St. was once the site of a single-family home. That building, as referenced, was demolished in 2012 after issuance of a notice to proceed. The vacant parcel that was the result of the demolition has been combined with the subject property, upon which much of the applicant's fencing is now proposed. In each of these ways, the commission may view much of this property as having lost its historical significance, thus calling into question the property's status as a contributing resource to the local historic district.

Given the above stated factors, the commission may wish to discuss the appropriateness of the use of vinyl material in the proposed location.

Should the commission be satisfied with the applicant's proposed material, the commission may find this standard to be met.

(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 impaired.***

Should the proposed fencing need to be removed in future, it is not anticipated that such removal would result in the impairment of the essential form and integrity of the resource at the subject site.

The commission may find this standard to be met.

Recommendation

The applicant is proposing the construction of a new 6-foot tall vinyl fence in what is considered the secondary front yard relative to Wilkes St. The proposed fencing would extend eastward from the northeast corner of the home toward Wilkes St. for 38 feet and would include a 10-foot wide gate, before turning south and connecting with the south lot line adjacent to the property at 33 Wilkes St.

Generally speaking, a few examples of privacy fencing in side and rear yards do exist within the vicinity of the subject property. However, the commission may find it prudent to discuss the appropriateness of the vinyl material that the applicant is proposing, compared to the wood product that most privacy fences in this area appear to be constructed of.

Given the material composition of the proposed fencing, as well as the highly visible nature of the fence's proposed location, while also taking into account the loss of previously existing defining historical

features on the subject site, the commission may want to consider a discussion of the proposed fencing, specifically focused on the appropriateness of the proposed material. Pending the outcome of this discussion, the commission is recommended to take one of the following actions:

-Approve the issuance of a Certificate of Appropriateness for the construction of new 6-foot tall white vinyl fencing in accordance with the applicant's site plan on the subject property at 94 Walter Ave., as the request meets the standards outlined in Section 1470.09 "Review of Applications," Section 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report. If approved, staff would recommend the following condition:

1. Any archaeological resources discovered during the construction process be preserved and reported to the City of Battle Creek.

-Deny the issuance of a Certificate of Appropriateness for the construction of new 6-foot tall white vinyl fencing in accordance with the applicant's site plan on the subject property at 94 Walter Ave., as the request does not meet the standards outlined in Section 1470.09 "Review of Applications," Section 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report. Specifically, the request does not meet Criteria I of Section 1470.09 (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). This option should be pursued by the commission if a majority of its members present determine that the proposed vinyl material is not compatible with other similar fencing in the vicinity of the subject property.

Support Material
Historic District Commission Application
Site Plan

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:

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

Petition No. H13-25
Date Received: 6-16-2025

APPLICANT**

NAME: Jose Ortiz
ADDRESS: 94 Walter Ave
PHONE: 517-677-2216 FAX:
EMAIL: JoseOrtizmobility1@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: 94 Walter Ave
Current use of the property: Residential
List existing structures on the property and the approximate age of each.
House 1930
Garage 2023

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.
Adding 6 ft vinyl fence

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

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

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 fence		white vinyl

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

6-16-25
Date

Parcel Number: 0601-21-400-0 Jurisdiction: CITY OF BATTLE CREEK County: CALHOUN Printed on 06/16/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CALHOUN COUNTY LAND BANK	ORTIZ,JOSE	200	04/12/2023	WD	13-GOVERNMENT	4740/389	PROPERTY TRANSFER	100.0
GARZA,ANITA	ORTIZ,JOSE	1	03/05/2013	QC	21-NOT USED/OTHER	3781/0022	DEED	100.0
CORNISH,LEE R	GARZA,ANITA	1	02/13/2013	QC	21-NOT USED/OTHER		DEED	100.0
JOHNSON,JOSEPH	CORNISH,LEE	1	06/25/2001	WD	03-ARM'S LENGTH	3640/0514	DEED	100.0

Property Address

94 WALTER AVE

Owner's Name/Address

ORTIZ,JOSE

Class: RESIDENTIAL-IMPRO Zoning: R2

School: BATTLE CREEK PUBLIC SCHOOLS

P.R.E. 100% 01/14/2016

MAP NO.: 601NE

2025 Est TCV 52,752 TCV/TFA: 60.08

Building Permit(s)	Date	Number	Status
BUILDING	02/17/2016	PB16-00068	COMPLETE
MECHANICAL	05/09/2014	PM14-00295	COMPLETE
PLUMBING	04/16/2013	PP13-00101	COMPLETE
ELECTRICAL	04/02/2013	PE13-00130	COMPLETE

X Improved Vacant

Land Value Estimates for Land Table 20004.20004 BLUE LAND TABLE 4

Description	Frontage	Depth	Front Depth	Depth	Rate	%Adj.	Reason	Value
			* Factors *					
BLUE LAND TABLE	116.16	66.00	1.0000	0.7071	100	100		8,214
116 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			8,214

Taxpayer's Name/Address

ORTIZ,JOSE
94 WALTER AVE
BATTLE CREEK MI 49037-2945

Tax Description

RICE & WESTONS ADDITION LOT 18
COMBINED ON 01/09/2024 FROM 7270-00-025-0
7270-00-024-0;

Comments/Influences

Split/Comb. on 01/09/2024 completed 01/09/2024 LABuchanan 2024

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.29	716	25	1,305
Wood Frame	34.65	24	85	707
Total Estimated Land Improvements True Cash Value =				2,012

Work Description for Permit PB16-00068, Issued 02/17/2016: per safety - renovation, complete renovation. rebuild stairway
Work Description for Permit PM14-00295, Issued 05/09/2014: Additional Inspection; Gas/Oil burning Equipment; Water Heater; Bath/Kitchen/Laundry Exhaust (2);
Duct System (100)
Work Description for Permit PP13-00101, Issued 04/16/2013: New water pipes to existing drains
11/02/15: request for invoice ($50) sent to finance. tlp
Work Description for Permit PE13-00130, Issued 04/02/2013: Service & GFI work outlet and 1 work light - 0-800 AMP, (2) circuits
Work Description for Permit PE13-00098, Issued 03/13/2013: 0-800 AMP, (5) circuits, furnace - unit heater, ranges/clothes dryer, water heater

Who	When	What
VLW	06/11/2018	INSPECTED
MF	11/15/2016	BP NOH
MF	01/14/2016	BP INSPECT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	4,100	22,300	26,400			15,279C
2024	3,080	18,885	21,965			14,820C
2023	0	0	0			0
2022	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1.25 TO 1.75

Yr Built 1925 | Remodeled 0

Condition: Average

Room List

Basement
3 1st Floor
2 2nd Floor
2 Bedrooms

(1) Exterior

X Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

X Many | Large
Avg. | X Avg.
Few | Small

X Wood Sash
Metal Sash
X Vinyl Sash
X Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X Gable | Gambrel
Hip | Mansard
Flat | Shed

X Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

X Drywall | Plaster
Paneled | Wood T&G

Trim & Decoration

Ex | X Ord | Min

Size of Closets

Lg | X Ord | Small

Doors | Solid | X H.C.

(5) Floors

Kitchen: Ceramic Til
Other: Laminate
Other: Hardwood

(6) Ceilings

X Drywall

(7) Excavation

Basement: 649 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

8 Conc. Block
8 Poured Conc.
Stone
Treated Wood
X Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists: 2" X 8"
Unsupported Len: 12
Cntr.Sup:

(11) Heating/Cooling

X Gas | Oil | Elec.
Wood | Coal | Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
X Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures

Ex. | X Ord. | Min

No. of Elec. Outlets

Many | X Ave. | Few

(13) Plumbing

Average Fixture(s)
1 3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
1 Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1 Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 36
Floor Area: 878
Total Base New : 124,200 E.C.F.
Total Depr Cost: 79,488 X 0.535
Estimated T.C.V: 42,526

(16) Porches/Decks

Area	Type
8	WGEP (1 Story)
64	WGEP (1 Story)
100	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 TO 1.75 Cls CD Blt 1925
(11) Heating System: Forced Heat & Cool
Ground Area = 585 SF Floor Area = 878 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	585		
			Total:	108,193	69,243

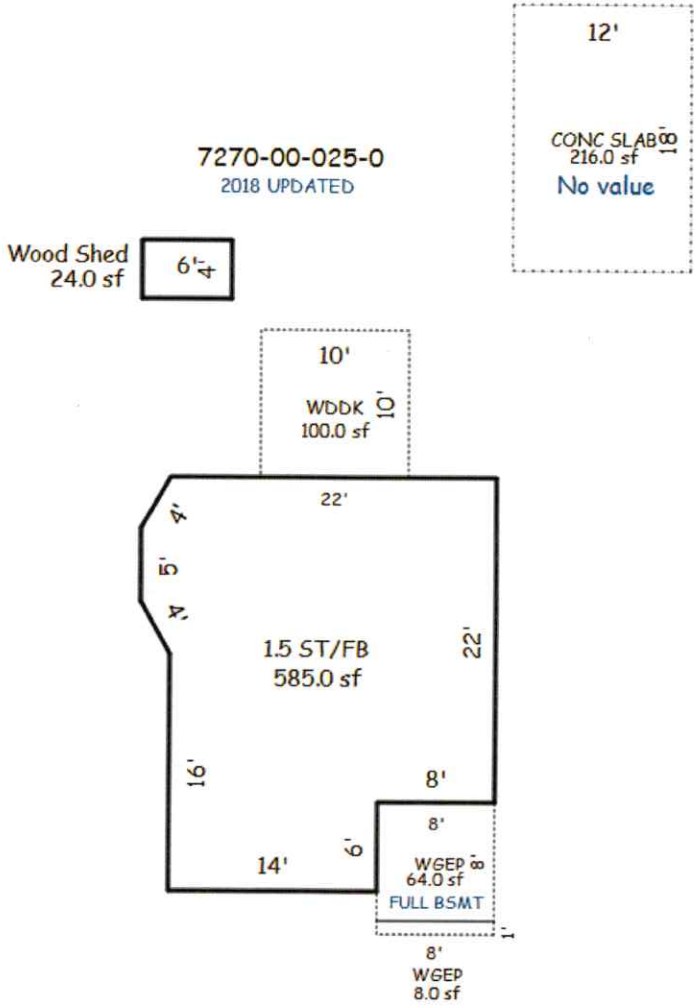
Other Additions/Adjustments

Plumbing			
Vent Fan	1	203	130
Porches			
WGEP (1 Story)	64	6,525	4,176
Foundation: Basement	64	1,539	985
WGEP (1 Story)	8	713	456
Deck			
Treated Wood	100	2,473	1,583
Water/Sewer			
Public Water	1	1,317	843
Public Sewer	1	1,317	843
Built-Ins			
Appliance Allow.	1	1,920	1,229
	Totals:	124,200	79,488

Notes:

ECF (20300 BC NC) 0.535 => TCV: 42,526

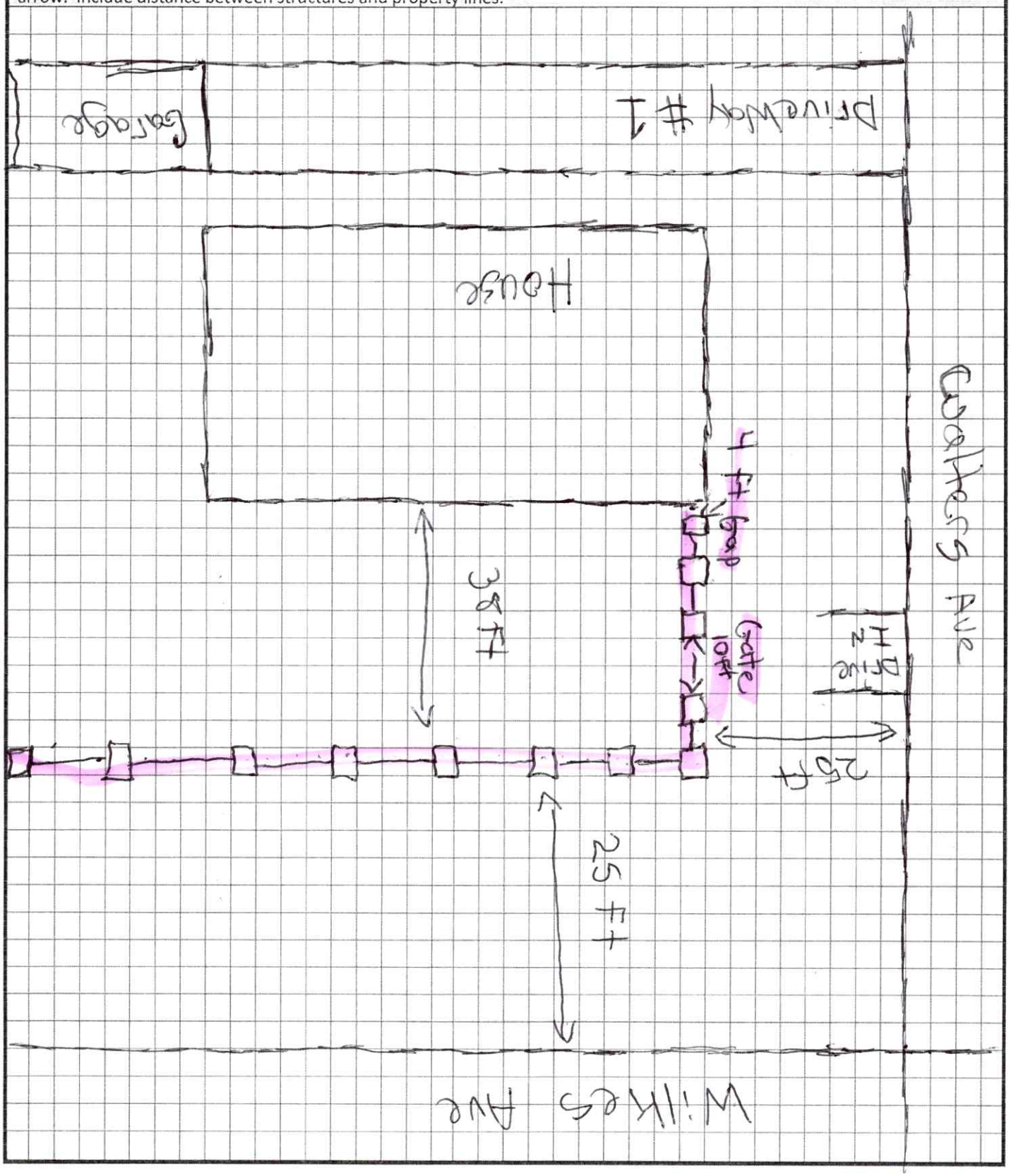
*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

IX. SITE OR PLOT PLAN - FOR APPLICANT USE. Please include locations of streets, driveways, and existing structures. Include the location and number of parking spaces, easements, right-of-way lines, setback distances, location of any on-site water or sewer facilities, retaining walls, water bodies within 500 feet of the property, 100 year flood plains, wetlands, and a north arrow. Include distance between structures and property lines.



THIS IS NOT A PERMIT

Battle Creek Historic District Commission

Staff Report

200 NE Capital Ave.

Meeting: July 14, 2025

To: Historic District Commission

From: Travis Sullivan, Planning and Zoning Administrator

Date: July 8, 2025

Subject: The petition, H-14-25, filed by Luke Drallette for a Notice to Proceed for the removal of the ADA ramp along the side of the building located at 200 NE Capital Ave., Parcel #4110-00-016-0.

Summary

Staff recommends approval of a Notice to Proceed for the removal of the ADA ramp along the west side of the building located at 200 NE Capital Ave., Parcel #4110-00-016-0, as the application meets the requirements of Section 1470.09 "Review of Applications," as well as the Secretary of the Interior's Standards and Guidelines.

Site & History

The subject building at 200 NE Capital Ave. is located within the Old Maple Street local historic district along the south side of NE Capital Ave. between Penn St. to the east and Division St. N to the west. The Old Maple Street local historic district consists of the largest concentration of architecturally significant homes in the city, with most built near the end of the nineteenth and beginning of the twentieth centuries. The subject property consists of a 4,249 sq. ft. single-family home constructed in 1891. The subject site is not independently registered on the National Register of Historic Places, as verified by staff on July 8, 2025.

Figure 1 below provides an aerial view, and Figures 2 and 3 provide street level views of the site. Figure 2 provides a street view of the site facing south from NE Capital Ave., and Figure 3 provides a street view of the site facing west from Penn St. Figure 4 provides a historical photo of the site from the Willard Library collection (photo undated).

Figure 1: Orange pin on aerial points to subject site (200 NE Capital Ave.). The thick yellow outline shows the boundary of the subject parcel. Photo courtesy of Nearmap.

Figure 2: Street view facing front of the subject property from NE Capital Ave., August 2024. Photo courtesy of Google Street View.

Figure 3: Photo of the subject site facing west from Penn St., September 2019. Photo courtesy of Google Street View.

Figure 4: Historical photo of the subject site (undated). Photo courtesy of the Willard Library collection.

Summary of Request

The applicant has filed the subject HDC Notice to Proceed application for the removal of the ADA ramp running along the west side of the building, and is tied into the porch on west end of the front of the home facing NE Capital Ave. Commissioners will want to note that the applicant states in their application that the ramp was constructed approximately 15 years ago. Information contained in the city's BS&A application indicates that a building permit for the project (the construction of the ramp and a new porch along the front of the building, to the west of the historical porch) was constructed in 1997.

The applicant states that the ramp is not attached to the home. While photos provided by the applicant appear to confirm this fact along the west side of the home, it should be noted that the ramp does curl around the northwest corner of the home, connecting it to the newly constructed (1997) non-historical porch. The application does not suggest that the existing porch area at the northwest corner will be removed and only makes reference to the ramp running along the side of the home.

The applicant states that removal of the ramp will make the house look more period appropriate. Photos provided by the applicant appear to the show a degree of weathering and deterioration of the wood boards comprising the ramp itself, as well as the associated railing.

Project Description

To reiterate, the applicant is seeking approval of a Notice to Proceed for the removal of the existing ADA ramp along the west side of the building.

Building permit files and the Historic District Commission (HDC) meeting minutes from June 1997 indicate that the existing ADA ramp was constructed in 1997 in order to convert the use of the building

at the time from residential to a doctor's office. The ADA ramp was necessary at that time to assist patients in accessing the office.

The applicant at the time was in the process of gaining approvals for the reconstruction of the historical porch feature running along the eastern edge of the front of the building and along Penn St. to the east. It is important to note that this porch feature is visible in the historical photograph; however, it cannot be ascertained through the photo whether or not any porch feature existed in the area of what today connects the ADA ramp along the west side of the building to the front entryway (facing NE Capital Ave.). Further, the meeting minutes make clear that at the time of construction, the applicant attempted to "camouflage" the new ramp and porch feature by utilizing landscaping in such a way as to obscure the ramp from view as much as possible.

Applicable HDC Guidelines and Analysis for a Notice to Proceed for the removal of the existing ADA ramp at the subject site, 200 NE Capital Ave., Parcel #4110-00-016-0.

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan 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(e) *Review of Applications*, as follows, and 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.

It is unclear whether the existing ADA ramp constitutes a hazard to the safety of the public or to the structures and occupants. The applicant has not addressed this criteria in their application. However, as has been noted, photographs provided by the applicant do appear to show a fair degree of deterioration of the boards and railing associated with the ramp.

It is unclear whether or not this criteria is met, and if the Commission finds it necessary it may wish to ask the applicant clarifying questions at the meeting.

(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.

It does not appear as though the existing ADA ramp presents a deterrent to a major improvement program that will be of substantial benefit to the community.

This criteria 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.

Based upon the 1997 meeting minutes detailing the approval of the existing ADA ramp, neither the ramp nor the associated porch area used to access the building from the ramp or any previously present feature are original to the building. The ramp was constructed strictly for the purpose of functionality (in order to convert the use of the building from residential to a doctor's office), and in fact went out of their way to attempt to obscure the ramp from view from the street. The ramp and the associated porch feature on the western end of the front of the home do not contain historical significance, nor is it likely that their construction constitutes an alteration which has gained significance in its own right. As such, it is the position of staff that the ramp is not considered a contributing resource. Attempts to retain the resource, in this instance, are not necessary.

This criteria is met, as the ramp proposed to be removed is not considered a contributing resource (or part of the existing contributing resource).

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

As has been stated, the approval of the ramp and porch feature in 1997 included landscaping for the expressed purpose of obscuring the ramp and porch from view from the street. The ramp was constructed solely to allow for patients of the new doctor's office to access to the building.

The current owner is utilizing the subject building for its originally intended purpose as a single-family residence. Therefore, the ADA ramp is no longer a necessary feature of the subject site.

This criteria is met.

Recommendation

The applicant has filed an application for a notice to proceed to remove the existing ADA ramp from the west side of the building at the subject site, 200 NE Capital Ave. Staff finds that Criterion 3 and 4 of Section 1470.09(e) are met.

Therefore, planning staff recommends approval of H14-25, a request for a notice to proceed for the removal of the ADA ramp running along the west side of the home located at 200 NE Capital Ave., as it is the opinion of staff that the ramp is not considered a contributing resource, nor would repair and retention of the ramp be in the interest of the majority of the community. Staff would,

however, recommend that the HDC seek clarification regarding the porch feature at the west end of the front of the home to which the ramp attaches, allowing access to the building, and whether or not the applicant intends to retain this feature or remove the feature along with the ramp. If the feature is proposed to be removed, the HDC will likely want to consider the following condition of approval:

- **That if the porch feature along the western portion of the front of the home (facing NE Capital Ave.) is proposed to be removed, that removal of the feature be done by the gentlest means possible so as to not destroy any historically defining features of the building itself (the contributing historical resource at the subject site.)**

Support Material
Historic District Commission Application
Supplementary Photos

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: 6-26-2025

APPLICANT**

NAME: Luke Dralette
ADDRESS: 200 capital ave NE Battle Creek MI
PHONE: 269-626-4847 FAX: ____
EMAIL: lxdralette@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: 200 Capital ave NE
Current use of the property: residential single family home
List existing structures on the property and the approximate age of each.
house is 134 years old
handicap ramp is 15 years old apx.

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole. Removing the handicap ramp from the side of the house. is no attached to the house or existing porch

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

Removal of the handicap rail will make the house look more period appropriate.

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

no

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 rail	wood	

For Notice To Proceed requests only:

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

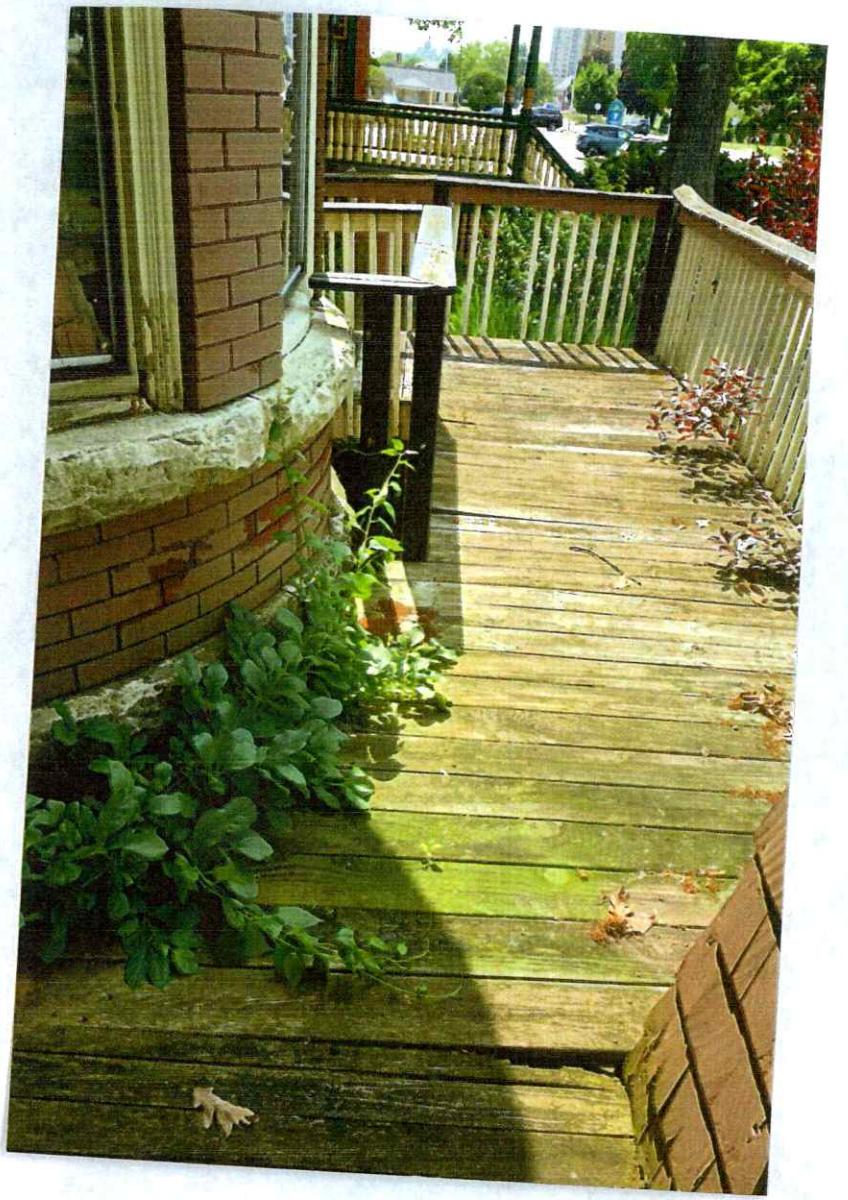
I haven't looked into it being that the handicap rail isn't historical

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.

Luke Drallette — Name

06-26-2025 — Date