

CITY OF BATTLE CREEK

HISTORIC DISTRICT COMMISSION MEETING

10 North Division, Battle Creek, MI 49014
Minutes for Monday, February 10, 2025

MEETING CALLED TO ORDER: By Chairperson Simpson 4:01 p.m.

ATTENDANCE: Chairperson Simpson asked for a roll vote.

Comm. Simpson, present

Comm. Drozdowski, present

Comm. Davis, present

Comm. Sallee, absent

Comm. Thornton, present

Comm. Steinbrunner, present

Comm. Case, present

Staff Present: Travis Sullivan, Planner Administrator, Melody Carlsen, Administrative Assistant, Ben Peacock, Planner, Patrick Batterson, Assistant City Attorney.

ADDITIONS OR DELETIONS TO AGENDA: None.

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

COMMISSIONER CASE MADE A MOTION TO APPROVE THE JANUARY 10, 2025 MEETING MINUTES, SECONDED BY COMMISSIONER DROZDOWSKI.

A roll vote was take: ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

CORRESPONDENCE: None.

OLD BUSINESS: None.

NEW BUSINESS:

A. H03-25 (123 W Manchester St)

Petition for a Certificate of Appropriateness for the property located at 123 W Manchester Street, filed by The Calhoun County Land Bank for the rehabilitation of the home, to include the replacement and wrapping of the windows on the home, the exterior doors, and the fascia as well as replacing the siding and installing new soffits where needed. Parcel #5020-00-113-0.

Staff Presentation: Travis Sullivan gave the staff report for H03-25.

Applicant Presentation: Quinton Hay, Tonesha Heath, Amy Rose Robinson, all from the Calhoun County Land Bank were present to speak and answer questions from Commissioners.

Questions from Commissioners:

Commissioner Simpson asked how the Land Bank acquired the property, when the historic district was established, did the current changes to the house happen before the establishment of the historic district, inquired to the value of the property after work is completed, color of the shutters and if they would remain or be replaced.

Commissioner Case asked if there were any original wood windows left and if there is lead paint present, how many square feet is the home, if there will be two windows in the front, inquired to the trim wrapping and what material will be used, asked about the siding on the peak, asked if they had checked into the different window replacements and the esthetics of the windows, what the timeframe for the project is and if they could return with some specifics on the project.

Commissioner Davis asked if anyone checked under the siding to see if there was any original siding, would like to see the picture window put back in and roof above it, would like to see if there was any cedar shake under the siding and would need to keep the gingerbread.

Commissioner Steinbrunner is there any plans to correct the facade of the building and if the picture glass window will be changed, if they desired to sell the house and feels the one window would make the house more street appealing.

MOTION MADE BY COMMISSIONER CASE TO POSPONE THE APPLLCATION REVIEW, ITEM H03-25 UNTIL THE MARCH HDC MEETING WITH THE CONSIDERATION THEY WILL PUT A SINGLE HUNG WINDOW UP TOP AND REPLACE THE WINDOW BELOW TO BE MORE HISTORIC, SECONDED BY COMMISSIONER DROWDOWSKI.

A roll vote was taken: ALL IN FAVOR, NONE OPPOSED. MOTION APPROVED.

B. H04-25 (263 N Washington Ave)

Petition for a Certificate of Appropriateness for the property located 263 N Washington Ave., filed by Donita Moye for the re-siding (like-for-like replacement of the existing vinyl siding) and for the replacement of the existing asphalt shingled roof with a new metal roofing system.

Staff Presentation: Travis Sullivan gave the staff report for H04-25.

Applicant Presentation: Homeowner Donita Moye was present to speak and answer questions from Commissioners.

Questions from Commissioners:

Commissioner Simpson asked if the material was delivered and onsite and if the homeowner knew the house was in a historic district, asked if the homeowner would consider leaving the cedar shake siding in the peaks.

Commissioner Case asked if the homeowner pulled permits for other work she has done, inquired to the color of the metal roof and matching the current shingles, asked about the color of siding in the peaks.

Commissioner Steinbrunner inquired to the material of the siding in the peaks, asked about the color of the windows and siding.

MOTION MADE BY COMMISSIONER STEINBRUNNER TO APPROVE H04-25, WITH THE CONDITION OF SAVING THE CEDAR IN THE PEAKS OF THE BUILDING BY ACTUAL OR LOOK, AND THE APPROVAL OF THE METAL ROOF. SECONDED BY COMMISSIONER DAVIS.

COMMISSIONER STEINBRUNNER WITHDREW HIS ORIGINAL MOTION. WITHDRAWAL SECONDED BY COMMISSIONER DAVIS.

MOTION MADE BY COMMISSIONER STEINBRUNNER TO APPROVE H04-25 TO APPROVE H04-25, WITH THE CONDITION OF SAVING THE CEDAR IN THE PEAKS IF IT IS NOT ABLE TO BE SAVED, THE HOMEOWNER WILL RETURN TO THE COMMISSION TO DISCUSS OTHER OPTIONS. SECONDED BY COMMISSIONER DAVIS.

A roll vote was taken: ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

COMMENTS FROM THE PUBLIC: None.

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

Travis Sullivan thanked the staff for putting their time and effort into the agenda items.
Commissioner Simpson thanked staff for their work.

ADJOURNMENT: Chairperson Simpson adjourned the meeting at 5:09 pm.

Submitted by: Melody Carlsen, Planning and Zoning Administrative Assistant