

HISTORIC DISTRICT COMMISSION MEETING AGENDA

*Don Curran, Chairperson
Judith Fouts, Vice-Chairperson
Suzell Eisenberger, Secretary
Karen Lindquist, Commissioner
Ellie O'Donnell, Commissioner*

*Monte Morrison, Commissioner
Vacant, Commissioner
Blaine DeGrave, Staff Liaison
James V. O'Toole, City Manager
Ron Beauchamp, Council Liaison*

Escanaba City Hall, Council Chambers, 410 Ludington Street, Escanaba, MI 49829
April 21, 2014 at 4:00 p.m.

CALL TO ORDER
ROLL CALL
APPROVAL/CORRECTION(S) TO MINUTES- March 17, 2014
APPROVAL/ADJUSTMENTS TO THE AGENDA
CONFLICT OF INTEREST DECLARATION

UNFINISHED BUSINESS

- 1. Discussion-Historical Façade Design Guideline.**
Explanation: Administration will review the DRAFT of the Historical Façade Design Guideline, Section 1 "Introduction" and Section 2 "Historical Background and Architectural Character" will be discussed.
- 2. Discussion – Certified Local Government Program.**
Explanation: Discussion will take place concerning the status of the Certified Local Government program application government preservation goals..

NEW BUSINESS

- 1. Discussion- Historical Façade Design Guideline.**
Explanation: Administration will review the draft of the Historical Façade Design Guideline Chapter 3. "Working on Existing Buildings" and Chapter 4. "New Construction".

GENERAL PUBLIC COMMENT
COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

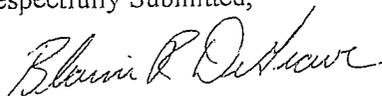
Project Updates.

- a. 2014 MEDC Downtown Façade Improvement Program.
- b. MEDC Redevelopment Ready Community Initiative.
- c. National Registry of Historic Places Nomination Update.
- d. Commission Vacancy and Recruitment Update.

ADJOURNMENT

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling City Hall at (906) 786-9402.

Respectfully Submitted,



Blaine DeGrave, Staff Liaison
Historic District Commission

HISTORIC DISTRICT COMMISSION MEETING
ESCANABA, MICHIGAN
MARCH 17, 2014

A meeting of the Escanaba Historic District Commission was held on Monday, March 17, 2014, at 4:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Don Curran, Vice-Chairperson Judith Fouts, Secretary Suzell Eisenberger, Commissioners: Monte Morrison, and Karen Lindquist

ALSO PRESENT: Staff Liaison Blaine DeGrave, Council Liaison Ron Beauchamp, and Confidential Secretary Amy Peltin,

ABSENT: Commissioner Ellie O'Donnell, City Manager James O'Toole

Chairperson Curran called the meeting to order at 4:00 p.m.

Roll Call

Confidential Secretary Peltin conducted the roll call.

Approval/Correction of the January 20, 2014, Historic District Commission Meeting Minutes

A motion was made by Chairperson Curran, seconded by Vice-Chairperson Fouts to approve the January 20, 2014, Meeting Minutes. Ayes were unanimous.

Approval/Adjustments to the Agenda

Blain DeGrave, Staff Liaison asked that we move to New Business item one as the first Agenda item for the meeting as we have a special guest via Skype waiting to give a presentation.

A motion was made by Chairperson Curran, seconded by Vice-Chairperson Fouts, to approve the meeting agenda. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

1. **Discussion –Historical Façade Design Guideline.** – A draft version was distributed to the Commissioners for their review. The Historical Façade Design Guideline will have to be going before SHPO for approval. This guideline will be used for not only the Historic District Guidelines but also for the Façade program for the City of Escanaba. Blaine DeGrave asked that upon review if anyone has any questions, comments, or concerns to please contact him. Chairperson Curran asked if the Historic District Commission should be reviewing the Façades. Blaine DeGrave explained the Historic District Commission only deals with Historic Districts and at this time there is only one District in Escanaba. The Façade Design Guideline is a Federally Funded program and these standards must be adhered to for qualification for funding from the program. Ron Beauchamp, City Council Liaison addressed the Commissioners stating there will be a joint meeting

sometime in May 2014 with the Historic District Commission, Planning Commission, and City Council to review roles and responsibilities.

NEW BUSINESS

1. **Discussion-Certified Local Government Program.** – Jessica Flores is a community outreach specialist with the State Historic Preservation Office and was up in this area in January and looked at a couple façade projects with MEDC and Jennifer Tucker. She is in the Upper Peninsula once every couple months and would be happy to come up and meet with the Commission. The Certified Local Government program is a partnership with the SHPO, National Park Service, and our community. They currently have 23 certified local governments and looking to add more. The program is designed to promote historic preservation at the grassroots level. The biggest component is the local entity and partnership with the SHPO and National Parks Service and jointly administered by both of us and it is a process recognized across every state, which has a CLG Coordinator and program. The purpose of the program is part of the Historic Preservation Act of 1966 and what came about was in 1980 it was decided to have more of a grassroots effort and have more of a working relationships with our local communities and the CLG was established and part of the Historic Preservation Act. Jessica Flores was looking up records for Escanaba and their records indicate we have some National Register Districts and some potential districts not yet designated. Blaine DeGrave clarified we have one District at this time on the West end of town and we are currently waiting for approval on all of Ludington Street for designation. Jessica Flores noted the difference, the National Historic District is honorary versus the Local Historic District is where you have some protection, and enables the City to have a protective layer from a large big box store move into the district. Blaine DeGrave did explain that we have a Historical Preservation Ordinance in place. An active CLG program works as a vehicle for community development by identifying specific preservation projects and applying for grants to carry out those projects. SHPO is required to allocate 10% of their allocation to communities across the State, which breaks down to approximately \$100,000. If you want to become certified you must maintain an ongoing system for survey and inventory of your resources, you need to develop four year preservation goals for the community, have adequate public participation in the Local Historic Preservation program and process, participation in nominating historic properties to the National Registry of Historic Places, and will be monitored every four years to ensure that all responsibilities are being met. Regardless if you decide to become CLG certified these are good tools to have in your community to establish a baseline and reaching your goals. Chairperson Curran asked of the 29 communities CLG certified how many were from the Upper Peninsula. Jessica Flores stated at this time only two Calumet and Menominee. She has been working very closely with Menominee and they have received funds for the past 3 years to rehabilitate the Opera House and is a great project. The grants are awarded on an annual competitive basis. There are two different types of grants, one being a planning/educational grant and a bricks and mortar grant. A few items that would qualify for planning/educational grant would be developing design guidelines, a preservation plan, and a feasibility study for a building. A bricks and mortar project would be for example a new roof on a library, the Menominee Opera House, roof of the Bell Isle Aquarium, soffit repair, and mortar repair. The grants are 60% federal/40% match, however in-kind services are allowed. In-kind services are funds dispersed by the City or volunteer based services. The intent of the grant program is to augment rather than replace. CLG monies have often been used as gap financing for a project. Example: We want to do something like put a new roof on a building – the building must be owned by the City or by a non-profit. The City could be the Grantee and funnel the money to

the non-profit; it cannot be used for any private entity. One large benefit of the Local Historic Districts is when we lost the State tax credits in December 2012 it was a huge loss to historic preservation however we still have the commercial tax credits, which have to be income producing. Chairperson Curran asked what the next steps are needed. Jessica Fouts explained the next steps are to fill out an application, provide ordinance to Jessica for review, provide maps, list of Historic District Commission members, specific goals outlined, and a survey. The City must also be on board and must have a signed letter from the Mayor or City Manager. Once all documents have been received, reviewed, and create an agreement, once signed it is then forwarded to the Parks Service for approval. They release their grant program at the end of October and have until the end of the year to respond. An application can be found on their website. She also mentioned that once the City of Escanaba has become CLG certified she will discuss with the commission the Main Street Program. Brief discussion of the Main Street program followed by Chairperson Curran.

2. **Project Updates:**

- a. 2014 MEDC Downtown Façade Improvement – Update was given. A meeting with the architect and property owners was held and the process is moving forward.
- b. MEDC Redevelopment Ready Community Initiative – Update was given. Application for the RRC Program was being review by the MEDC.
- c. National Registry of Historic Places Nomination Update – No further information.
- d. Commission Vacancy and Recruitment Update – Possible interest by Elizabeth Keller. Blaine DeGrave will contact Mrs. Keller.

GENERAL PUBLIC COMMENT

None.

COMMISION/STAFF COMMENT AND ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Chairperson Curran, seconded by Commissioner Eisenberger, to adjourn the meeting. The meeting adjourned at 5:15 p.m. Ayes were unanimous.

Don Curran, Chairperson
Historic District Commission

Next Meeting: April 21, 2014 at 4:00 p.m.

City of Escanaba

Historical Facade Design Guidelines



Historic District Commission
City of Escanaba, Michigan

City of Escanaba Historical Façade Design Guideline

City of Escanaba Historic District Commission
2014

Don Curran, Chairman

Suzell Eisenberger, Commissioner
Monte Morrison, Commissioner
Judy Fouts, Commissioner
Ed Legault, Executive Director DDA

Karen Lindquist, Commissioner
Ellie O'Donnell, Commissioner
Blaine Degrave, Commission Liaison

Assistance in developing and preparing this document was provided by
The Village of Calumet
Bill Rutter, Architectural Historian

The purpose of this document is to provide guidance to property owners undertaking work within an established Historic District that is subject to review by the Historic District Commission or façade work undertaken as part of the City of Escanaba Façade Incentive Program which maintains the historic character of the community. In addition, the Historic District Commission considers whether the proposed work is appropriate and maintains the historic character of the district.

This document represents the Historic District Commission's best effort to illustrate the standards by which building projects are reviewed. The City of Escanaba and its Historic District Commission are not responsible for any errors or inconsistencies contained herein.

City of Escanaba, Michigan

Adopted: _____

LUDINGTON STREET, ESCANABA, MICH.
"FOURTH OF JULY CELEBRATION."



L. KROPP, MILWAUKEE, MADE EXP. FOR P. S. B.

Historic photos courtesy of Escanaba Library and Delta County Historical Society unless otherwise noted.

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Introduction

Design guidelines are a consistent set of criteria used to evaluate proposed changes in the appearance of the built environment of a designated area. The criteria help communities decide whether new buildings or alterations to existing buildings and landscapes are desirable and appropriate at a particular location. They are typically created to protect the features that contribute to the community's identity.

Design guidelines are usually developed for neighborhoods with distinct architecture and ambience, whether fine or humble, ceremonial or uncomplicated. They may be areas with buildings and streetscape features that capture the essence of some important aspect of community character. The erosion of the character represents a costly, inefficient, and sometimes irreplaceable loss of community resources. These areas can be particularly vulnerable to changing development pressures, economic downturns, and neglect. Design guidelines stabilize and secure by protecting the character-defining traits of an area, shielding it from inappropriate development, and protecting properties from harmful neglect or insensitive alterations. By maintaining what was significant and worthwhile from the past, design guidelines safeguard a valuable community resource and help sustain or revitalize commercial viability.

On October 15, 2009, the Escanaba City Council adopted the City of Escanaba's Historic District Ordinance. This ordinance established the Richter Brewery Historic District, the City's first local historic district. The district designation set into place a process of review for all exterior alterations to property within the historic district, including demolition and new construction.

The ordinance also established a Historic District Commission composed of seven city residents to administer the review process. The Commission receives applications from property owners for proposed work within a local historic district, holds public hearings to review the applications, and issues a "Certificate of Appropriateness" upon approval of applications.

The purpose of this document is to provide guidance to property owners undertaking work within an established Historic District that is subject to review by the Historic District Commission for historical appropriateness and historic character of the district, as well as to provide guidance for facade projects that are being funded under the City of Escanaba Facade Incentive Program.

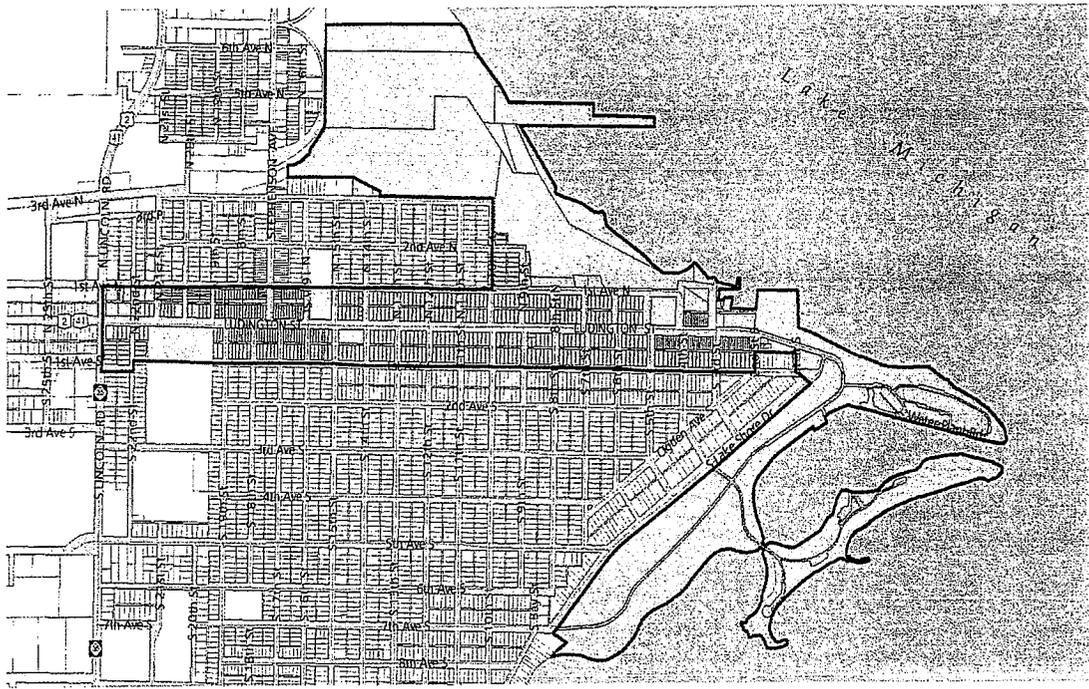
The guidelines follow the *Secretary of the Interior's Standards for Rehabilitation*, a set of rules that is widely used to direct work on historic buildings. Michigan's *Local Historic Districts Act* requires commissions to review proposed work based on these standards, but allows them to adopt additional standards and guidelines that more specifically address local design characteristics. Additionally, as part of the City of Escanaba Facade Incentive Program, this guideline sets into place a process of review for all exterior alterations to properties that are funded by the City of Escanaba Facade Incentive Program.

This document was developed to show how the *Secretary of the Interior's Standards for Rehabilitation* apply to historic properties, particularly commercial buildings, within the downtown district. As required by law, the guidelines have been officially adopted by the Historic District Commission of Escanaba, *(Place holder when guidelines are accepted)* and have also been reviewed by the Michigan State Historic Preservation Office.

If you are a property owner in a local historic district and are contemplating a work project, it is important that you contact the Historic District Commission before you begin. For further information, and an application for review of proposed work, please call City of Escanaba Offices at (906) 786-9402.

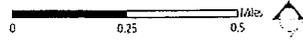
The Secretary of the Interior's Standards for Rehabilitation

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



CITY OF ESCANABA

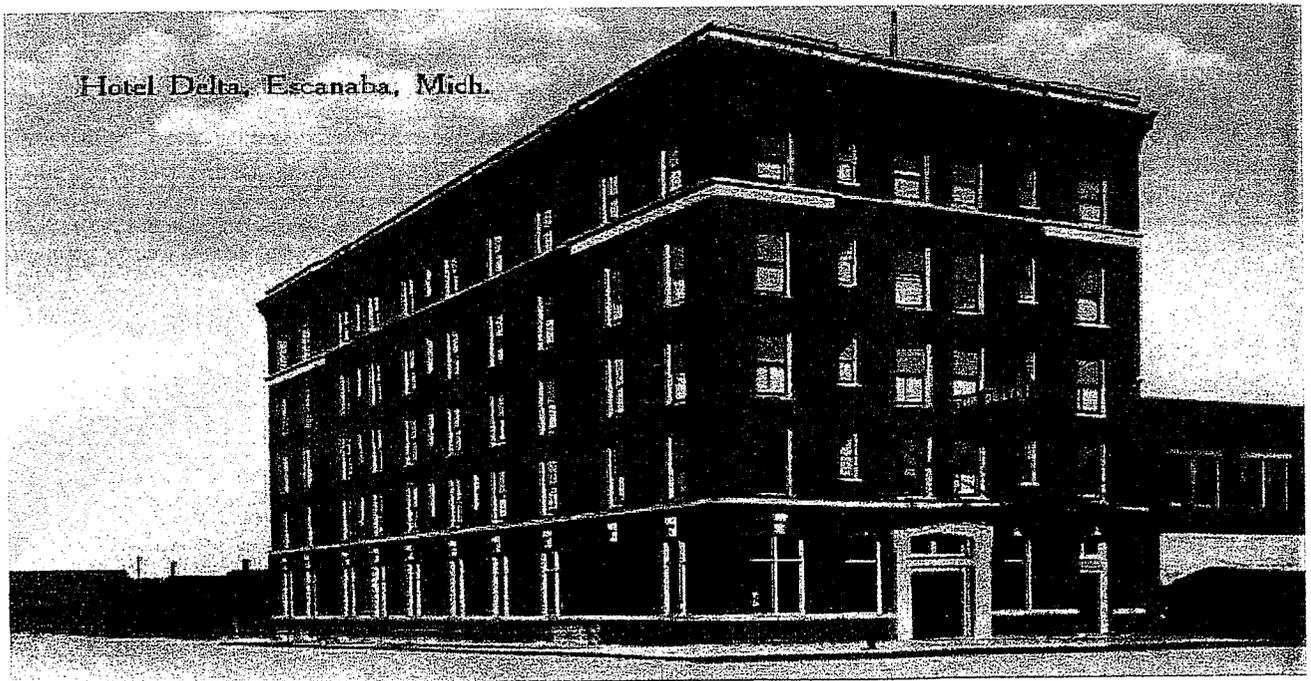
Existing Downtown Development Authority District



□ District Boundary



Fair Savings Bank on Ludington Street, ca 1910s. Escanaba Postcard Museum



The 700 Block of Ludington Street, ca 1920s. Escanaba Postcard Museum

Historical Background & Architectural Character

The City of Escanaba's downtown was initially occupied because of the lumber industry, but the primary catalyst of its growth and built environment was the Upper Peninsula iron industry. The establishment of the N. Ludington and I. Stephenson mills near the mouth of the Escanaba River provided the initial boost in the third quarter of the nineteenth century. However, the construction of rail connections linking Escanaba's fine natural harbor northward to the Marquette Iron Range and then westward to the Menominee Range by the last quarter of the century determined the city's future. Ore docks dominated the city's lakeshore and the city developed along Ludington Street, which paralleled the ore docks and rail yards. Development spread westward and buildings that survived fire and demolition reveal a general progression in age from east to west, anchored by the House of Ludington, portions that date to the 1860's, in the 200 block on the east, to early twentieth century small-scale commercial buildings in the 1600 block on the west. Exceptions to this trend are larger complexes that developed on what was then the edge of the commercial district, such as the Richter Brewery in the 1600 block and Stegath Lumber in the 1800 block.

Escanaba's central downtown is located at the core of the current city, which has grown outward from this core area. Industrial and port facilities extend north of the district from 1st Avenue North, and residential neighborhoods extend southward from it from 1st Avenue South. Because of its historical significance and distinctive design characteristics, this area has been nominated for the National Register of Historic Places and is currently under consideration by the National Park Service for that designation.

By regulating work done in existing and future local historic districts and by providing input on work done on properties within Escanaba's downtown, the Historic District Commission seeks to maintain and enhance the character-defining features that contribute to the district's significance. An understanding of the district's history and architecture is key to this preservation effort.

Brief History of Escanaba's Downtown

The linear footprint of Escanaba's business district has long been recognized by locals and visitors as providing a distinctive streetscape. The commercial core extended a single block deep, or less, from Ludington Avenue. Promoters talked about the heart of Escanaba as being comprised of a mile of business, and after electrification was initiated at the turn of twentieth century, likened the strip as reminiscent of Chicago's Great White Way. The lengthy and linear nature of the district is highly distinctive among Michigan communities of similar size.

The most notable characteristic of Escanaba is the linearity of the business district. The primary business artery, Ludington Street, extends west from near the Sand Point Lighthouse on Little Bay De Noc to the junction of M-35 and U.S. 2/U.S. 41 and beyond. The entire business district is well over a mile and more than two dozen blocks long.

The central downtown contains 183 buildings that exemplify economic and social trends and architectural styles in northern Michigan during the early 1900s. The small city feel of the district is emphasized by the consistency of the scale and setback seen in the buildings comprising the primary commercial corridor along Ludington Street. It represents the development from the 1890s through 1920. The architecture illustrates both the rapid development during these years and its function as a commercial and retail market and industrial service center. It also expresses the influence of both the lake and the railroad, related primarily to the mining industry, which fostered its growth, prosperity and evolution during the late nineteenth and early twentieth centuries. The buildings constructed during this period ranged from modest to substantial and were constructed of brick, sandstone, and wood.

The commercial blocks in Escanaba's downtown provide material expression of the city's aspirations during this period. The substantial business blocks demonstrate the success and status of Escanaba's commercial interest. The quality of life is realized through the elaborate buildings housing substantial retail stores, state-of-the-art hotels, and religious denominations. The old City Hall, Carnegie Library, U.S. Post Office and Delta County Building embody public architecture in the district. The character of the district is established by the type and style of the buildings.

Commercial architecture ranges from late nineteenth and early twentieth century one-part and two-part commercial blocks representing Late Victorian commercial style. Later types, such as the Commercial Brick and enframed window wall, are represented and are associated with early twentieth retail and automobile-related design. Some of the buildings have been renovated and attain interest as examples of mid-twentieth century commercial facades, providing diversity to the district. The vast majority of the historic district predates 1930, although several notable buildings date to the post-World War II period, including several examples of Mid-Century Modern.

Ludington Street comprises the historic commercial core of the city. Although 1st Avenue South, Platted as Wells Street, was envisioned to be the city's primary thoroughfare, Ludington evolved and developed as the anchor street. It ran south of the parallel to the N. Ludington Co. docks, the Chicago & Northwestern Railroad yards, the ore docks and commercial harbor, extending to Stephenson Avenue, which ran north along the expanding port and rail facilities. It lay north of the developing residential neighborhoods of the city. As the city prospered and became the largest ore shipping port for the Marquette and Menominee Ranges, the business district grew and expanded westward along Ludington. Sanborn maps document this expansion, with successive editions from the 1870s through 1929 recording new plats and cross streets with lots filling up with new structures. The character of the buildings present also changed, evolving through time from primarily wood to brick and stone. These maps also document the maturing of the business district, with the initial occupation characterized as a scatter of structures replaced by dense development presenting a constant street scape.

Building Types, Architectural Styles and Streetscape Features

The 1884 Sanborn map reveals the densely occupied blocks concentrated in 2nd through 7th streets, extending from warehouse and industrial related buildings across from the Ludington Hotel through a number of dry goods stores, druggists, saloons and more specialized shops. Coverage indicating developed areas extends westward only to 10th Street, and west of 7th Street buildings are separated by vacant lots and were occupied by livery stables, saloons and other concerns. Perhaps reflecting proximity to the port and its workers, by 1888 the majority of businesses on the north side of Ludington in the 300 block are saloons, while commercial blocks offering a variety of goods and services have filled in the streetscape up through 8th Avenue. Coverage at this time to 11th Street, but except for a single saloon and a grocery, occupation was by dwellings and boarding houses. By 1894 there were densely developed commercial areas and still are indicated generally through 8th Avenue, but scattered commercial frame buildings are indicated in blocks further west. By then, the Sanborns cover west through 14th Street, with the 1300 block less than half occupied and characterized as primarily residential.

The 1899 Sanborn reveals additional infill of commercial buildings through the 1200 block, but west of 13th Street the block has barely changed from the earlier edition, and although coverage had been extended to 15th Street, only two dwellings are indicated and the entire north side of the block is unoccupied. The 1906 edition reveals the continuation of infill and development of the eastern blocks of Ludington.

This edition extends coverage west past Stephenson Avenue, but the sparse occupation is primarily by dwellings, and other than a small bottling works and saloon, the commercial component is virtually non-existent. As would perhaps be expected on the outskirts of a commercial district, industrial and manufacturing use is indicated in the 1700 block with Richter Brewing Co., Escanaba Electric Street Railway and R. P. Linn Co., a sleigh manufacturer. The primary changes observed in the ensuing editions up through the 1920s are the appearance of automobile-related buildings such as service stations along Ludington, and the construction of automobile dealerships that occur in the previously less densely developed blocks of the western portion of the district, such as northern Motors in the 1400 block, or further to the east, the Wolverine Delta motors at the corner of 9th Street.

Since its founding, the city has based its economy on extractive industries – wood and iron and to a lesser extent, fisheries. The mill of Issac Stephenson provide the initial economic spark, complemented by commercial fishing and followed by ore shipping through the Chicago & north Western Railroad and ore docks. The population of the city grew very rapidly, generally doubling or more in every census between 1860 and 1920, and the material composition of the city, its building stock, experienced a commensurate expansion. Since the 1920s the city's population has remained fairly stable at about 14,000 residents for nearly half a century, with a slow expansion resulting from encouragement of recreation and tourism by city boosters that have been a theme as early as the 1880s. While iron ore transport and the railroad remain significant contributors to the economy of the Escanaba area, tourism is also an essential component.

Escanaba's downtown is predominately commercial in composition, with several government buildings and religious properties, and residential occupation confined to a senior housing complex and a few apartments in the upper stories of several buildings. The oldest buildings in this area date to the third quarter of the nineteenth century, but the majority were built between 1890 and 1920, when they were constructed on bare lots or replaced the initial wave of modest frame buildings comprising the business district. The earlier buildings either burned or were demolished as prosperity encouraged construction of the more substantial masonry structures. However, several buildings in the district are of frame construction. The buildings are generally two or three stories in height, and less commonly single story.

When Elijah Royce platted the city in 1864, Ludington Street was made 100 feet wide and other streets 80 feet in width. However, it was anticipated that 1st Avenue South would be the city's primary thoroughfare, and was designed to be 120-foot wide. When Ludington developed as the primary commercial corridor, 1st Avenue South was redesignated to the standard 80-foot width, with fronting properties awarded the vacated 20 feet, resulting in lots along the street of 160-foot depth rather than the standard 140-foot dimension prevalent elsewhere in the commercial district.

The scale and continuity of the buildings in the business blocks present a consistent streetscape with common setbacks that foster a solid commercial character. Typical of urban plats, the lots are narrow, but are not of consistent width. The lots are consistently 50 feet in width in the Original Plat and subsequent Proprietor's Addition and 1st Addition Plats. However, the S.H. Sheldon Addition, the last plat involving the historic district involving its western blocks extending west from about 15th Street, records very narrow lots ranging from 33 to 36 feet wide.

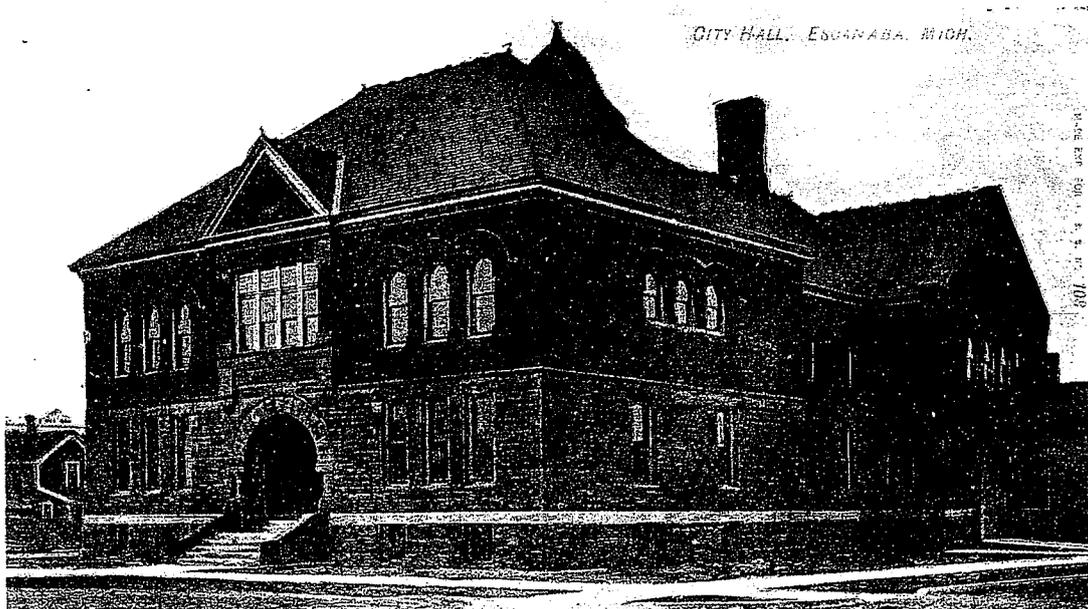
About 90% of the buildings are of brick or masonry construction. The vast majority of the buildings are two-story, two-part brick commercial blocks, restrained in architectural expression. Style, when referenced is confined to elements associated with the cornice, with motifs revealing vague affinities to the Classical or Colonial Revival. Essentially they are Late Victorian buildings that, at most, confined ornamentation to bracketed metal cornices and window hoods.

Lake Superior Red Sandstone, a distinctive building material used in many buildings in the Upper Peninsula and nationally during the late nineteenth and early twentieth centuries, is well represented in the downtown region. The two most prominent examples actually occur one block south of Ludington Street. The Neo-Classical Carnegie Library is located at 201 South 9th Street, and the former Escanaba City Hall and hose House No. 1 is at 121 South 11th Street. Both employ the stone in masonry wall planes and in decorative details. Many other buildings in the district use the sandstone prominently, from structural components such as piers through a continuum down to use in details and accents such as column capitals. The Michigan Building at 614 Ludington employs the stone in both walls and minor elements, while more typical is the use of the stone in piers and courses or sills and lintels in buildings along Ludington such as at 413, 613-615 (Daley Block), 616-619 (Masonic Building), 623 (Rathfon Building), 701 (Stack Block), 720 (Erickson Building), 808 (Citizen's Bank), 813-815 (Cleary block), 918-920 (Buchholtz Block), and 1214 (Peterson Shoe Building).



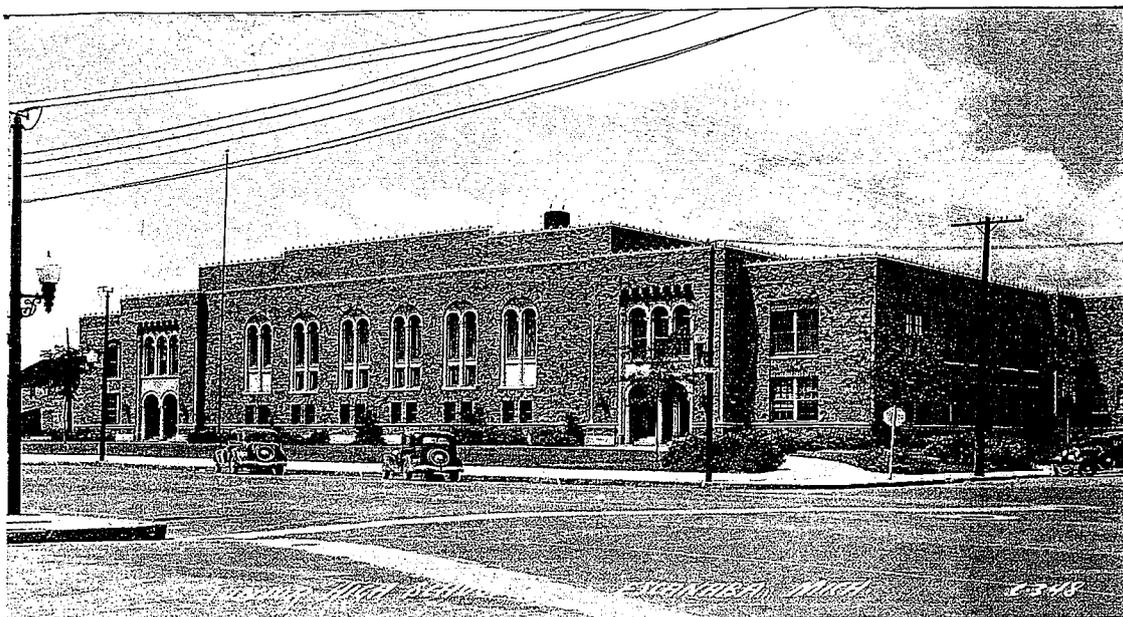
Architectural Style: Late Victorian – Commercial Styles

- Built primarily between 1865 and 1885
- Front gable faces the street
- Double-hung windows on the second story
- Wood clapboard siding typical
- Traditional storefront proportions



Architectural Style: Romanesque Revival

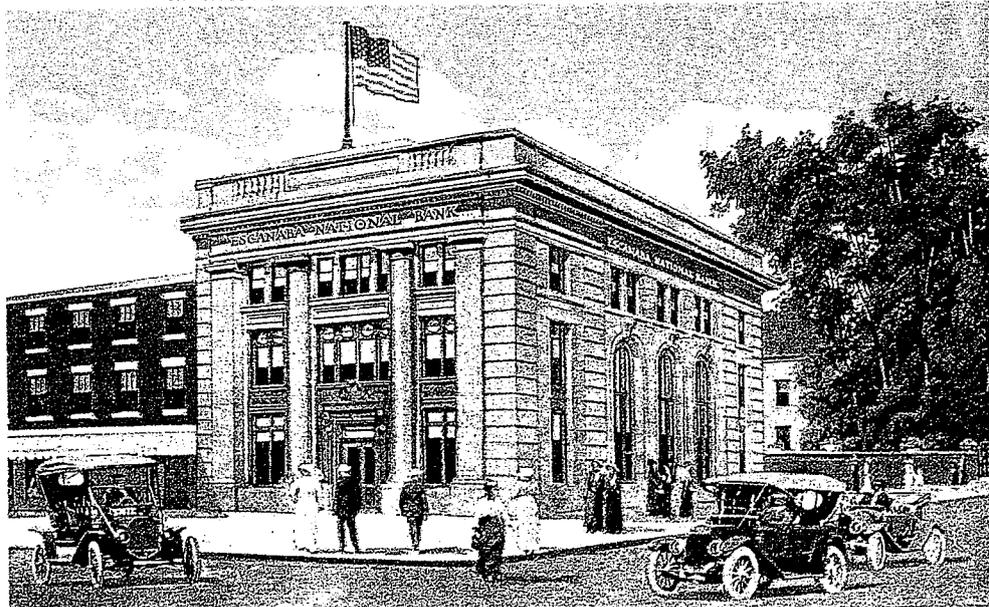
- Built primarily during the 1870s and '80s
- Looked to the buildings of the Italian Renaissance for inspiration
- Tall, narrow, upper-story windows with decorated window caps
- Prominent, bracketed cornice



Architectural Style: Italian Renaissance Revival

- Low-pitched hipped or flat roof
- Symmetrical facade
- Rounded arch entrance and windows
- Masonry construction

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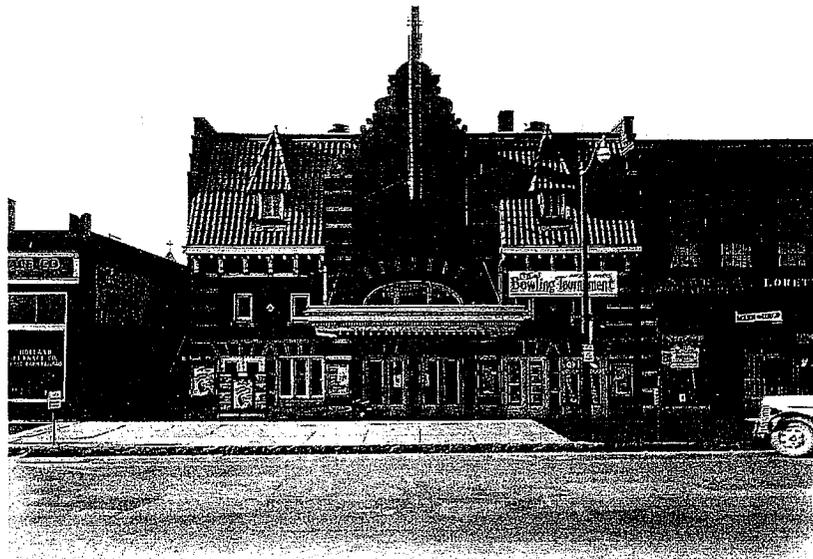
Architectural Style: Classical Revival

- Built between 1890 and 1900
- Named for the Boston architect, Henry Hobson Richardson
- Often constructed of rough-faced sandstone
- Heavy, often low, round-arched window and door openings
- Deep-set windows
- A peaked form frequently tops a cornice or parapet wall



Architectural Style: Art Moderne

- Horizontal emphasis
- Curved corners
- Aluminum or stainless steel detailing
- Smooth wall surface



Architectural Style: Flemish Revival

- Stone-trimmed Flemish bond red brick front
- Front roof slope modeled after Dutch Renaissance buildings
- Bands of Flemish brickwork and limestone strips
- Tile front (originally) and dormer roof

APPENDIX 2 - APPLICATION CHECKLIST

- Provide a cover letter, signed by the chief elected official of the local government, requesting certification from the MHC.

- To meet Basic Requirement #1:
 - A. Supply a copy of the local ordinance that establishes a commission and designates and protects historic districts. Attach any amendments, regulations, bylaws, or guidelines associated with the ordinance.

 - B. Mark on the ordinance or equivalent, or key on a separate piece of paper the location of the following. Refer to Basic Requirement #1, B. on pages 4 and 5 of this manual for the description of each component.
 - 1. statement of purpose
 - 2. definitions
 - 3. boundary descriptions
 - 4. means of establishing the commission
 - 5. confirmation of qualified commission members
 - 6. confirmation of the commission's powers
 - 7. procedures for review
 - 8. appeals process
 - 9. design review guidelines
 - 10. procedure for identifying, designating, and protecting historic resources.

 - C. Include a list and location maps of all historic districts designated under the ordinance.

 - D. Supply a code of conduct that governs commissioners' actions when administering the local ordinance.

- To meet Basic Requirement #2:
 - A. Note the official name of the commission.

 - B. Provide a Resume Form, found in Appendix 3 of this manual, for each member of the commission. Note those members who the local government believes meet 36 CFR 61 professional qualifications. On the Resume Form emphasize education,

training, practical experience, and volunteer efforts that indicate interest, competence, and knowledge of historic preservation.

- C. If any or all of the professions of architect, archaeologist, historian, or architectural historian are not represented on the commission, document how the local government has attempted to appoint such people. Documentation could include newspaper notices, correspondence, etc.
- D. Provide a copy of the rules of procedure, if available, that will be followed by the commission.

To meet Basic Requirement #3:

- A. Describe the on-going survey and inventory system that the local government uses to systematically document resources within its jurisdiction.
- B. Referring to the survey guidelines on pages 7-8, assess which goals have already been met and the goals that yet need to be addressed.

To meet Basic Requirement #4:

- A. Describe the general public participation program that is administered by the local government.
- B. Describe the specific public participation and property owner notification procedures for National Register nominations.

To meet Basic Requirement #5:

- A. Quantify activities proposed for completion within the next three year period. What are the preservation goals of the local government? If the local government plans to become involved in the writing of National Register nominations, for example, provide the prioritized list of nominations to be produced within the three year period.
- B. If the local government wishes to assume the additional responsibilities of either the federal tax credit program or the review and compliance program, supply the professional qualifications of commissioners or staff who would be doing the reviews. Describe the kinds of projects that the local government has reviewed in the past. For the review and compliance program, indicate which federal programs

the local government participates in and would be included in a Memorandum of Agreement with the SHPO.

Work on Existing Buildings (EB)

The primary goal of historic preservation is to keep what remains of the historic character of a building or district. The character of a building's exterior is expressed through surviving original features such as roof type, doors and windows, cladding, trim, and ornamentation. Maintaining the historic integrity of a building involves the process of identifying, retaining, and preserving those features and qualities that define a building's historic appearance. Where all or most of these features have been changed, the building's integrity is effectively lost.

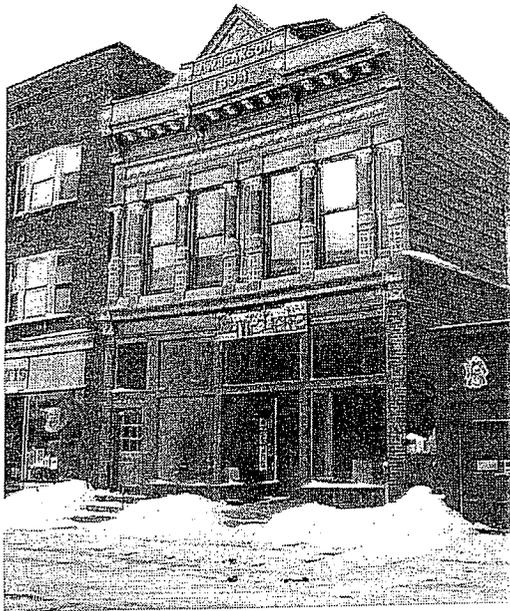
When working on old buildings, two common mistakes actually damage historic value rather than preserve it. One mistake is to add historic features to a building that never were there. The other common error is to make an old building look new or modern.

Even in cases where some of the original features of a building have been altered or lost, there are ways to re-establish the building's historic appearance. Reproducing the building's original features or developing a new, compatible design are strategies that can meet historic preservation standards.

The following general guidelines apply to all exterior work and/or interior work that affects the exterior of an existing historic building.

Guidelines

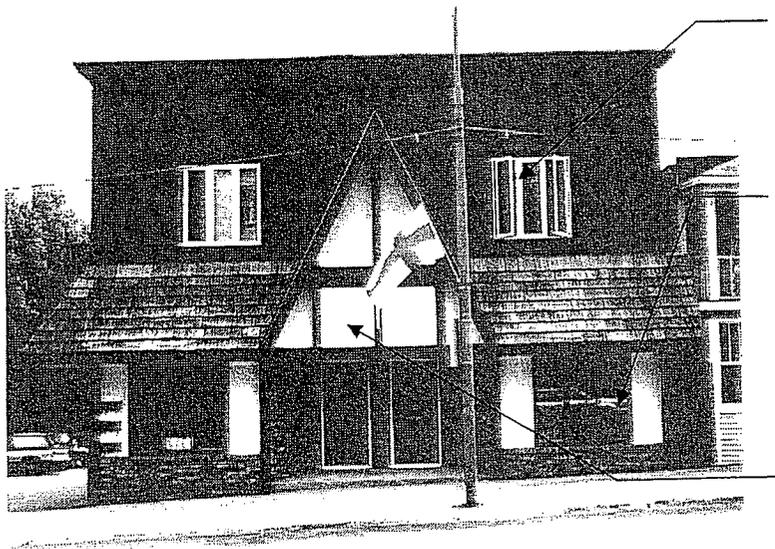
- EB (1) If the original feature is intact, retain it as is without altering or covering it.
- EB (2) When the original feature is in need of repair, do the repair work in place if possible, using the gentlest methods available to avoid damaging the original materials.
- EB (3) If the original feature has deteriorated beyond repair and must be replaced, replace it with materials that duplicate as closely as possible the original in size, shape, and texture.
- EB (4) Do not replace missing features with conjectural or falsely historic reconstructions, or with newly designed elements that are incompatible with the building's size, scale, and materials.
- EB (5) Where paint is required, consider colors that are appropriate to the historic building or district.



Original second floor detailing restored.

New storefront replicates original features, materials, and proportions.

■ The original storefront of this building had deteriorated beyond repair. Based on historic photos and remaining physical evidence, the new storefront replicates original design features and uses materials that closely match those of the original (see EB 3).



Inappropriate window type and placement.

Here residential windows are not compatible with historic storefront design.

The door hood and shingled roof construction are not compatible with historic storefront design.

■ This facade alteration was not based on the building's actual historic appearance. The new design does not maintain the historic character of a traditional storefront; instead, the design introduces new features that are incompatible with the historic design (see EB 4).

Masonry (MA)

Masonry refers to building materials—stone, brick, concrete block, tile, terra cotta, or stucco—that are used to construct and ornament building walls and architectural elements, such as chimneys, parapets, and steps. As construction material, masonry consists of individual units of brick, block, or stone, and mortar, a bonding material. Mortar primarily plays a structural role, but also contributes to the visual character of the building.

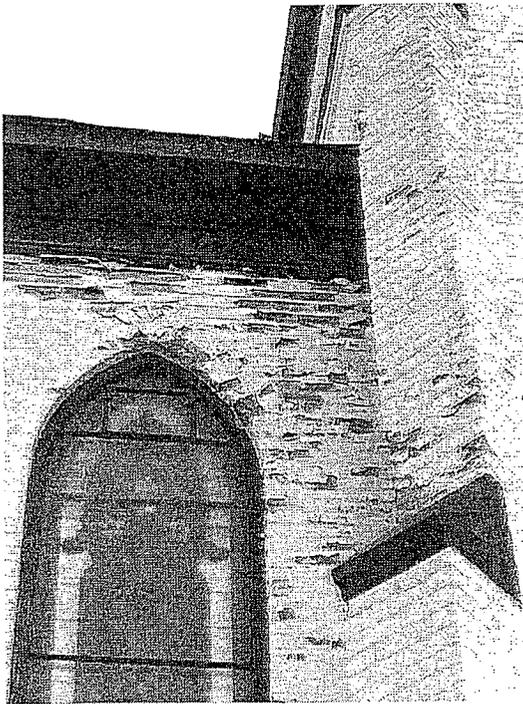
Brick of a dark red color is the most frequently used masonry building material within the historic district. Red sandstone quarried in nearby Jacobsville was also commonly employed for walls and building trim. The use of this locally produced building material gives the district a unique sense of place.

Masonry is a highly durable building material, but it is particularly vulnerable to inappropriate cleaning and repair. Proper assessment of underlying problems, particularly those related to water damage, is critical before deciding on repair and treatment.

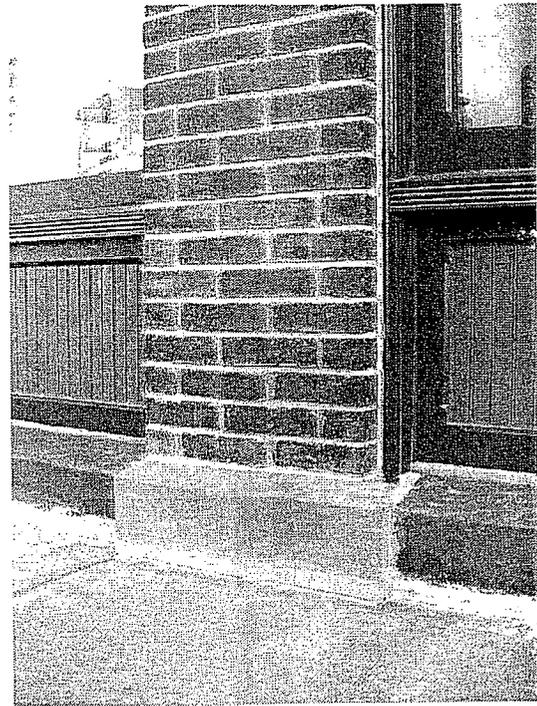
Guidelines

- MA (1) Retain original masonry and mortar whenever possible without the application of any surface treatment. Concealing original masonry is not recommended.
- MA (2) Clean masonry only when necessary to halt deterioration or remove heavy soiling. Use gentlest means possible to prevent damage to masonry surfaces.
- MA (3) Apply paint only to areas that have been previously painted.
- MA (4) Where there is evidence of deterioration, duplicate old mortar in strength, composition, color, and texture. Replace old mortar joints in width and in joint profile.
- MA (5) Sandblasting brick or stone surfaces using dry or wet grit or other abrasives is prohibited.
- MA (6) High pressure water cleaning methods are prohibited.
- MA (7) When necessary, replace masonry units or features of brick, stone, terra cotta, and/or concrete using the same materials, or one that is a compatible substitute material, matching the original in size, color, texture, density, and profile.

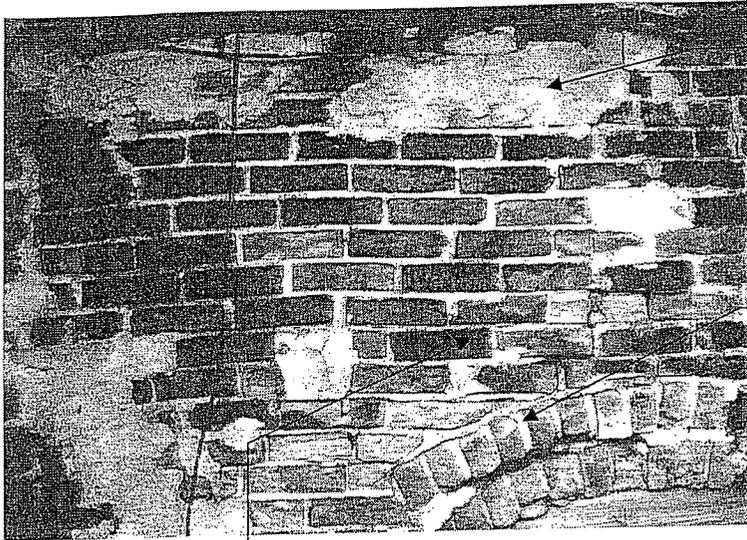
Covering original masonry with cladding material adversely affects a building's historic appearance (see MA 1).



■ *Here brick has been severely damaged by inappropriate sandblasting and painting (see MA 3, 5).*



■ *A deteriorated portion of the original sandstone sill was replaced with a new a sandstone unit that matches the surrounding material (see MA 7).*

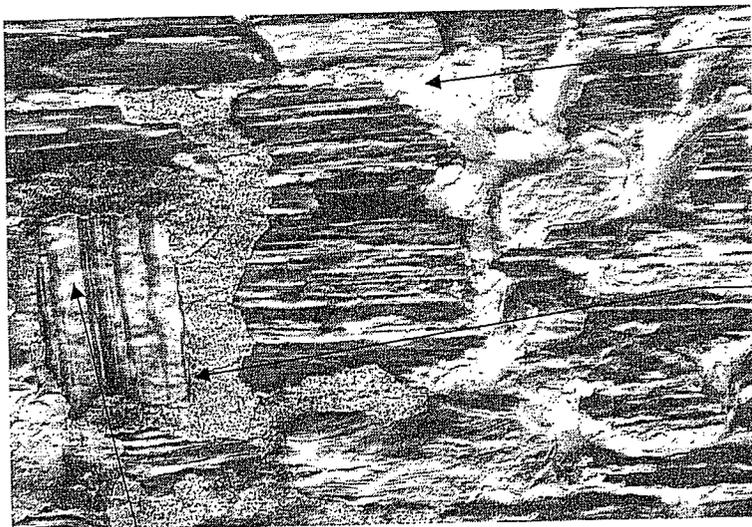


Careless application of mortar obscures the bond pattern of the brick.

Joints not filled with appropriate mortar.

■ *Repointing with a modern mortar mix containing a high Portland cement content causes original brick to crumble, because the brick units are softer than the replacement mortar. Expansion and contraction causes them to break down.*

Inappropriate Sandstone Wall Repair (see MA 4)



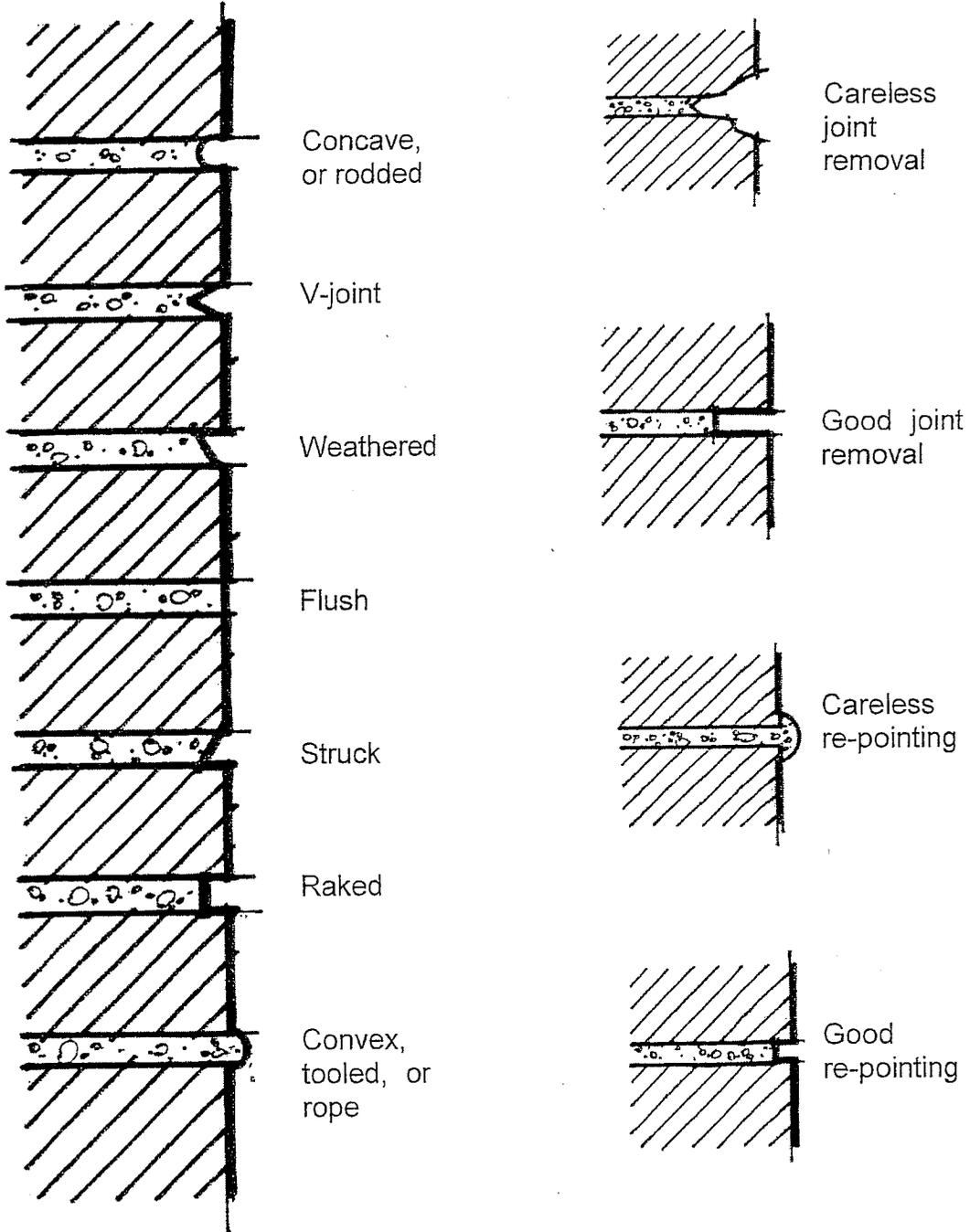
Unsuitable use of synthetic caulking.

Incorrect use of concrete mortar.

Improper alignment of replacement stone.

Typical Mortar Joints
(See MA 4)

Masonry Repointing
(See MA 4)



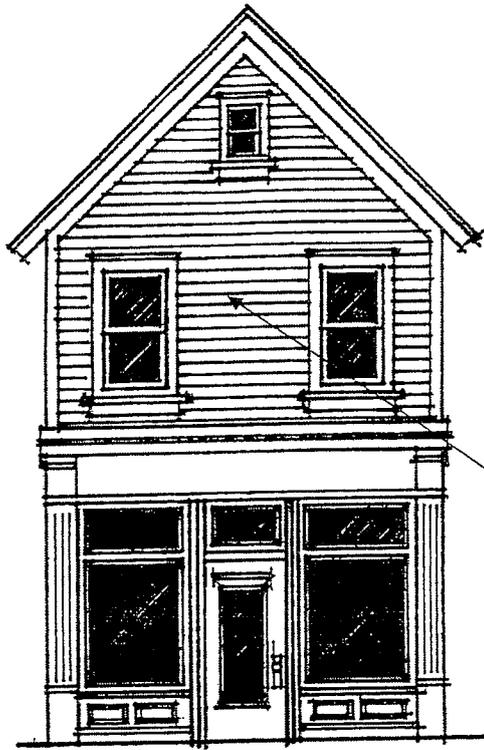
Wood (WO)

In the late 1800s, brick and stone replaced wood as the most common construction material for commercial buildings in Calumet Village. However, wood still appears frequently as functional components and decorative features of many buildings in the district, including clapboard siding, cornices, windows, and storefront framing.

Wood is especially susceptible to the destructive effects of weathering; exposure to moisture and sunlight are particularly damaging. Historically, this is the primary reason all wood was painted, and because of this precedent, all new wood should be painted.

Guidelines

- WO (1) Do not replace missing wood features with new elements that do not have historic precedent in the district.
- WO (2) Do not resurface wood buildings with new materials that are inappropriate or were unavailable when the building was constructed, such as artificial stone, metal, vinyl siding, or the siding material T-111.
- WO (3) Consider using new wood siding when replacement of siding material is required. Match proportions and profiles of new material to existing siding, and use smooth-faced, knot-free material.
- WO (4) Install any siding material in a way that does not obscure or damage historic ornament, such as fish scale shingles, window casings, sills, hoods, and cornerboards.
- WO (5) Paint surfaces to protect wood from deterioration. Opaque stain is permissible on new wood siding; use paint on new wood trim.



Appropriate Wood Trim and Siding Replacement

■ *The scale, proportions, and detailing of the original design are preserved (see WO 3).*

New wood siding is integrated with existing architectural details.

Inappropriate Wood Trim and Siding Replacement

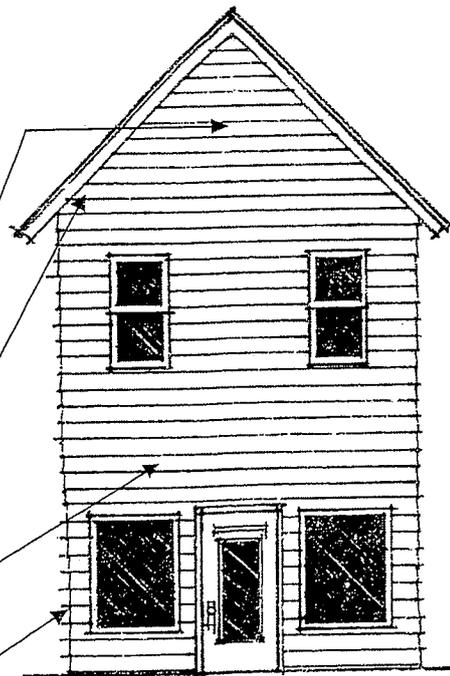
■ *Avoid covering wood trim and architectural features with new siding (see WO 4).*

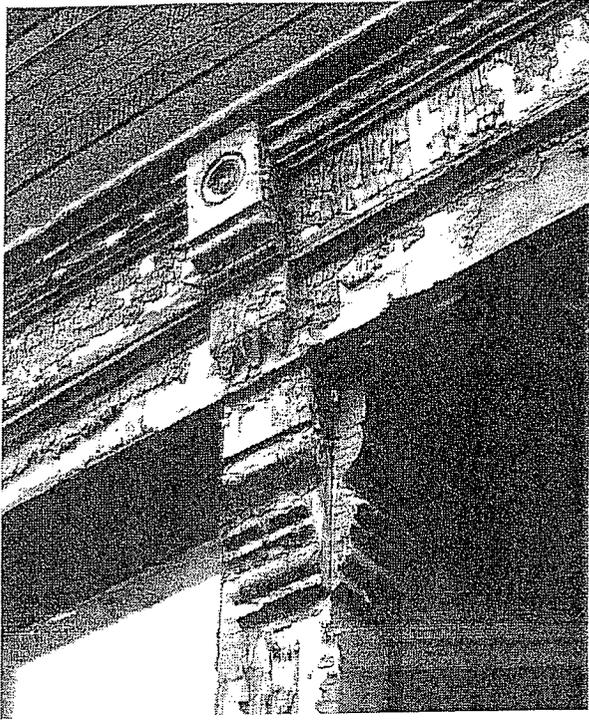
Third-story window covered over.

Fascia detailing covered.

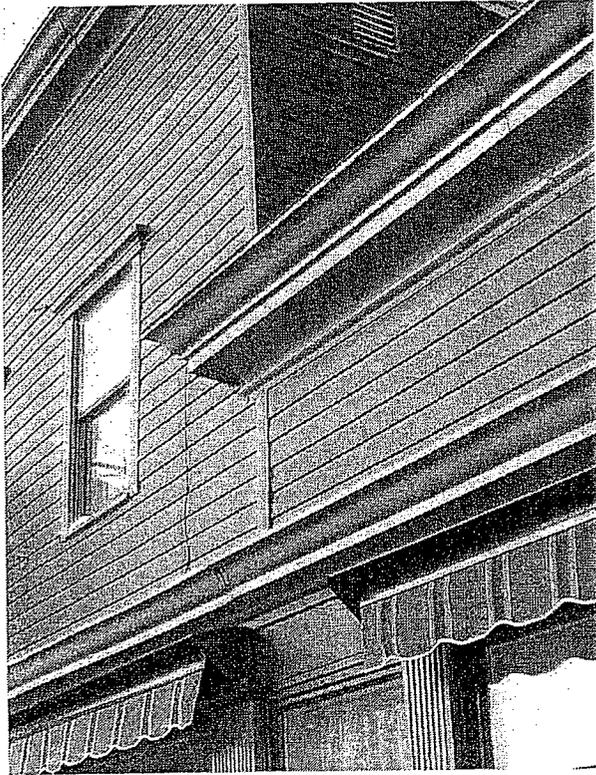
Corner boards and cornice removed.

Replacement siding too wide.

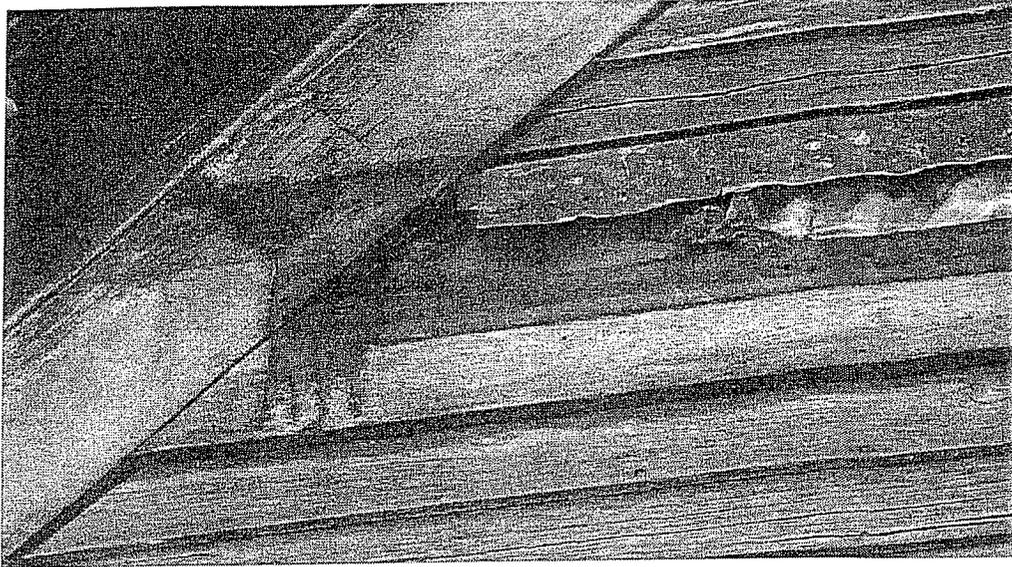




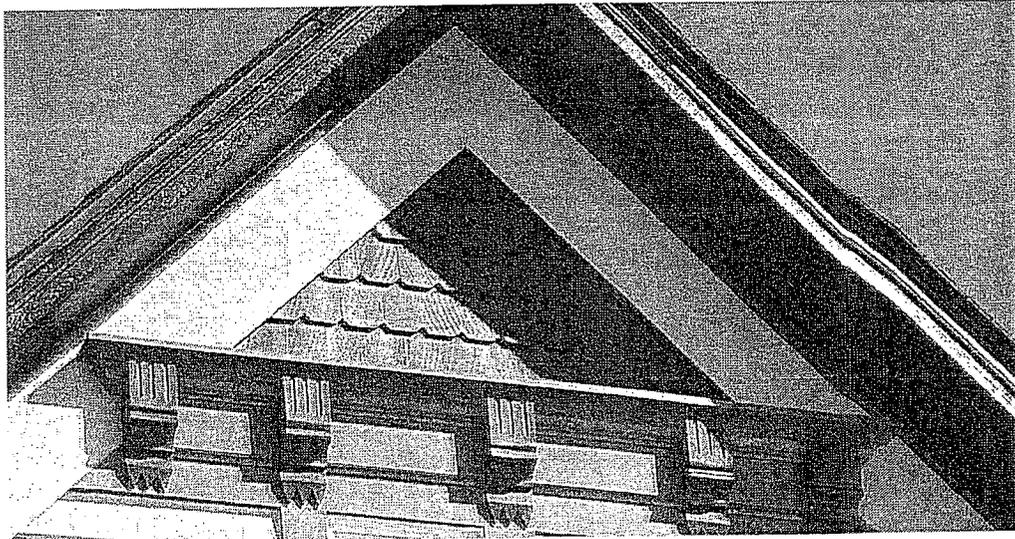
■ *Retain original wood elements whenever possible. Paint exposed wood surfaces to avoid weathering and irreversible damage (see WO 5).*



■ *Here new wood clapboard siding was installed to match the proportion and profile of the original material (see WO 3).*



■ In this gable end, “ghosting” reveals the size and configuration of missing trim pieces that were later reproduced as part of the facade rehabilitation pictured below (see WO 1).



■ Based on analysis of historical photographs and remaining physical evidence, decorative trim, fascia, soffits, and fish scale shingles were installed to replicate original architectural details (see WO 1).

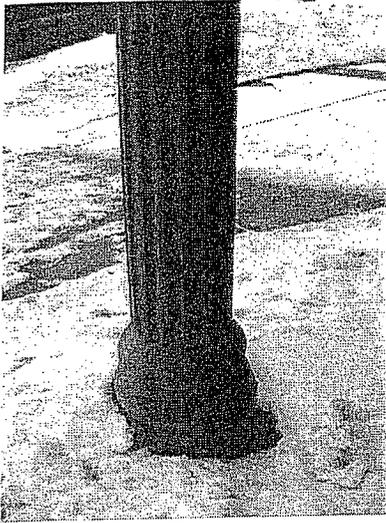
Metal (ME)

Architectural metals include both cast and sheet metals. In the district, cast metal was generally used for storefront columns and display window framing systems. Pressed sheet metal was frequently used to form cornices—at the roofline and storefront levels—and window hood moldings.

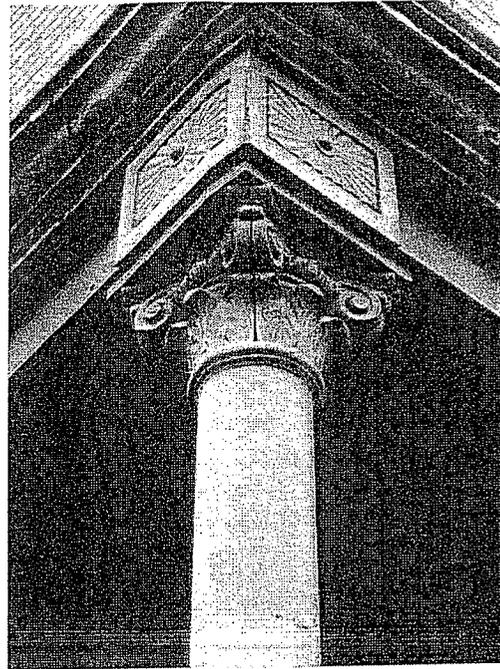
While cast iron pieces are difficult to repair, sheet metal elements can be repaired fairly easily through patching. For those iron-based materials that will rust, regular painting of metal elements is an essential maintenance technique.

Embellishes

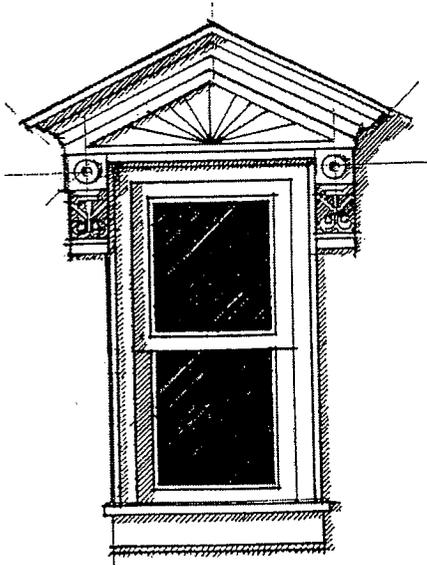
- ME (1) Retain and repair original metal architectural features such as pressed metal cornices, window hoods, and cast iron columns.
- ME (2) Clean metal features only where such cleaning will not damage historic color, texture, or patina. Any cleaning treatment should use the gentlest means possible, using methods that do not abrade the surface.
- ME (3) Do not expose to the elements metal types that require protection. Paint metal types such as cast iron or pressed tin. Do not apply paint or other coatings to metals that were historically meant to be exposed, such as copper.
- ME (4) When replacing missing metal architectural features, consult historical photographs or comparable structures in the district for scale, design, and proportion of new features.



■ *The use of cast iron is common throughout the district. Cast iron requires painting to provide protection from the effects of weather (see ME 3).*



■ *Here a cast iron column supports cast iron lintels at a corner entry.*

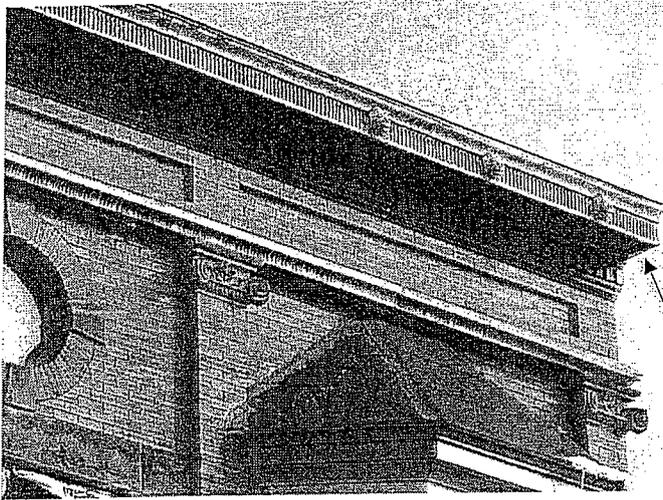


■ *Decorative pressed metal window hoods should be retained and protected from deterioration through proper cleaning and painting, where appropriate (see ME 1, 2).*



■ *Cast iron columns are an important feature of storefront assemblies.*

■ Copper elements, such as cornices, were typically exposed and should remain unpainted (see ME 3).

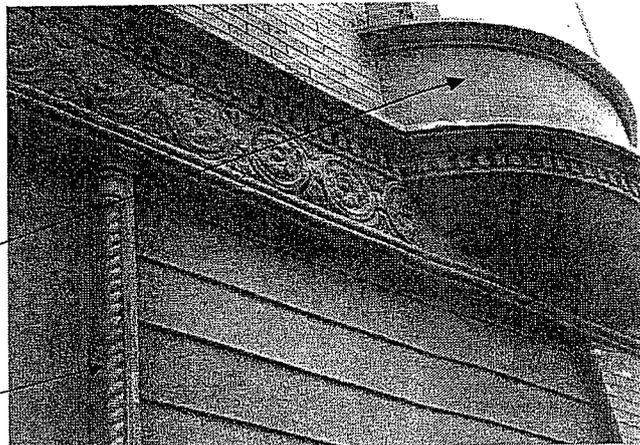


This copper cornice has developed a rich patina and should be preserved without painting.

■ Pressed galvanized metal requires painting for proper maintenance (see ME 3).

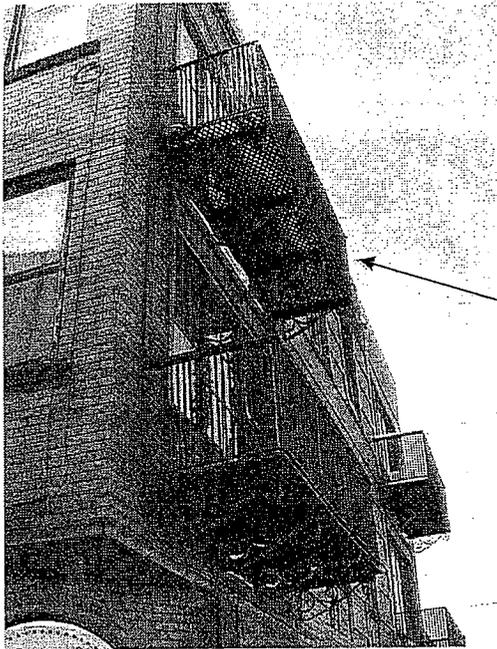
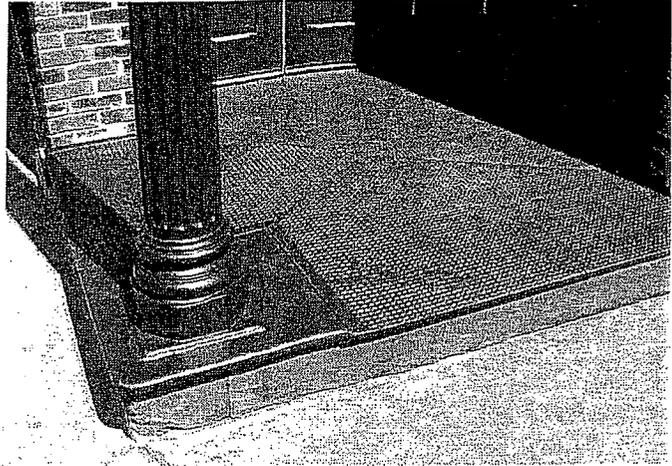
Pressed metal forms the lower cornice and curved bay.

A cast iron colonette supports the cornice.



■ The design and placement of this new metal lantern was based on historic photographs (see ME 4).

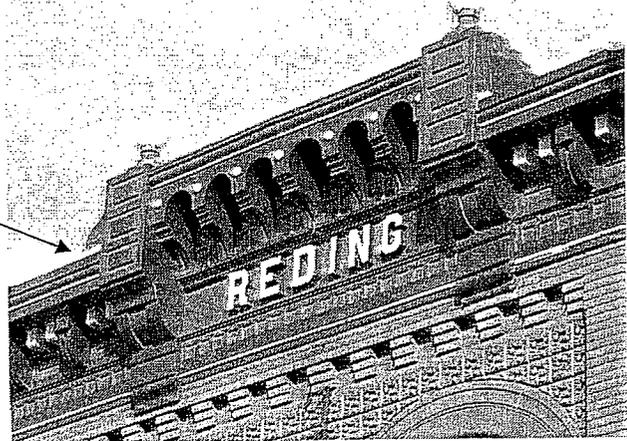
■ Cast iron platforms are a component of some storefronts in the district and should be primed and painted regularly (see ME 2, 3).



■ Metal balconies and metal fire escapes require painting for proper maintenance (see ME 3).

Metal balconies painted an appropriate dark color.

This galvanized metal cornice has been carefully primed and painted (see ME 3).



Doors (DO)

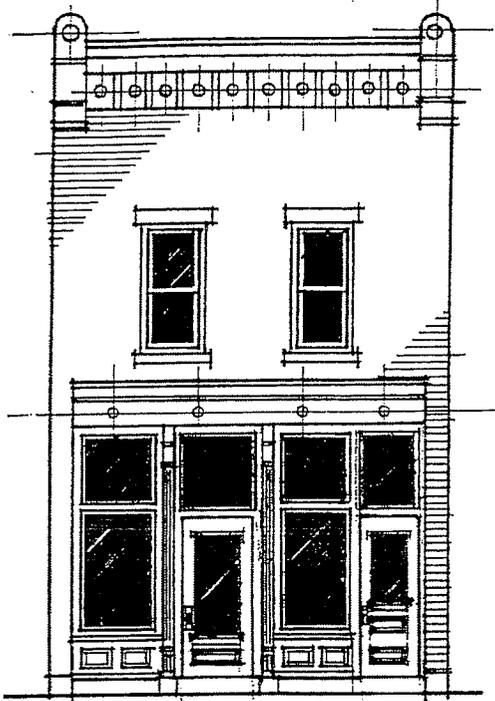
Doors are often a visual focus of commercial and civic buildings; thus, the appearance of an entry can be very important in defining the overall character of a building. As with windows, doors are architectural elements that are frequently subject to replacement—often needlessly, when simple repair can make them sound and functional.

In the district, doors are of two primary types. Historically, storefront doors almost always had full-height panes of glass, while the doors to residential units or offices on a building's upper floors often had half-height glass panels.

Guidelines

- DO (1) Retain original doors and door hardware whenever possible.
- DO (2) If the replacement of an existing original door is necessary, select a manufactured door or have a new door built with the same design, materials, and proportions as the original.
- DO (3) When no evidence of the original door exists, choose a replacement that is compatible with the proportions, design, and materials of the building. Wood paneled doors with full-height glazing are preferred for storefront door openings. Wood paneled doors with half-height glazing are generally preferred for second floor entrances.
- DO (4) Select replacement door hardware that is consistent with historic hardware in design and finish.
- DO (5) Do not reduce the size or proportions of original door openings to install smaller doors.

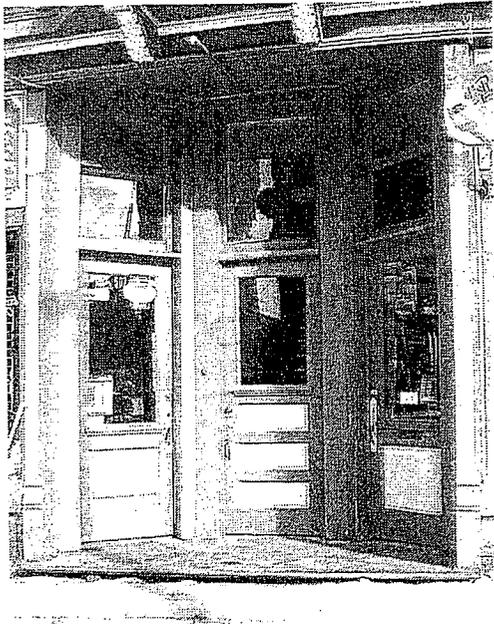
Storefront with Original Doors



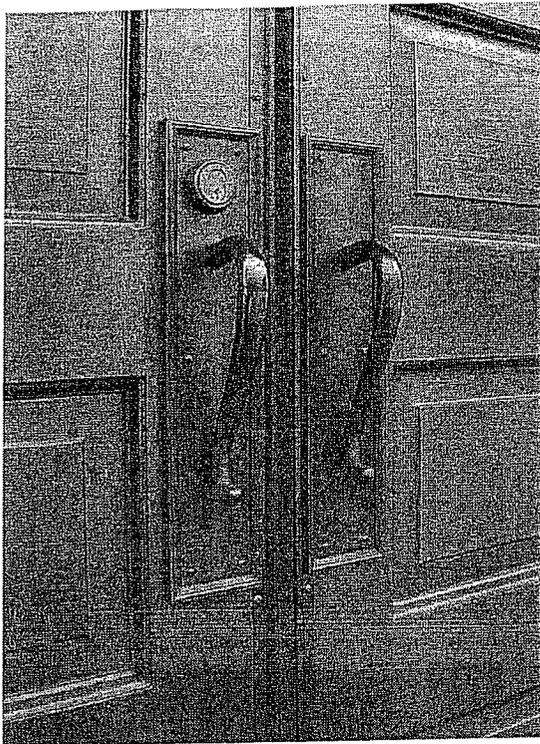
Storefront with Inappropriate Replacement Doors



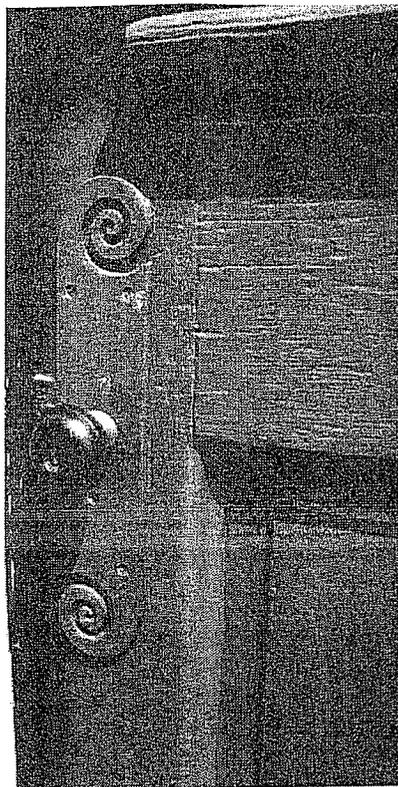
■ Here replacement doors do not match the historic storefront design. In addition, the original openings have been reduced to allow for the installation of smaller doors (see DO 2, 3, 5).



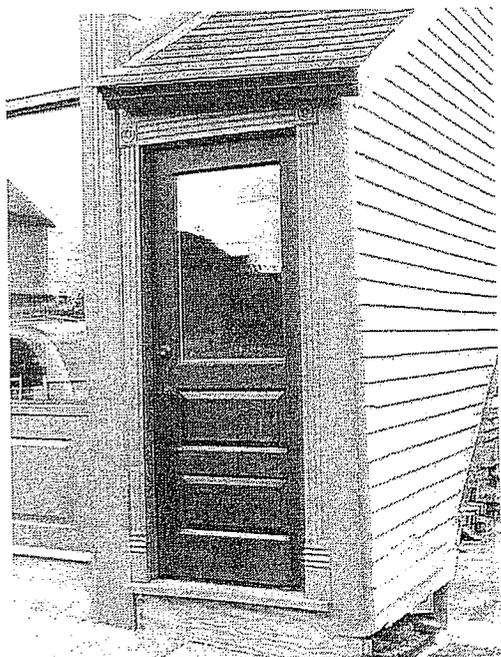
■ The middle door here serves as an entrance to the building's second-floor apartments. Doors to upper level apartments or business offices often differ in design from those associated with first-floor storefronts. Historically, doors to upper floors frequently include several panels and a window in the upper half of the unit.



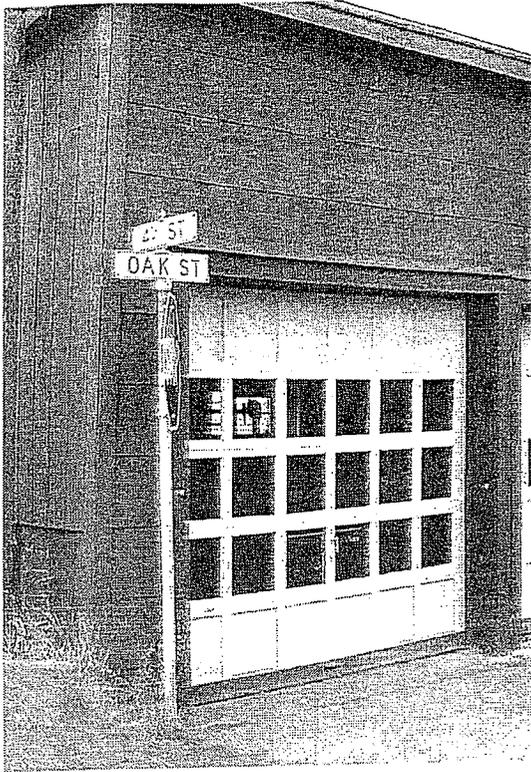
■ Replacement door hardware should replicate the design of the original in size and scale (see DO 4).



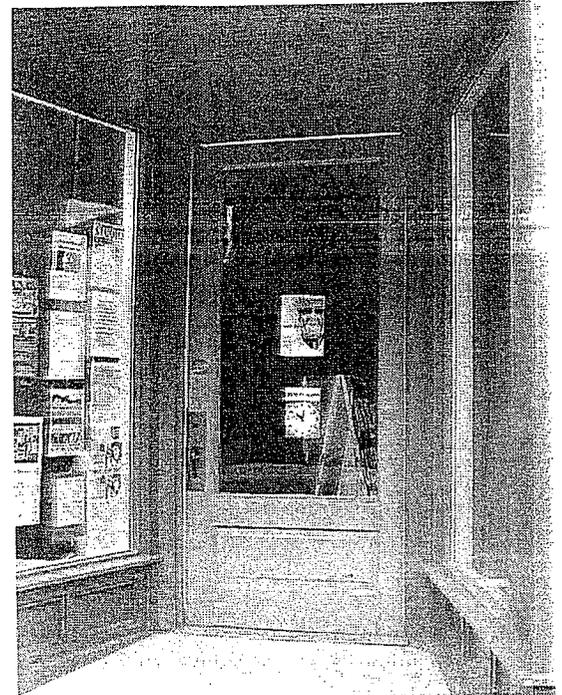
■ Hardware (such as knobs, plates, and hinges) represents an important element of the overall door design and should be retained whenever possible (see DO 1).



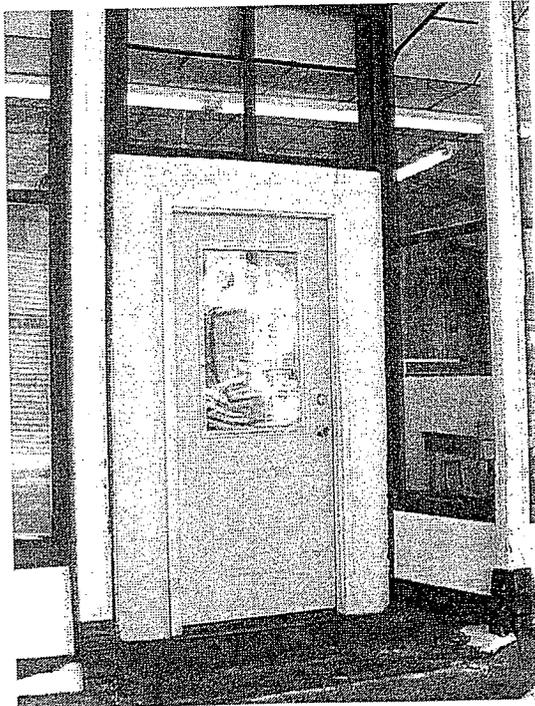
■ Here a new wood door with half-height glazing is appropriate for a second-floor entrance (see DO 3).



■ An overhead door with glazing is appropriate for this garage structure. Where garage-type doors are required, glazed windows in the doors are preferred (see DO 1).



■ This historic wood storefront door with full-height glazing has been retained and reconditioned, a preferred approach when an original door is intact (see DO 1).



■ Here the original storefront door opening was inappropriately altered to accommodate a smaller door. In addition, the half-height glazing is inappropriate for a storefront door (see DO 5).

Windows (WI)

Within the district, most commercial buildings were designed with large, plate glass display windows on the lower story and smaller, double-hung windows above. Upper-story windows often received decorative treatment—original hoods and moldings are still evident on many buildings.

Windows are major design features that frequently have been altered due to the harsh climate of the Copper Country and a lack of maintenance. In a number of cases, window replacement has seriously compromised the historic appearance of buildings within the district.

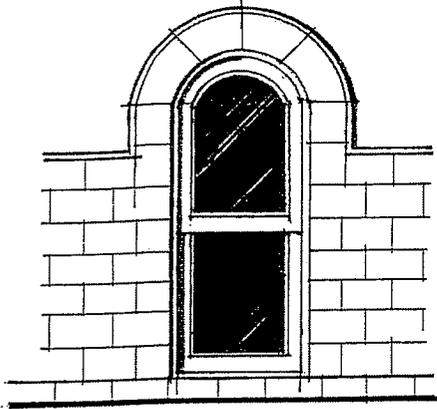
Older windows can often be repaired or retrofitted to match the thermal and operational performance of new windows. However, when replacement windows are needed, new windows are available that replicate the visual qualities of historic windows.

Guidelines

- WI (1) Do not alter original window openings either to block-in a window, or to install a window that is larger or smaller than the original opening.
- WI (2) Any new window openings required by building code should be located, whenever possible, on secondary facades.
- WI (3) Whenever possible, retain and repair existing windows including the window sash, glass, lintels, sills, hoods, and hardware.
- WI (4) Replace deteriorated window parts by duplicating the materials, design, and hardware of the original window, including the molding, casing, trim, and sash.
- WI (5) Retain and repair existing original windows wherever possible. If windows are beyond repair, then replacement windows must match the design, size, proportions, and profile of the existing original windows. Wood replacements are recommended. Metal-clad replacements with a painted finish are acceptable.
- WI (6) Do not install inappropriate new window features such as fixed awnings or imitation shutters that detract from the historic character and appearance of the building.

- WI (7) Use sheets of clear, non-reflective and non-tinted glass when replacement is necessary. Double-paned thermal glass is acceptable.
- WI (8) Do not install new floors or dropped ceilings that block the glazed area of historic windows.
- WI (9) Install storm windows that match the shape of the original window.
- WI (10) Vinyl window replacements are not permissible.
- WI (11) Wood or wood-clad storm windows are preferred. Aluminum combination storm windows are allowed. However, when windows of this type are installed over historic windows, they must be attached within the blindstop of the original window. Unpainted aluminum storm windows are prohibited.

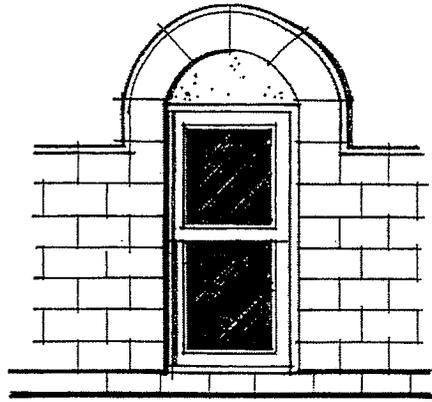
Original Window



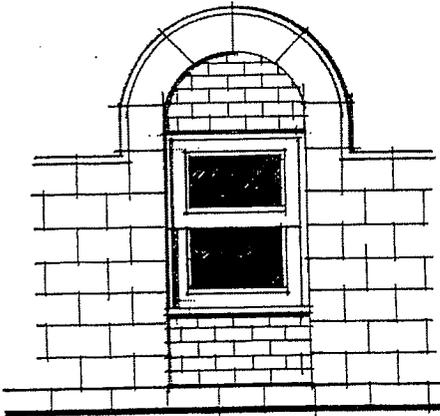
■ *The original window frame and sash fits the arched opening.*

Inappropriate Replacement

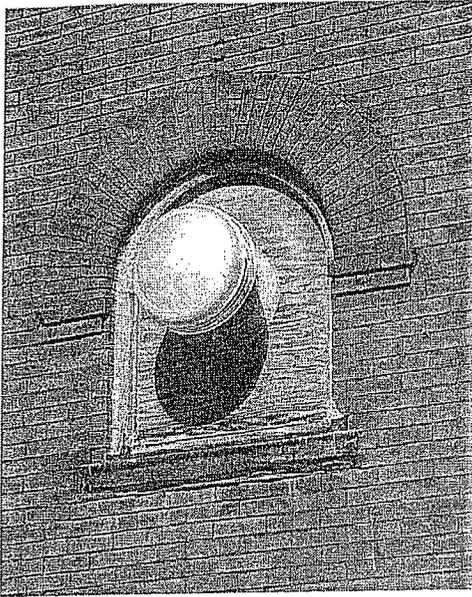
■ *The rectangular shape of the upper replacement sash does not fit the original arched window opening (see WI 5).*



Inappropriate Replacement



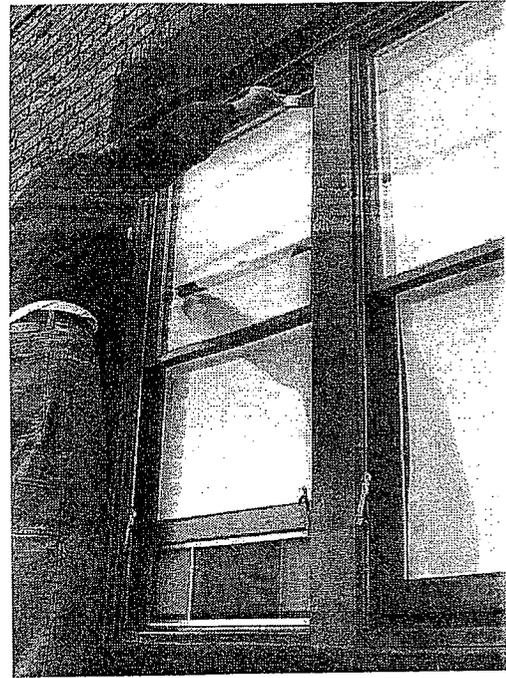
■ *The replacement window is too small for the original opening. Do not fill in the original opening to accommodate a smaller-sized window (see WI 1).*



■ Window openings should not be filled in or converted for other uses where visible from the street (see WI 1).

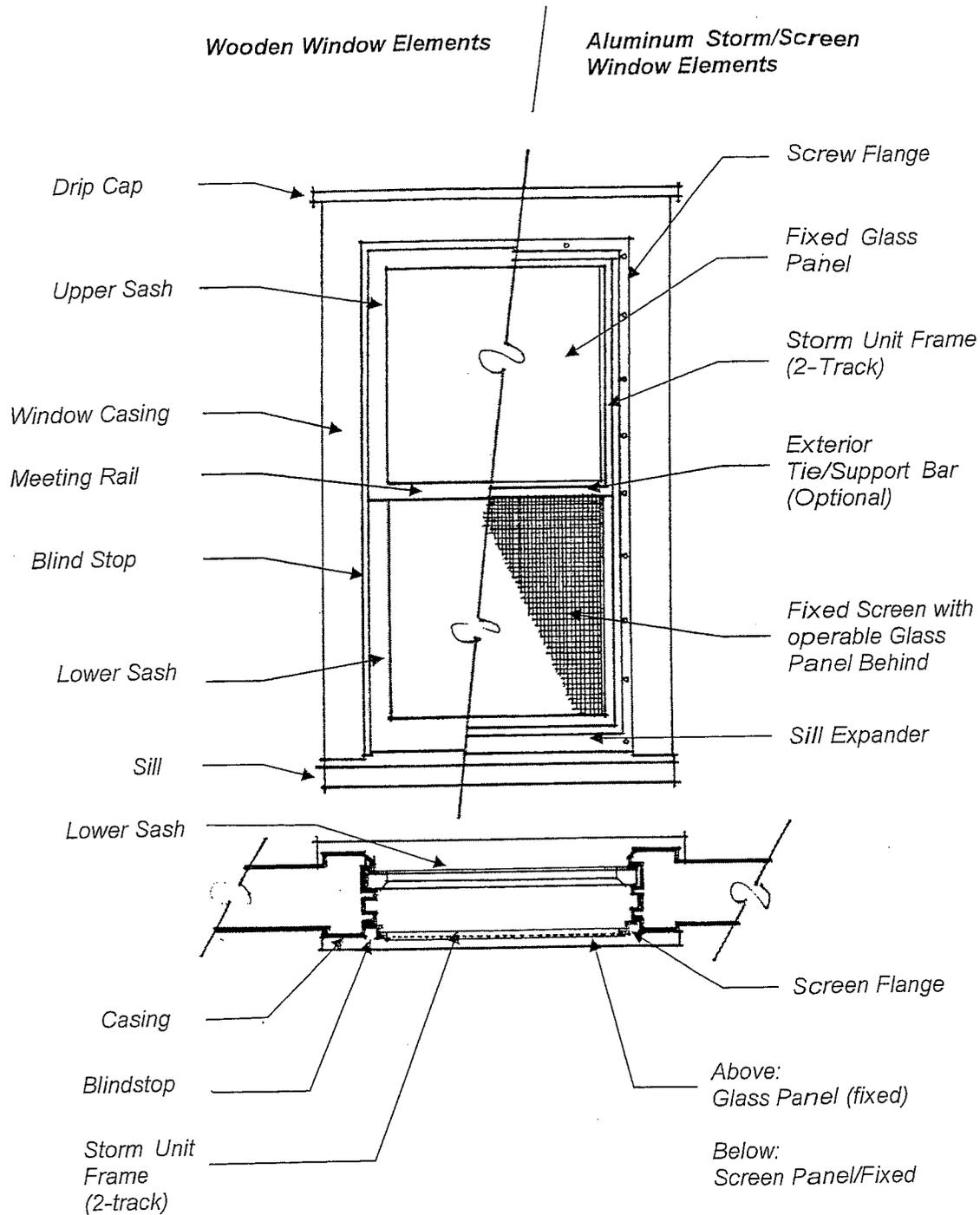


■ In this example, the window casing was retained and repaired. Sashes that were beyond repair were replaced with new sashes that closely match the original sashes (see WI 5).



■ Here window casing and sashes were retained and repaired—the preferred method of window rehabilitation (see WI 3).

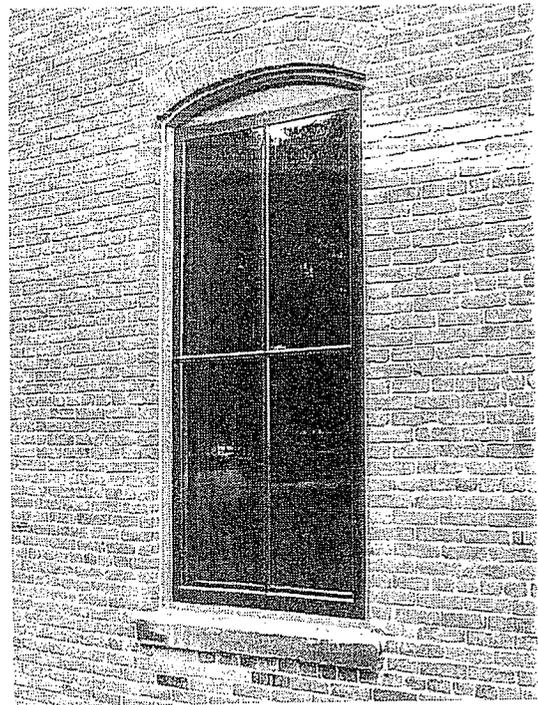
Proper Combination Storm Window Installation (see WI 11)



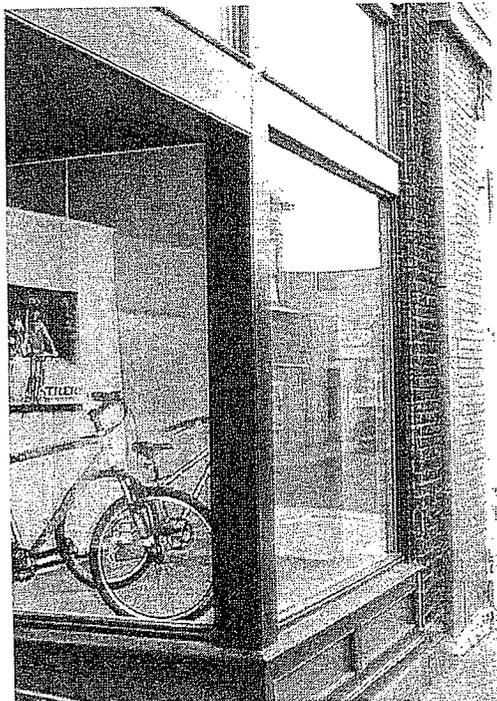
Adapted from Standards and Guidelines for Rehabilitation, Kalamazoo Historic District Commission, City of Kalamazoo



■ Existing second-story bay windows should be retained and repaired.



■ This new wood storm window has been fabricated to match the existing opening (see WI 9).



■ Use non-reflective and un-tinted glass for all glass replacement (see WI 7).

Cornices (CO)

A cornice is the uppermost protective portion of a wall that is often treated in a decorative manner. In addition to a primary cornice crowning the top of a facade, commercial buildings often have a secondary, or storefront, cornice that provides a horizontal division between street-level and upper stories.

In the historic district, brick or stone buildings were usually constructed with pressed metal cornices. Surviving wood structures generally have simpler cornices with fewer decorative details.

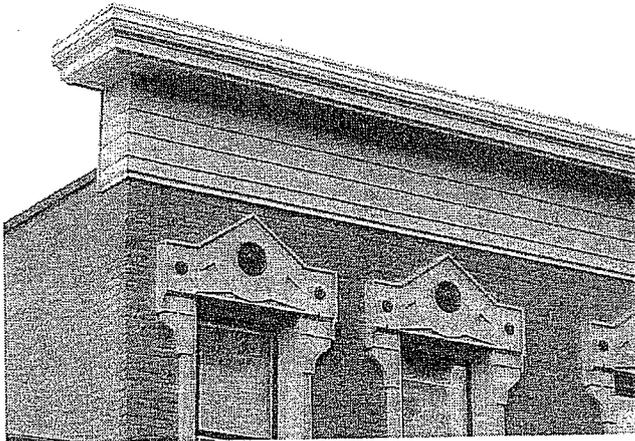
Guidelines

- CO (1) Repair and retain original cornices whenever possible.
- CO (2) If an existing cornice has deteriorated beyond repair and must be replaced, reconstruct the original design as closely as possible.
- CO (3) When reconstructing a cornice that has been previously removed, consult historical photographs or comparable structures in the district for scale, design, and proportion.

■ The individuality of a building is often expressed in its cornice design. Retain and maintain original cornices (see CO 1).

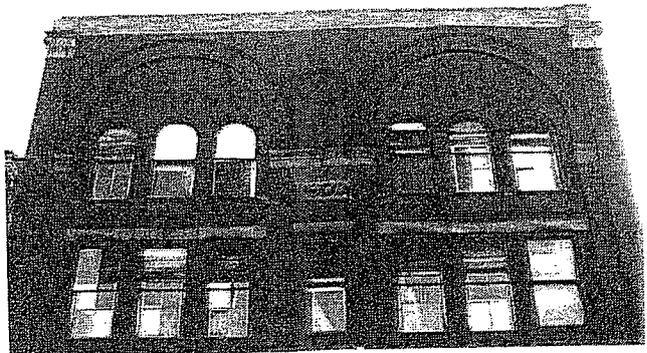
Upper primary cornice

Lower, or storefront, cornice



■ The scale and proportions of this new pressed metal cornice were based on historical photographs (see CO 3).

■ The upper cornice of this building is missing, diminishing its appearance and leaving the top of the facade wall unprotected from the elements. Historic photographs and physical evidence could be used to design an appropriate new replacement (see CO 3).



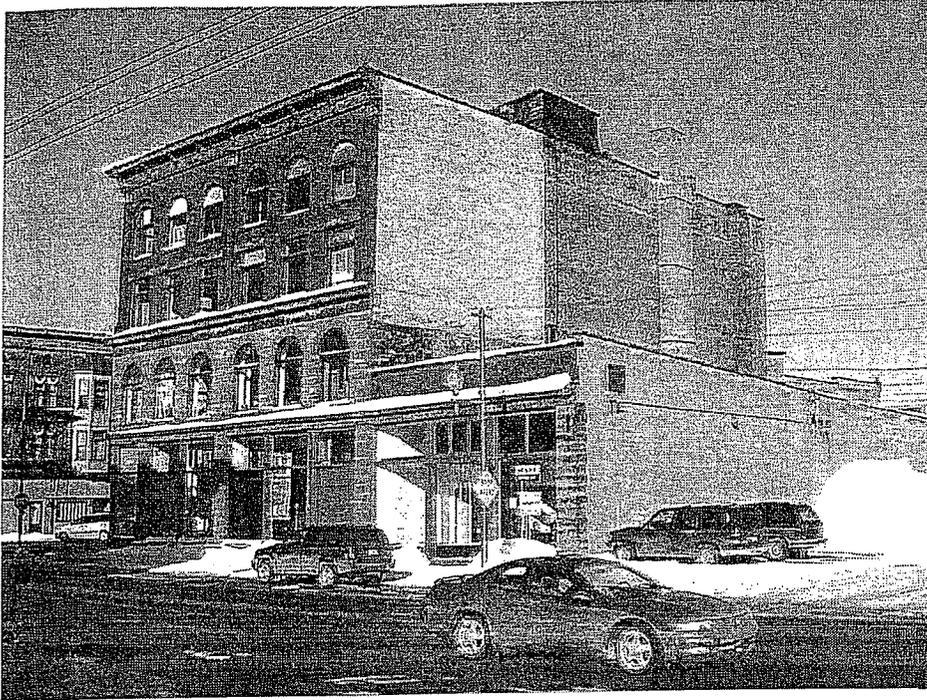
Roofs (RO)

Most of the district's masonry commercial buildings have roofs that are flat or slightly sloped in profile and are not visible behind parapet walls. Buildings of wood construction frequently have gabled roofs with the end facing the street. Since the surfaces of a gabled roof are visible from the street, replacement roofing for this roof type should be compatible with the original material.

Additional historic roof features present in the district include chimneys, skylights, and roof ventilators. Retaining these existing features is also a preservation goal.

Guidelines:

- RO (1) Do not alter the form of the roof and/or change its character by adding inappropriate features, such as dormers or skylights on a gabled roof.
- RO (2) Replace deteriorated roof coverings that are visible from the street with new roofing that is compatible with historic precedents in the district.
- RO (3) A rubber membrane covering for a flat roof is acceptable. When installing white or light-colored membrane roofing on a flat roof, avoid wrapping the membrane over the top and sides of parapet walls so that the material is visible from the street. Use a dark-colored metal cap, or dark-colored fasteners to secure the membrane.
- RO (4) Take every effort to reduce the visual impact of new roof features such as antennae, satellite transmitters, skylights, and air conditioning units.



■ *Flat or slightly sloped roofs are the most common roof type in the historic district (see RO 2).*

■ *The mechanical equipment installed along the ridge of this gable roof diminishes the historic integrity of the structure. When possible, locate mechanical equipment where it will not be visible from the street (see RO 3).*



Storefronts (ST)

Street-level storefronts play a dominant role in conveying the historic appearance and feeling of Calumet's downtown district. Appropriate storefront design is also key to the success of businesses in the downtown area. The commercial district has a variety of storefronts, but many show a similar arrangement of these standard components: display windows, bulkheads (the area beneath the display window), recessed entry doors, transoms, and cornices.

In converting downtown buildings to new uses, a number of the city's historic commercial storefronts have been closed in, covered over, or greatly altered. A better approach to accommodating a new first-floor use is through a sensitive rehabilitation that retains the storefront's character-defining features. If needed, interior screens, blinds, curtains, or other materials set back from the window can create privacy without removing display windows or other important storefront elements.

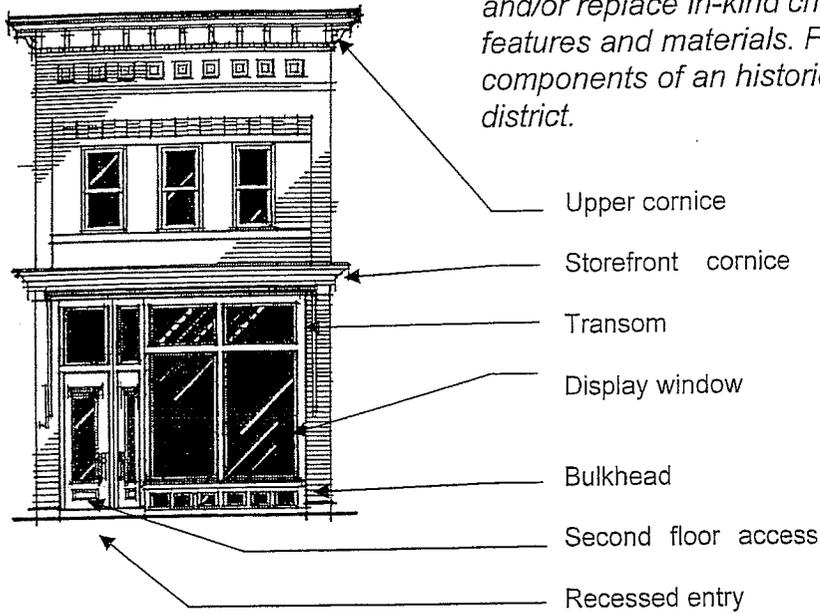
Guidelines

- ST (1) Retain and repair significant historic storefront elements and materials.
- ST (2) Attempt to return the storefront to its historic appearance. Do not add architectural details that were not part of the original design.
- ST (3) Do not block in large display windows or reduce the size of the original window area with smaller, inset windows.
- ST (4) Maintain the commercial character of the storefront, even if its use has changed.
- ST (5) If a new storefront design is required, incorporate traditional storefront components that harmonize with the rest of the building and neighboring structures.
- ST (6) Contain new storefront construction within the first floor portion of the facade, maintaining the distinct yet visually compatible relationship with the building's upper stories.
- ST (7) When original elements are missing and/or historic materials are deteriorated, the use of comparable substitute materials may be considered. However, the use of extruded aluminum storefront window framing is not preferred.

- ST (8) Retain historic storm enclosures. New enclosures should be constructed of wood and composed primarily of glass. New enclosures must be removable and their design should be based on historic precedents.
- ST (9) Installation of storefront awnings is encouraged. Awnings must be mounted below the storefront cornice and above display and transom windows. Awnings must be retractable and constructed of woven material.

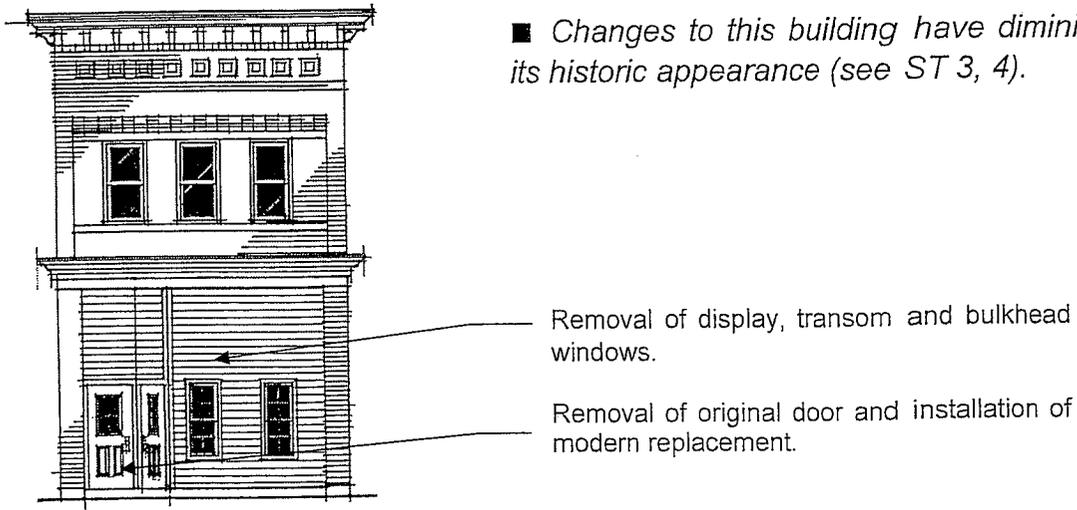
Historic Storefront Design

■ *Rehabilitation work should preserve and/or replace in-kind character-defining features and materials. Following are components of an historic storefront in the district.*



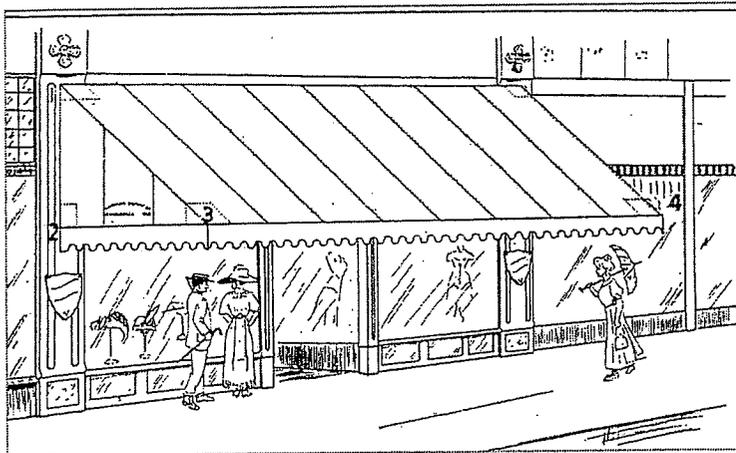
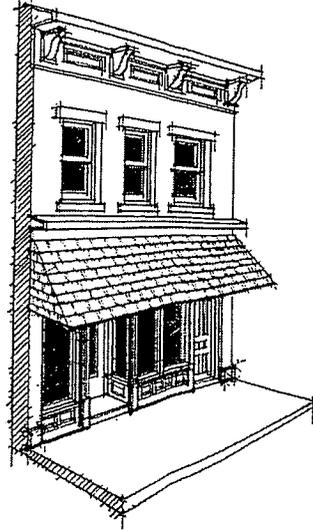
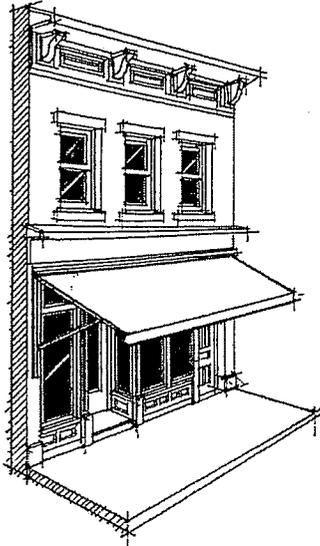
Inappropriate Storefront Modifications

■ *Changes to this building have diminished its historic appearance (see ST 3, 4).*



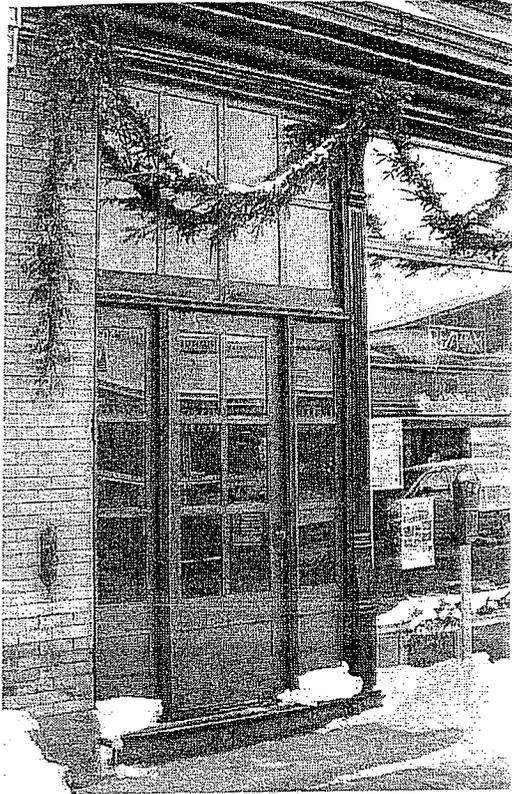
Approved Retractable
Awning (See ST 9)

Inappropriate Fixed
Awning (See ST 9)



Keweenaw NHP, Quincy Mining Company Records.

■ *Sheltering pedestrians from the sun and rain, storefront awnings were an important feature of commercial districts in the early 20th century, as seen in this period advertisement for retractable awnings.*



■ *Storm enclosures at storefront entrances provide protection from harsh weather. They must be compatible with the design of the storefront and should be removable (see ST 8).*



■ *This successful rehabilitation incorporates elements of traditional storefront design (see ST 5, 6).*



101 Sixth Street, Keweenaw NHP Archives.

■ *The Kinsman Block at 101 Sixth Street, shown in this photo circa 1905, has retained its historical arrangement of two storefronts separated by a second-floor arched entrance in the center of the facade.*

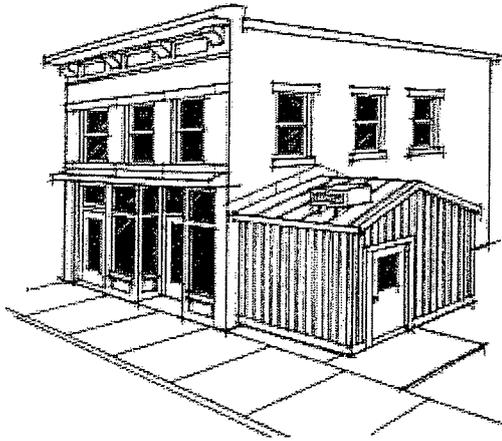
Additions (AD)

When additional space is required in a building, it is possible to design an addition that maintains the structure's historic character. First, however, it should be determined that an addition is definitely needed—that extra space cannot be gained through a reorganization of the interior.

In designing additions, make certain that the original historic structure remains the primary building block with the addition seen as a subordinate component. A passerby on the street should be able to determine where the original structure ends and where the addition begins. The goal is to make the addition compatible with the original building but identifiable as new construction. This can be achieved by using similar materials, design elements, and proportions.

Guidelines

- AD (1) Make it visibly clear that the addition is a secondary component. The existing building must remain dominant.
- AD (2) If the proposed addition cannot be located at the rear of the building and/or is large in relation to the original structure, the addition should conform to the guidelines for new construction.
- AD (3) Building additions should be compatible with the size, scale, material, and character of the original building.
- AD (4) Do not use decorative architectural details and ornamentation that borrow from historical periods not represented in the district, such as "gingerbread" spindles or exterior window shutters.
- AD (5) Wherever possible, new additions or alterations to structures should be constructed in such a manner that, if removed in the future, the form and historical integrity of the structure would be unimpaired.

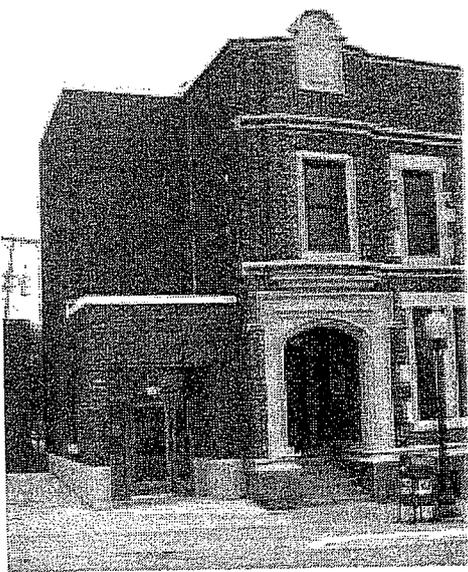
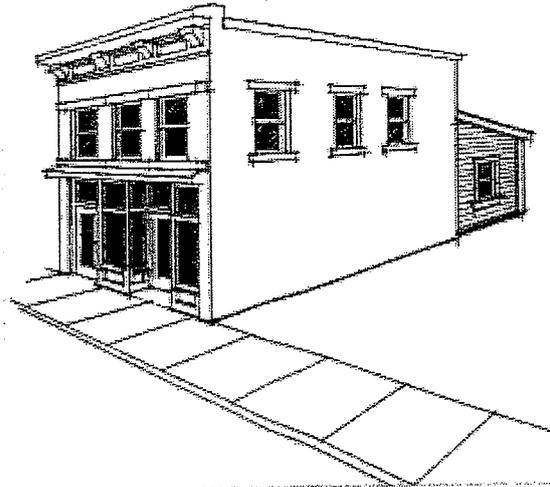


Inappropriate New Addition

■ *This new addition—attached to the side wall of the existing historic building—does not relate well to the design character of the district. It differs in materials, scale, and roof type, and presents a blank wall to passers-by on the sidewalk and street.*

Appropriate New Addition

■ *As seen from the street and sidewalk, the visual impact of this new addition is reduced by situating it to the rear of the existing historic building. The new construction features elements typical of early additions found in the district including lap siding and a shed roof (see AD 1, 2, 3).*



Appropriate New Addition

■ *The alteration of this building to accommodate an elevator was handled appropriately. The new addition does not exactly replicate the design features of the original building, but is similar in materials and scale (see AD 1, 2, 3, 5).*

New Construction (NC)

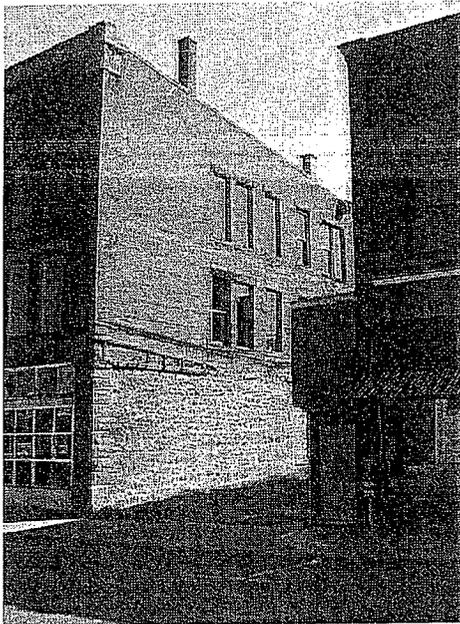
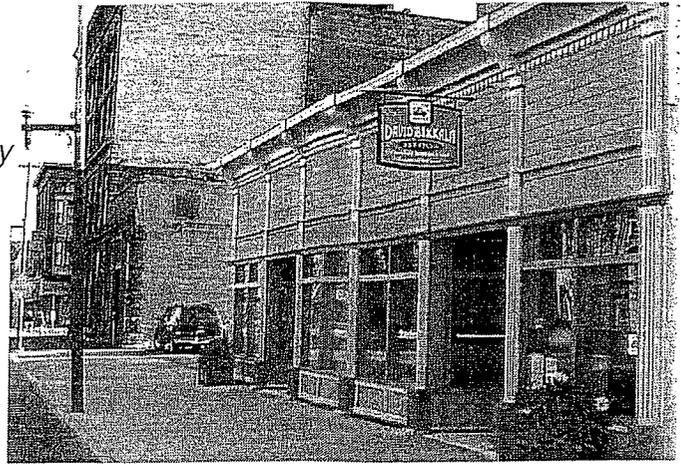
Loss of historic buildings due to demolition and fire has opened a number of vacant lots within downtown Calumet. New infill construction on these parcels if sensitively designed will complement and enhance the visual qualities of the district.

New buildings constructed on open lots should be compatible with neighboring historic buildings and with the general character of the civic and commercial district. In the downtown, individual structures form a continuous row of facades that define the street. Any new building should fit into this framework and be particularly sensitive to the design qualities of adjacent buildings.

Guidelines:

- NC (1) Make certain that the intended use and design of the proposed building meets all applicable regulations, including the *City of Escanaba Zoning Ordinance*.
- NC (2) Design new construction to be compatible with adjacent historic buildings maintaining consistency in size, proportion, and building materials.
- NC (3) Do not introduce historical architectural styles not found in the district. New designs based on, or inspired by, the architectural styles present in the district are encouraged.
- NC (4) Do not add features that might appear historic but were never found on buildings within the district including, for example, applied ornamental shutters and small-paned windows.

■ *This new building compliments the character of neighboring buildings while adding to the commercial vitality of downtown Calumet (see NC 2).*



■ *Calumet's commercial district has a number of vacant lots that would be suitable for appropriate infill construction.*

■ *While the new infill building is shorter in size than its next-door neighbor, other important design characteristics—including the flat roof, three-part storefront, and shaped cornice—are compatible with historic building patterns in the area (see NC 2).*



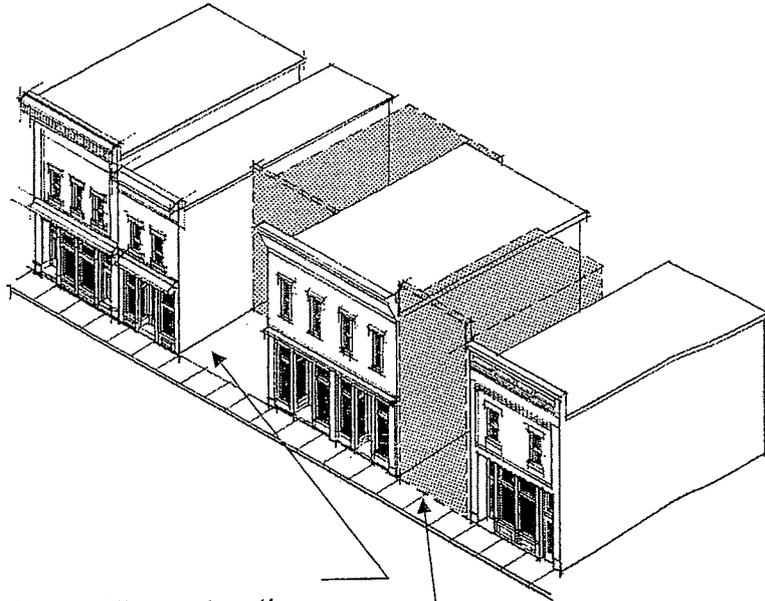
Site Planning (NSP)

The term “site planning” refers to the location and arrangement of a building on its associated property, or lot. Historically, within the downtown district, buildings align along the street edge of their lots, covering the entire front area of the parcel. This arrangement—with buildings adjacent to public sidewalks and parking along the street—retains the district’s pedestrian orientation.

Guidelines

- NSP (1) A new building should fill the width of its parcel.
- NSP (2) Maintain the line of storefronts at the sidewalk edge by locating the front facades of new construction in the same vertical plane as the facades of adjacent buildings.
- NSP (3) Locate parking areas and loading docks to the rear of properties. Do not locate parking areas in the front area of the lot. Reserve street frontage for building facades.

■ *New construction should be built to fit the width of the parcel extended to the sidewalk edge to align with existing buildings (see NSP 1, 2, 3).*



Inappropriate infill construction is shown situated at the back of its parcel. In this position the continuous wall of storefronts is broken and the building is removed from the direct path of pedestrians on the sidewalk.

Appropriate new construction meets the sidewalk at the front lot line and extends across the entire front width of the lot. New construction is not required to extend back to the rear lot line.



■ *Since buildings are not required to extend to the rear lot line, space for parking and loading docks can be made behind the building, with access via the public alley (see NSP 3).*

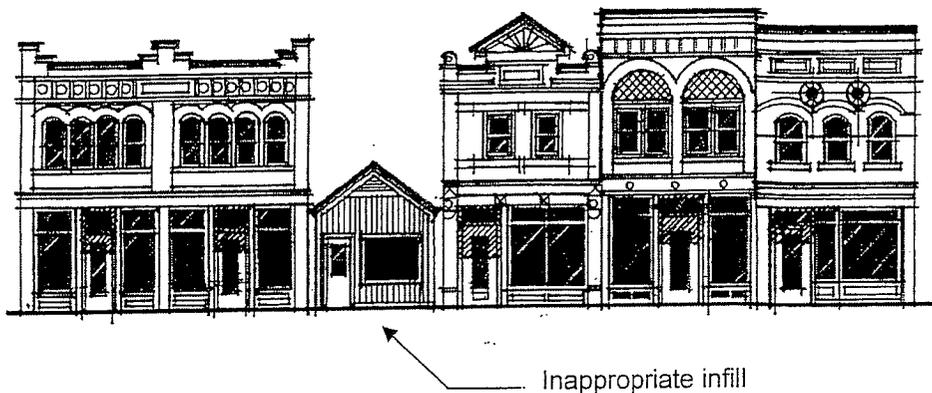
Building Scale (NBS)

Calumet's downtown is composed of buildings ranging from one to four stories in height. The height of new construction must attempt to correspond with neighboring buildings. The overall size, or mass, of a new building must conform to the pedestrian orientation and sense of scale that is a defining feature of the district.

The apparent bulk of a large new building can be reduced through the use of design elements that visually break up large wall expanses. Such elements based on historic precedents in the district could include: vertical columns, arches, cornices, and changes in color or materials to break up large wall expanses.

Guidelines

- NBS (1) Design buildings to be compatible in height and massing with their historic neighbors.
- NBS (2) Break large building forms into the smaller, varied masses that typically compose the streetscape pattern found in the district.
- NBS (3) Repeat the established rhythm of building widths in the block and minimize long expanses of unbroken horizontal building elements.
- NBS (4) Avoid low horizontal building masses.



■ *The small scale of the new construction on this block breaks up the wall-like effect of continuous facades established by the existing buildings. Also, the new building's roof shape, door and window types, and siding material do not harmonize with the character of the adjacent historic buildings. (See NBS 1).*



■ *Although the new building is shorter in height than adjacent existing buildings, overall, it is compatible in mass and scale, reinforcing the continuous wall of building facades and preserving the historic character of the block (see NSB 1).*

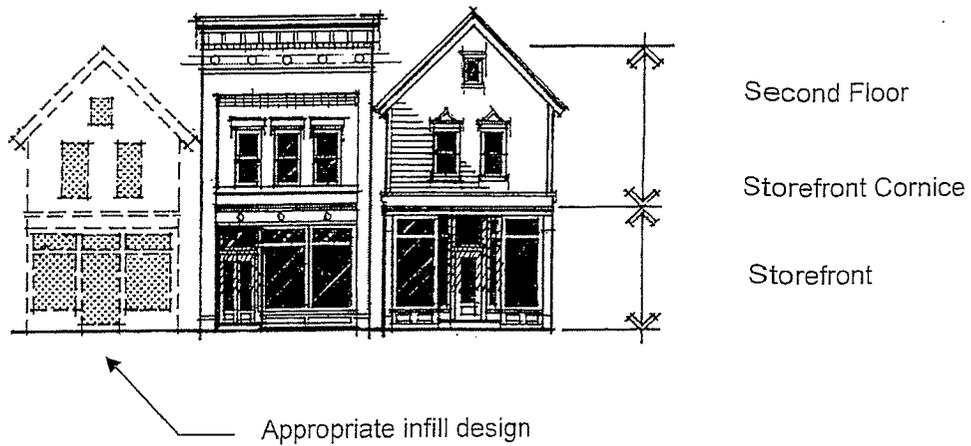
Facade Design (NFD)

The organization of a new building's architectural elements—windows, doors, and storefronts, for example—should be compatible with the design of nearby historic buildings.

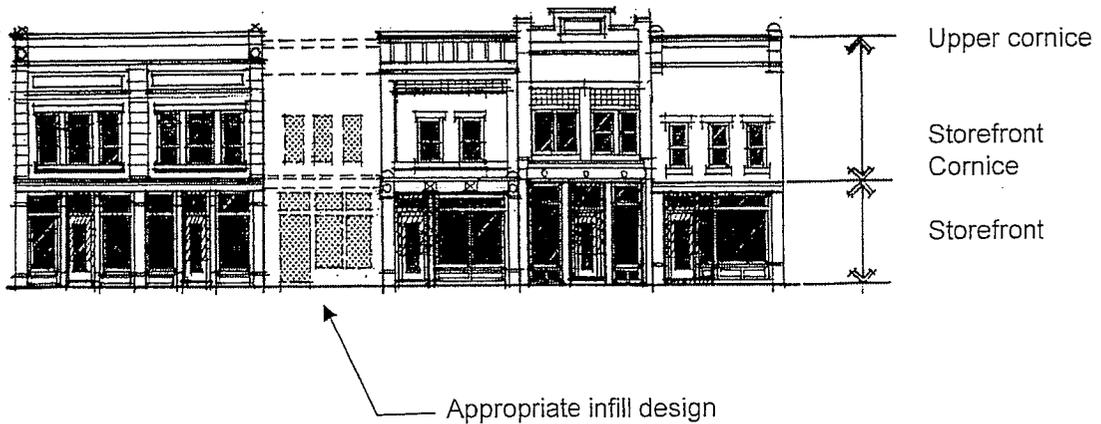
Appropriate design features and details such as trim moldings, doors and windows, hardware, and light fixtures will enhance the compatibility of a new building with its older neighbors in the district.

Guidelines

- NFD (1) Maintain the visual distinction between upper and lower floors.
- NFD (2) Reinforce the established pattern of upper story windows. Use windows that are similarly proportioned windows to those in historic adjacent buildings.
- NFD (3) Reinforce horizontal facade elements present in the block such as windowsills, window headers, and cornices.
- NFD (4) Align cornices, upper story windows, and storefront windows with adjacent buildings.
- NFD (5) Maintain historic patterns of door proportion and placement.
- NFD (6) New commercial construction must incorporate elements of historic storefront design with an emphasis on pedestrian orientation. Traditional storefront features include: a recessed entry, bulkhead construction, and display and transom windows.
- NFD (7) Use details and features such as doors, hardware, moldings and trim, and light fixtures that are compatible with the proportion and materials of those found on nearby historic buildings.



■ *Historic commercial buildings in the district show a strong visual distinction between the ground floor and upper stories. New construction should maintain that distinction, and also keep to the proportions and spacing patterns set by existing cornices, doors, and windows (see NFD 1-6).*

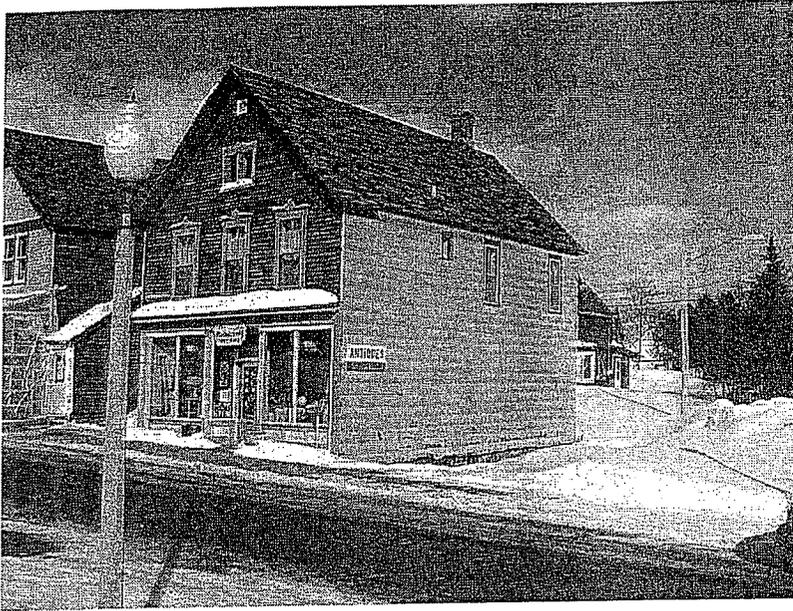


Roofs (NR)

In designing a roof for a new building, follow historic precedents established in the district. Most roofs within the district are either flat or gabled with the gable end facing the street. Near existing historic buildings with gabled roofs, make certain that a new roof is comparable in pitch, gable orientation, and surface appearance. Where the predominant form is flat, flat roofs are preferred.

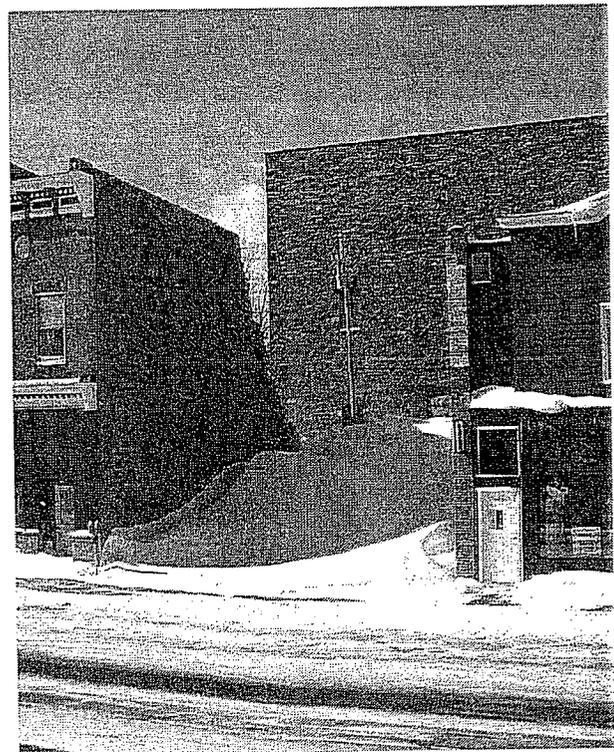
Guidelines:

- NR (1) Design roofs to be compatible with adjacent roofs that may either be flat, or in some cases, front-gabled.
- NR (2) In general, hipped roofs, side-gabled, and mansard roofs are not compatible with the predominant historic roof forms found in the district.
- NR (3) Where visible, new roof materials must be compatible with historic roofing materials present in the district. Ribbed metal roofing is not considered appropriate.
- NR (4) Wherever possible, install modern roof accessories, such as ventilators, mechanical equipment, and satellite dishes in locations where they are not visible from the street.



■ *A new building with a front-gabled roof would be appropriate on the lot adjacent to this gabled-roof building (see NR 1).*

■ *On this lot, an infill building with a flat roof would best complement the existing buildings on this commercial block (see NR 1).*



Exterior Materials (NEM)

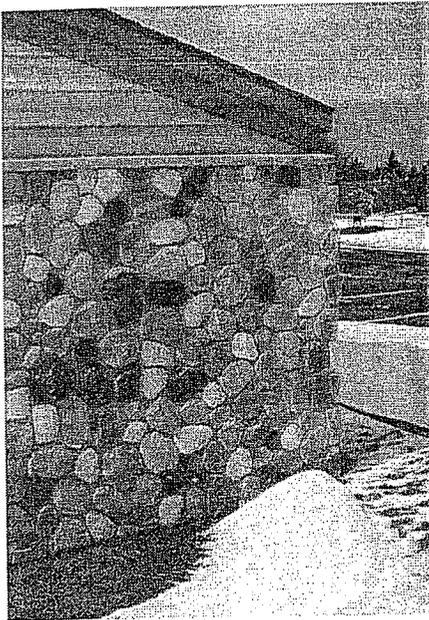
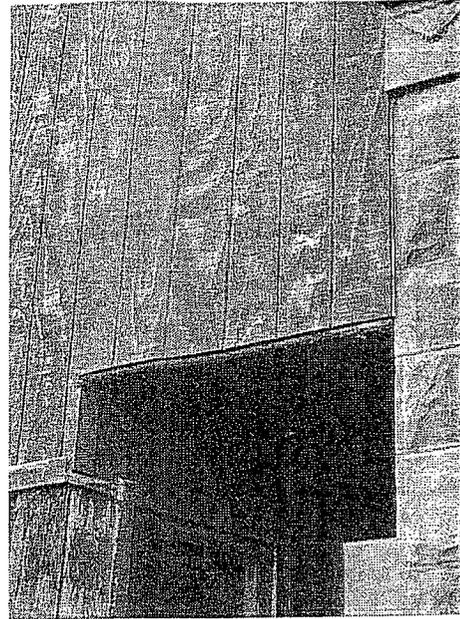
Architects and builders working during the district's historic period employed a rather limited range of exterior materials. Some of these materials—such as locally-quarried sandstone or cast iron—are either no longer available or prohibitively expensive.

While wood, brick, and certain architectural metals are still readily available and are encouraged as materials for new construction, some new building products can be successfully substituted for historic materials. However, other new materials are inappropriate and may diminish the district's overall historic appearance.

Guidelines:

- NEM (1) Use exterior wall and trim materials that are similar to those of neighboring historic buildings. Some newer materials—including cement fiberboard siding and fiberglass for trim moldings—may be allowed depending on their application.
- NEM (2) The Historic District Commission requires a review of newly developed building products and their methods of installation.
- NEM (3) Construction materials that are not permitted include: prefabricated brick panels; vinyl siding; cultured fieldstone; ribbed metal panels; and T-111.

■ A contemporary product, T-111 siding has been used in the district to replace or conceal original building material, as shown on this historic building facade. Installation of T-111 is not permitted in the district.



■ Although some building foundations in the district were constructed of randomly laid mine rock, fieldstone masonry was not historically used. The cultured fieldstone shown here is not compatible with the district's historic character.

■ A successful application of fiber cement board siding is shown on the side and rear elevation of this commercial building. Smooth-faced fiber cement board is preferred because it more closely replicates the appearance and texture of historic wood clapboard siding.

