



# HISTORIC DISTRICT STUDY COMMITTEE MEETING AGENDA

October 24, 2012

Karen Lindquist  
Don Curran  
Peter Strom  
Carolyn Stacey  
Blaine Degrave

City Hall - 410 Ludington Street - Room C102 - Escanaba, MI 49829

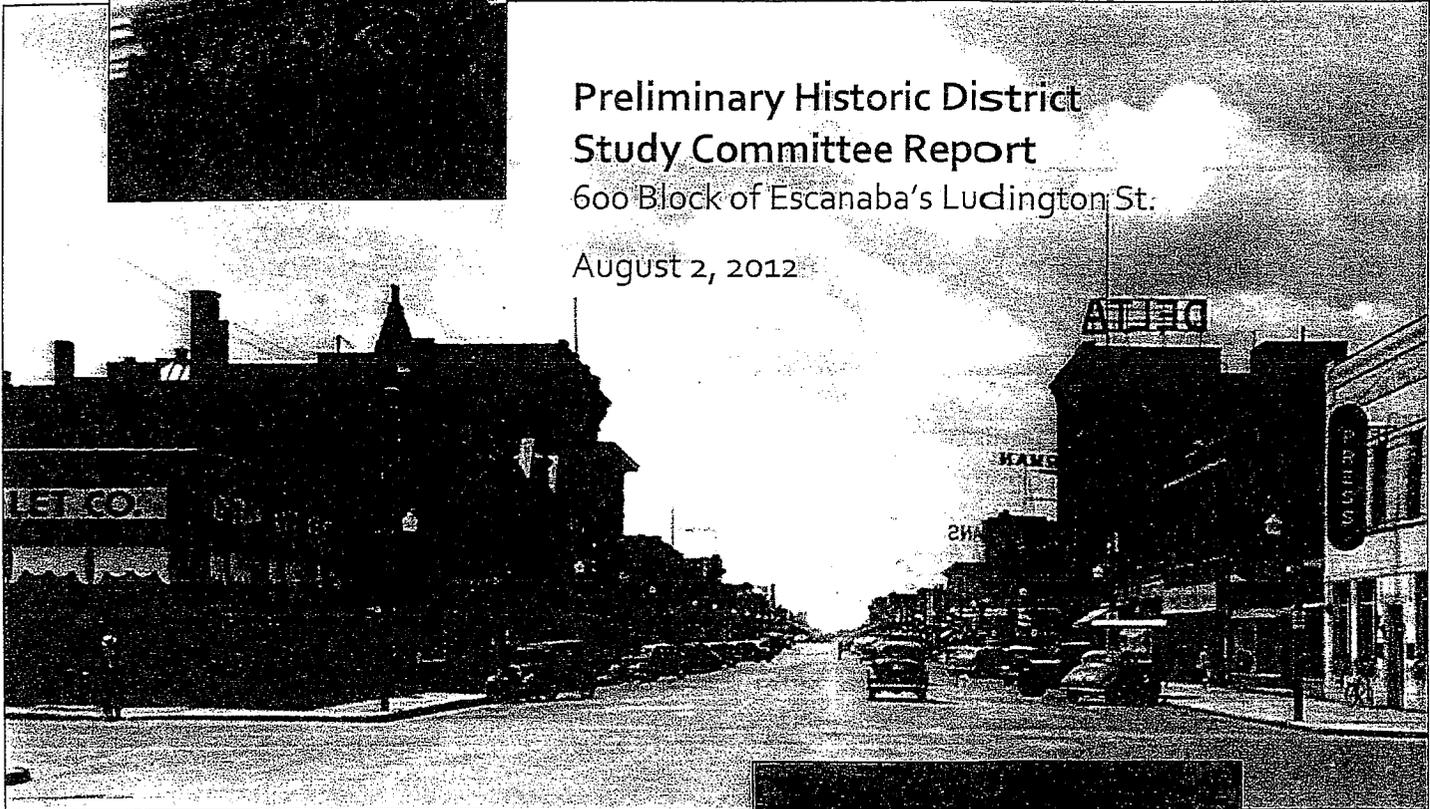
Wednesday, October 24, 2012, at 1:00 p.m.

CALL TO ORDER  
ROLL CALL  
CONFLICT OF INTEREST DECLARATION  
BRIEF PUBLIC COMMENT

1. **Discussion – Preliminary Report of 600 Block of Ludington Street.**

**Explanation:** The Study Committee will discuss the preliminary report of 600 block of Ludington Street and the presentation format to go before the City Council.

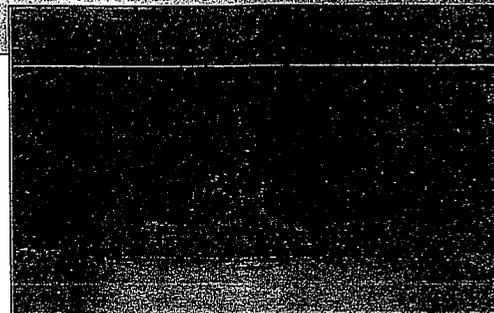
GENERAL PUBLIC COMMENT  
ANNOUNCEMENTS  
ADJOURNMENT



Preliminary Historic District  
Study Committee Report

600 Block of Escanaba's Ludington St.

August 2, 2012



*Center Photo: Looking West, 600 Block of Ludington Street, 1930's*

*Top Insert: Detail, 625 Ludington*

*Bottom Insert: Detail, 615 - 615 Ludington*

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

Table of Contents	Page
EXECUTIVE SUMMARY .....	2
CHARGE OF THE HISTORIC DISTRICT STUDY COMMITTEE .....	3
COMPOSITION OF COMMITTEE MEMBERSHIP .....	3
Other Participants.....	3
PROJECT OBJECTIVE AND METHODOLOGY .....	4
Historic Resource Survey.....	4
Expert Advice .....	4
Business Owners Meeting.....	4
Fieldwork and Photographic Inventory.....	4
Research and Drafting.....	5
GENERAL HISTORY-DOWNTOWN ESCANABA .....	6
AERIAL PHOTOGRAPH AND MAP .....	7
BOUNDARY JUSTIFICATION .....	8
RESOURCE COUNT .....	9
Historic.....	9
Non-Historic.....	10
Additional Study Needed .....	10
HISTORY OF CONTRIBUTING RESOURCES .....	11
613-615 Ludington Street The Daley Block.....	12
617-619 Ludington Street .....	13
623 Ludington Street.....	15
624 Ludington Street.....	18
616 Ludington Street.....	19
614 Ludington Street.....	20
604-606 Ludington Street, Corcoran Block WDBC .....	21
BENEFITS OF NATIONAL REGISTER DESIGNATION .....	23
Recognition of Heritage.....	23
Economic Development Tool.....	23
Tax Credits and Attraction of Capital Downtown .....	24
Further Development of Local Historic District and Historic District Commission.....	24
BENEFITS OF CERTIFIED GOVERNMENT STATUS.....	24
CONCLUSION .....	25

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

**EXECUTIVE SUMMARY**

In recognition of the historical importance of the 600 Block of Ludington Street and in the interest of encouraging the economic benefits of historic preservation in downtown Escanaba, the committee recommends that the City Council:

1. Designate the 600 Block of Ludington Street as an area to include in an application for listing on the National Register of Historic Places;
2. Request that the consultant retained by the State Historic Preservation Office use this report as an aid in applying to nominate downtown Escanaba on the National Register of Historic Places;
3. Request that the Escanaba Downtown Development Authority investigate the feasibility of applying for Certified Local Governmental Status as an additional tool for advancing historic preservation in the downtown district;
4. Encourage property owners within the 600 Block of Ludington Street to take advantage of the tax credits and other economic incentives available through the process of historic preservation, to preserve and improve their buildings on the 600 Block of Ludington Street.
5. As detailed in the attached report, the Historic Study Committee does not recommend creation of a local historic district for the 600 Block of Ludington Street at this time. The committee has determined that it would be better to support a broad approach to historical downtown. This approach recommends that the downtown, as a whole, (rather than just the 600 block) be included in the application for listing on the National Register of Historic Places.



600 Block, looking East, c. 1920s

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

**CHARGE OF THE HISTORIC DISTRICT STUDY COMMITTEE**

The Historic District Study Committee was appointed by the Escanaba City Council on January 20, 2011, in accordance with Ordinance No. 1100, Historic District Ordinance of the City of Escanaba, to determine the historical or architectural value and significance of all buildings located on the 600 block of Ludington Street.

City Council directed the Study Committee to: (1) conduct a photographic inventory of resources; (2) conduct basic research of the historic resources; (3) determine the total number and percentage of historic and non-historic resources.

Council required the Study Committee to prepare a preliminary Historic District Study Committee report detailing the composition of its members, historic district studied, boundaries, history, and significance of its findings.

The Preliminary Report is to be sent for review and recommendation to the Escanaba Planning Commission, State Historic Preservation Office, and Michigan Historical Commission. The Study Committee is to make the Preliminary Report available to the Public, and hold a public hearing.

**COMPOSITION OF COMMITTEE MEMBERSHIP**

Attorney Peter W. Strom, Chairman of Escanaba Downtown Development Authority, Karen E. Lindquist, Archivist Delta County Historical Society; Blaine R. DeGrave, Director of the Escanaba Community Preservation Department, Carolyn Stacey, Director of the Escanaba Public Library; and Donald Curran, Chairman of Escanaba Historic District Commission. Roger Good was appointed to the Committee by City Council. Mr. Good participated until his resignation on April 27, 2011.

**Other Participants.** Nan Taylor, Field Representative of the National Trust for Historic Preservation, Robert O. Christensen, National Register Coordinator, State Historic Preservation Office, Amy Arnold, State Historic Preservation Office, Charles Lindquist, President of the Delta County Historical Society, James O'Toole, Escanaba City Manager, Patricia Baribeau, Escanaba City Council Member, Stephen Buckbee, Chairman of the Escanaba Planning Commission, William Rutter, M.S., M.A., R.P.A., Matthew D. Sviland, Mark Lektizian, First Bank Upper Michigan, Kevin B. Cook, Jim Cook, Jacqueline Zaplinsky and Sterling Investment Properties, LLC, Donald and Rebecca Moody, Mr. Leigh Schmidt, Roger Good, Jack Manning, Duane Beauchamp, Ray Richards, Ann Troutman, Bruce Movalson, Escanaba City Clerk Bob Richards, Staffs of City of Escanaba's Administration, Delta County Historical Society and Escanaba Downtown Development Authority.

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

**PROJECT OBJECTIVE AND METHODOLOGY**

The objective of the project is, as to the 600 Block of Ludington Street, address the City Council's charge by following the Michigan Local Historic District Act, 1970 PA 169, MCL 399.203(1) (a) – (f). (the Act)

Historic Resource Survey. The Study Committee's Methodology is to create a Historic Resource Survey for the 600 Block of Ludington. To do so, the Committee has performed a systematic collection of data by doing fieldwork and research.

Expert Advice. Committee began its work by seeking the expert opinions of Amy Arnold, SHPO, William Rutter, M.S., M.A., R.P.A., Nan Taylor, Field Representative of the National Trust for Historic Preservation, and Robert O. Christensen, National Register Coordinator.

Early on, Amy Arnold advised that, in her opinion, the buildings within the 600 Block might not have enough in common to constitute a Local Historic District. William Rutter, in preliminary discussions, indicated that the Committee could seek National Registration for the entire block, rather than separate building by building applications.

Robert O. Christensen advised the Committee that SHPO form 10-900 could be used to apply for nomination of both sides of 600 Block to the National Register. However, Mr. Christensen advised that the City should be considering 12 blocks or so from the Richter Brewery east to Harbor Towers. In Mr. Christensen's opinion, the House of Ludington is separate, and eligible on its own. Mr. Christensen opined that the 600 Block *may* qualify on its own. But it is really part of a much larger and longer area.

Business Owners Meeting. On March 18, 2011, pursuant to public notice, the Study Committee held a special meeting. The 600 Ludington Street business owners were invited. Nan Taylor, Field Representative of the National Trust for Historic Preservation was invited. Nan Taylor explained the main choices involved with the study. She explained how to evaluate the choices. She answered questions from the business owners and committee members. Nan Taylor recognized that several of the buildings in the 600 Block do stand out. However, she advised the Study Committee that, due to similar historic resources disbursed throughout downtown Escanaba, it might difficult to justify boundaries for a historic district exclusively for the 600 Block. She pointed out the neo-classical revival style of the Delta Building and Renaissance Revival Architecture of several others. She encouraged the Study Committee to be open to the possibility of recommending that the whole downtown area be examined for National Historic Register application, as opposed to a local historic district for one block.

Fieldwork and Photographic Inventory. The fieldwork has included site visits to survey basic information about each resource. The Study Committee took notes according to the *Manual for Historic and Architectural Surveys in Michigan*, to document the statutory criteria, including the common name, historic name, architectural style, building materials, distinguishing architectural features, original materials, non-historic features, direction of

PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN

images, location of images for storage, cameras used, names of photographers, and other comments. During the site visits, the Study Committee conducted a current digital photograph inventory for each building and coordinated the photos with the Historic Resource Survey forms. The Historic Resource Survey creates a pictorial and narrative record of how the resources looked in 2011-2012. Attempts were made to record existing original material and significant features of the individual resources. Current streetscape photos are also included to demonstrate how the resources relate to each other.

Research and Drafting. Study Committee intensively researched available local resources including the Delta County Historical Society Archives, Escanaba Public Library, City Assessor, Escanaba Community Preservation Department, and Bay College. The Study Committee took oral history interviews to determine what businesses operated there, and to connect historic people and events to the buildings. The research touched on important trends, themes, time period of 1863-1990; people, and events that shaped the historical significance of the 600 Block of Ludington Street.

The Study Committee members did research individually. The Study Committee held monthly meetings to report on research. During the monthly meetings, the Committee analyzed and debated what could be the boundary justifications and whether the 600 Block met the criteria for a local historic district.



Early postcard view of Looking East from the 700 block

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

**GENERAL HISTORY – DOWNTOWN ESCANABA**

Before there was a settlement in Escanaba, the area was covered by dense pine forests. According to the *Lake Superior Mining and Manufacturing News*, (September 14, 1867), the forest that covered what was later to be called "Sand Point" and finally "Escanaba" was cut by the N. Ludington Company and was used to erect the Great Central Union Depot at the foot of Lake street in Chicago. The Ludington Company built one small log hut directly in front of where the House of Ludington stands, and this was the only building before the coming of the Peninsula Railroad in 1863. The railroad connected the port at Escanaba with the Jackson Company's iron mine near Negaunee, and by 1865 an ore dock was built for the shipment of ore to furnaces in Fayette and the lower Great Lakes.

For the first years of its history, everything that came to Escanaba had to come by water. Roads were not developed, and the railroad connecting Escanaba with Green Bay was not built until 1872. The harbor saw people and materials of all kinds shipped in daily. Schooners, steamships and paddlewheel steamers all were seen in the harbor. The railroad and the N. Ludington Company set about laying out the original plat for the city, with wide streets centering on access to the busy harbor and reserving land for the railroad's tracks, docks, yards and shops. (Sand Point Lighthouse Historic Structures Report). An early grant of land was made for the construction of the Sand Point Lighthouse.

The commercial district of the city grew from the waterfront toward the west. Wood frame buildings were built, and early businesses occupied Ludington Street and Tilden Street (now 3rd Street), with development extending on Ludington Street as far as today's 10th Street by 1871. In 1870, Escanaba's Village Trustees resolved that the sidewalks on Ludington Street were to be constructed of two inch planks, laid crosswise and spiked with 40 D spikes to stringers not less than 2 x 6 or 4 x 4 and 4 feet wide on the outside edge. *April 9 and 19, 1870 Minutes of Escanaba Village Trustees*. The Village ordered the owners of the lots on Ludington to build the plank sidewalks, first on the south, then on the north sides of the Street.

During the 1870s Ludington Street saw its first two brick business blocks, the Ramsbeck block built in 1874, and the Semer block in 1877. Today both of these early blocks are gone. By the 1880s there was a steady movement to replace the early frame buildings with more substantial and permanent brick buildings. Again this development moved from the blocks closest to the harbor along Ludington Street toward the west. The Ludington Hotel stands today as a reminder of this early development, a hotel built close to the Merchant's dock and the harbor.

The types of businesses that occupied these buildings changed during the decades, with blacksmith shops and livery stables being replaced by auto dealerships, tailor shops and dressmakers replaced by telegraph offices and printers. By the 1910s the 600 block was home to several car agencies, with others located further down Ludington Street and nearby on First Avenue and Seventh Streets. Printing shops and the newspaper offices also played an important part in the development of the 600 block.

Many of the early buildings built on the blocks closest to the harbor have been lost, and the blocks from the Ludington Hotel to Sixth Street have only a few remaining early structures. The 600 Block of Ludington is the first block in downtown Escanaba to have a significant number of important buildings still remaining from the early commercial development of the city. Not only are some of these buildings examples of the early commercial success of the city, but they are architecturally significant survivors of commercial architecture of their day.

PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN

AREIAL PHOTOGRAPH – 600 BLOCK LUDINGTON



Historic:

- (1) 613-615 Ludington  
Daley Block
- (2) 617-619 Ludington  
Masonic Building
- (3) 623 Ludington  
Rathvon Department Store/  
First National Bank Building
- (4) 624 Ludington  
Hereford & Hops
- (5) 616 Ludington  
Gust Asp
- (6) 614 Ludington  
Michigan Building
- (7) 604-606 Ludington  
Corcoran Block WDBC

Non-Historic:

- (A) 601 Ludington  
Northern Insurance Agency
- (B) 605, 609-611 Ludington  
Vacant Lots

Additional Study Needed

- (C) 608-612 Ludington  
Eagles Hall
- (D) 600 Ludington  
Daily Press

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

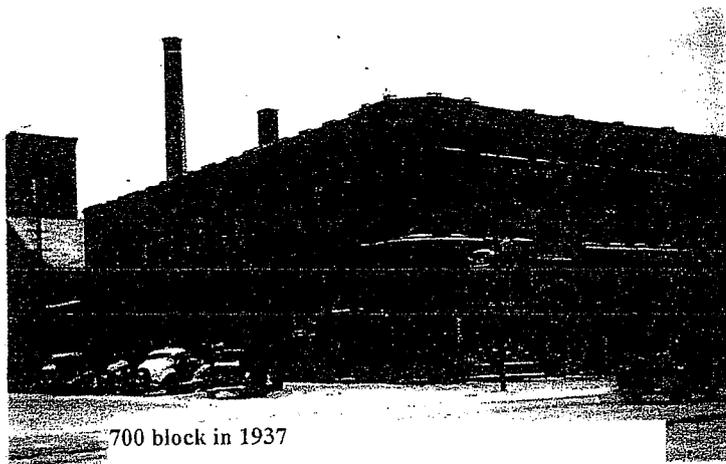
**BOUNDARY JUSTIFICATION**

Boundaries of a Local Historic District must be justified under three guidelines: (1) geographical features; (2) historic significance of the district; and (3) integrity of the resources in the district.

The Committee easily concluded that guideline (1), geographical features, did not apply to the 600 Block of Ludington. Other than its proximity to the shore of Bay de Noc on the North, and the Bay of Green Bay on the South, there are no particular geographic features that set the 600 block off from the other blocks on Ludington Street.

As to guideline (2), although the 600 Block is significant to the early history of Escanaba's downtown, so are the other blocks on Ludington Street. Except for the fact that several outstanding buildings remain on the 600 block, the history of the 600 block does not stand out significantly from the history of the other retail and commercial blocks on Ludington Street.

To the east, the 500 block contains potentially contributing resources on the north side. These include the restored US Post Office and the Elks Club. Additional contributing resources are located on the south side of the 400 block. These would include the buildings located at 415, 417, and 419 Ludington Street - the former location of Hoyler & Baur (Northland Bakery), Gunter Packing Co. (Nick Gunter & Matthew G. Lewis, Proprietors), Strom & Strom Attorneys at Law have occupied 417 Ludington from 1998. The building owned by Spindler Financial Services located at 413 Ludington Street (previously the Law Office of Donald LeMire) could also be a contributing resource. 411 had the E.G. Turner Printer and Paper hanger business, as well as bicycle repair and livery. There were also insurance, loan, and timber land sales businesses there. 405 Ludington, which was the site of Schram's Hide House, Popular Store, might also be a contributing resource.



700 block in 1937

and arched windows.

To the west, potentially contributing resources are apparent. According to Victor Powers, in 1869, the Mathews Block, (corner of 9<sup>th</sup> and Ludington) was the west end of the business district. The Escanaba Steam Laundry, 707 Ludington Street, would be another potentially contributing resource. The Neo-classical Revival Escanaba National Bank (Northern Michigan Bank & Trust) at 723 would be another contributing resource. This building includes columns, square pilasters, and a balustrade façade of white limestone,

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

As one proceeds east and west, many other potentially contributing resources could be identified, all along Ludington Street. Again, this is because downtown Ludington Street developed rapidly, and many of the buildings are of the same vintage, style, and architecture. The acknowledged historical anchors on the east end are the Sand Point Light House, House of Ludington, Ludington Post Suites (Post Office), and Delta Hotel (Hereford and Hops). The acknowledged historical anchor toward the west end, is the Richter Brewery Historical District.

The Committee had the most difficulty with guideline (3), because there are outstanding resources with integrity on the 600 Block. The 600 block is distinctive because the south side includes three outstanding retail-commercial buildings, original to Escanaba's historic downtown. The south side includes the original Rathvon Department Store/First National Bank Building, the Masonic Building, and Daley Block. The north side includes an outstanding resource, the Delta Hotel, as well as several other contributing resources, Gust Asp, Michigan Building, and Corcoran Block. Together, these represent the original retail-commercial setting as it existed in the early days of downtown Escanaba.

But Escanaba developed rapidly down a very long street. It is readily apparent that the same historic significance exists as to other blocks to the east and west of the 600 block.

Although the 600 Block of Ludington has unique early commercial buildings, because there are so many other contributing buildings along Ludington Street, the Study Committee determined that it would be better to support a broad approach to historical downtown. The broad approach recommends that the downtown, as a whole, (rather than just the 600 block) be included in the application for listing on the National Register of Historic Places. The 600 Block should definitely be included and deserves special mention. The Study Committee hopes that the work on the 600 Block will help get the larger project started.

#### **COUNT OF HISTORIC AND NON-HISTORIC RESOURCES**

The 600 block includes ten individual resources and two vacant lots. The committee determined that seven of these sites can be classified as historic (contributing), four as non-historic (non-contributing) and two as historically significant, requiring additional study.

Historic:

- |          |  |
|----------|--|
| .613-615 | 1) Daley Block   |
| .617-619 | 2) Masonic Building                                      |
| .623     | 3) Rathvon Department Store/First National Bank Building |
| .624     | 4) Hereford & Hops                                       |
| .616     | 5) Gust Asp  |
| .614     | 6) Michigan Building                                     |
| .604-606 | 7) Corcoran Block WDBC                                   |

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

Non-Historic:

- .601           A) Northern Insurance Agency  
.605, 609-611   B) Vacant lots

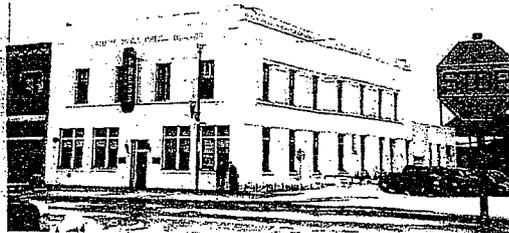
Disastrous fires destroyed some of the historical area of Ludington Street's 600 Block. The most damaging was the fire of 1969. The fire started on March 16 in Felton Radio & TV Supply Company on the South side at 601 Ludington. This was once Bracket Chevrolet. (See Cover Page photo) The fire blew out the front window, scattering burning debris across Ludington Street. The fire threatened both sides of Ludington, as the wind threw sparks onto the Daily Press building. On the South side, it gutted 605 which housed the Goodman Division Calumet & Hecla, a unit of Universal Oil Products, and occupied second floor apartments. It also destroyed 609 Richards Printing Shop and Monroe Calculating Machine Company. As the fire ravaged, south side business owners evacuated their equipment, books and records. (Richards Printing, Irving Peterson Business Machines, Provo Sign Service, Greyhound Bus Lines depot, Branch office of the Secretary of State, Edward D. Jones & Co., Masonic Temple, Western Union and the First National Bank & Trust Co with nine business and law offices above). More than one million gallons of water were poured onto the fire. Twenty five Escanaba Firefighters battled the fire, joined by crews from Powers Spalding, Bark River, Gladstone, and KI Sawyer Air Force Base. No one died, but, the south side of the entire 600 Block was either destroyed or damaged. Robert LeMire Sr. later built a law office at 601, where Northern Insurance Agency is now located. Ray Richards relocated Richards Printing across Ludington to 718. There are vacant lots remaining at 605, 609-611.

Additional Study Needed:

- .608-612       C) Eagles Hall  
.600           D) Daily Press



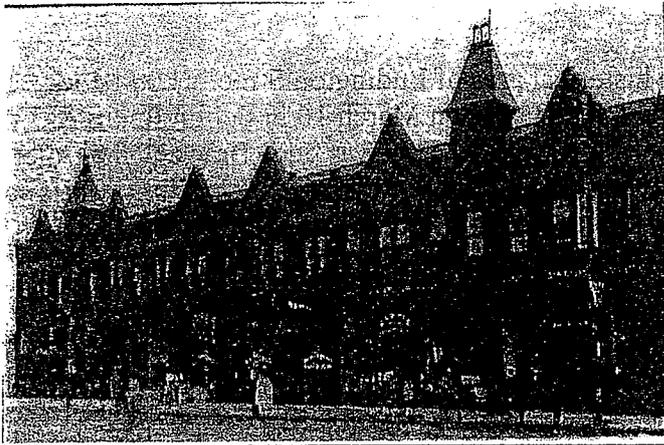
608-612 as it appeared in 1937



600 in 1937

PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN

HISTORY OF CONTRIBUTING RESOURCES



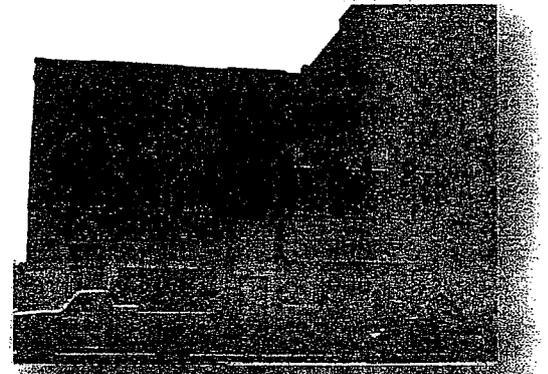
The Daley Block, c1905



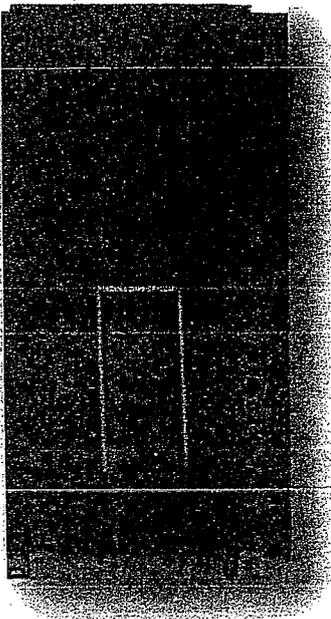
1937

613-615 Ludington Street  
The Daley Block

The Daley Block was built sometime between 1889 and 1893, when the building first appears on the Sanborn Insurance maps for the city. Today only one section of the original building remains; two-thirds was lost to at least two fires during the mid-20th Century. What is left is a gem of architectural detail. Surely in its prime this was one of downtown Escanaba's most distinctive buildings, and it still remains very special.

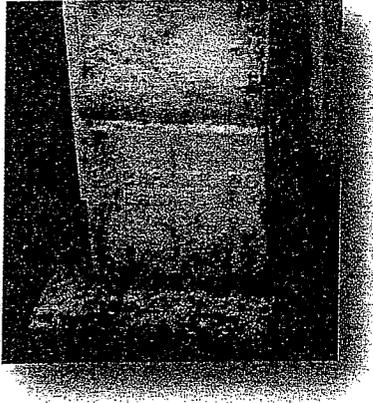


The Daley Block in 2012 1



Designed in a Romanesque Revival style, and built of brick and sandstone, the building is characterized by three round-arched windows on the second floor. Originally these were surmounted with triangular parapets, (razed long ago). Triple fluted pilasters separate the windows which are rectangular, and there is a stained glass transom panel above each window. Over the windows are ornate brickwork arches containing elaborate carvings of scrolls and leaves, one of which is topped by a carved finial. There are florets carved into the sandstone sills beneath some of the windows, and one curved deep sill, also of sandstone, remains under the center window. Four windows are situated outside of the arches, and all nine windows are united by a horizontal stringcourse of red sandstone running east and west across the facade of the building. At the time of the loss of the original parapets, newer brickwork was added between the arches to square off the top of the building.

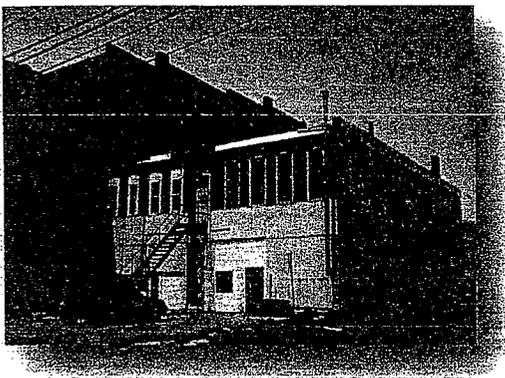
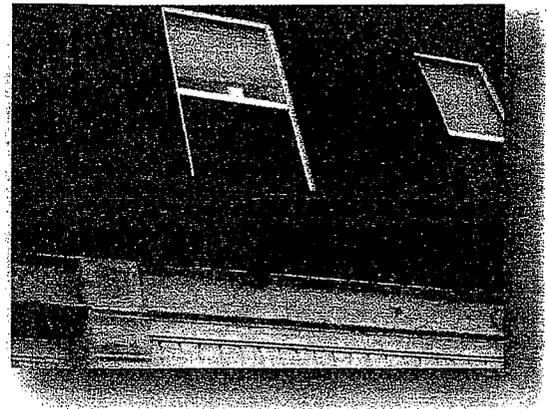
PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN



The roof is flat with two skylights that appear to be covered with fiberglass. The building's first floor facade has been covered with aluminum, glass, fiberglass, and limestone faced panels, and it is impossible to know if much of the original store fronts remain behind this modern addition. One interesting detail remains in two iron pilasters flanking the central door. These are stamped with "Cochran Co. Escanaba Mich." and were probably made by the Cochran roller mill, which was in business for a very brief period between 1889 and 1890.

Few, if any, other examples of this mill's output exist in the area. The condition of the building is deteriorating. The iron pilasters are

rusting, and their paint is peeling. The modern additions of aluminum and glass are in poor condition; however, the modern aluminum windows and brickwork on the second floor are in relatively good repair. The stained glass panels appear to be intact. The sandstone carvings do show signs of weathering, and there is some loss of detail in the decorative florets and carved dentils above windows. At least two of the skylights appear to be intact (these appear on early Sanborn maps). The east wall of the building would have been an interior wall between two sections of the original structure, and it looks to be water damaged and in need of repair. The west wall is shared with the Masonic Temple building. The upper story contains apartments and is occupied. The main floor is empty. The back of the building has been modified to allow for large openings for garage doors (from the time that the building was a bus depot) and there is a metal fire escape from the second floor. Window openings on the back have also been modified.



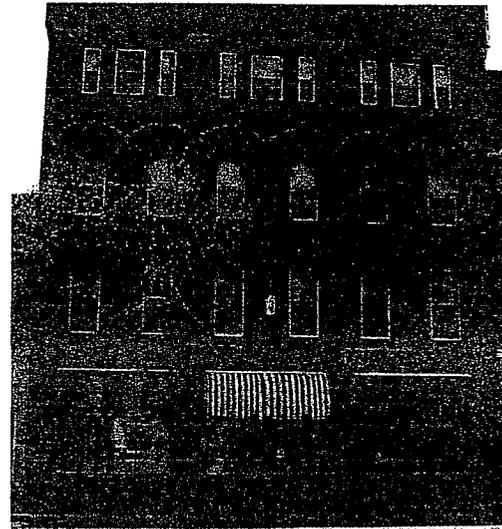
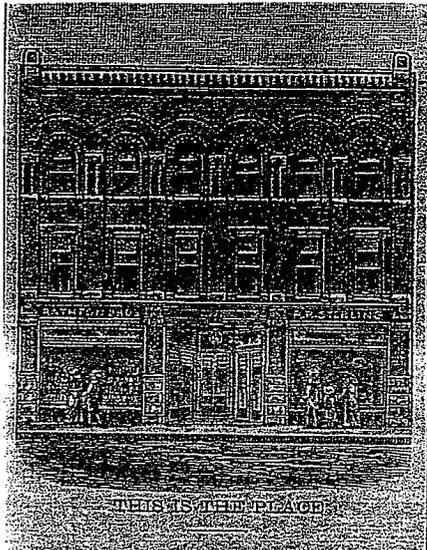
We do not know the names of the architect or the builder, or the exact date the building was erected. Historic photographs give an idea of the original appearance, and the building remained in relatively good condition into the 1940s. In its early days there were a number of store fronts across the three sections of the building, two of which have been lost. Some businesses located in the remaining section included a wallpaper shop, an early telephone exchange (1900), drug store, several grocery stores, a dry goods store, a typewriter store, a furniture store, the Greyhound bus terminal, sign maker, and a vacuum shop. The Hoyler Baking Company was located in one of the sections lost

to fire. (city directories, Sanborn maps and "History Lesson from Old Buildings", *The Delta Reporter*). Approximately two thirds of the original building were destroyed by fire. Currently the first floor is empty, and the building is for sale.

PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN

The Cochran connection gives this building an important place in Escanaba's industrial history. In 1889 two prominent businessmen, James H. MacDonald and William F. Cochran, raised the capital to build a roller mill on Stephenson Avenue. This mill, the Cochran roller mill, was envisioned to be the industrial development that would insure Escanaba's economic future. Its developers saw Escanaba as rivaling any of the large industrial cities of the Eastern United States. Unfortunately, just as the mill opened for production, both gentlemen were killed in a train wreck in the western Upper Peninsula, and the roller mill lost financing and soon closed. Mr. MacDonald had the distinction of being Lt. Governor of the State of Michigan, and was thought to be the wealthiest man in Escanaba at the time. The success of the roller mill depended on the financial backing of Lt. Governor MacDonald, and this backing was lost with his death. Cochran was the general manager of the mill as well as the inventor of some of the machinery used in production. Thanks to the infusion of capital from local businesses, the mill opened a few months after the death of MacDonald and Cochran, but wasn't enough, and the business failed. The remains of the old roller mill later became the Escanaba Wooden Ware factory and were included in the beginnings of the Harnischfeger Company's first building.

617 - 619 Ludington Street



The Masonic Building from 1891 newspaper advertisement for Rathfon Bros. Department Store and in 2012

617-619 Ludington Street was built in 1890, according to the *Iron Port* newspaper, of "pressed brick and rock-faced Portage Entry stone." The Rathfon Department store and tailor shops and the Sterling dry goods shop occupied the first floor, and the builders offered to custom outfit the third floor as a Masonic lodge room. The building was designed by Marquette Architect Demetrius Frederick Charlton, who also designed 623 Ludington Street, (the First National Bank building). Both 617 and 623 are clearly the work of the same architect and were built to complement each other. A fourth floor was added later.

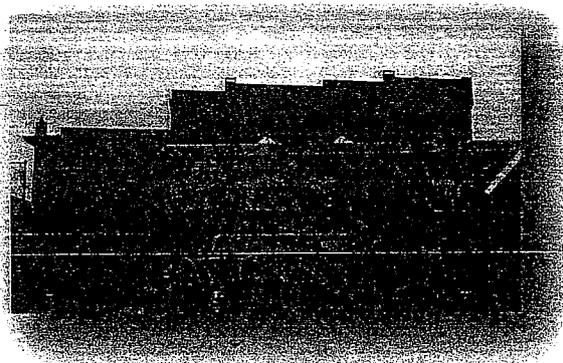
**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

Architecturally, the building is designed in the Tuscan Renaissance Revival style with formal windows and repeated, symmetrical, decorative elements. The main entrance is located in the center of the north side of the building on Ludington Street and is flanked by two triple windows. The original entrance has been enclosed with modern glass and aluminum doors; however, the basic arrangement of the entrance vestibule remains intact. A belt course of painted metal runs above the first floor's pilasters. There are six bays, separated by brick pilasters, on the second and third floors. Main floor pilasters have sandstone capitals, and the base of each column is carved to represent rough sandstone blocks. Capitals are carved with ornate acanthus leaf designs, similar to the bank next door. The date 1890 is also carved into the capitals of the pilasters closest to the entrance. There is a sandstone lintel course above the second floor windows, and another sandstone sill course runs beneath the windows on both floors. At the third floor these pilasters become double columns topped with single sandstone blocks.



The third floor windows are arched with ornate brickwork arches above each window opening. Again, this brickwork is almost a direct repeat of the same course in the adjacent building at 623 Ludington. Above these windows and the brickwork arches is a continuous eyebrow molding highlighting the arched windows.

Historic photographs show that both 617 and 623 Ludington originally shared the same roof line. In 1915-1916 a fourth floor was added to the building to accommodate the needs of the Masonic Lodge. The architect was H.H. Bruns, and the builder was John S. Lindsay. (*Escanaba Daily Mirror*, 1915)



This floor has three bays each with a center rectangular window flanked by two narrow windows. There is another sandstone sill course beneath the fourth floor windows, and above is a wide corrugated metal cornice. The roof is a flat roof in graduated steps with greatest height at the facade of the building and lowest at the rear of the building. The building shares a wall on the west with 623 and another wall on the east with the Daley block. The south side of the building fronts on the alley and has later additions of a mechanical room and a metal fire escape from the second floor to the ground as well

as a small door at the ground level.

The condition of the building is in fair to poor shape. Brickwork needs attention, and there is considerable wearing away of the sandstone detailing on the facade of the building. Modern additions, such as the awnings on the facade are in bad repair and should be removed. Much of the detail of the building has been painted. The temple part of the building has been empty for several years, while the lodge has held its meetings elsewhere. It is our understanding that the interior details of the Masonic Temple remain in close to original condition. Owners of the building, the Sterling Investment Properties, are currently exploring various renovation possibilities, including restoring the Masonic Temple for use by that organization.

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

The building was constructed in 1890, for a cost of \$22,000, and housed the Rathfon men's clothing store and tailor shop, and the Sterling drygoods store, on the first floor. In 1891 the tailors who worked in the Rathfon shop struck for higher wages, one of the earliest examples of labor organizing in Delta County. Their average weekly earnings in 1891 were \$15 to \$18, and the men were seeking a twenty per cent raise in wages. The men said that some work days were necessarily as long as fourteen hours to earn this wage. The shop was one of the first union shops in the city; however, the refusal of the Rathfons to pay the increase caused the demise of the union and the return to work by the tailors at their earlier wages in a non-union shop, with a plea for arbitration. (*Iron Port*, March 7, 1891)

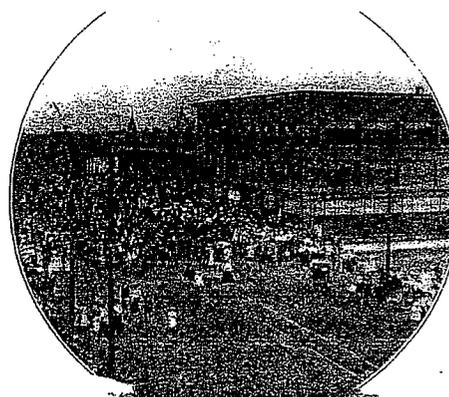
Following the move of Rathfon to new quarters next door in 1904, the main commercial space was occupied by the R.R. Sterling shoe store which later became the C.R. Williams Shoe Store and ultimately the Manning shoe store, and continued in business in other locations for over 100 years. Law offices were also located in the building, as were insurance agencies, the Western Union Office, and in later years, The East Ludington Art Gallelry. (Interview with Jack Manning)

In 1890 when the building was built, the Masonic Lodge # 195 had already been in existence for many years as the city's oldest fraternal organization. The official charter of the Lodge was given in 1867, and first meetings were held in a small railway building. As membership expanded the lodge moved to quarters in the 300 block of Ludington Street, followed in 1885 by a move to the 500 block of Ludington in the Elks building. In 1890 the lodge moved for a final time to the present building. By 1915 the Masons owned the entire building, and the additional floor was added to add even more needed space. (Don Curran, "History of Delta Lodge # 195)

When the new Temple was dedicated in March 1915 the *Escanaba Daily Mirror* reported that a crowd of between eight hundred and a thousand attended the ceremonies, and "roamed around through the structure viewing the splendid halls, lodge room and other features." One attendee said, "When I stepped into the doorway (of the lodge room) I was struck with the feeling that this was a veritable Greek temple." (*Escanaba Daily Mirror*, March 24, 1915)

### 623 Ludington Street

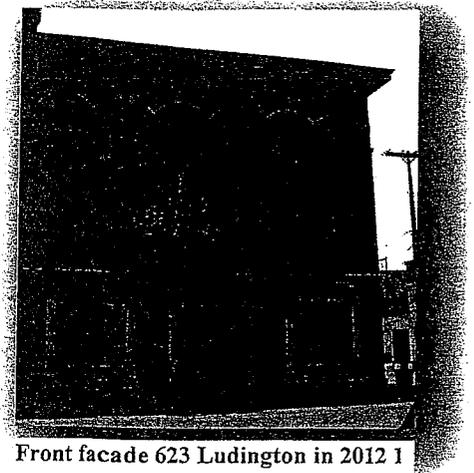
Located on the corner of Ludington and Seventh Streets, with the main entrance on Ludington Street, 623 Ludington Street was built in 1903-1904 for the Rathfon Department Store, and following the demise of that business, became the home of the First National Bank in 1910. The bank occupied the building until 1971 when it moved into a new building. The building was designed in the Tuscan Renaissance revival style by Marquette architect, Demetrius Frederick Charlton, who also designed a number of significant buildings in Marquette and the Copper Country. Perhaps his most well-known structure is the Marquette County Courthouse, which contains some of the same elements as 623 Ludington. In many respects 623 Ludington should be discussed along with the Masonic Building at 617-619 as they clearly were designed to complement each other with many of the same design elements repeated in both facades.



The Rathfon building c. 1890

PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN

The building is a three story rectangle. The bank occupied the majority of the first floor, with office space on the second and third stories. The main entrance on Ludington Street has a tile floor with "First National Bank" in brass letters embedded in the floor. Two brick pilasters flank this entrance and are repeated on the front corners of the building. There is ornate carving of stylized acanthus leaves, and the date 1903 is carved into the sandstone Corinthian capitals of the pilasters nearest the door. Above the entrance on the north side of the building and continuing around the entire west side is a white painted stringcourse which may be wood, but probably is metal and needs repainting. Windows next to the entrance are rectangular in groups of three, and the brick molding around these has been painted white. The glass in these triple windows is leaded stained glass in an amber hue. Part of the triple window to the left of the entrance has been covered, probably to accommodate an interior detail (either staircase or elevator). There are six bays on both the second and third floors. Facade windows are rectangular on the second floor and arched on the third. Brickwork pilasters continue from the first floor, and additional brick pilasters are situated between the upper story windows. Ornamental lintels and



Front facade 623 Ludington in 2012 1

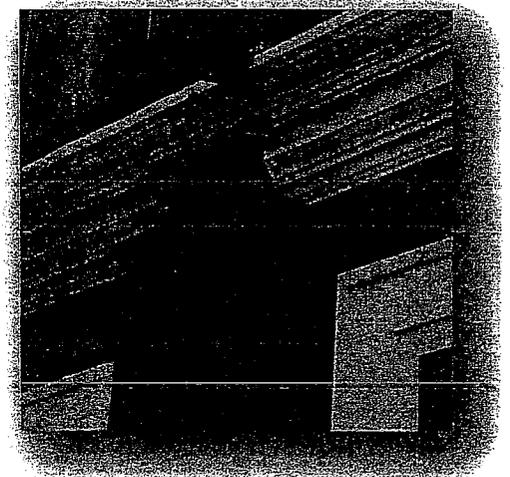
capitals of sandstone adorn these pilasters. Brickwork above the third floor windows follows the shape of the window. Above the third floor windows is a continuous eyebrow molding which is repeated across the facade and above the first window on the west side of the building. This molding follows the same pattern as the Masonic building which is adjacent to 623.



The west facade is plain, and it appears that some large original windows have been bricked over. There are eleven bays on the west main floor, and first floor windows on the facade are a variety of rectangular shapes, often in groups of three or two, and of differing sizes. A single, small, entrance door is toward the back of the west facade. The two upper floors

have eighteen bays with rectangular windows, and on the third floor there are two additional arched windows, one on each end of that floor, repeating the same elements as the windows on the north facade. These are repeated with smaller, rectangular windows on the second floor. There is a continuous sandstone lintel course above the upper floor windows on the west side of the building, and this sandstone course also continues after the eyebrow molding ends at the first window.

A large part of the east wall of the building is shared with the Masonic Building at 619 next door. As 623 is a larger building, a portion of the east wall extends to the south behind the building. It is unadorned brick, and matches the rest of the building. The roof is flat with a cornice along the north and west facades. This cornice has ornamental dentils and brackets and is probably made of metal.



PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN

It appears to have been painted to match the brick course above the windows on the third floor. There is a metal fire escape on the west side of the building.



The south side of the building fronts on the alley and is basically unadorned, with windows and brickwork matching the rest of the building. There is another door on the first floor at the back of this section.

Embedded in the front facade of the building is a small round copper marker with the words "U.S. Coast and Geodetic Survey benchmark" and the date "1917" embossed on it. This would need additional research, but appears to be part of a survey of coastlines and mapping of the Great Lakes in 1917. The building has been empty for a number of years. The condition of the building is good to fair with some weathering of the brick and sandstone and peeling of paint from metal cornice and stringcourse.

Following construction in 1903-04, the building was home to the Rathfon Department store which had earlier occupied the first floor of the adjacent Masonic Building. Early photos show large display windows along both north and west sides of the main floor with large windows repeated on the west side for the upper two floors as well. The department store went into bankruptcy shortly after opening, and the building saw a number of uses in the years immediately following: a grocery, warehouse, etc. (Sanborn Insurance maps). It stood empty for several years following the sale of the property to the First National Bank. The bank extensively remodeled the interior, at a cost of \$10,500, and a grand opening was held in October of 1910. (*Escanaba Daily Press*). At this time office suites were created on the second floor, followed later by offices on the third floor. Windows were probably changed at this time, though the original window openings can be discerned in brick details on the exterior of the building. The *Escanaba Daily Press* of October 28, 1910 calls the bank "the finest financial institution in the Upper Peninsula" and says "the banking rooms were unquestionably the most beautiful and most commodious to be found in this part of the United States." The vault was the "heaviest construction in the Upper Peninsula." That vault is still in place within the building. At least one additional vault was installed for offices on the second floor.

The First National Bank was the oldest financial institution in the city. For many years it had been located at 414 Ludington Street in what was later known as the Sawyer Stoll building. That building was demolished to make way for the Escanaba City Hall and Library. In 1971 the bank moved into a new building at 1205 Ludington Street and ultimately the First National Bank was purchased by the Wells Fargo Bank, which remains in that location today.



Bank Inter from postcard view 1

PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN

Throughout its history, the First National Bank made many loans to local businesses and was especially known as the bank that was willing to take a chance on local farmers by recognizing the value of crops in the ground in making loans to help farmers weather bad times. (Interview with Dick Marenger, longtime local businessman) A long relationship existed between the First National Bank and the Gessner family, owners of the Fair Store, Escanaba's leading department store, and Herman Gessner served on the bank board for many years. Many of the commercial developments in Delta County during the early years of the 20th Century were financed by the bank. Office tenants over the years included many local lawyers, doctors, insurance companies, an accounting firm, one cemetery, and even a eyeglass lens grinding company.

The building has been empty for a number of years, and current owners, Sterling Investment Properties, LLC, are developing several renovation options and uses for the building. (Jacqueline Zaplityn in a letter, March 10, 2010).

624 Ludington Street



The Delta Hotel, c1920s

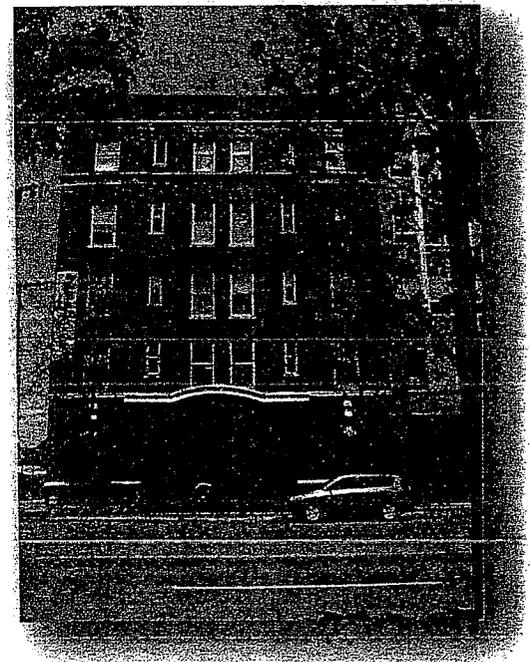
The five-story building at 624 Ludington Street has been known by three names throughout its history. Built in 1914 as the Delta Hotel, the structure became the Bishop Noa Home for Senior Citizens in 1963 (after undergoing a major expansion detailed below) and, in 1996, became Hereford & Hops Steakhouse and Brewpub (first floor) and Delta Apartments (top four floors).

The building is remarkably unchanged from its original red brick design, with one notable exception—the cream-colored brick addition erected in the

early 1960s.

The original building is considered a contributing structure, while the addition is considered non historic. Another non-historic feature, added in 1994, is the garage building erected at the rear of the original hotel building for the apartment tenants. An enclosed metal-clad “hallway” connects this garage to the main structure, eliminating the original alleyway. Historic features that remain intact include the original marquee over the front entrance, and various ornamental cornices on the west side and front of the original building.

The Delta Hotel opened to much fanfare in December, 1914. It was by far the city’s largest hostelry, and was, because of its brick and reinforced concrete superstructure, “fireproof” (at least in the parlance of the time). The Sanborn fire map of 1913 shows the first-floor layout of the then-proposed hotel. That ground-floor layout remains pretty much the same to this day, although room uses may have changed a bit.



**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

The 1914 floor plan includes a lobby, dining room, grill and bar. The bar (in the building's southeast corner) would become a coffee shop with the onset of Michigan Prohibition in 1918. The room was not returned to its original use until the opening of the brewpub in 1994 (the bar having been relocated to the basement after repeal). The basement lounge, known as See-Jays, retains many of its 1930s art deco features, and is now used for private parties.

In the early 1960s, the hotel was closed and sold to the Catholic Diocese of Marquette for its Bishop Noa Home for Senior Citizens. At that time, the five-story structure referred to earlier was added to the original building's east side. Bishop Noa Home operated at that site until 1992, when the facility moved to the city's west side.

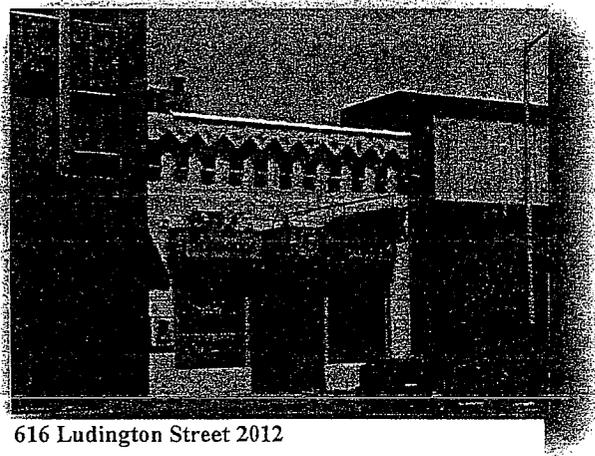
The vacant structure was acquired by two Delta County couples and, in 1994, reopened as Hereford & Hops Steakhouse and Brewpub and the Delta Apartments. The restaurant, with its two large self-service grills and brewery, occupies the ground floor of the structure. The apartments, as noted earlier, occupy the upper stories.

The original hotel building is on the National Register of Historic Places and retains many original interior features, in addition to those found on the exterior. These interior features include intricate wooden panels and window frames, manufactured by the Stegath Lumber Company in Escanaba, and decorative ceiling plasterwork. The restaurant and brewpub are owned by Don and Becky Moody, and the apartments by Brown Drake Development.

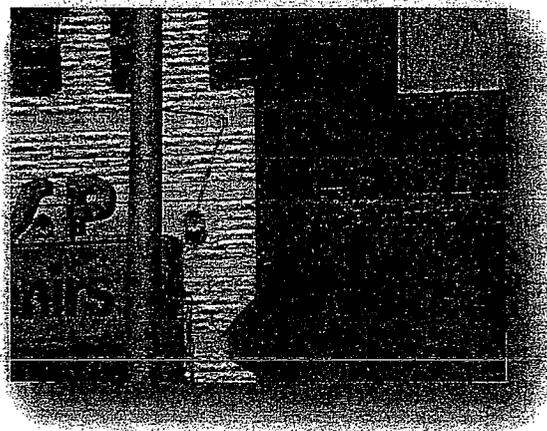
**616 Ludington Street**

In 1933, Gust Asp, the son of Danish immigrants, bought the building owned by the Stack Lumber Company at 616 Ludington Street and operated it as a cigar store and news stand until he retired in 1968. In recognition of his reputation for being knowledgeable about the area, he coined the slogan "Just Ask, Gust Asp." The original neon sign with this slogan remains today.

The building is painted brick, with sharp edges and stylized geometric designs that clearly identify it as Art-Deco Style. Distinguishing features include a decorative panel with a chevron motif and neon dating to the late 1930's. A line of cast-iron rosettes connects the building with its neighbor, The Michigan Building. The building is designated as a contributing resource with non-historic features, including modifications to doors and windows and wood added to the façade.



616 Ludington Street 2012



PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN

614 Ludington, The Michigan Building



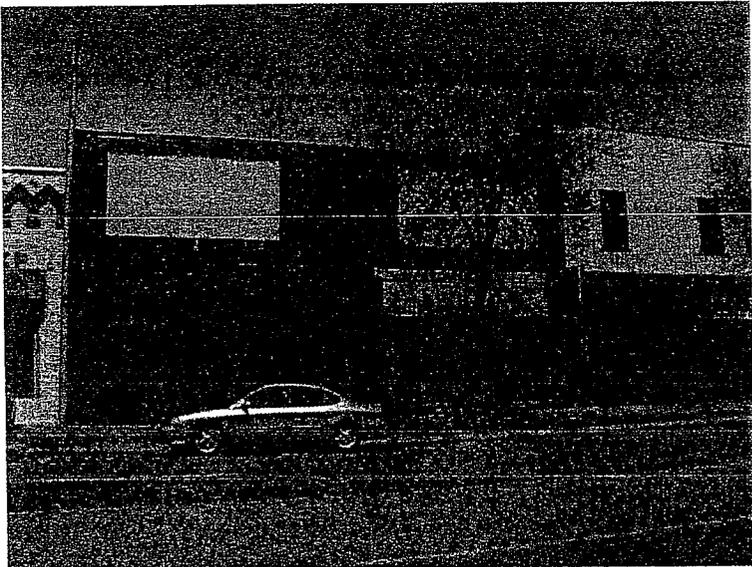
The Michigan Building, c 1900

Known as "The Michigan Building," this 2-story structure is constructed of red brick and sandstone in the Italianate Style. Distinguishing features include stylized carving of the words, "Michigan Building" in sandstone over an arched doorway and cast-iron floral ornamentation.

The structure is designated as a contributing resource with non-historic features, including vinyl and new brick in the rear of the building.

The 1921 Sanborn Maps indicate the building housed a tailor, printing and office supplies. Throughout the years, it was home to offices for the Harriman

Electric Company, various attorneys and bondsmen and from 1934 – 1937, the Lang Music and Flower Shop.



614 Ludington 2012 1



Massive Romanesque door of the Michigan Building 2012

PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN

604-606, Corcoran Block WDBC



604-606 Ludington in 1937

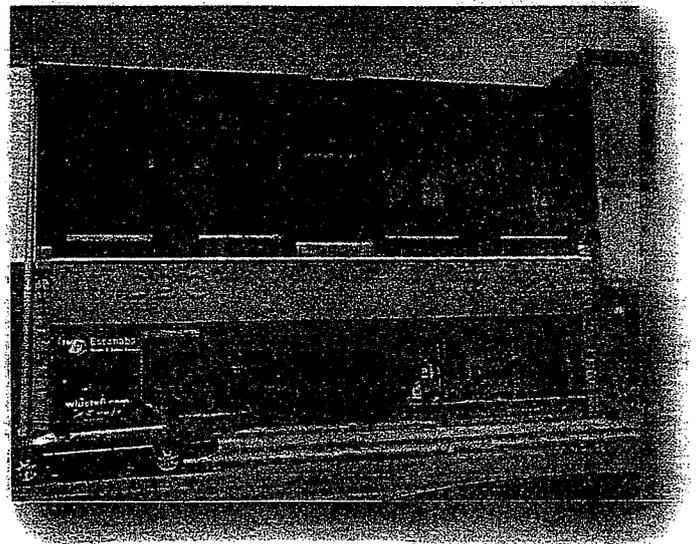
reclaimed brick. The building is designated as a contributing structure with non-historic features (i.e., the revised first-story façade).

This building was constructed in 1902, and has served numerous functions over the years. The 1906 Sanborn Maps of the city of Escanaba indicate that a billiards parlor occupied the west half of the structure, while the east half was occupied by an insurance office. The insurance office remains on the 1913 map, but the west half is shown as vacant in that year.

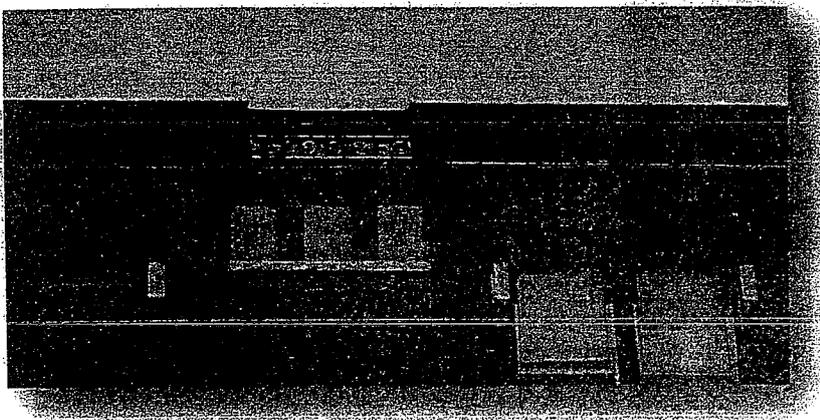
In 1921, the west side of the building was occupied by the Escanaba Journal, a weekly newspaper as well as a “job” printing operation. The east half is simply identified as an “office.” By

This building is commonly called the WDBC/WYKX radio building, although it is also less well known as the Corcoran block. According to dating on the façade, this two-story brick structure was built in 1902. Only the second story retains the original red-brick architecture; the first floor façade has seen several remodelings, the latest in the 1980s, when a wood-style sign and other wood trim were added. What appears to be an original metal cornice also survives above the second story.

The two-story portion of the structure covers approximately half of the depth of the lot. Further back, the structure is reduced to one story and it appears that there were several “add-ons” over the years. The building’s foundation is of



604-606 in 2012



1929, the Journal had ceased publication (in part, no doubt, due to competition from its next-door neighbor, the Escanaba Morning—later Daily—Press). The job printing operation remained, however. The east section continued to be identified as an office.

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

WDBC was Escanaba's second commercial radio venture—the first being the short-lived WRAK in the 1920s. The station signed on in 1941 from a combination studio-transmitter building located just east of the lighthouse on Sand Point. The station's single tower was a short distance from the original building, approximately where the Escanaba water plant now stands.

In 1952, the station moved its transmitter site to the northwest side of Escanaba, near the former city ski hill. The move was made to allow the station to change its frequency from 1490KHz to 680KHz, with a large subsequent increase in power and coverage. Within a few years, the station vacated the Sand Point location and moved its studio to the west half of the 604-606 Ludington building. The front portion east half at that point was occupied by an insurance office, with the east rear portion used for radio station offices and storage. (The old Sand Point location forms the core of the present Delta County Historical Museum.)

In 1977, WYKX-FM was added and its studios were placed in the former insurance office. In the 1990s, WLUC-TV of Marquette leased the front portion of the building's western half (space originally occupied by the WDBC business office). The business offices for both radio stations were relocated to the back portion of the east half, and that remains the general configuration as of the date of this report.

The building is currently owned by KMB Broadcasting, which is also the licensee of the two radio stations.



The Daley Block, c1950s 1



**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

**BENEFITS OF NATIONAL REGISTER DESIGNATION**

Recognition of Heritage. The primary benefit of National Register designation is the recognition that the downtown buildings are important to the community. Such recognition serves cultural and economic values. The history defines the commercial and retail heritage of Escanaba's Downtown. Designation should encourage pride in and preservation of this heritage. Such pride will encourage our youth to identify with and remain in Escanaba. It should provide incentive for others who have moved away to return to Escanaba. And it should help attract others to invest, work, and live here. Although registration encourages preservation, registration is the least restrictive when it comes to the interests of the private property owner. There are no restrictions with National Register listing. Listing on the National Register does not impact property taxes or how the buildings may be used. The owner is free to sell, alter, or demolish the property, unless the owner is using federal, state, or local funding to ensure historic values are met. If more legal protections for preservation were desired, addition to or expansion of the Local Historic District under the jurisdiction of the Historic District Commission could be sought.

Economic Development Tool. Escanaba, through the Master Plan, Northshore Plan, and Downtown Development Plan, is promoting economic development. Historic preservation is a modern tool for economic development. Benefits of how history helps out as a tool of economic development are already evident in Downtown Escanaba. Thousands of tourists are attracted to the Sand Point Lighthouse. There is lively business at the historic House of Ludington, restored Hereford & Hops, restored Ludington Post Suites, and rehabilitated Lofts on Ludington. Construction funded by capital attracted with the sale of historical tax credits can provide high paying jobs and economic growth throughout the community. History and National Register designation have contributed significantly to these examples of economic development in Escanaba. Implementation of the Study Committee's recommendation will deepen and further the use of Escanaba's interesting history for economic development.

Tax Credits and Attraction of Capital Downtown. A benefit of National Registration is that it provides developers with the first building block to use tax credits to attract venture capital that would not ordinarily be available to finance construction for large local economic developments. Once Registration on the National Register is achieved, a 20% federal investment tax credit becomes available to help finance the rehabilitation of an income producing certified building. There are also other State tax credits (depending on availability), such as Michigan Rehabilitation Tax Credit, Enhanced State Tax Credit, and Michigan Brownfield Tax Credit. Most importantly, there are New Market Tax Credits. These tax credits can attract venture capital in the following way. A developer of a certified building and his or her local financial institution determine his or her construction costs. They retain the broker of the tax credits. The broker of the tax credits has a network of investors who need income tax credits and are willing to buy tax credits. These investors who need tax credits may not necessarily be looking to finance the rehabilitation of a local historic building, but the building's registration on the National Register acts as a magnet for the purchase of the tax credits. This gives an incentive to local banks and municipalities to

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

help finance the venture capital for initial construction expenses. When the tax credits are sold after the construction phase, the local bank receives a return, and its venture capital risk is substantially reduced. Thus, local banks are given an incentive to help finance projects that have tax credits flowing from designation on the National Historic Register.

Further Development of Existing Local Historic District and Historic District Commission. Escanaba's existing Local Historic District, the Richter Brewery Historic District and the Lofts on Ludington Development, developed by Swanee, Inc. with the help of First Bank, Upper Michigan, started with registration on the National Register. The existing Local Historic District is governed by City Ordinance. The Historic District Commission governs the District. The Local Historic District includes regulations that insure that the resources in the District will not be demolished, and that they will be maintained to preserve their contributing historic values. Registration on the National Register of Historic Places is one of the first steps toward establishing a local historic district. The Study Committee's recommendation for registration on the National Register would put in place this step for other buildings in Downtown Escanaba, if there is a desire or need to expand the Local Historic District.

#### BENEFITS OF CERTIFIED LOCAL GOVERNMENT STATUS

The Study Committee recommends that City Council request the Escanaba Downtown Development Authority, in cooperation with the Escanaba Historic District Commission, to investigate the feasibility of applying for Certified Local Governmental Status. Certified Local Government Status is a designation under MSHDA. It could be an additional tool for advancing historic preservation in the downtown district. If achieved, it would make Escanaba eligible to apply for sub grants to further historic preservation available only to communities that are certified. MSHDA grant funding may be sought for survey projects for historic and archaeological sites, projects for historic identification and evaluation, public education, restoration planning, and development projects to protect, stabilize, preserve, restore, or rehabilitate certain historic buildings.

The Committee recommends that the City explore whether it should adopt a local historic preservation ordinance that complies with Michigan law. Such an ordinance would be required for certification. This is envisioned by Escanaba's Master Plan, Northshore Master Plan, and Downtown Development Plan. Existing ordinances establish the Richter Brewery Historic District which already implements a major preservation project. The DDA would solicit the aid and expertise of the Historic District Commission to help with this investigation and report to City Council for Council's follow up final determination.

Certified status would result in obligations. Obligations require maintaining an ongoing system for the survey and inventory of historic resources; 4 year historic preservation goals; nominations for National Register; and monitoring by the State. All of these obligations are envisioned by the Downtown Development Plan. This would require some administrative service. The Study Committee wishes to have Council also consider channeling this to the Downtown Development Authority.

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT  
600 BLOCK, LUDINGTON STREET  
ESCANABA, MICHIGAN**

CONCLUSION:

In recognition of the historical importance of the 600 Block of Ludington Street and in the interest of encouraging the economic benefits of historic preservation in downtown Escanaba, the committee recommends that the City Council designate the 600 Block of Ludington Street as an area to include in an application for listing on the National Register of Historic Places and request that the consultant retained by the State Historic Preservation Office use this report as an aid in applying to nominate downtown Escanaba on the National Register of Historic Places. Further, the committee recommends that the City Council request that the Escanaba Downtown Development Authority investigate the feasibility of applying for Certified Local Governmental Status as an additional tool for advancing historic preservation in the downtown district and encourage property owners within the 600 Block of Ludington Street to take advantage of the tax credits and other economic incentives available through the process of historic preservation to preserve and improve their buildings on the 600 Block of Ludington Street. As detailed in this report, the committee does not recommend creation of a local historic district for the 600 Block of Ludington Street at this time. Rather, the committee has determined that it would be better to support a broad approach to historical downtown. This approach recommends that the downtown, as a whole, (rather than just the 600 block) be included in the application for listing on the National Register of Historic Places.