

**OFFICIAL PROCEEDINGS
CITY COUNCIL
PLANNING COMMISSION
DOWNTOWN DEVELOPMENT AUTHORITY
HISTORIC DISTRICT COMMISSION
CITY OF ESCANABA, MICHIGAN
Special Council Meeting
Thursday, August 8, 2013**

Pursuit to a special meeting notice posted July 25, 2013, the meeting was called to order by the Honorable Mayor Leo J. Evans at 6:15 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Leo J. Evans, Council Members Walter A. "Pete" Baker, Patricia A. Baribeau, Ronald J. Beauchamp, and Marc D. Tall.

Absent: None

Planning: Chairman Tom Warstler, Commission Members Patrick Connor, Roy Webber, Brian Black, Todd Milkiewicz, Kelvin Smyth, and Christine Williams.

Absent: None

DDA: Chairperson Sue Parker, DDA Trustees Charles Chapman, Dan Bender, Andy Crispigna, Leo Evans, and James O'Toole

Absent: Amy Hubert, and Tara Deno

Historic: Chariman Don Curran, Commissioners Judith Fouts, Betty Breclaw, Karen Lindquist, Monte Morrison (arrived at 6:36 p.m.), and Ellie O'Donnell

Absent: Suzell Eisenberger.

Also Present: City Manager James V. O'Toole, Robert S. Richards City Clerk, City Attorney Ralph B.K. Peterson, CO-DDA Judith Schroeder, City Code Enforcement Blaine DeGrave, Mr. William Rutter of Barzyk, Barber and Etnyre Consulting, Engineering and Professionals, Media and members of the public.

ADJUSTMENTS TO THE AGENDA

Tall moved, Baker seconded, **CARRIED UNANIMOUSLY**, to approve the agenda as submitted.

CONFLICT OF INTEREST DECLARATION - None

NEW BUSINESS

Presentation – Downtown National Register of Historic Places Report – Escanaba Central Historic District – 200 Block to 1800 Block.

Blaine Degrave provided a brief review of the Escanaba Central Historic District National Register of Historic Places Nomination.

Mr. William Rutter of Barzyk, Barber and Etnyre Consulting, Engineering and Professionals presented the final report on downtown buildings for a possible nomination of eligibility for meeting the standards for registering properties into the National Register for Historic Places. (See Attachment – A)

Mr. Rutter advised there would be a meeting in Lansing mid August to review Escanaba's nomination. If approved, everything would be submitted to the Park Service in Washington D.C.

Manager O'Toole stated a Resolution of Support from the Escanaba City Council would be on the September 5, 2013, Council Agenda.

GENERAL PUBLIC COMMENT – None

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS – None

Hearing no further business or public comment, the meeting adjourned at 7:38 p.m.

Respectfully submitted,

Robert S. Richards, CMC
City Clerk

Approved: _____
Leo J. Evans, Mayor

Escanaba Central Historic District National Register of Historic Places Nomination

1

National Register of Historic Places

- NRHP Eligibility Criteria
 - A. Events, Broad Patterns of History
 - B. Persons
 - C. Architecture
- Significance Based on Defined Contexts
- Historical Contexts include:
 - Government
 - Commerce
 - Social History and Ethnic
 - Entertainment/recreation
 - Architecture
- Age
- Condition/Architectural Integrity

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Project Background

- Escanaba Eligible for SHPO Grant
- Funded through MSHDA via NPS Federal Historic Preservation Fund Matching Grant
- MSHDA Coordinated with City to issue RFP
- Proposals Reviewed, Finalists Interviewed
- Bill Rutter Hired July 2012
- Goal: National Register Downtown Area Historic District

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The NRHP Nomination

- Historical Background of District and Buildings
- Description / Evaluation of Each Building
- Photography / Images / Mapping
- Boundaries
- Contributing / Non-Contributing
- Nomination Form
- Public Meetings
- State Review Board
- National Park Service

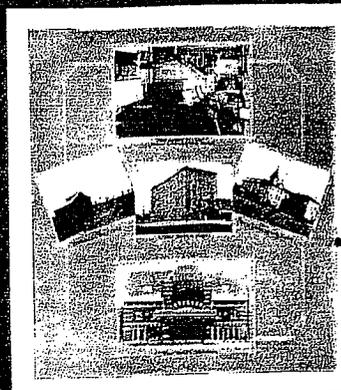
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Local, State, Federal Participants

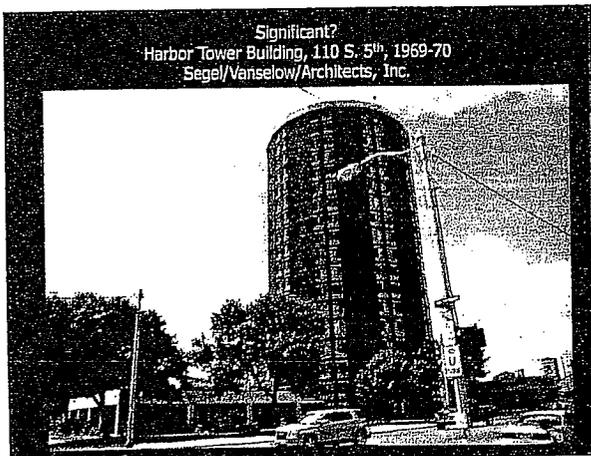
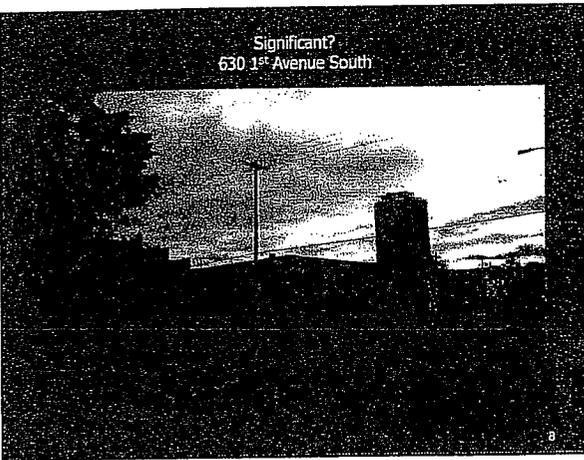
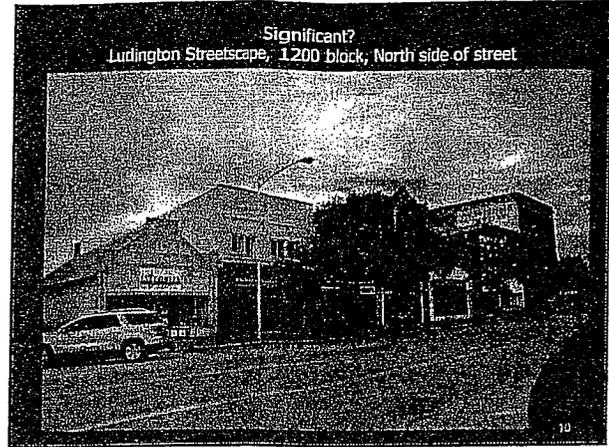
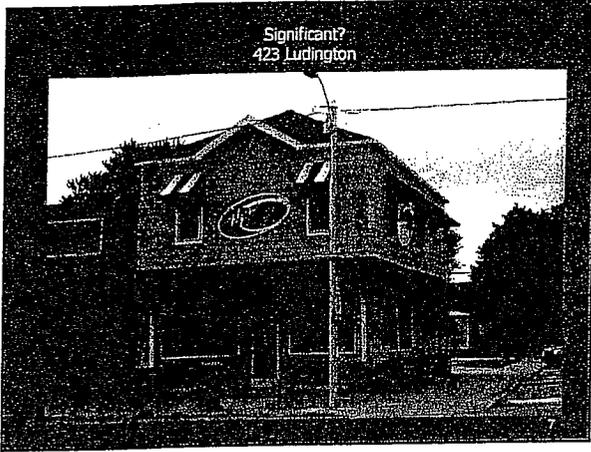
- City Staff
- Michigan State Housing Development Authority
State Historic Preservation Office (SHPO), Lansing
 - National Register Coordinator
- National Park Service, Washington, D.C.
 - Keeper of the National Register

3

Historical Buildings (Obviously)

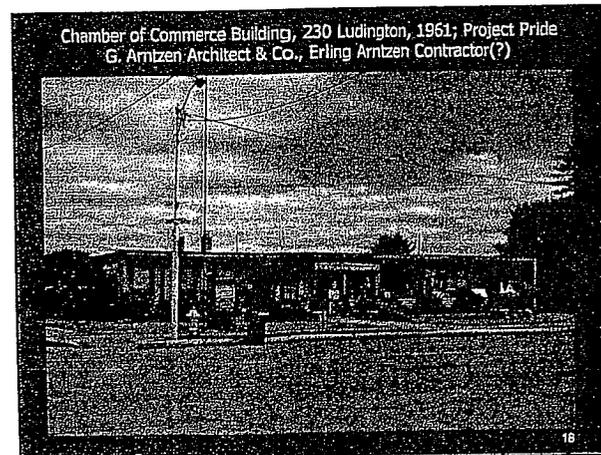
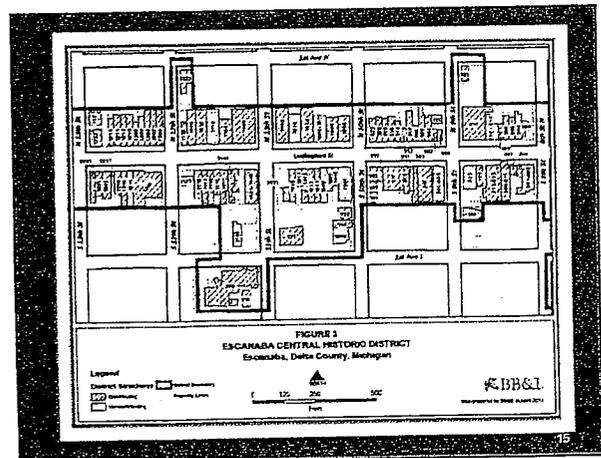
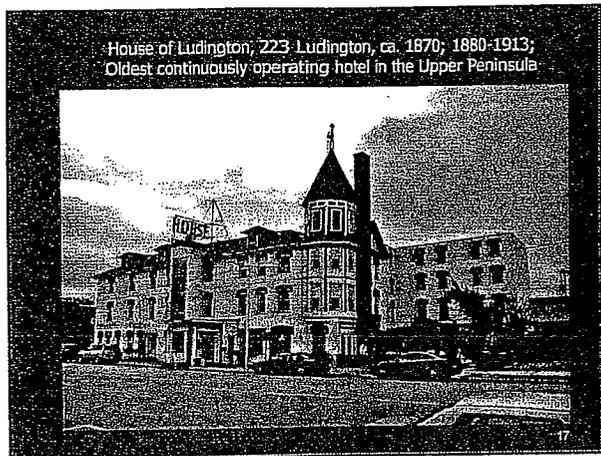
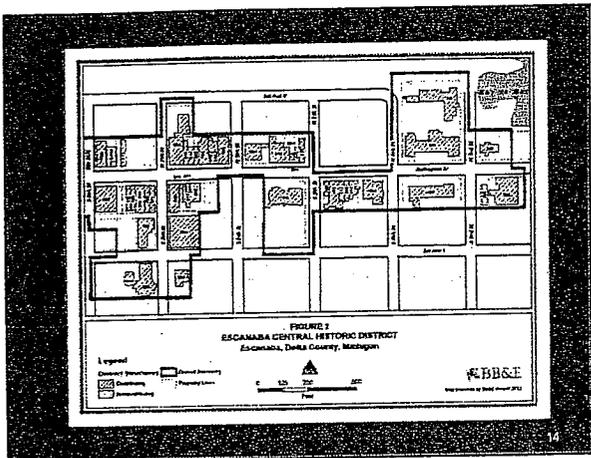
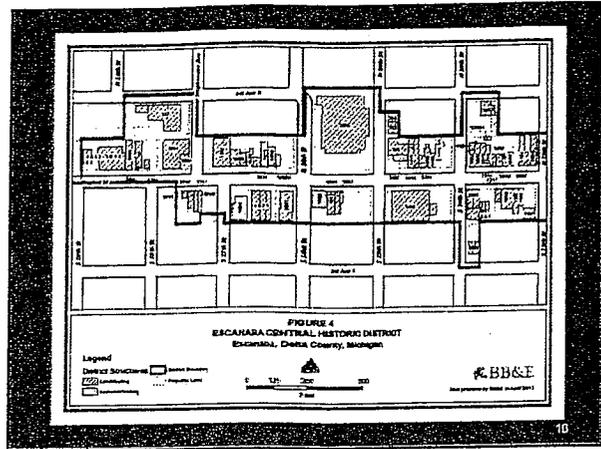
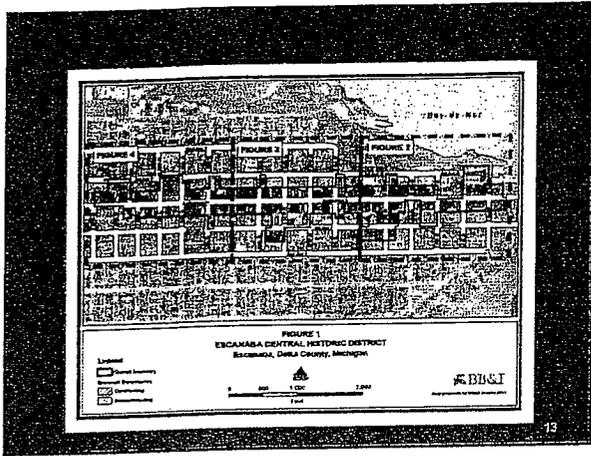


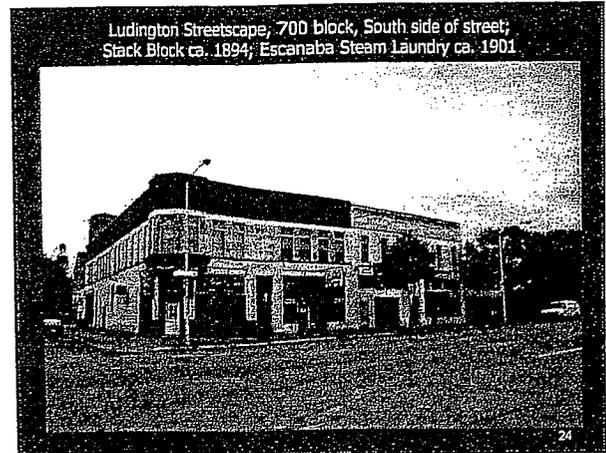
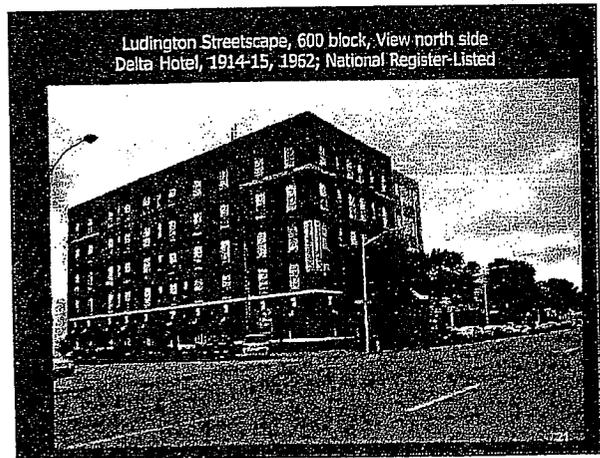
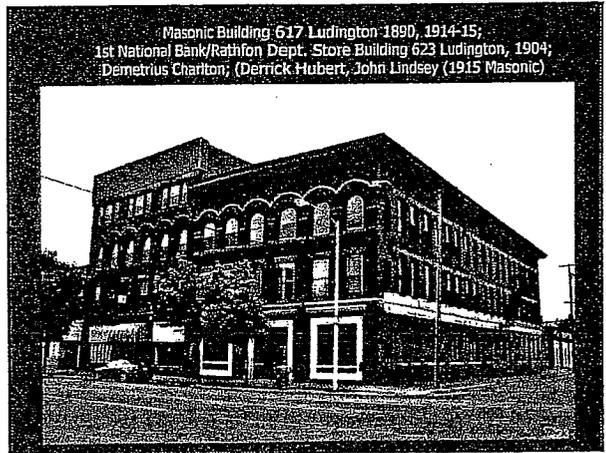
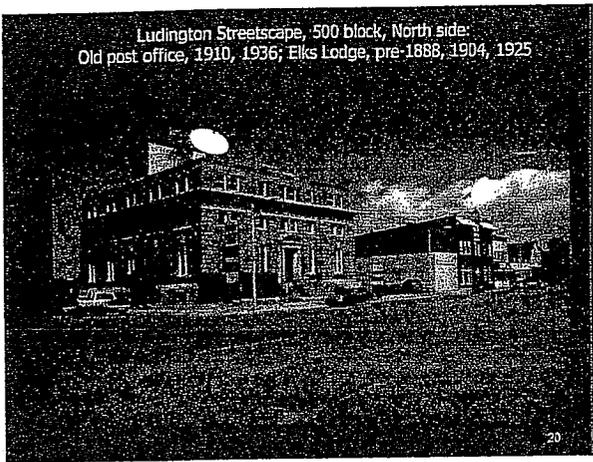
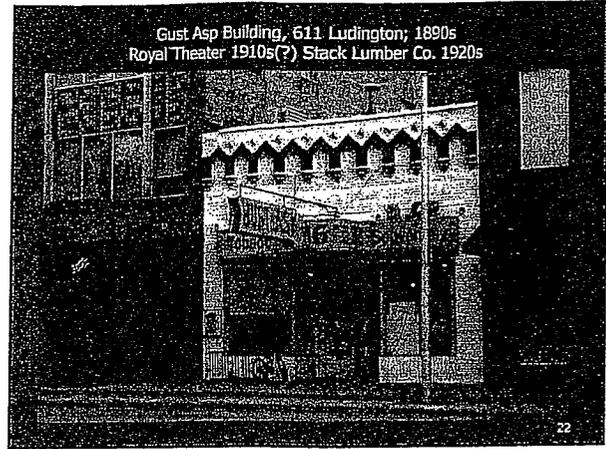
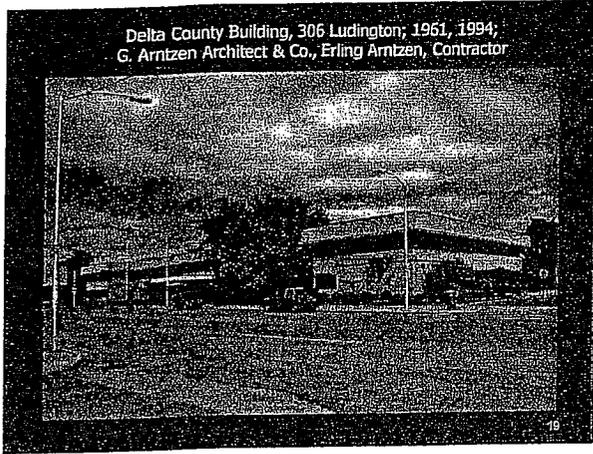
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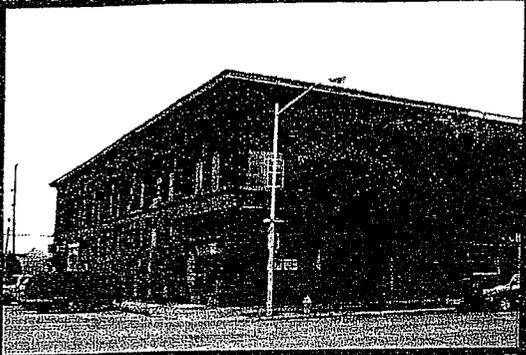
Historic District Walk-Through

- Total of 185 Buildings in District
 - Individual NRHP-Listed Buildings (Carnegie, Delta, Richter)
 - Others Significant/Contributing (ca. 85%)
 - Non-Contributing: Age, Insensitive Renovation (ca. 15%)
- General Boundaries:
 - Ludington Street between House of Ludington in 200 block and Benoit Glass in 1800 block
 - Generally to rear alley along Ludington
 - Occasionally to 1st Ave. North and 1st Ave. South
 - Extends south of 1st Ave. South at
 - 7th Street (St. Joseph's, Carnegie)
 - 11th Street (City Hall, Bethany)



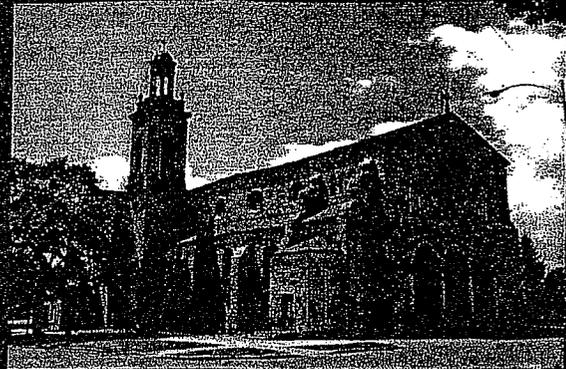


Erickson Co. Buildings/Lauerman's 720 Ludington, 1903, 1904
John W. Lawson, Contractor



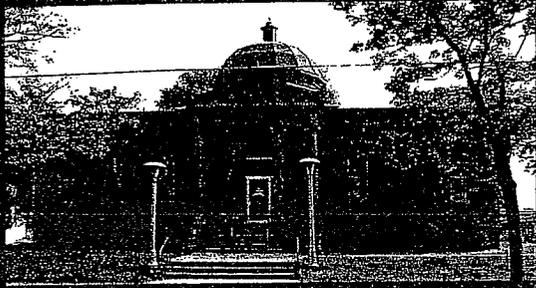
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St. Joseph Catholic Church, 709 S. 7th 1938
Foeller, Schober and Berners, Architect, A. M. Arntzen Arntzen Builder



26

Carnegie Library Building, 201 S. 7th, 1902-03; NRHP-Listed
Theodore Lohff, Architect; John W. Lawson, Builder



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Ludington Streetscapes, 800 block, South side of street
Frechette Building, 801-03; 1880s, ca. 1918 (Derrick Hubert)



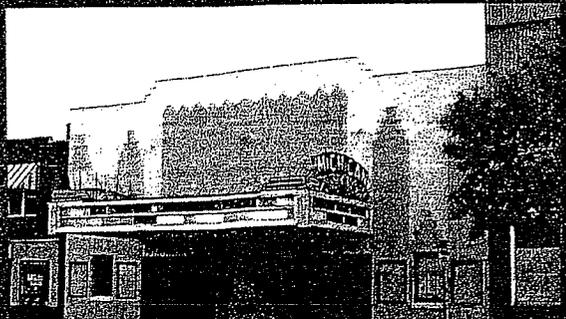
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William Bonifas Auditorium and Gymnasium, 702 S. 7th
1937 Foeller, Schober and Berners, Architect, A. M. Arntzen Builder



27

Michigan Theater, 809-11 Ludington, 1930
Derrick Hubert Architect



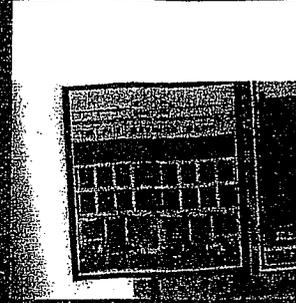
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Building, 823 1st Ave. N, 1888-93



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Fair Savings Store/Ben's Theater, 1006 Ludington,
Prior to 1903 Ben's Theater and 1920s Façade Renovations

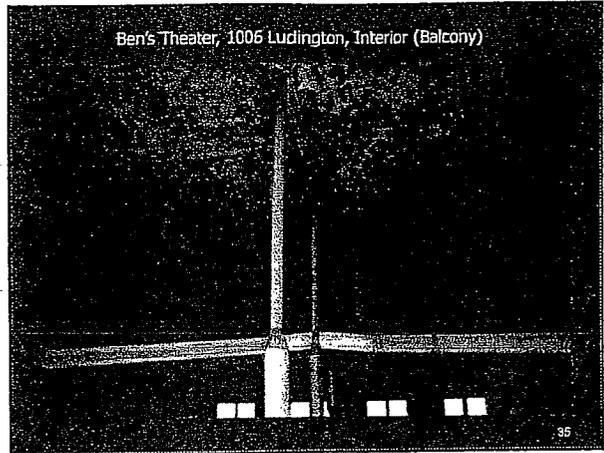


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Ludington Streetscape, 900 block, South side of street
Delft Theater (907) 1914, Charlton & Kuenzli, Architects; Arcade
Recreation Parlor Building (909-15) 1914.



Ben's Theater, 1006 Ludington, Interior (Balcony)



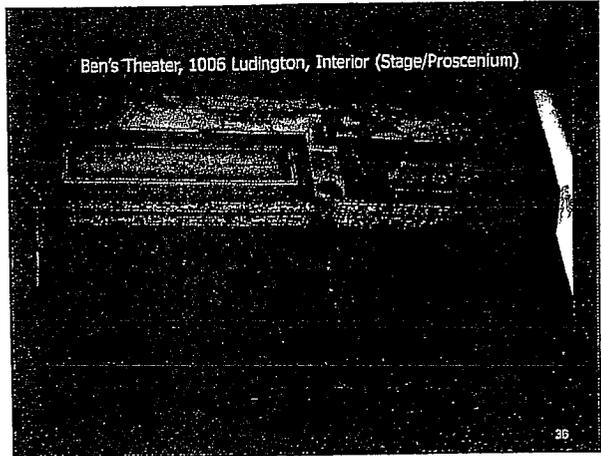
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Fair Savings Store/Ben's Theater, 1006 Ludington, 1896; 1903; 1920s

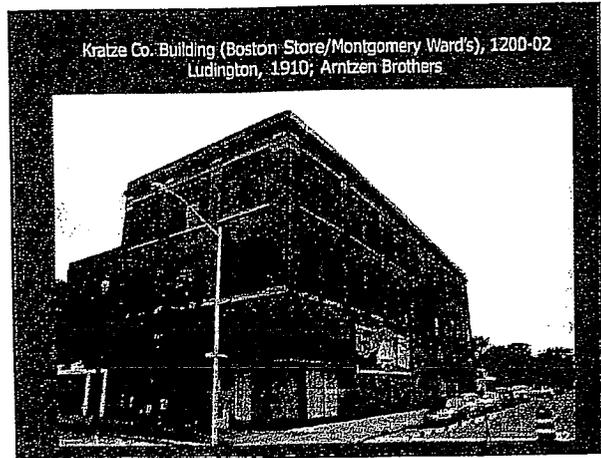
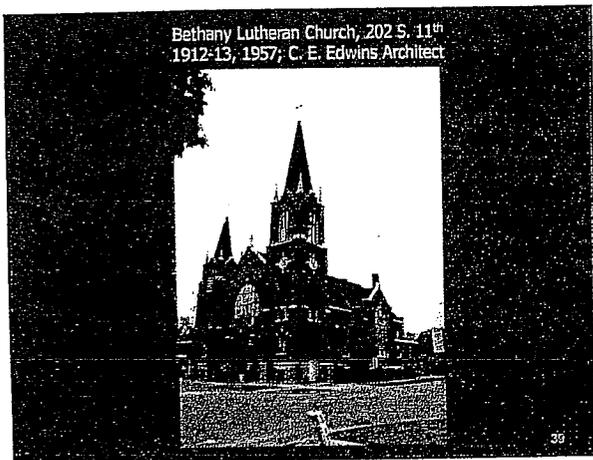
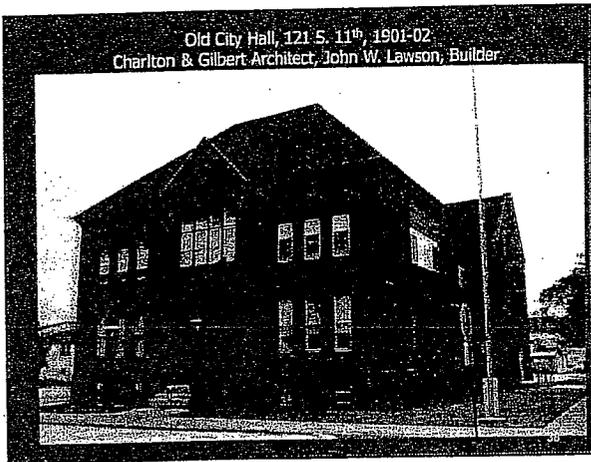
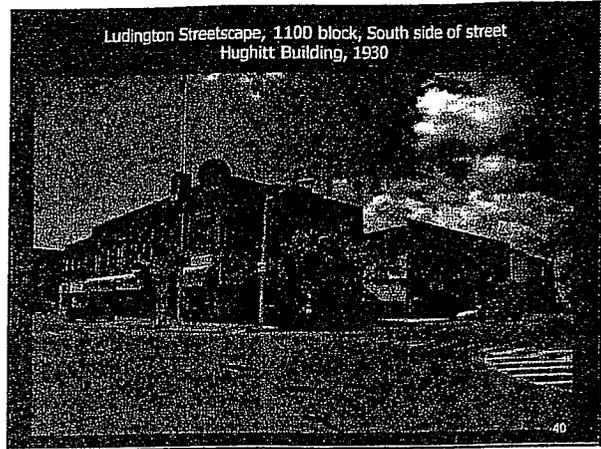
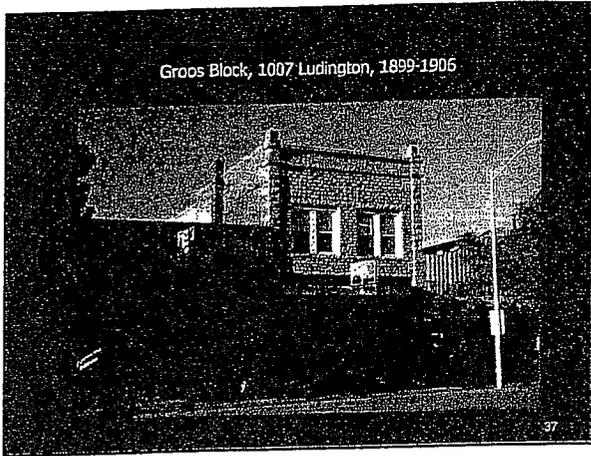


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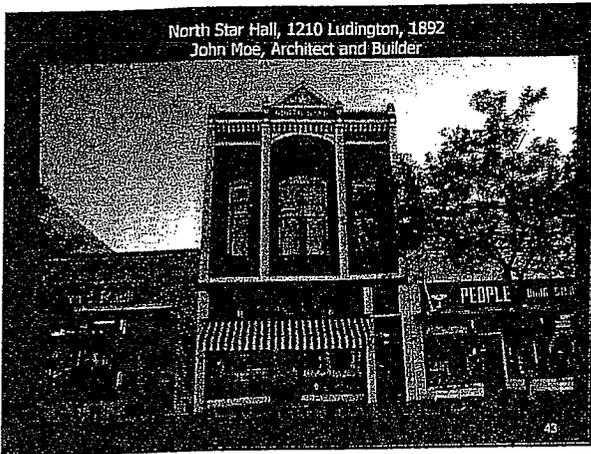
Ben's Theater, 1006 Ludington, Interior (Stage/Proscenium)



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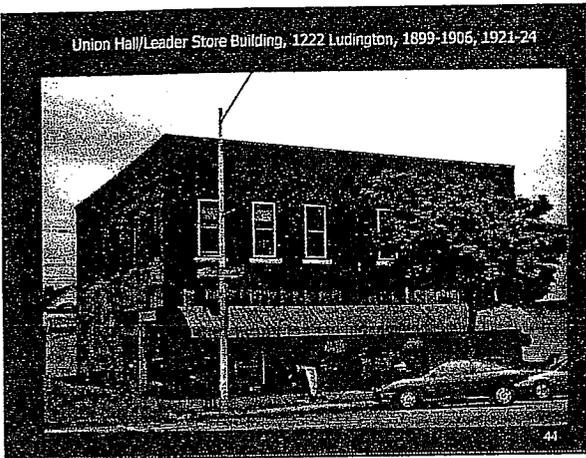
North Star Hall, 1210 Ludington, 1892
John Moe, Architect and Builder



Saykly's Building, 1302-04 Ludington, 1921-24, 1926



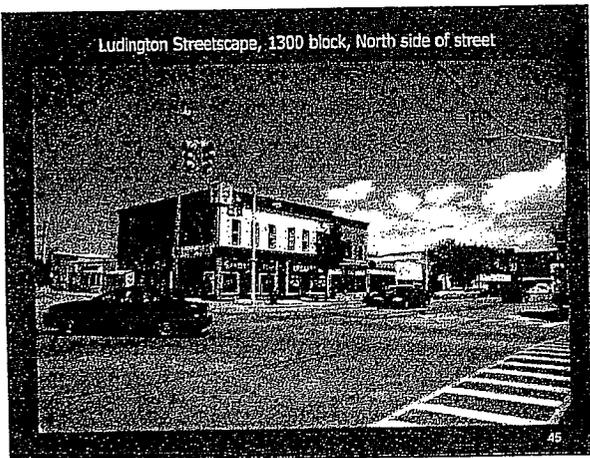
Union Hall/Leader Store Building, 1222 Ludington, 1899-1906, 1921-24



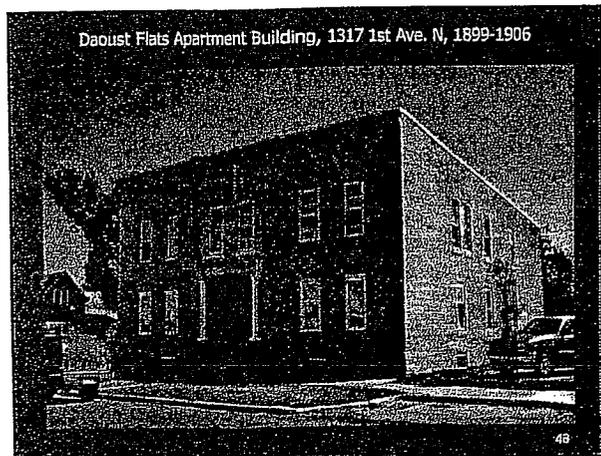
Swedish Evangelical Mission Church, 1322 1st Ave. S, 1912; 1934
J. A. Bergman Architect

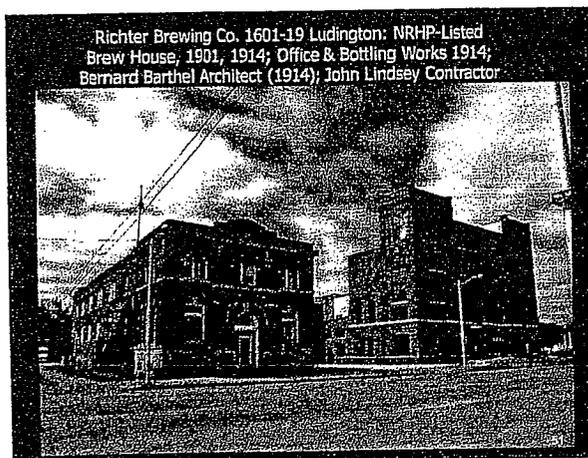
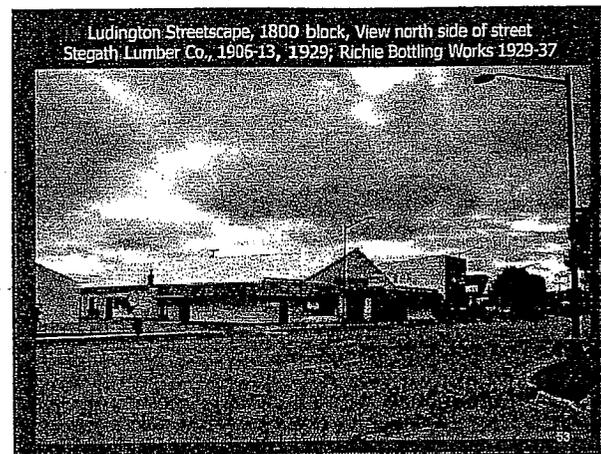
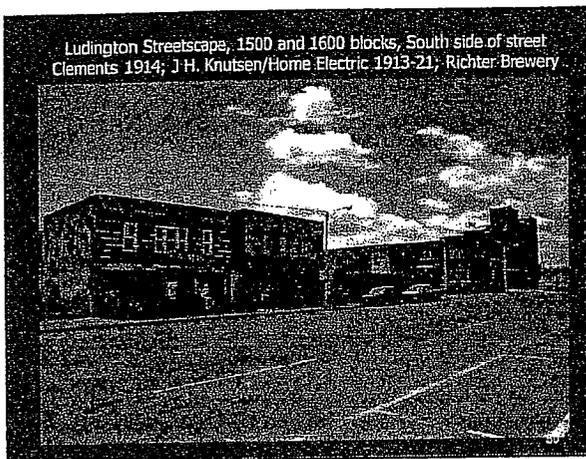
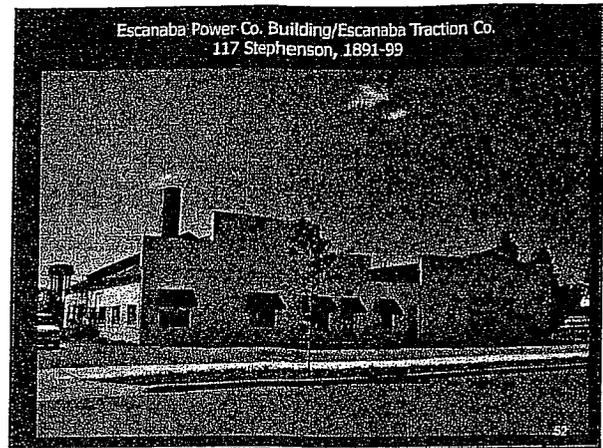
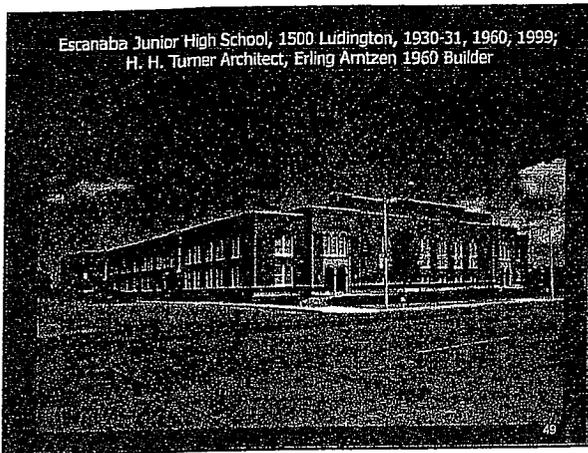


Ludington Streetscape, 1300 block, North side of street



Daoust Flats Apartment Building, 1317 1st Ave. N, 1899-1906





The Historic District and Escanaba

- Publicity
- Identity and Distinctiveness
- Economic Benefits
 - Heritage Tourism
 - Historic Preservation Tax Credits (ITC)
- NRHP District Listing Does Not Affect Property Rights

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Historic Preservation Tax Credits

- Income-Producing/Commercial Properties Only
- "Substantial" Rehabilitation (Basis)
Can Be Phased
- 20% Credit - Qualified Rehabilitation Expenses
(In District Even Non-Contributing = 10%)
- Qualified Rehab = Retain Historic Character
*Secretary of the Interior's Standards for
Rehabilitation*
- State Tax Credits Ended 12/31/11

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Escanaba Central Historic District Nomination Schedule

- Start-up: July 2012
- Draft nomination to SHPO — January 2013
- Revised nominations — April and June 2013
- Final nomination — July 2013
- Public Meeting in Escanaba — August 8, 2013
- Owner Notification/Public Notice — By Mid-August, 2013
- State Review Board Meeting — September 14, 2013
- National Park Service Decision — December/January(?)

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Investment Tax Credit Review

- SHPO Reviews/Coordinates, then NPS
- 3-Part Process for ITC Review:
 - 1) Significance Certified (This Project)
 - 2) Proposed Work
 - 3) Certification of Completion
- Lengthy Process
- Can Combine with Other Incentives
- Use an Accountant

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SHPO Tax Credit Contacts

- On Web, go to: www.mi.gov/mshda
under SHPO Programs: Historic
Preservation Tax Credits
- SHPO Historic Architects / Coordinators:
 - Robb McKay, MckayR@Michigan.gov
517-335-2727
 - Brian Lijewski LijewskiB@Michigan.gov
517-373-1631

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