



Thomas Warstler, Chairperson  
Patrick Connor, Vice-Chairperson  
Roy Webber, Secretary  
Brian Black, Commissioner  
Todd Milkiewicz, Commissioner  
Kel Smyth, Commissioner  
Christine Williams, Commissioner

**PLANNING COMMISSION  
REGULAR MEETING AGENDA  
September 12, 2013, at 6:00 p.m.**

James V. O'Toole, City Manager  
Pete Baker, City Council Liaison

Escanaba City Hall, Council Chambers, 410 Ludington Street, Escanaba, MI 49829

**Thursday, September 12, 2013, at 6:00 p.m.**

CALL TO ORDER  
ROLL CALL  
APPROVAL/CORRECTION(S) TO MINUTES –Regular Meeting of August 8, 2013  
APPROVAL/ADJUSTMENTS TO THE AGENDA  
CONFLICT OF INTEREST DECLARATION  
UNFINISHED BUSINESS – None

PUBLIC HEARING

None

NEW BUSINESS.

1. **Approval – Resolution – National Register of Historic Places.**  
**Explanation:** Administration is seeking Planning Commission approval of a resolution to place the City of Escanaba's downtown on the National Register of Historic Places through the Michigan Historic Preservation Board.
2. **Discussion – Esky 150 Tree Planting Display.**  
**Explanation:** A request to install an Esky 150 Tree Planting display in the City Hall will be discussed. The purpose of the display is to acknowledge the donors to the project, and identify specific tree types and locations.
3. **Project Updates:**
  - a. Zoning Board of Appeals Hearings/Decisions.
  - b. Delta County Planning Commission Update. The Planning Commission will be updated on the activities at the latest Delta County Planning Commission Meeting.
  - c. Ordinance and Policy Review/Development
  - d. Zoning/Land Use Permit Update.
  - e. Various.

GENERAL PUBLIC COMMENT  
PRESENTATION:  
COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS  
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,

Thomas Warstler, Chairperson  
Planning Commission

**SPECIAL PLANNING COMMISSION MEETING  
ESCANABA, MICHIGAN  
AUGUST 8, 2013**

DRAFT

A special meeting of the Escanaba Planning Commission was held on Thursday, August 8, 2013, at 5:30 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

**PRESENT:** Chairperson Tom Warstler, Vice-Chairperson Patrick Connor, Secretary Roy Webber, Commissioners Todd Milkiewicz, Kel Smyth and Christine Williams

**ALSO PRESENT:** City Manager Jim O'Toole and Confidential Secretary Amy Peltin

**ABSENT:** Commissioner Brian Black

Chairperson Tom Warstler called the meeting to order at 5:30 p.m.

**Roll Call**

Confidential Secretary Amy Peltin conducted the roll call.

**Approval/Correction of the June 24<sup>th</sup>, 2013, Special Planning Commission Meeting Minutes**

A motion was made by Chairperson Warstler, seconded by Vice Chairperson Conner, to approve the June 24<sup>th</sup>, 2013, Meeting Minutes. Ayes were unanimous.

**Approval/Adjustments to the Agenda**

A motion was made by Secretary Webber, seconded by Commissioner Black, to approve the meeting agenda. Ayes were unanimous.

**Conflict of Interest Declarations**

None.

**UNFINISHED BUSINESS**

None.

**PUBLIC HEARING**

**Bell's Upper Hand Brewery Site Plan – Delta County Renaissance Zone**

City Manager O'Toole stated a site plan review is being done in accordance with 1801.3 of the Escanaba Zoning Ordinance. A site plan hearing on a proposed 11,550 s.f. brewing and bottling manufacturing plant by Bell's Upper Hand Brewery.

In June the Planning Commission had a site plan review for Bell's Upper Hand Brewery at the Whitetail Industrial Park which passed. During initial preparations soil borings were conducted at the Whitetail Industrial Park Site and results show a peat bog located approximately 10ft down, which is not capable of supporting the structure, without costly modifications.

Larry Bell owner of Bell's Upper Hand Brewery contacted City Manager O'Toole about the problem. The City of Escanaba, Economic Development Alliance, and Delta County Airport personnel immediately began looking for an alternate property that would be suitable within the city limits for their facility. Bell's Upper Hand Brewery sent John Mallette to look at several properties out at the Red Pine Industrial Park and the Airport Renaissance Zone. Over the last two weeks Bell's has been doing site plan layouts along with the City of Escanaba's Engineers and resulted in Bell's selecting the property located in the Airport Renaissance Zone. The property is located on Airport Road just over the small bridge on the left adjacent to the creek. The building layout is generally the same as approved prior with small changes to take advantage of the natural landscape and topography features on the property.

### **COMPLIANCE WITH DEVELOPMENT STANDARDS:**

1. The proposed construction will be located on property which is zoned Industrial Park (F-1). The use is a permitted use by right as outlined in Section 1402.1.M Bottling Works.
2. The proposed construction meets the setback standards of the districts.
3. The preliminary proposed construction site plan diagram complies with Chapter 18. Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements, paragraph 1802.2 Site Plan Diagram requirements, subparagraphs A-X.
4. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Paragraph 1803.1.1.1. A Site Plan Meeting was conducted August 8, 2013 at 10:00 a.m. and Site Plan was found to be in substantial compliance with the ordinance.
5. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.3. Official Review, an official City administration preliminary review was conducted for comments as to the proposed development's conformance to all applicable standards and requirements.
7. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.4. Approval; Referral, City administration will deem the site diagram to be complete.
8. All fee and notification requirements of the Ordinance have been accommodated.

### **DUTIES OF THE PLANNING COMMISSION**

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.2. Public Hearing Requirement, prior to voting on a final site plan, the Planning Commission must hold a Public Hearing so as to facilitate public review and understanding of the proposed development.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.3. Planning Commission Review, once a site plan is forwarded to the Planning Commission, the Planning Commission is required to review the site plan according to the standards and requirements of Chapter 18. Site Plan and Sketch Plan Standards. The Planning Commission must approve or deny the site plan according to the standards and requirements of the Zoning Ordinance within 45 days of submission of said plan.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.4. Site Plan Approval, should the Planning Commission approve the site

plan, the applicant, the owner of record, or the legal representative thereof, the Planning Commission Chairperson and one other member of the Planning Commission shall each sign four copies of the approved site plan. The Planning Commission shall transmit one signed copy of the plan and any conditions attached to the Code Official, and one signed copy each to the office of the City Clerk and the applicant. One signed copy shall be retained in the Planning Commission file.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.5.1 Site Plan Rejection, should the Planning Commission reject the site plan, the property owner may appeal the decision to the Zoning Board of Appeals.

### **SITE PLAN APPROVAL STANDARDS**

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site conforms to the following site development standards:

- A. The main entrance faces the street upon which the lot fronts.
- B. All roof mounted equipment shall be screened.
- C. Reasonable and visible sound mitigation measures have been taken.
- D. The building is arranged to permit adequate emergency access to all sides.
- E. The development has legal access to the public streets.
- F. The development provides for vehicular and pedestrian circulation. Sidewalks will be installed when installed throughout the industrial park.
- G. A pedestrian circulation system is provided within the footprint of the building. Public sidewalks will be installed when installed throughout the industrial park.
- H. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- I. Minimal curb curbs are being proposed.
- J. All loading and unloading areas and outside storage areas shall be adequately screened. Recycling storage areas have been provided.
- K. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.
- L. Adequate utilities will be provided and placed underground.
- M. All premises shall be graded to prevent accumulation of stagnant water.

### **STAFF FINDINGS, COMMENT, GENERAL PLAN GOALS AND CONDITIONS OF APPROVAL:**

Staff is recommending approval of the site plan diagram for the following reasons:

- A. The proposed use is consistent with the zoning designation for the district.
- B. The proposed use is an approved use by right in accordance with the zoning ordinance.

Recommended Conditions of Approval: Staff is recommending the following conditions of approval: All Landscaping as shown in the site plan drawing be installed, inspected and approved no later than 1 year after the certificate of occupancy is issued.

### **FISCAL IMPACT:**

The construction value of the accessory building is estimated to be approximately \$1,300,000. Approximately five new jobs are being projected.

## **PUBLIC CONTACT:**

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site. The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

## **STANDARDS AND QUESTIONS (FINDING OF FACTS):**

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1801 General, paragraph 1801.1. Purpose, the Planning Commission must ensure that the plan outlines the use and development of the property and is designed to provide for the future growth and development of business that seek an aesthetically attractive working environment.

1. Is the development designed to integrate well with adjacent developments?
2. Is the development designed to minimize nuisance impacts on adjoining parcels?
3. Is the development designed to ensure safe and functional traffic access and parking?
4. Is the development designed to minimize impacts on sensitive environmental resources?

Civil Engineer Danielle Holmgren from Byce & Associates of Kalamazoo was present. She thanked representatives of the City of Escanaba, Delta County, and everyone involved. She stated, "Everyone was a pleasure to work with, she's heard this numerous times from John Mallette and Larry Bell. They are very glad to bringing Bell's Upper Hand Brewery to the area." The layout is the same with a 45 degree layout change and will be a manufacturing facility, office space for five employees, and a small touring/sampling area. In general nothing has changed on floor plan layout, all requirements with storm water and utilities have also remained the same. They still plan to retain all the storm water on site. They have contacted DEQ to ensure compliance with all wetlands requirements. Parking remains the same. The site plan layout changed slightly to accommodate the setting and overall remains the same.

Commissioner Williams only questions were regarding wetland, storm runoff and drainage changes, which upon review of the plans can see were addressed. Danielle Holmgren indicated she will be in contact with DEQ to ensure compliance. Danielle is aware they will have to get DEQ approval and will accommodate any requirements necessary. Commissioner Williams asked if she was aware that portage creek drains into an extensive wetland. Danielle Holmgren was aware of this and while on site today and met the County Road Commissioner and discussed the water elevation levels and spring run-off. They are aware further dredging may be necessary in the future. Commissioner Williams also appreciated the fact they are sighting the building to take advantage of the area. The plan for a road on the northern parcel has been abandoned and no further delays in construction are expected.

Chairperson Warstler stated he really liked the new plans.

Vice-Chairperson Connor asked how much of a buffer between the buildings and wetlands. Danielle Holmgren stated 20ft was preferred by Delta County and the land surveyor.

Chairperson Warstler opened the discussion for public comments.

## **GENERAL PUBLIC COMMENT**

Vicki Schwab the Director of Economic Development for Delta County on behalf of the EDA, the Chamber of Commerce, Builders Exchange, and the Convention Visitors Bureau stated, "We want to continue to offer our wholehearted support of the process. We have had the opportunity

to work with Bell's Upper Hand Brewery for the past year and it's been a tremendous effort and we should be very proud of how our city and county work together in a collaborative manner with Bell's Upper Hand Brewery to come up with the solution shown today. Since it was discovered that the Whitetail property would not meet their needs everyone worked them as they did a thorough evaluation of all the additional possibilities in Delta County, resulting in the Renaissance Zone parcel. The project continued to be the same as we discussed a few months ago and will add significant jobs, which are important to our community. It will also result in 1.3 million in construction costs adding to the economic development within Delta County. This project will continue to help people view Escanaba and Delta County as the place to establish their business. We wholeheartedly endorse this project, we offer our complements on Bell's Upper Hand Brewery as they have been a tremendous community partner and will continue to be".

Kelly Smith the Manager of the Delta County Airport and Manager of the Renaissance Zone stated, "On behalf of herself, the Airport Advisory Board, the County of Delta, and the Renaissance Zone Committee are very excited that Bell's has chosen to stay and locate and continuing here in Escanaba. The investment Bell's is making here will not only impact the economic growth in our community and it will also be a great success story. The partnership we have shown Bell's because the City of Escanaba, the County of Delta, the Airport Boards, the EDA, and many others who have worked on this project will speak volumes to business' outside this area that we have a can do attitude, our dedication is very strong and we support their business' to come here expand, grow, and become a very welcome member of this community. On behalf of Delta County we also encourage the planning commission to approve the Site Plan for Bell's Upper Hand Brewery".

**The motion was made by Vice Chairperson Connor, seconded by Chairperson Warstler, to approve the site plan as presented with the condition that all landscaping as shown in the site plan drawing be installed, inspected, and approved no later than one year after the certificate of occupancy is issued. Ayes were unanimous.**

## NEW BUSINESS

### Project Updates:

- A. Zoning Board of Appeals Hearings/Decisions – did not meet last month so no updates at this time.
- B. Delta County Planning Commission Update – Delta County Planning Commission met on August 5<sup>th</sup>, 2013 with two items on the agenda. 1.) Taking a large Resource Production parcel and re-zoning it to Lake Shore River 2 so they can sell the parcel. 2.) A conditional use permit for the old Dell's Supper club parcel. A gentlemen and his wife want to put a truck repair facility there and a future home.
- C. Ordinance Policy Review/Development-there are no updates at this time on that issue.
- D. Zoning/Land Use Permit Update – January 1<sup>st</sup> – August 8, 2013 there were 9 residential new home permits have been issues, 9 residential remodels, 11 new commercial permits, 4 commercial remodels, 2 change of use, 1 home occupation, and 2 demolition permits with a total declared value of over 8 million dollars. Auto Zone did break ground earlier in the week located between Pizza Hut and Advanced Auto. City Manager O'Toole spoke with the architect for O'Reilly's and they will be breaking ground in short order, as will the OSF Physical Therapy Facility.

E. Various – Central U.P. Micropolitan Economic Development Project – This is a collaborative effort between units of government from Delta County and Marquette County to create a Central Upper Peninsula economic zone under the Next Michigan Development Act. We have been seeking an amendment to that act which would mandate one district in the Upper Peninsula. City Manager O’Toole stated on May 21, 2013, himself and the City of Marquette’s City Manager Bill Vajda traveled to Lansing and met with several state representatives and senators and the Michigan Economic Development Alliance about the possibility of amending the Next Michigan Development Act. The Act was created in 2010 and designated five (5) districts within the State of Michigan, none of which are in the U.P. Mr. O’Toole stated they were lobbying to have the law amended to include a new 6<sup>th</sup> District specific to the U.P.

A Senate hearing regarding the two Senate Bills has been scheduled for August 15<sup>th</sup> at 8:30 a.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829. Governor Snyder will be in attendance for this hearing. City Manager O’Toole stated we are making headway in our effort to bring this Economic Development tool to the Central Upper Peninsula region. We are asking everyone to attend the meeting in support.

### GENERAL PUBLIC COMMENT

None

### COMMISON/STAFF COMMENT AND ANNOUNCEMENTS

Commissioner Milkiewicz would like to figure out how we could get a parking lot behind the softball field. Little League had 68 regular season games, 8 High School games, 8 JV and Varsity games, 2 Sectionals, 2 State Championships, 4 District games, and according to the President of the League they brought over 1.5 million to Escanaba this year. He really feels with the Softball field, High School Football Field this would be a good investment in the community and will push forward in finding funding. City Manager Jim O’Toole offered to write a grant application for the Hannahville 2% monies on behalf of the City. Commissioner Milkiewicz stated it’s a little gold mine in the middle of town.

City Manager Jim O’Toole encouraged everyone to attend the hearing on August 15, 2013 at 8:30 a.m. if possible.

### ADJOURMENT

**A motion was made by Chairperson Warstler, seconded by Secretary Webber, to adjourn the meeting. The meeting adjourned at 5:57 p.m. Ayes were unanimous.**

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Thomas Warstler, Chairperson  
Escanaba Planning Commission

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James V. O’Toole, City Manager  
City of Escanaba

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Roy Webber, Secretary  
Escanaba Planning Commission

**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

4

## 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

2

## 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

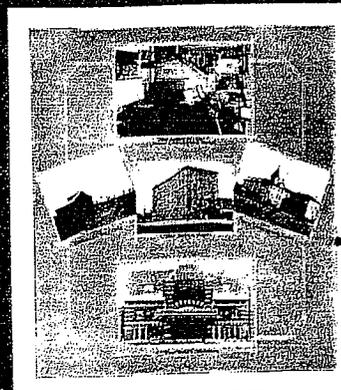
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## Local, State, Federal Participants

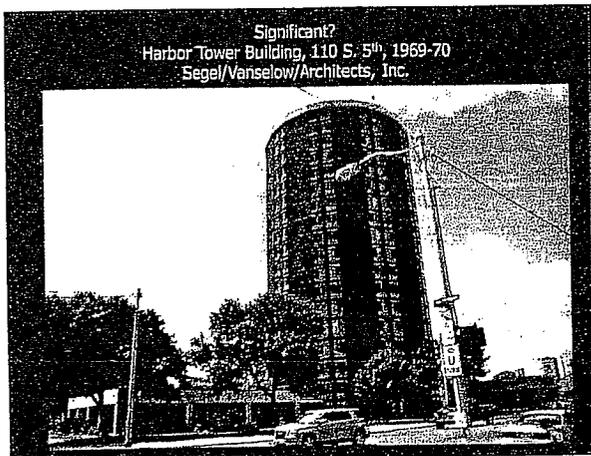
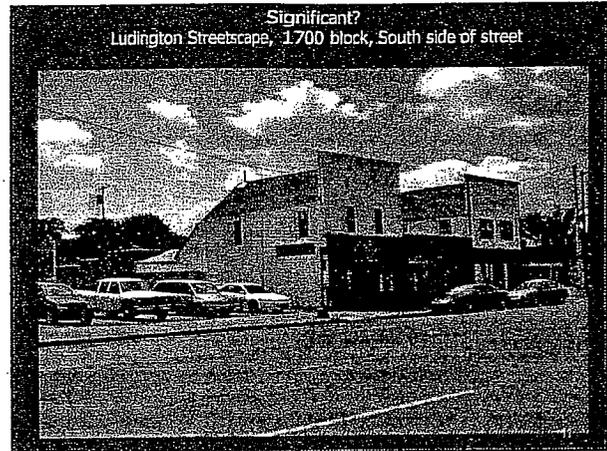
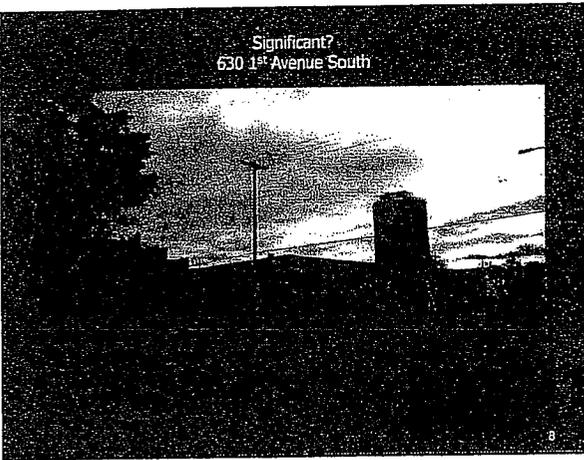
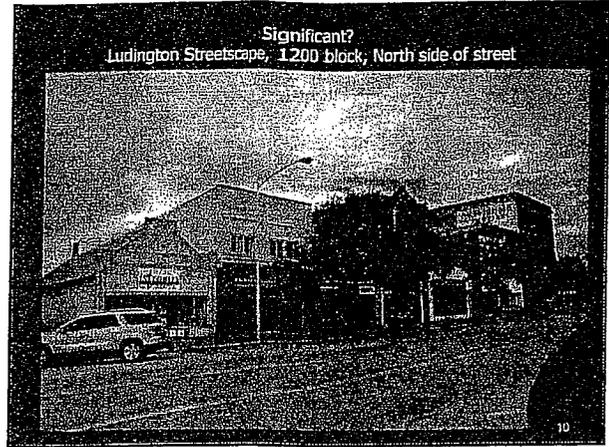
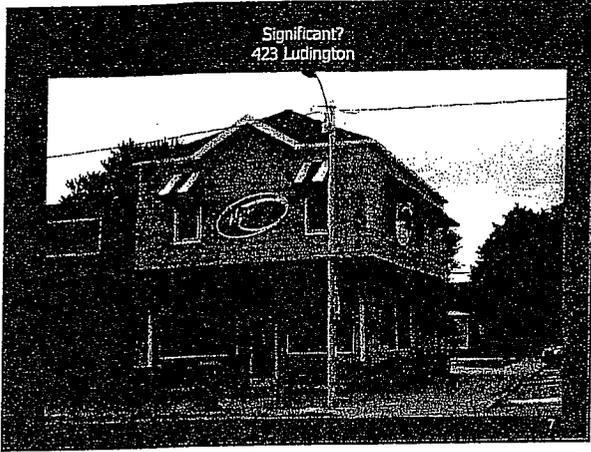
- City Staff
  - Michigan State Housing Development Authority
  - State Historic Preservation Office (SHPO), Lansing
    - National Register Coordinator
- National Park Service, Washington, D.C.
  - Keeper of the National Register

3

Historical Buildings (Obviously)



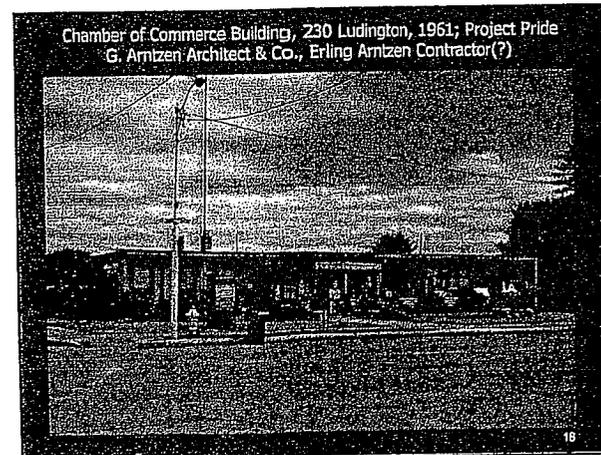
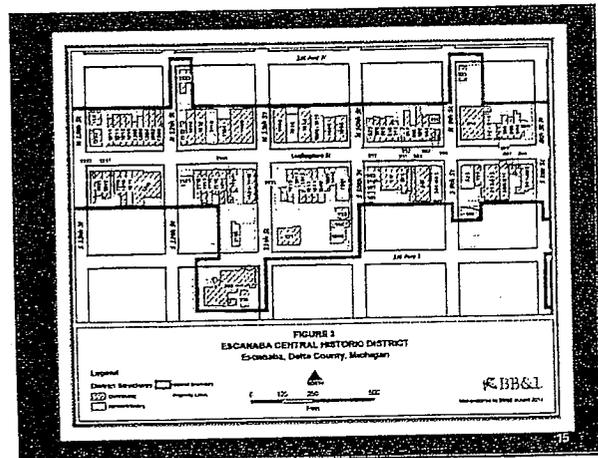
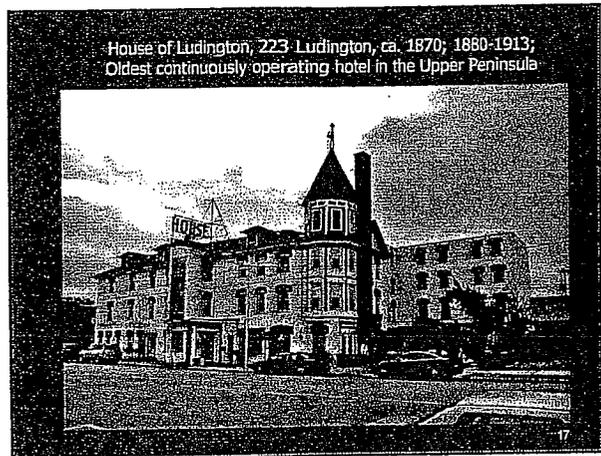
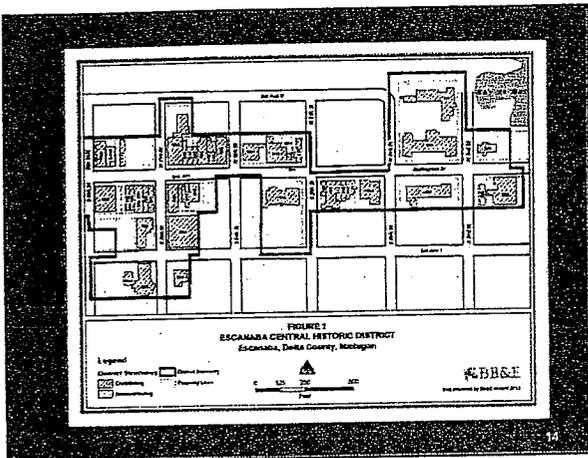
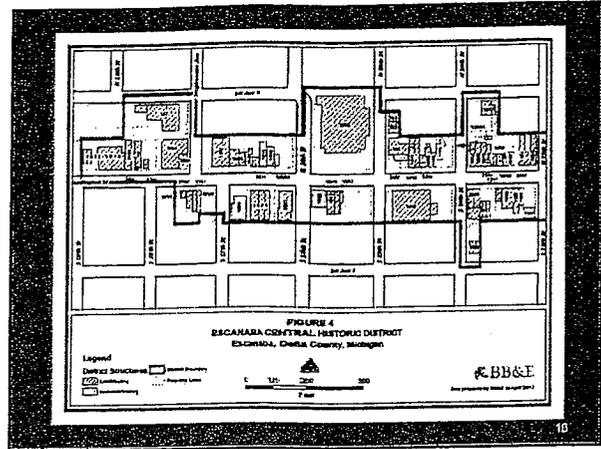
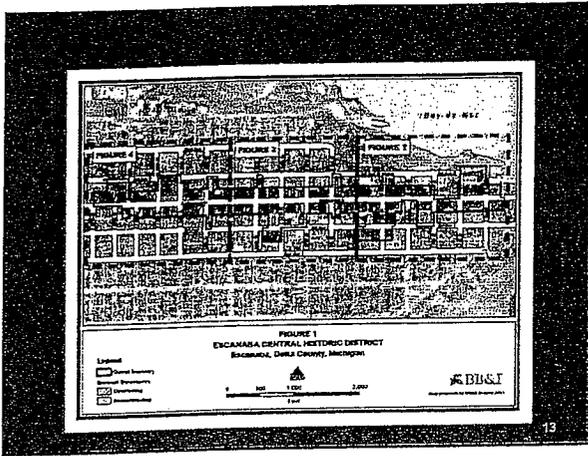
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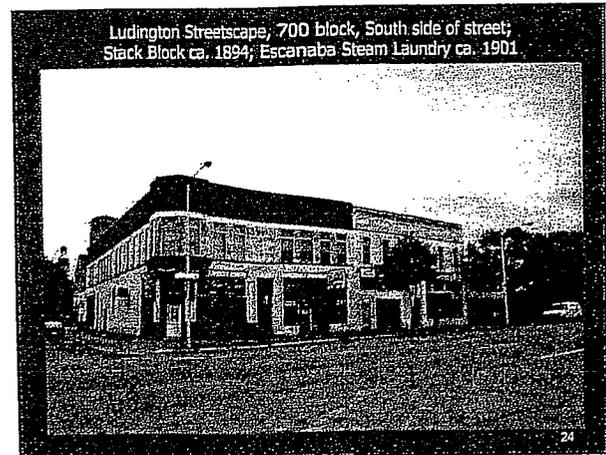
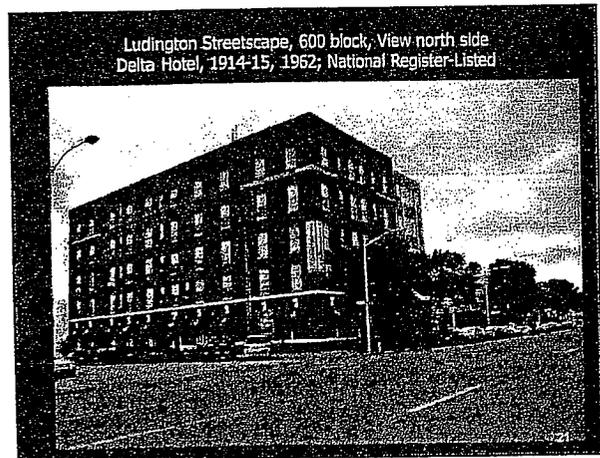
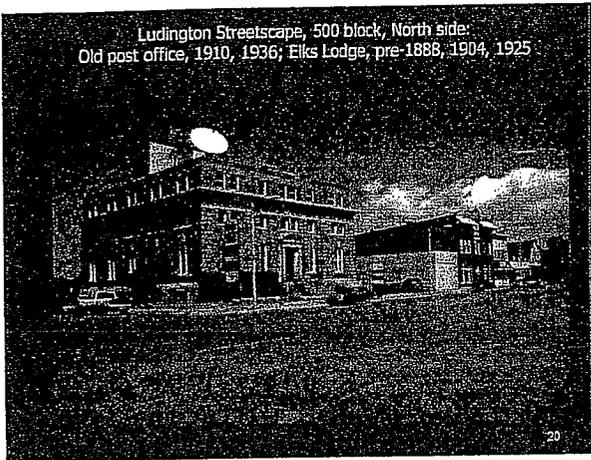
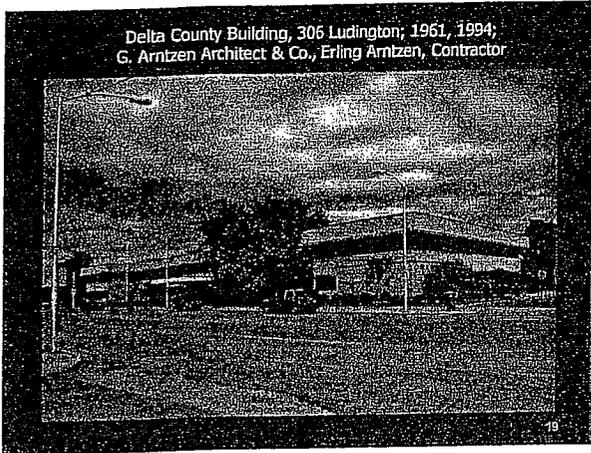


## Historic District Walk-Through

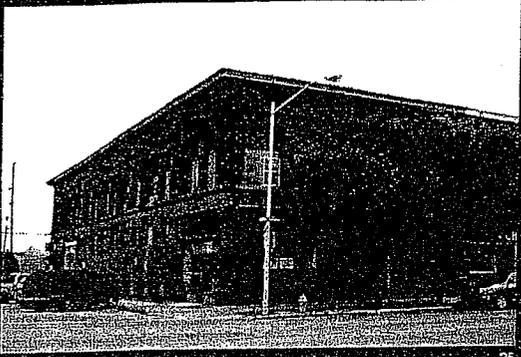
- Total of 185 Buildings in District
  - Individual NRHP-Listed Buildings (Carnegie, Delta, Richter)
  - Others Significant/Contributing (ca. 85%)
  - Non-Contributing: Age, Insensitive Renovation (ca. 15%)
- General Boundaries:
  - Ludington Street: between House of Ludington in 200 block and Benoit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

12





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

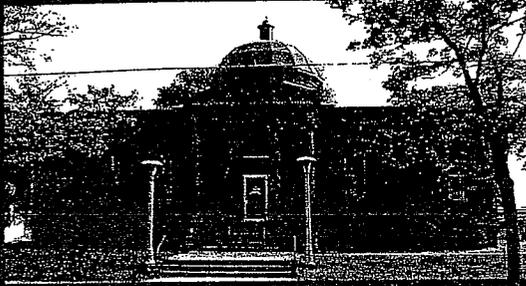


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St. Joseph Catholic Church, 709 S. 7th 1938  
Foeller, Schober and Berners, Architect, A. M. Arntzen Builder



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



26

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



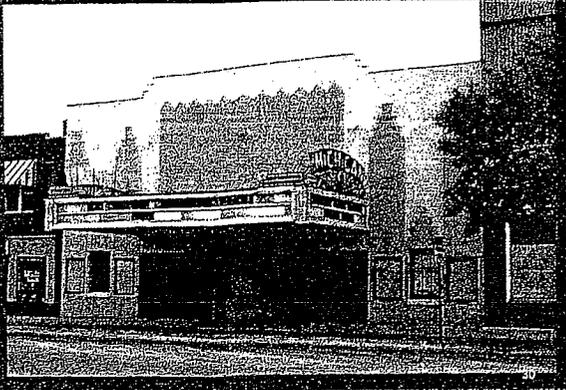
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William Bonifas Auditorium and Gymnasium, 702 S. 7th  
1937 Foeller, Schober and Berners, Architect, A. M. Arntzen Builder



27

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



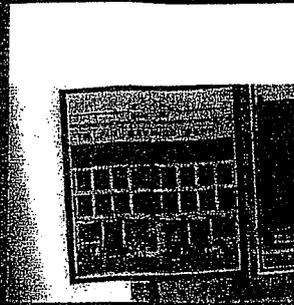
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Building, 823 1st Ave. N, 1888-93



31

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

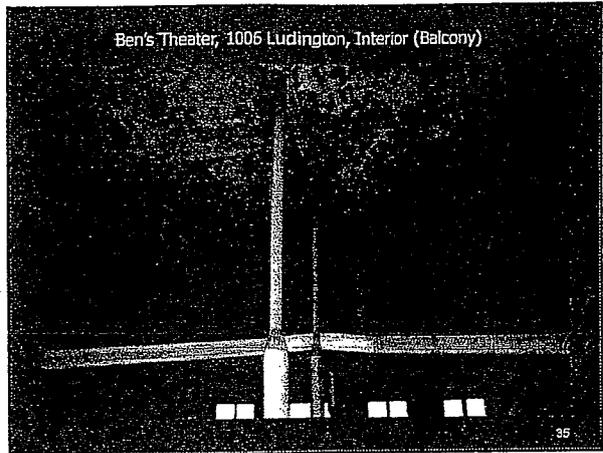


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Ludington Streetscape, 900 block, South side of street  
Delft Theater (907) 1914, Charlton & Kuenzli, Architects; Arcade  
Recreation Parlor Building (909-15) 1914



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



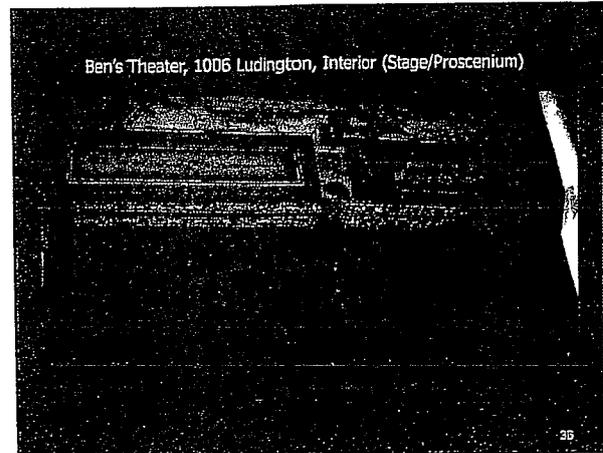
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Fair Savings Store/Ben's Theater, 1006 Ludington, 1896; 1903; 1920s



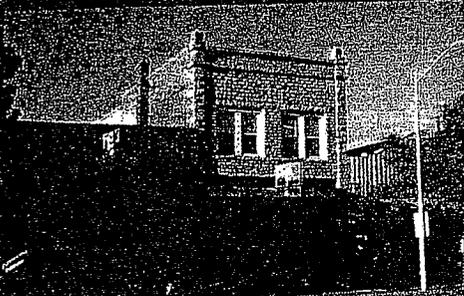
33

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



36

Groos Block, 1007 Ludington, 1899-1906



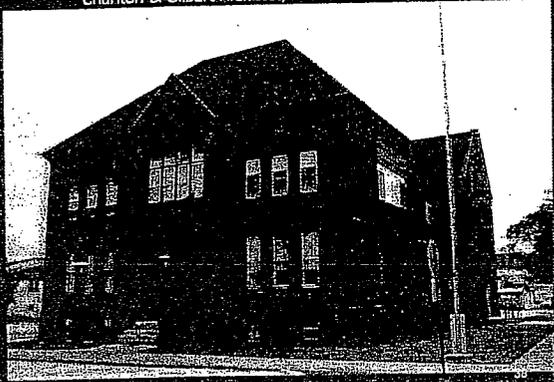
37

Ludington Streetscape, 1100 block, South side of street  
Hughitt Building, 1930



40

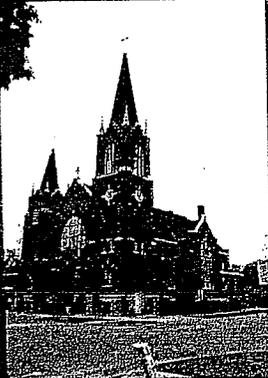
Old City Hall, 121 S. 11<sup>th</sup>, 1901-02  
Charlton & Gilbert Architect, John W. Lawson, Builder



Fair Savings Store Building, 1100 Ludington, 1903, 1915  
John D. Chubb Architect

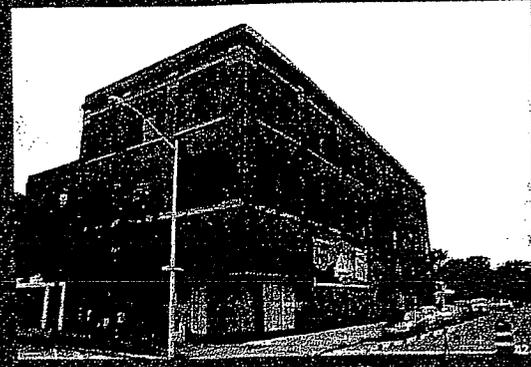


Bethany Lutheran Church, 202 S. 11<sup>th</sup>  
1912-13, 1957; C. E. Edwins Architect



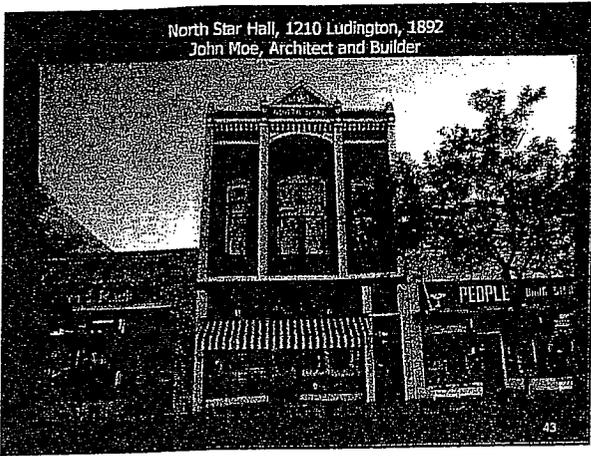
39

Kratze Co. Building (Boston Store/Montgomery Ward's), 1200-02  
Ludington, 1910; Arntzen Brothers



42

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



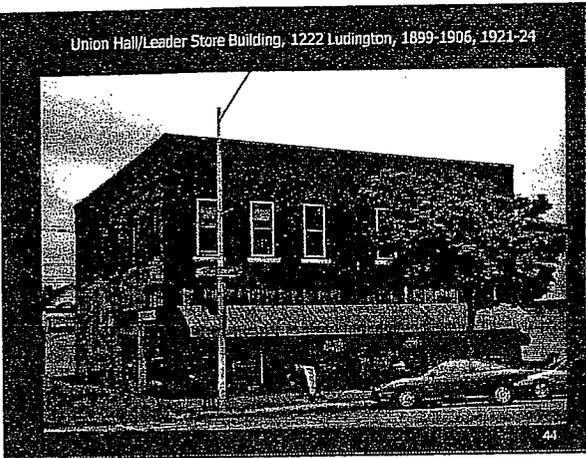
43

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



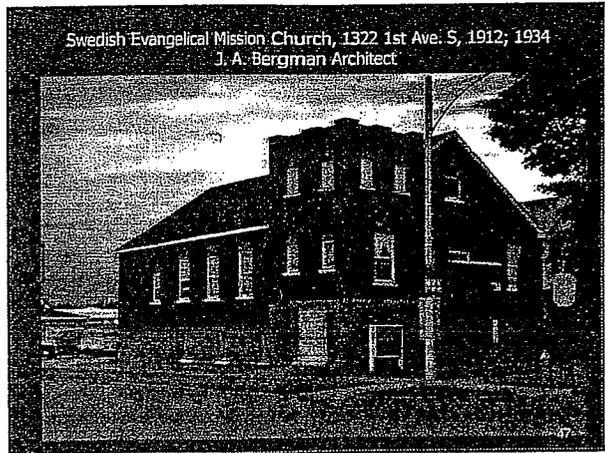
46

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



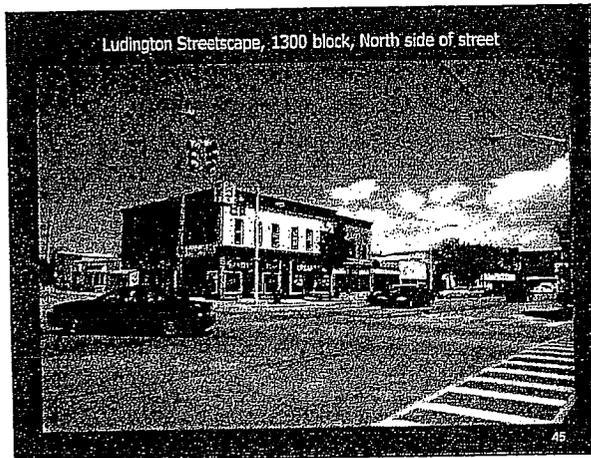
44

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



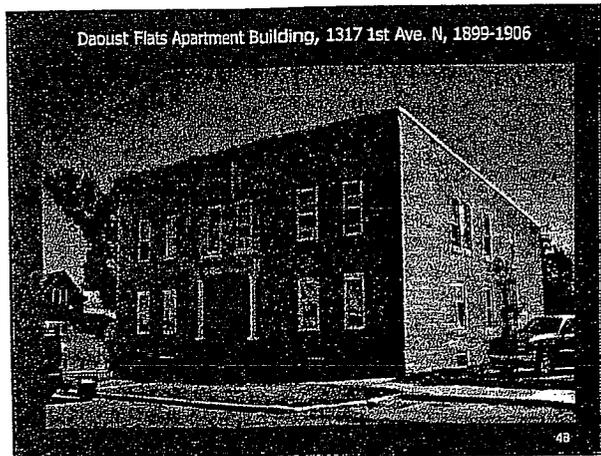
47

Ludington Streetscape, 1300 block, North side of street

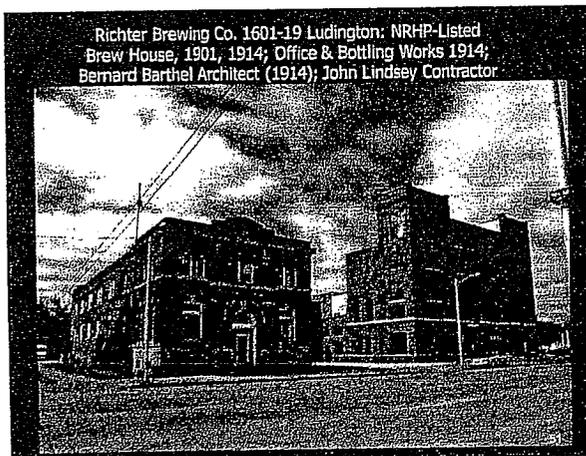
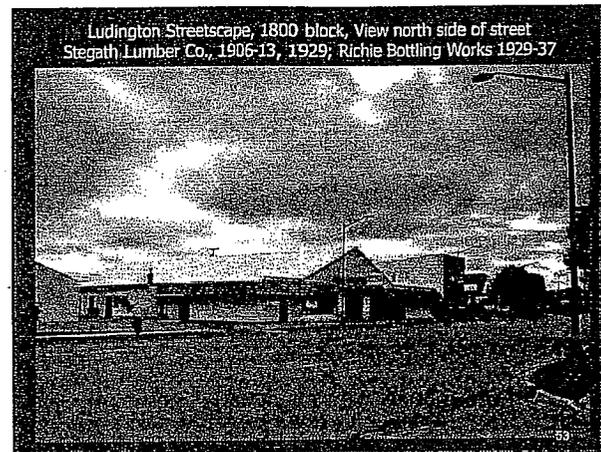
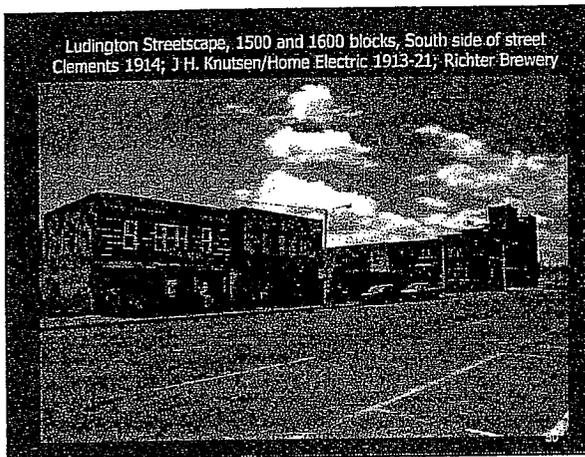
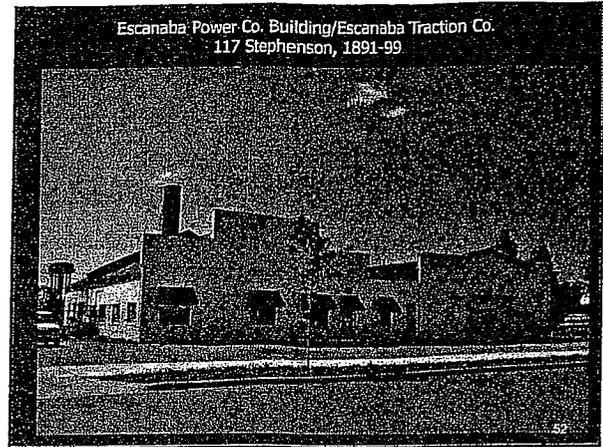
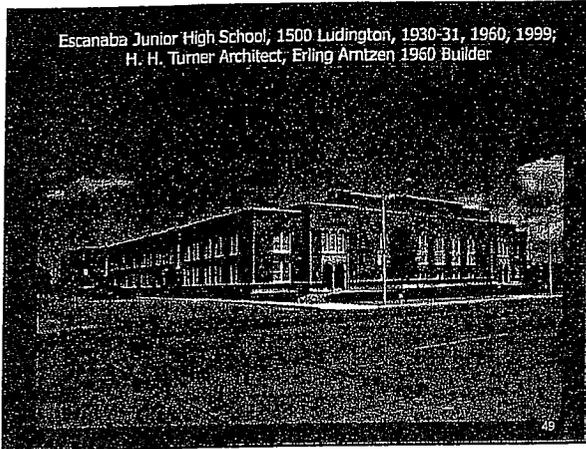


45

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



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### 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](http://www.mi.gov/mshda)  
under SHPO Programs: Historic  
Preservation Tax Credits
- SHPO Historic Architects / Coordinators:
  - Robb McKay, [MckayR@Michigan.gov](mailto:MckayR@Michigan.gov)  
517-335-2727
  - Brian Lijewski [LijewskiB@Michigan.gov](mailto:LijewskiB@Michigan.gov)  
517-373-1631

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James V. O'Toole  
City Manager



410 Ludington Street  
Escanaba, Michigan 49829  
Phone (906)786-0240

A RESOLUTION OF THE ESCANABA PLANNING COMMISSION SUPPORTING  
THE APPLICATION OF PLACING THE CITY OF ESCANABA'S CENTRAL HISTORIC  
DISTRICT ON THE NATIONAL REGISTER OF HISTORIC PLACES.

Whereas, Escanaba has acted and is committed to preserve its historic character by establishing a downtown historic district; and

*Whereas*, The Planning Commission recognizes the value of historic preservation as an effective tool for economic revitalization; and

*Whereas*, historic designation will promote the restoration and rehabilitation of the buildings of downtown Escanaba; and

*Whereas*, the Commission through the Community Master Plan has acted in preserving the cities historic character by working with property owners to preserve the structures within its historic district; and

*Whereas*, in celebrating Escanaba's 150<sup>th</sup> Anniversary, they recognize Escanaba's historical heritage and architectural diversity; and

*Whereas*, through financial incentives and funding opportunities, will help protect the historic integrity and qualities of these structures.

Now, therefore be it resolved, that the Planning Commission of the City of Escanaba hereby supports the application and is honored for it consideration, to place downtown Escanaba on the National Register of Historic Places.

\_\_\_\_\_  
Thomas Warstler  
Chair

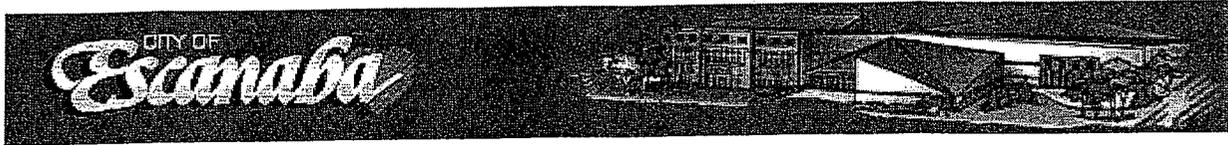
I certify that the "Resolution of Support" was duly adopted at a regular meeting of the Planning Commission of Escanaba on the 12<sup>th</sup> Day of September in 2013 by the following vote:

YES \_\_\_\_\_  
NO \_\_\_\_\_  
ABSENT \_\_\_\_\_

\_\_\_\_\_  
James V. O'Toole  
City Manager

Mission Statement:

Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.



CITY OF ESCANABA  
DONATED PUBLIC ART/MONUMENT/MEMORIAL  
REQUEST FORM

Name: Marilyn H. Kinsey, Esky 150 Trees, Project Coordinator

Address: [REDACTED]ve

City: Escanaba State: MI Zip: 49829

Phone/Home: [REDACTED] E-Mail: [REDACTED]

Types of Donation:

Monument  Fountain  Sculpture  Memorial

Other (please specify): Esky150 Trees Donor Recognition Display at City Hall

1. **Artist Description of Donated Art/Monument:** A written description of the background/historical information associated with any donated art item, including but not limited to, information about the creation of the item(s) and materials used. Additional information may be attached. (Models and/or pictures are to be attached or submitted with the proposal.)

*The Esky 150 Trees project has planned a display for City Hall to acknowledge the donors to the project, and identify specific tree types and locations. A concept drawing, a labeled map, is attached. A driving and/or bike route map is also planned to be shown on the map, so that residents and visitors can follow the growth of the various trees.*

*Multiple maps will be prepared, an overall map plus more detailed maps as needed, e.g., for the High School, Upper Elementary and Elementary Schools where specific trees have been planted to support the Michigan curriculum for teaching biology and Environmental Science.*

*The wide variety of Esky 150 Trees, and other donated trees and shrubs planted on Aronson Island and Veteran's Park in co-operation with the EMBEI project will have separate graphics for educational and interpretive purposes. A separate application will be presented by and for the EMBEI project areas.*

If a plaque is requested in this project, complete the following:

Plaque exact wording: \_\_\_\_\_

Size of Plaque: \_\_\_\_\_

Plaque Material: \_\_\_\_\_

2. **Biography of artist(s):** Terry Flower, Matt Knudsen, Marilyn Kinsey, Joe Kaplan, Glenn Vande Water

3. **Location for Donation:** (please prioritize)

**Priority #1**

**Site:** *City Hall* \_\_\_\_\_

**Specific Location:** *Ludington Street main entrance stair wall*

**Site Geographic Justification:** *highly visible and accessible; size adjusted to area*

---

**Priority #2**

**Site:** *City Hall* \_\_\_\_\_

**Specific Location:** *Library entrance corridor*

---

**Site Geographic Justification:** *not on the stairs, but behind a swinging door; highly visible and accessible*

---

**Priority #3**

**Site:** *City Hall* \_\_\_\_\_

**Specific Location:** *Lobby area above the water fountains*

---

**Site Geographic Justification:** *Highly visible and accessible but requires moving one existing plaque*

---

**Project Budget**

**Site Preparation Required:**

**Cost:** *\$1000 estimate*

*Narrative: Engineering Department time to prepare the displays, printing, mounting or framing and placement.*

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**Foundation:**

**Cost:** \_\_\_\_\_

*Narrative: None*

---

**Donated Art/Monument/Memorial:**

**Cost:** \_\_\_\_\_

**Electricity Required:**

**Cost:** \_\_\_\_\_

Be specific: *None* \_\_\_\_\_

\_\_\_\_\_

**Lighting Required:**

**Cost:** \_\_\_\_\_

Be specific: *None* \_\_\_\_\_

\_\_\_\_\_

**Maintenance/Endowment:**

**Cost:** \_\_\_\_\_

Note: A maintenance plan must be attached. If an Endowment Fund is set up, please give proper justification for the funding required.

**Other:**

**Cost:** \_\_\_\_\_

Be specific: *No maintenance should be required. The maps can easily be re-printed if subject to fading or vandalism.*

\_\_\_\_\_

\_\_\_\_\_

**TOTAL PROEJCT COST: \$1000** \_\_\_\_\_

- 4. **Cost Exclusion:** Please list any cost or part of the project that will not be provided by the artist/donor.  
*A part of the City match for the Esky 150 Celebration- some Esky150 Trees funding may be available.*

\_\_\_\_\_

\_\_\_\_\_

- 5. **Additional Employment Required by the Artist:** Please list additional party(s) hired or employed by artist to assist with work.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6. Written explanation of legal issues, including but not limited to, identifying the current legal owner of the items, the existence of any copyrights, patents or other title rights in or to the item(s) – such as any interests to remain with the artist or designer of the item(s), and an explanation of any conditions or limitations on the donation of the item(s) and whether the City or donor will pay for such costs.

*Photos of the newly planted trees will be donated by the photographers*

7. The estimated value of each item, including appraisals of the item(s) if available:  
*Zero* \_\_\_\_\_

8. The anticipated date for the project to begin, construction schedule and completion date:  
*Begin September 2013, completed before December 31, 2013*

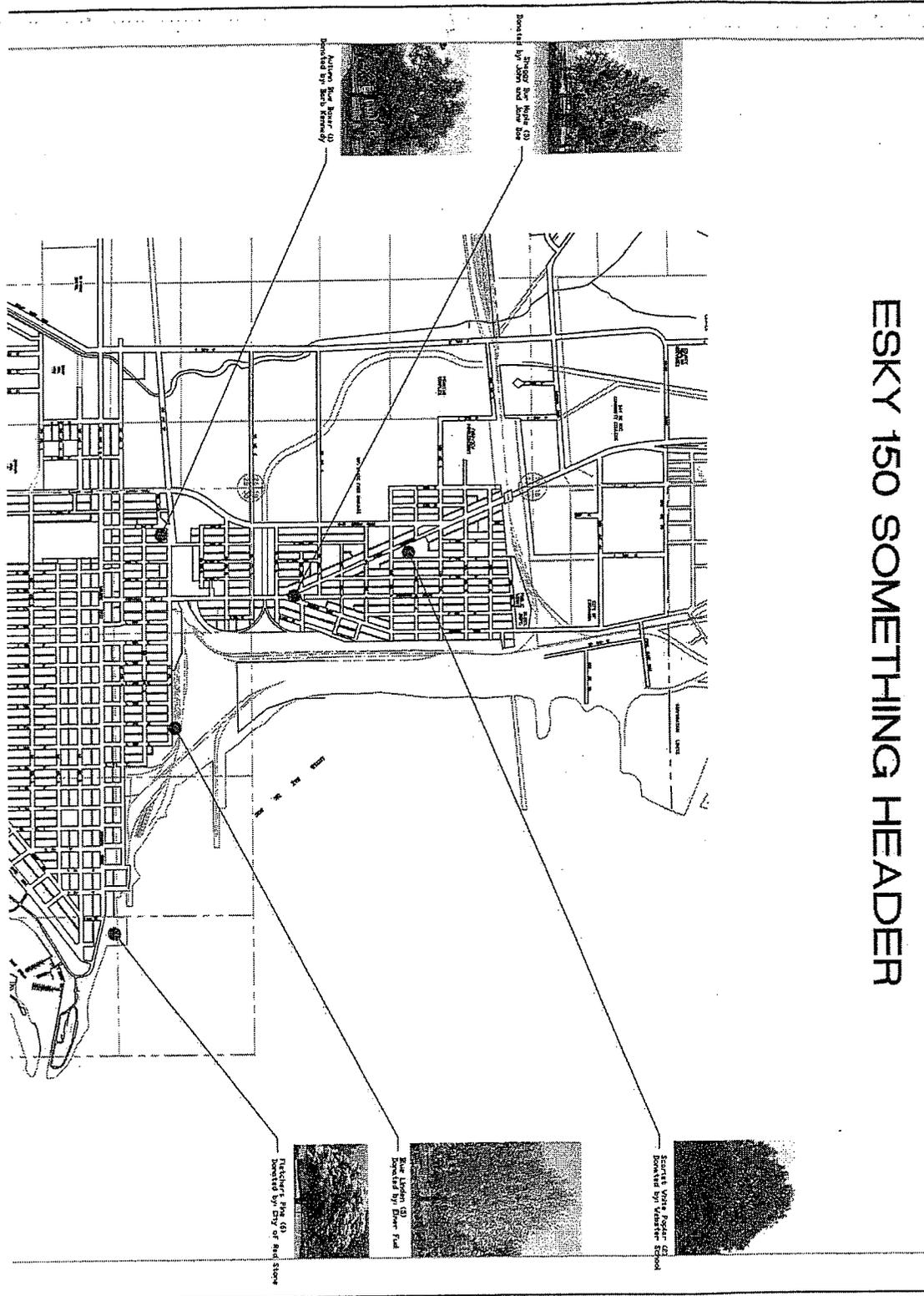
9. Environmental effects of the item(s):  
*None* \_\_\_\_\_

10. Anticipated life of the item(s):  
*Minimum 50 years, hopefully 100+ years until further celebrations of the founding of the City of Escanaba* Please attach public support for the proposed donation.

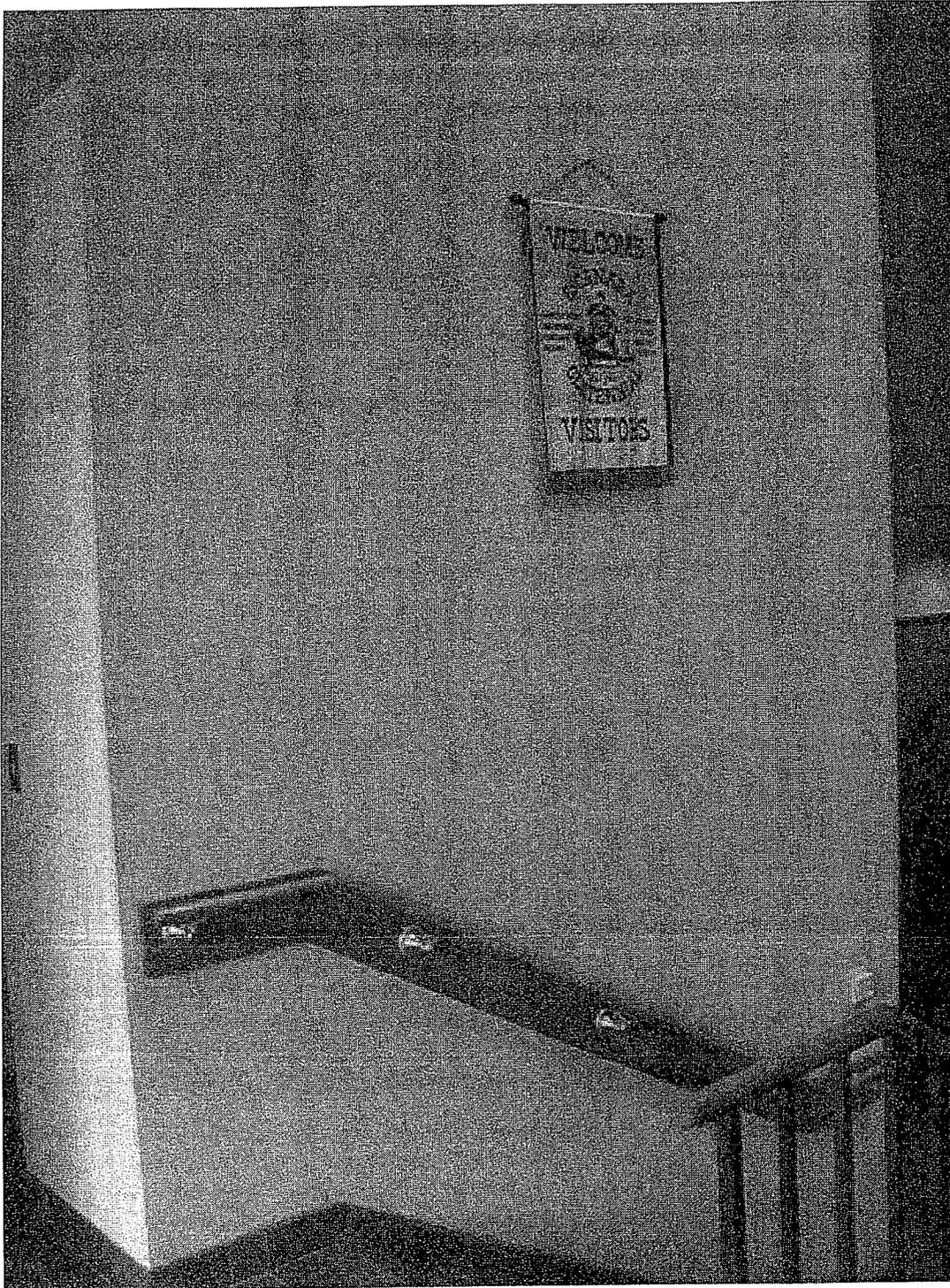
11. Please attach a warrant of originality (if applicable).

Please include any additional information or documentation you deem as necessary or appropriate for the City of Escanaba to evaluate the project. Failure to provide the information outlined above may result in the City's rejection of this proposal until all the requested information is provided.

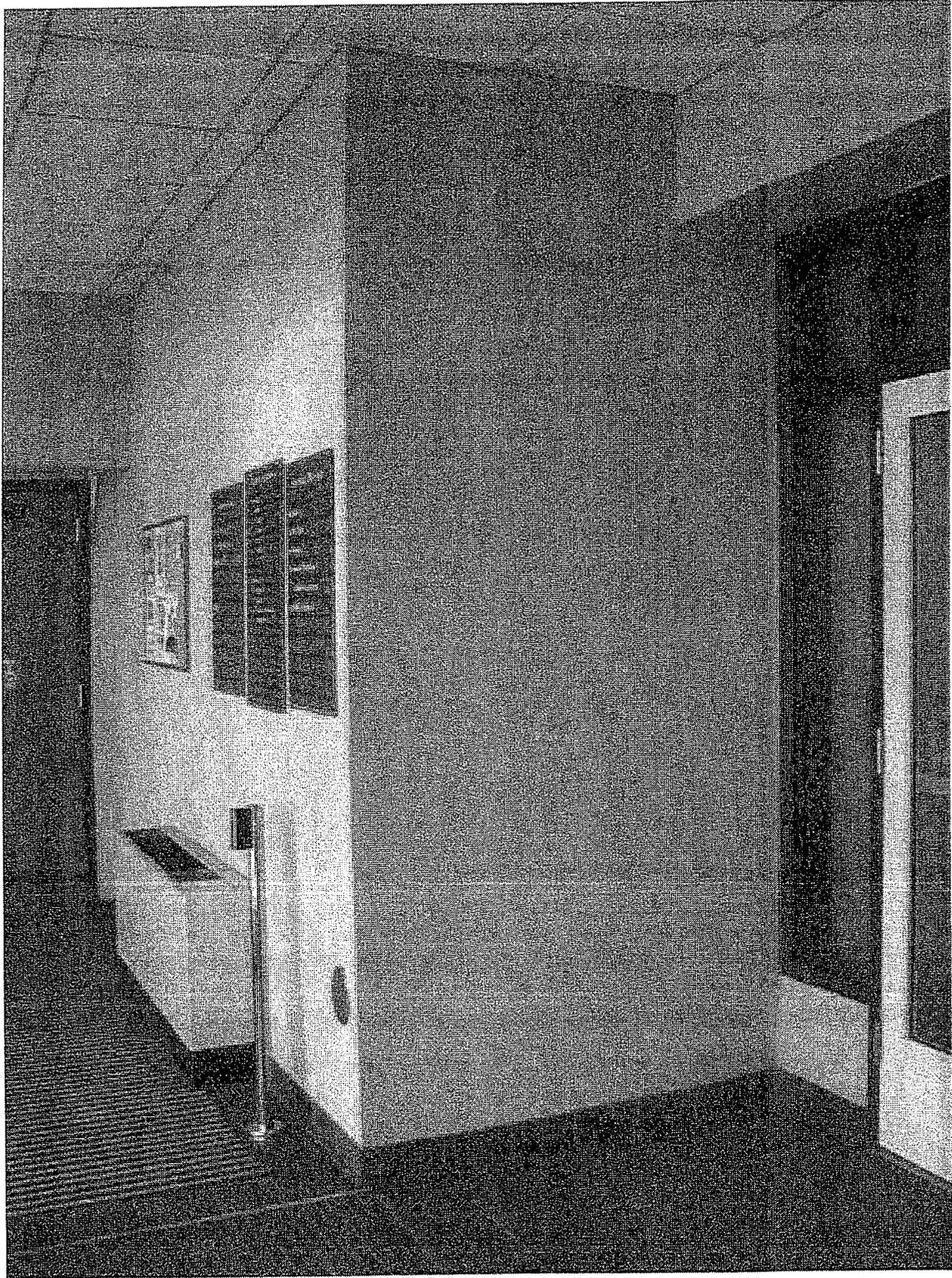
# ESKY 150 SOMETHING HEADER

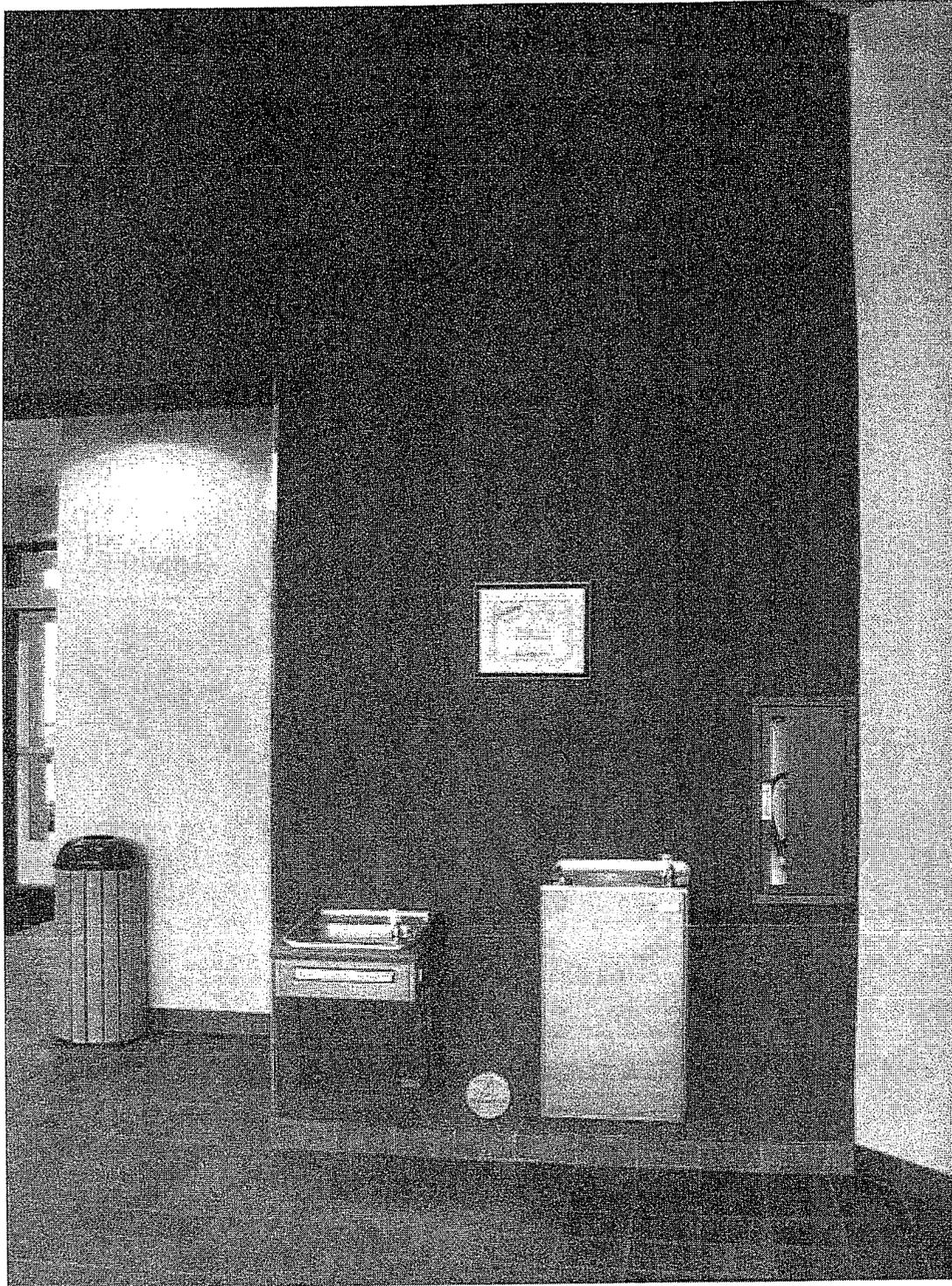


Conceptual drawing. Plan to use photos of the planted trees, to be able to view the growth in the future.



Remove the historic banner – or perhaps re-hang it alongside the donor recognition display.





Relocate the plaque above the water fountains.