

**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

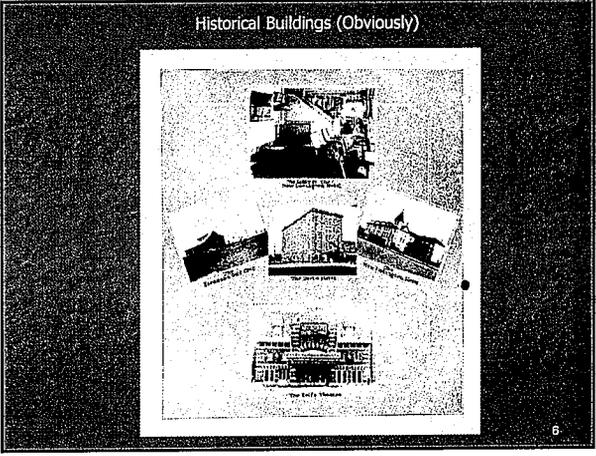
# Escanaba Central Historic District National Register of Historic Places Nomination

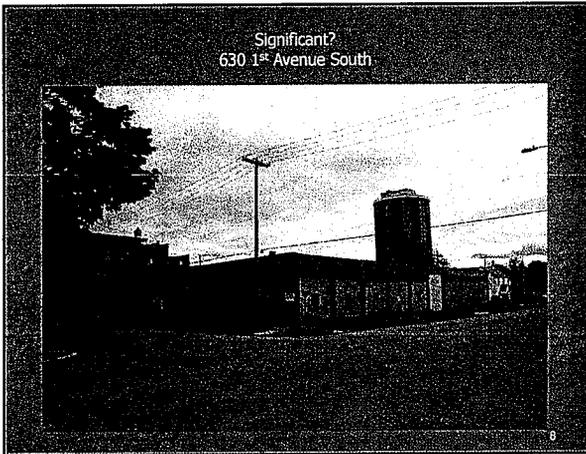
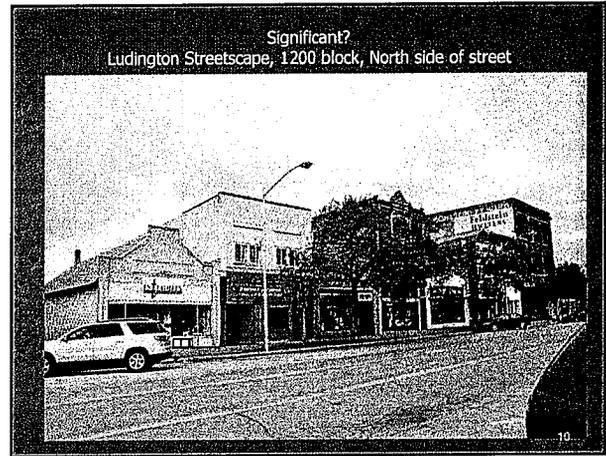
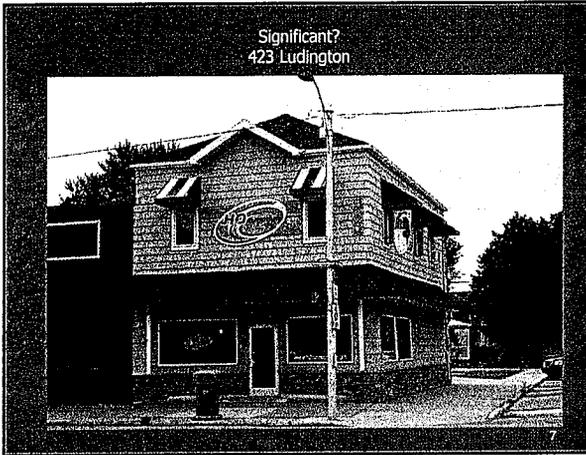
- ## National Register of Historic Places
- NRHP Eligibility Criteria
    - A. Events, Broad Patterns of History
    - B. Persons
    - C. Architecture
  - Significance Based on Defined Contexts
  - Historical Contexts include:
    - Government
    - Commerce
    - Social History and Ethnic
    - Entertainment/recreation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

- ## 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

- ## 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

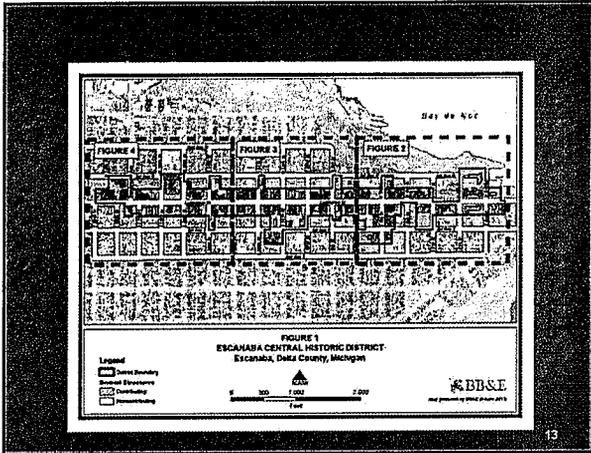
- ## Local, State, Federal Participants
- City Staff
  - Michigan State Housing Development Authority  
State Historic Preservation Office (SHPO), Lansing
    - National Register Coordinator
  - National Park Service, Washington, D.C.
    - Keeper of the National Register



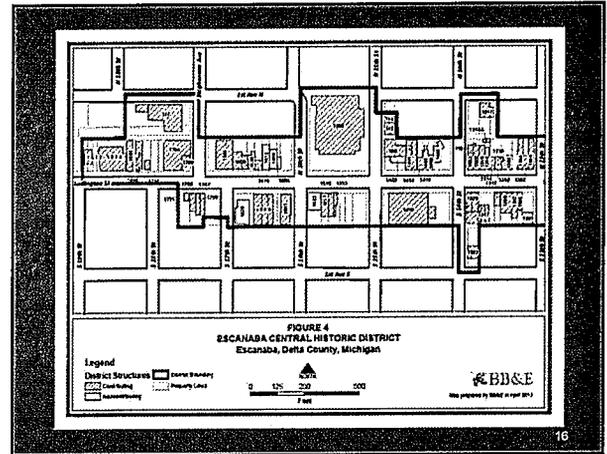


### Historic District Walk-Through

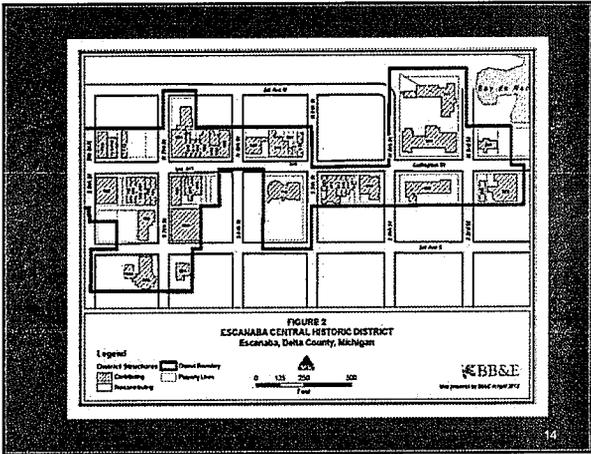
- Total of 185 Buildings in District
  - Individual NRHP-Listed Buildings (Carnegie, Delta, Richter)
  - Others Significant/Contributing (ca. 85%)
  - Non-Contributing: Age, Insensitive Renovation (ca. 15%)
- General Boundaries:
  - Ludington Street between House of Ludington in 200 block and Benoit 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)



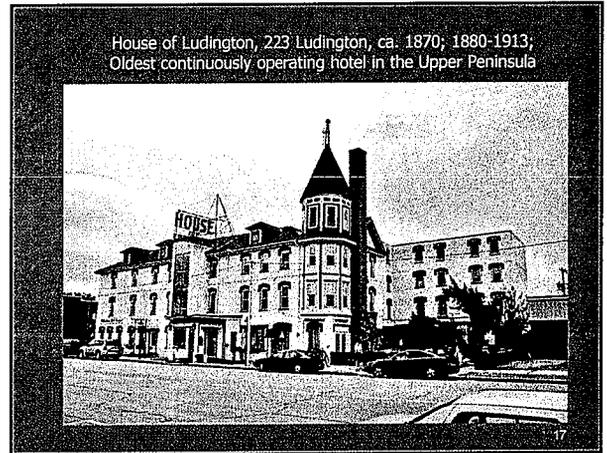
13



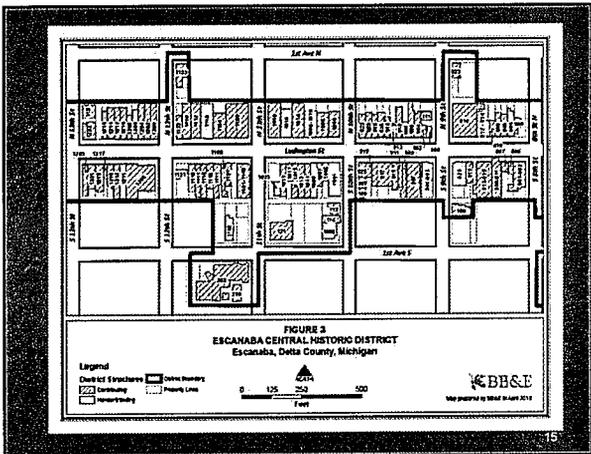
16



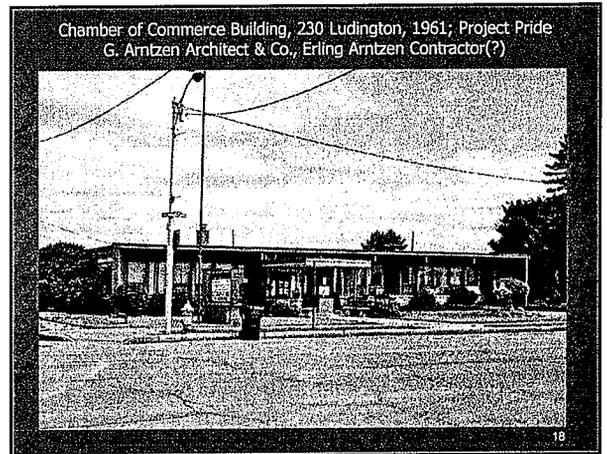
14



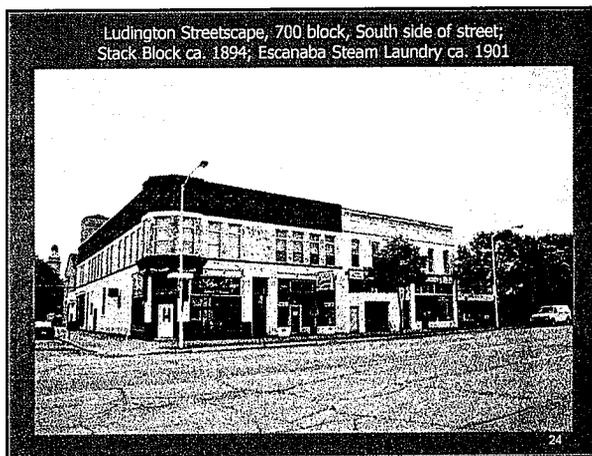
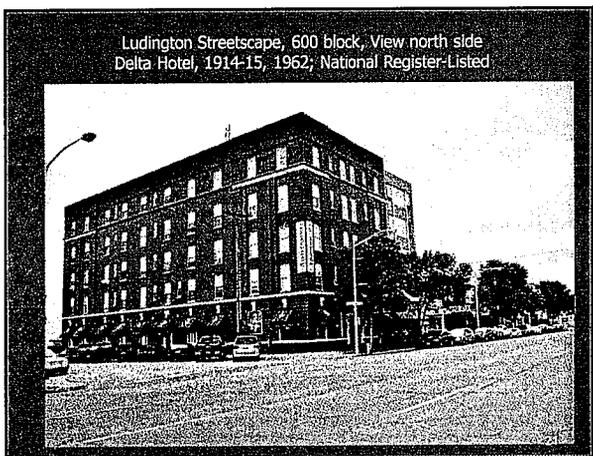
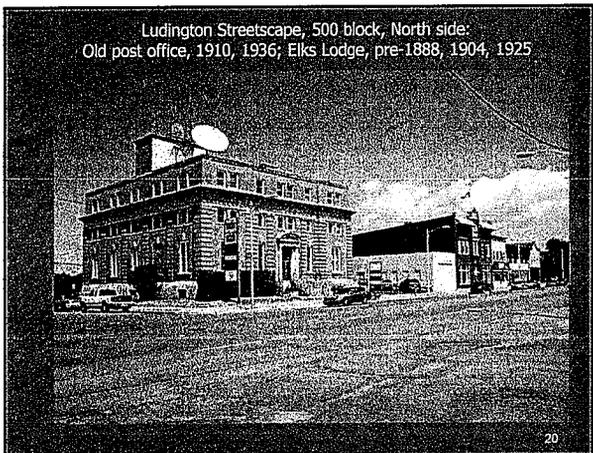
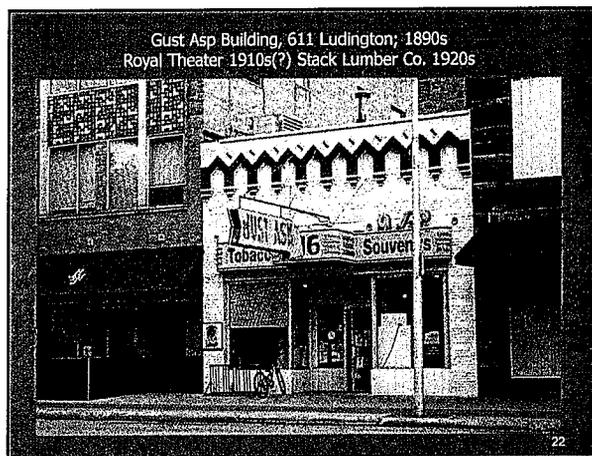
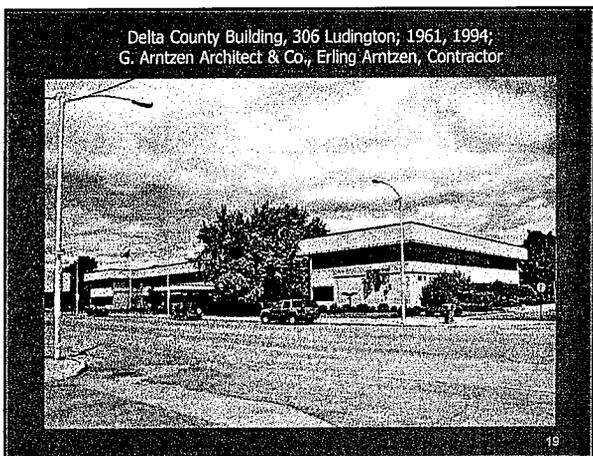
17



15



18



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



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



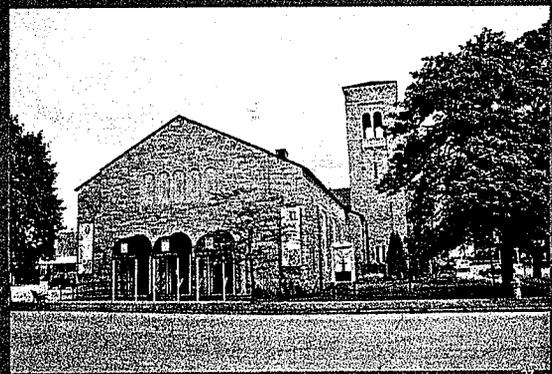
Carnegie Library Building, 201 S. 7th, 1902-03; NRHP-Listed  
Theodore Lohff, Architect; John W. Lawson, Builder



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



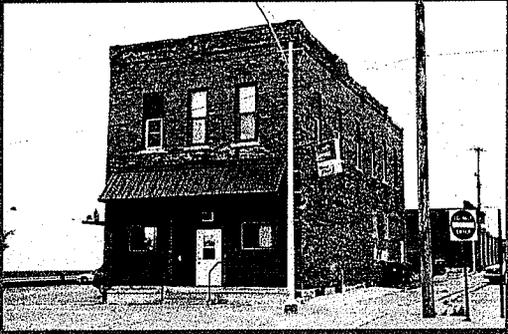
William Bonifas Auditorium and Gymnasium, 702 S. 7th  
1937 Foeller, Schober and Berners, Architect, A. M. Arntzen Builder



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



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

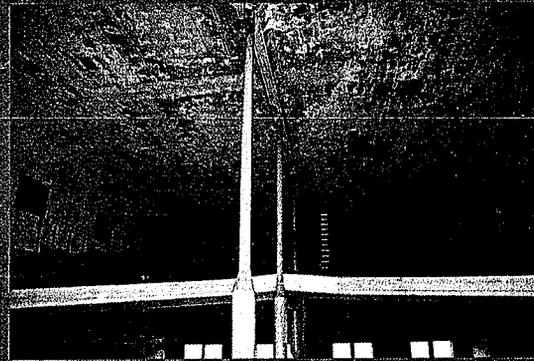


34

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

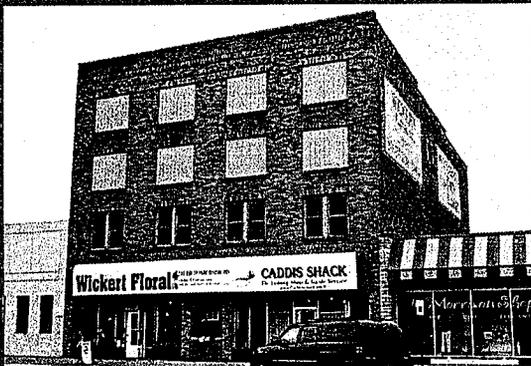


Ben's Theater, 1006 Ludington, Interior (Balcony)



35

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



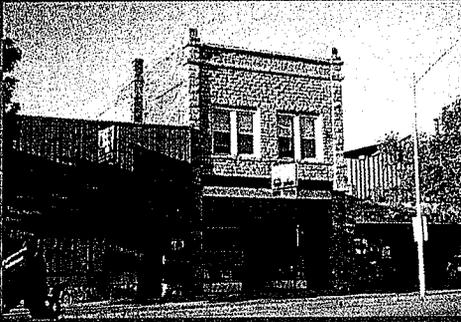
33

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



36

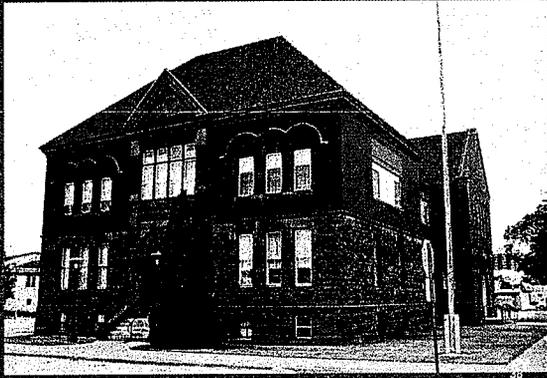
Goos Block, 1007 Ludington, 1899-1906



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



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

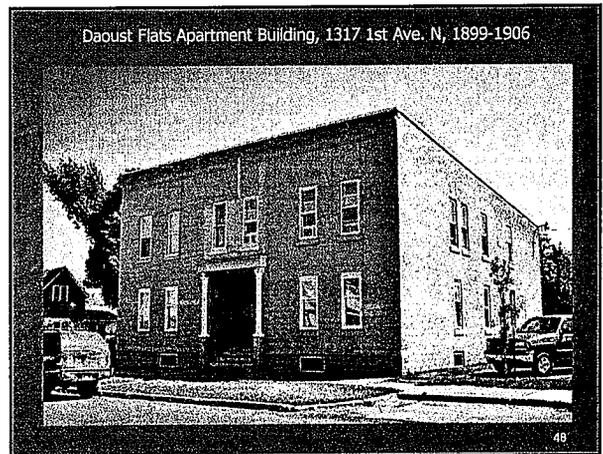
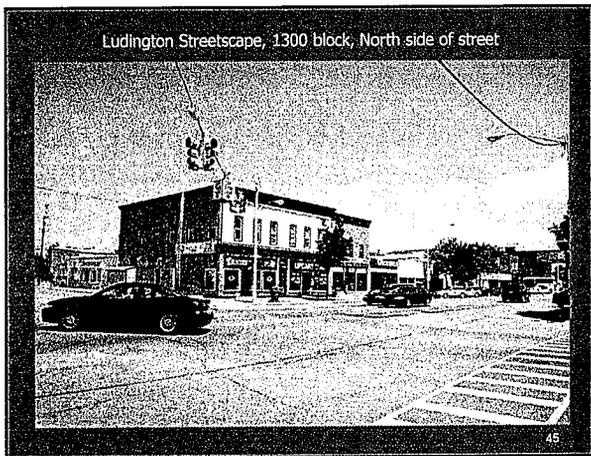
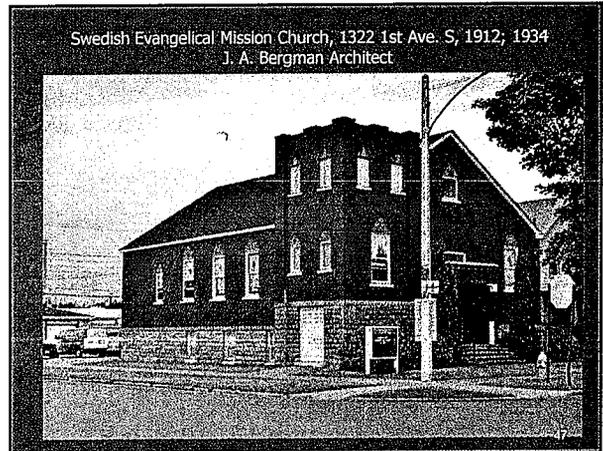
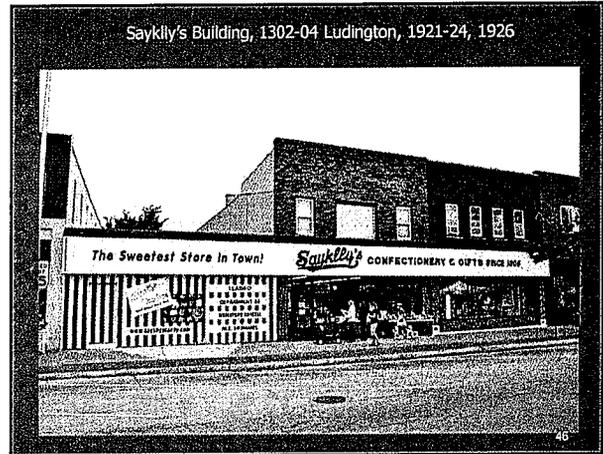


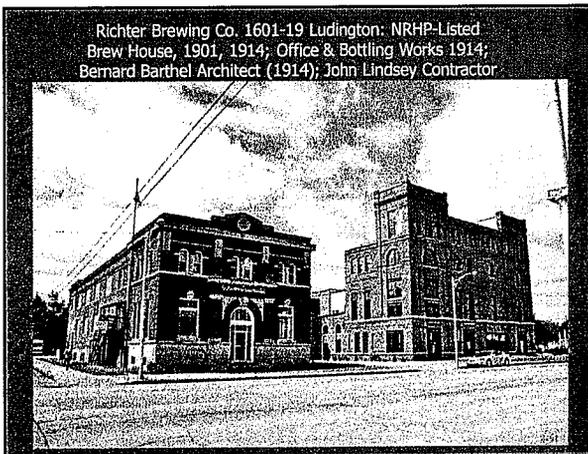
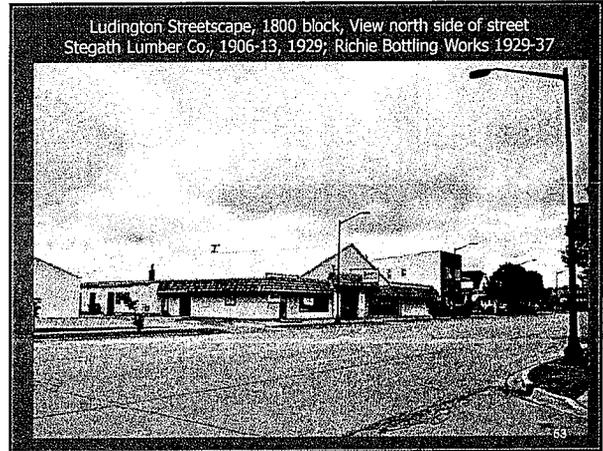
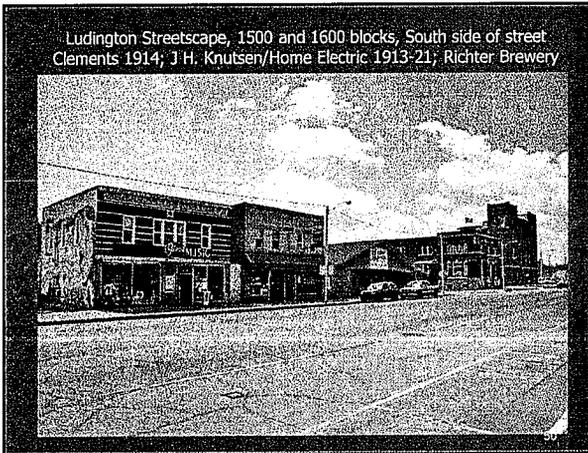
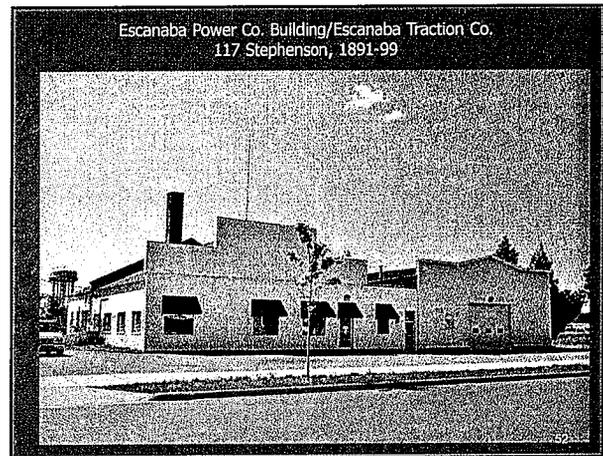
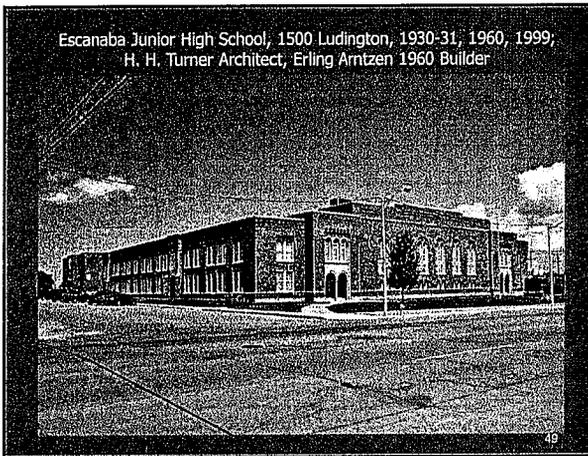
Bethany Lutheran Church, 202 S. 11<sup>th</sup>  
1912-13, 1957; C. E. Edwins Architect



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







### 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

54

### 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

55

### 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(?)

58

### 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

56

### 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

57