

**CITY OF ESCANABA
HISTORIC DISTRICT COMMISSION
Official Proceedings – September 18, 2023**

MEETING CALLED TO ORDER

A meeting of the Escanaba Historic District Commission was held on Monday, September 18, 2023, at 4:15 PM in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

Chair Curran called the meeting to order at 4:15 PM.

ROLL CALL

Chair Don Curran:	Present	Comm. Monte Morrison:	Present
Vice Chair Judith Fouts:	Present	Comm. Ellie O'Donnell:	Present
Secretary Karen Lindquist:	Present	Comm. Myra Croasdell:	Present
Comm. Rebecca McIntyre:	Present*		

With seven in attendance, a quorum of the Historic District Commission was present.

*Commr. McIntyre arrived 3 minutes late.

ALSO PRESENT

City Administration:

Tyler Anthony, Planning & Zoning Admin.

Karen Moore, Council Liaison

Others:

Alan Higgins, SHPO

No other unnamed individuals were present.

MINUTES

A motion was made by O'Donnell to approve the June 19, 2023 minutes as presented. Supported by Croasdell. MOTION PASSED.

AGENDA

A motion was made by Morrison to approve the meeting agenda as presented. Supported by Lindquist. MOTION PASSED.

CONFLICT OF INTEREST DECLARATIONS

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS**NB1: Discussion – Ogden Triangle Summary Report**

Higgins, Grants Coordinator for the Michigan State Historic Preservation Office (SHPO), made a presentation on the Ogden Triangle Summary Report to the Commission (see exhibit A). This report was the result of a reconnaissance-level survey of all properties within an area set by staff in a 2019/2020 request for SHPO assistance. The request stemmed from the Master Plan, which noted that the area “possesse[d] a high concentration of historic structures deserving to be preserved for the community.”

In his presentation, Higgins described SHPO’s mission & role, the activities they use to carry these out, and the nature of such historic resource surveys. With these established, he then explained the methods used, the work done, and the findings made in this survey. Higgins concluded with an open discussion with Commissioners, Anthony, and Moore on the three types of historic designation and their benefits & shortcomings. These three types were Historic Overlay Districts, PA 169 Local Historic Districts, and National Register of Historic Places Districts. During this discussion, the Commission found that a Local Historic District as enabled by PA 169 of 1970 was the strongest choice.

A motion was made by McIntyre to forward the Ogden Triangle Summary Report to City Council for their review and comments. Supported by O’Donnell.

A roll call vote was taken with the following results:

Yes: Curran, Fouts, Lindquist, McIntyre, Morrison, O’Donnell, Croasdell.

No: None.

MOTION PASSED.

Lindquist asked Anthony to ensure that the report’s appendix be included when it was forwarded to City Council, as it provided a great level of depth which the report body relied on. Such an inclusion was acceptable either physically or electronically. Anthony stated that he would do so.

A motion was made by McIntyre to direct staff to research and provide to the Commission a course of action to establish a historic district study committee through City Council. Supported by Morrison.

A roll call vote was taken with the following results:

Yes: Curran, Fouts, Lindquist, McIntyre, Morrison, O’Donnell, Croasdell.

No: None.

MOTION PASSED.

GENERAL PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENT & ANNOUNCEMENTS

Anthony explained that the terms of Curran, Lindquist, and O’Donnell were to expire at the end of the month (October 1). At the request of the City Clerk’s Office, he asked each of them whether they wished to be reappointed for another term. Curran, Lindquist, and O’Donnell stated that they did wish to be reappointed.

ADJOURNMENT

**A motion was made by Fouts to adjourn the meeting. Supported by Lindquist.
MOTION PASSED.**

The meeting adjourned at 5:46 PM.

EXHIBITS

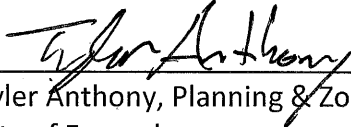
A. Presentation slides, "City of Escanaba: Ogden Triangle Inventory".

APPROVAL

These minutes approved at the 19 December 2023 meeting. TA



Don Curran, Chair
Escanaba Historic District Commission



Tyler Anthony, Planning & Zoning Admin.
City of Escanaba



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State Historic Preservation Office

The Michigan State Historic Preservation Office was established in the late 1960s following the passage of the National Historic Preservation Act of 1966.

Who We Are

- Archaeologists
- Architectural Historians
- Historians
- Historical Architects
- Preservation Planners
- Administrative Staff

What We Do

Michigan SHPO assists local communities, state and federal agencies, and other partners in their efforts to identify, evaluate, designate, protect, and tell the story of Michigan's historic places.

The image shows the cover of a report titled "2020-2025 MICHIGAN Statewide Historic Preservation Plan". The cover features a photograph of a white lighthouse with a red roof and a red-roofed house in the background. The text on the cover includes the title, a quote: "Working together, we can use the next five years to redefine the role of historic preservation in the state to ensure it remains relevant to Michigan's future.", and the Michigan SHPO logo at the bottom.

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SHPO Program Structure



Archaeology Program



Cultural Resource Management and Planning



Identification and Designation



Incentives and Development

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Survey and Designation

SHPO works with stakeholders across the state to identify, document, and designate important historic places, promoting responsible decision-making and providing access to certain preservation incentives.

Historic Resource Surveys

An essential step in any preservation effort, historic resource surveys help us identify what we have in our communities and why particular places are important.

Local Historic Districts

Local historic district designation provides legal protection to historic resources by requiring review of proposed work within designated areas.

National Register of Historic Places

The National Register is the federal government's official list of districts, sites, buildings, structures, and objects deemed worthy of preservation for their significance.



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Why Is Survey Data Important?

Survey provides the baseline documentation necessary to plan for and protect important historic places; promotes informed decision-making; and facilitates use of incentives by property owners.

Planning and Designation

- Community Planning
- Local Historic Districts
- National Register of Historic Places Nominations

Incentives

- State Historic Preservation Tax Credit
- Federal Historic Preservation Tax Credit
- Historic Preservation Grants

Regulation

- Historic District Commissions
- Section 106/Environmental Review



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Two Types of Survey

Reconnaissance-level Survey

- Documents all properties in a defined area to a base level of information. Focused on capturing architectural data—photographs, brief descriptors, and locational information.
- Used primarily for:
 - First step in broader planning processes
 - Updating records to reflect current conditions

Intensive-level Survey

- Documents all properties in a defined area at a detailed level. Equal emphasis is placed on capturing detailed architectural data and property history.
- Used primarily for:
 - Establishing Local Historic Districts
 - Inventorying properties for National Register designation



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Reconnaissance-level Survey

Documentation Approach

- Survey **every property** within the existing boundary, regardless of age or condition
- Focusing on gathering basic information about architectural character and integrity
- Photographs from public right of way only unless owner voluntarily allows onto property

District Considerations

- Building relationships
- Street network
- Landscaping and open space features (natural and man-made)
- Structures (bridges, tunnels, railway grades, towers, etc.)
- Objects (street lights, fountains, signage, etc.)



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#	Address	Date	Comments	Status	Photo
65	309 S 5 th St	c. 1915	Form and massing intact; stucco finish; beltcourse at second floor; wood windows; single-leaf entry with sidelights; exposed rafter tails at flared eave; full-width porch with battered columns	C	
66	315 S 5 th St	c. 1925	Form and massing generally intact; lap siding; full-width porch; columns and balustrade replaced; combination of historic and replacement windows; rusticated foundation block	C	
67	316 S 5 th St	c. 1890	Form and massing generally intact; clapboard siding; wood windows throughout; wraparound porch with paired columns and decorative balustrade	C	
68	319 S 5 th St	c. 1885	Form and massing generally intact, addition at side; combination of historic and replacement windows; single-leaf entry with sidelights; rusticated foundation	C	

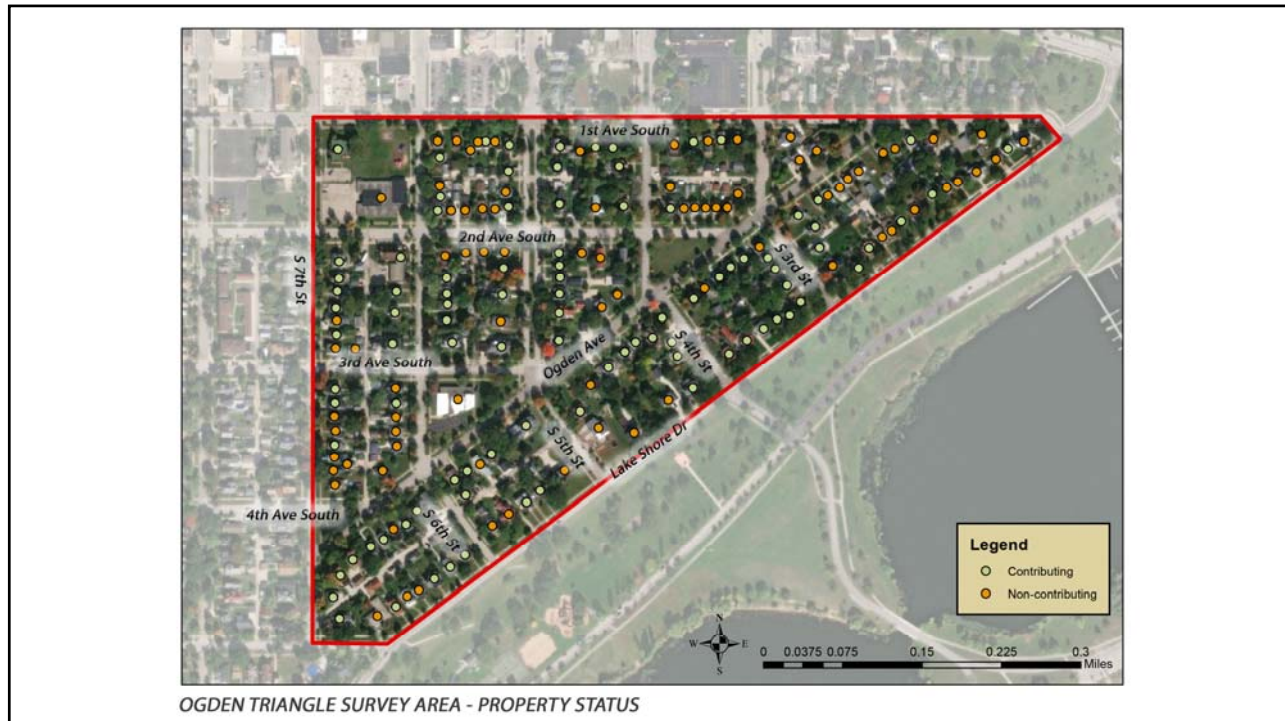
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#	Address	Date	Comments	Status	Photo
141	618 Lake Shore Dr	c. 1900	Form and massing generally intact, but full-width front porch enclosed; replacement siding; combination of historic and replacement windows; added bay at second floor	NC	
142	622 Lake Shore Dr	c. 1900	Form and massing generally intact; wraparound porch partially enclosed and clad in brick veneer; replacement siding; combination of historic and replacement windows	NC	
143	624 Lake Shore Dr	c. 1890	Form and massing intact; replacement siding; historic windows; full-width porch with paired columns, paneled piers, and pilasters; brackets at eave; dentiled cornice and columns at dormer;	C	
144	630 Lake Shore Dr	c. 1955	Outside period of significance	NC	

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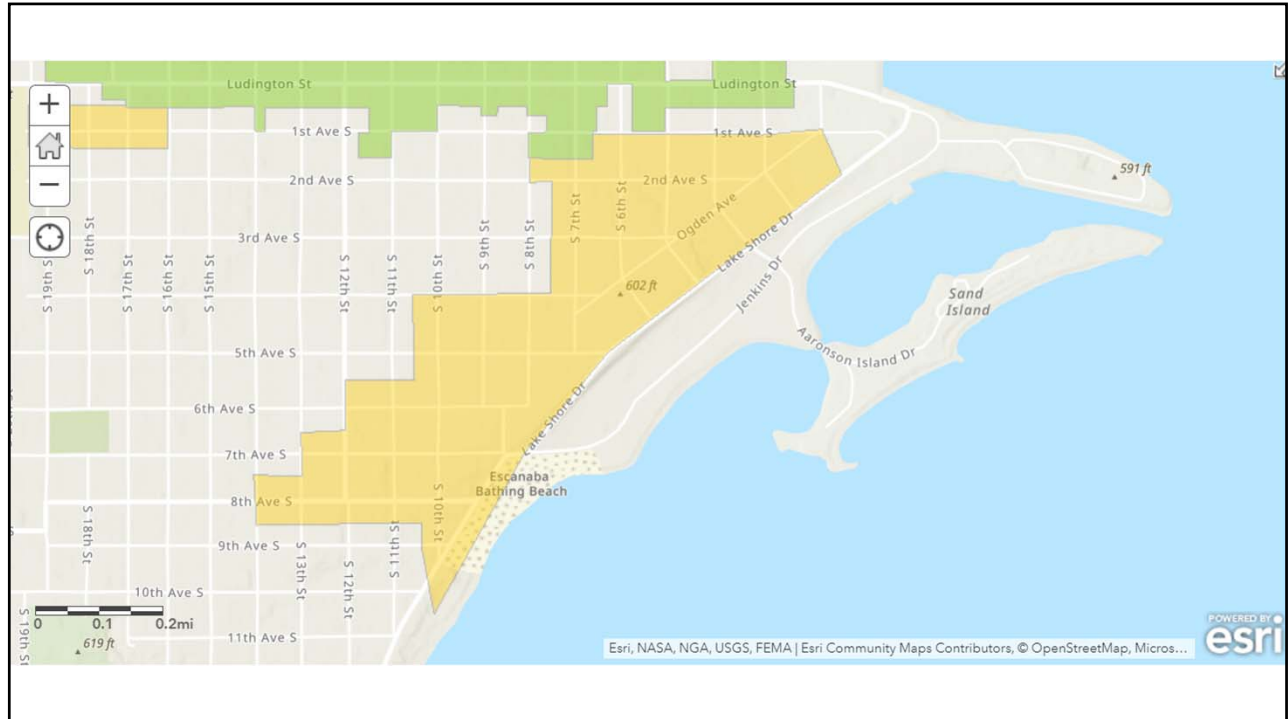


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What's Next?

	Historic District Overlay/Conservation District	PA 169 Local Historic District	National Register of Historic Places District
Purpose	To provide baseline protection to the district under local zoning, generally by reviewing major changes (e.g., additions, new construction, demolition)	To provide protection to the district under state law by reviewing all exterior work (e.g., alterations, additions, new construction, demolition)	To recognize and honor important properties and to aid local, state, and federal agencies in planning
Legal Authority	Local zoning ordinance	Public Act 169 of 1970	National Historic Preservation Act of 1966
Review Requirements	Determined by municipality	All exterior work (not including maintenance) is reviewed by the HDC for approval	None
Eligible for preservation incentives?	No (unless provided by local government)	State Historic Preservation Tax Credits	State Historic Preservation Tax Credits

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Establishing a PA 169 Local District

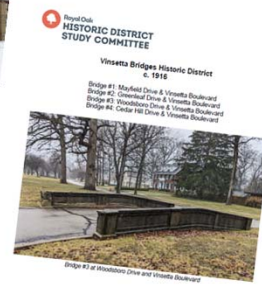
Required Steps

1. City council adopts a resolution to approve a historic district study and appoints a Historic District Study Committee
2. Study Committee prepares a preliminary historic district study committee report
3. Study Committee transmits report to local planning body, SHPO, Michigan Historical Commission, and State Historic Preservation Review Board
4. At least 60 days after the official transmittal of the report, the Study Committee holds a public hearing
5. Study Committee has up to 1 year after the public hearing to submit a final report to Council
6. Council votes to approve or reject the proposed historic district

City of Detroit
CITY COUNCIL
HISTORIC DESIGNATION ADVISORY BOARD
218 Coleman A. Young Municipal Center, Detroit, Michigan 48226
Phone: 313.224.1487 Fax: 313.224.4336
Email: jastorec@detroitmi.gov
Proposed Higginbotham School Historic District
8750 Chaggeva Street
Draft Preliminary Report



Photo dated 2019
By a resolution dated January 14, 2020, the Detroit City Council Advisory Board, a study committee, with the official study of the Historic District in accordance with Chapter 21 of the 2019 Det Local Historic Districts Act.
The proposed William B. Higginbotham School Historic District building located at 8750 Chaggeva Street, approximately near 1



PRELIMINARY REPORT - September 21, 2022

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Establishing a National Register Historic District

Required Steps

1. Applicant prepares a Preliminary Information Form (PIF) for submission to SHPO
2. SHPO reviews PIF and provides feedback, verifies appropriateness of moving forward
3. Applicant completes National Register of Historic Places Nomination Form
4. Once approved by SHPO, the applicant presents the nomination to the State Historic Preservation Review Board for consideration
5. Review Board approves the National Register nomination
6. SHPO formally submits the nomination to the National Park Service for inclusion in the National Register

