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Escanaba Central Historic District
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**INVENTORY**

Streets are listed in alphabetical order, then numerical order, with east coming before west and north before south, and properties on the east and north sides of the streets are listed before those on the west and south sides. Addresses are listed in ascending numerical order on each side. **All buildings contribute to the district’s historic character unless specifically noted.**

**LUDINGTON STREET, NORTH SIDE**

**230. Chamber of Commerce Building (1961)**  
**G. Arntzen & Co., Escanaba, Architect**

The single story building at 230 Ludington is a rectangular plan, single story, flat-roofed building constructed of brick veneer, wood and limestone. The character of the building is defined by its linear profile, created by the façade’s seven equal bays that are formed by large, fixed-pane triple window walls set within wood frames that rest on random ashlar limestone bulkheads. The flat roof is cantilevered on large wood beams that extend out from exposed vertical wood beams enframing the building’s bays. The roof projects above each bay, an element that is continued by the flat-roofed metal entrance canopy, which is supported on simple metal poles that rise from brick kneewalls and shields the off-center entry door. At the building corners, the roof is supported on brick wing walls projecting outward at a 45-degree angle to the intersecting wall planes. Brick is also employed in the rear elevation, which displays window wall fenestration similar to the façade, and the side elevations, which lack fenestration. The west elevation facing the Escanaba business district contains metal letters stating “CHAMBER OF COMMERCE / Project Pride.” The interior of the building features a large terrazzo-floored lobby with expanses of glass opening toward Ludington Avenue. To the east and west are hallways leading to offices. The low profile, rectilinear massing, restrained ornamentation, use of window walls and a cantilevered roof reveal this building is a product of Mid-Century Modern influences. The building was renovated in 1993 to address the growing needs of the Delta C of C organization (Delta C of C 2012), but its architectural integrity was not impacted.

Sited nearly across the street from the Mid-Century Modern Delta County Courthouse (to a lesser extent, the renovated Delta County Jail behind the courthouse), and just down Ludington Street from the high-rise Harbor Tower, Escanaba offers one of the most focused Michigan Modern public building concentrations in the Upper Peninsula.

The Chamber of Commerce in Escanaba was established in 1921. The current building was designed by Escanaba architectural firm G. Arntzen & Co. At the time it was constructed, Erling Arntzen was President of the Chamber, and it is possible he served as general contractor for the building. The Chamber of Commerce Building was financed by public donations and built by tradesmen and contractors who donated their services as a community service, formally organized under “Project Pride” (ECC 1963: 8). On Labor Day, September 4, 1961, the annual Labor Day parade ended in front of the building and 1,000 union members helped formally dedicate the building. The city had donated the land and businesses and labor donated \$25,000 worth of materials and the unions had donated \$20,000 worth of labor over the previous year (Milwaukee Sentinel 1961).

Project Pride later built the John F. Kennedy School for Retarded Children that provided classrooms costing \$65,000, for which Governor Romney visited Escanaba and praised the community for its self-help efforts (Ironwood Daily Globe 1964). The Project Pride effort inspired other Upper Peninsula communities. Iron

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Mountain-Kingsford in the early 1960s mobilized “Project Progress” to build a single building of modern design to house the key agencies charged with promoting economic development and as well serve as a symbol of the progressiveness of the county and the cities. Ground-breaking for this building, designed to house the Iron Mountain-Kingsford Area Chamber of Commerce, Upper Peninsula Tourist Assoc., Iron Mountain-Kingsford Builders Exchange, and Dickinson Area Industrial Development Corp., took place 7/7/1964. “Project Pride,” as it was termed at the time – the project to build a new chamber of commerce/visitor center building in a highly visible location – was largely built using donated labor and materials (MSHPO 2012: 56, 69)

**306. Delta County Building (Courthouse) (1961; 1994)**

**G. Arntzen & Co., Escanaba, Architect**

**Erling Arntzen, Escanaba, General Contractor**

**G. Arntzen & Co., Escanaba, Architect (for addition)**

**Menze Construction Co., Marquette, General Contractor (for addition)**

The courthouse building occupies the south half of a city block between 3<sup>rd</sup> and 4<sup>th</sup> streets, the anchor of the county governmental complex that includes the county jail, which occupies the north half of the block. It forms the largest footprint within the central business district. This building is a massed plan, two-story, flat-roofed masonry building that is the product of two construction episodes. The character of the structure is defined by its long, low profile, relative lack of ornamentation, and fenestration consisting primarily of bands of continuous contiguous windows on each floor. The original single story building was constructed in 1961 employing buff-colored brick. When the masonry-panel clad second story was added in 1994, the original first story parapet became the bulkhead supporting the bands of windows comprising the upper floor’s fenestration. While the ground floor’s piercing pattern was unaltered during the 1994 renovation, energy efficient windows that duplicate those employed in the second story were inserted.

The façade presents a shallow U-plan, with a wide central unit flanked on each side by projecting end bays that are identical in footprint but not in surface treatment. The eastern end bay fenestration consists of a single large fixed-pane tinted glass window at the west corner of the first story and a full-width fixed-pane dark tinted ribbon window on the second. A contrasting dark masonry belt course runs between stories, partially covered by a large masonry outline plaque of Delta County that occupies much of the eastern wall plane and by a large masonry spandrel between the first and second story windows to the west. The fenestration of the projecting west end bays of the opposite end of the façade is composed of full-width dark tinted ribbon windows on both the first and second stories. Similar to the east end bays, the dark masonry belt course is visible and three wide masonry panels form a spandrel between the two stories. The wide recessed central bays replicate the predominant fenestration of the end bays, and is composed entirely of two stories of dark tinted fixed-pane ribbon windows with masonry spandrel panels. Perhaps its most notable element is the long horizontal masonry entrance canopy resting on broad masonry arches that are supported by square brick piers. The principal elevation is unified by a projecting, almost cantilevered, upper façade that is constructed of large unadorned masonry panels. The entire building is unified as the primary elements of the façade - the dark tinted ribbon windows, masonry spandrels and upper façade panels - wrap around to the side elevations.

The interior of the building includes terrazzo floors. From the small entry space stairs lead up to broad interior hallways that parallel the façade and side elevations, which are lined with offices backing to the exterior walls. The wall plane at the top of the stairs leading up from the main entrance is sheathed in vertically-fluted wood panels that enframe the entrance to the primary courtroom. The courtrooms are situated in the center of the building’s interior, and employ natural woodwork on the paneled walls.

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The long low profile, emphasis on horizontality produced by the ribbon windows, unadorned brick wall planes and masonry spandrels, and cantilevered upper façade reveal that this building references the International Style and may be classified as a product of Mid-Century Modern influences. In fact, a website sponsored by the Michigan State Historic Preservation Office identifies this building as the sole recorded representative of this style as of the end of 2012 (MSHPO 2012b). Sited nearly across the street from the Mid-Century Modern Chamber of Commerce Building, the courthouse, to a lesser extent the adjacent renovated Delta County Jail, and just down Ludington Street from the high-rise Harbor Tower, Escanaba offers one of the most focused Michigan Modern public building concentrations in the Upper Peninsula.

The County Board of Supervisors adopted articles of incorporation for the Delta County Building Authority in March 1958. Three city-owned lots at the County Building site were deeded to the Authority by the City of Escanaba and remaining lots in the city block were purchased by the Authority. G. Arntzen & Co., Architect, was retained to prepare final plans for the new Delta County Building, and the contract for construction was awarded to Erling Arntzen, Escanaba contractor. Ground breaking took place in October, 1959, and the new County Building was occupied on May 18, 1961. The cost was \$680,000, of which \$50,000 was donated by the estate of Catherine Bonifas (Delta County 2012).

Ground was broken in May, 1994 for a second floor addition to the existing Courthouse to alleviate overcrowding. The first floor also was updated during this construction project to bring the building up to code. The cost of the project was over \$5 million and financed through a low-cost loan from the Farmers Home Administration. Open house for the newly renovated Courthouse was held in December, 1995. The plaque in the lobby of the courthouse states that G. Arntzen & Co. of Escanaba was the architect, and general contractor was Menze Construction Company, of Marquette, Michigan.

**500. Building (pre-1884)**

The building at 500 Ludington Street has been renovated but its character is still evident. It is a frame two-story two part commercial block that displays a three-bay storefront consisting of a slant-sided recessed entry flanked by fixed-pane windows. The building facade is clad in brick veneer and ornamentation is confined to four bracketed with pendils that support the pedimented roofline cornice. The three bays of the second story are defined by double-hung sash windows enframed by plain vinyl trim. The side and rear elevations are clad in vinyl and display functional fenestration. The concrete block rear bays that extend to the alley post-date 1950 and appear to be fairly recent construction.

Sanborn maps reveal a building with the footprint of this structure was present when the earliest edition was published in 1884, when it was occupied by a Saloon, and the 1889 city directory reveals that Thomas Barber, bartender, was at this address. It continued as a saloon through 1906, but by 1913 the building housed the Salvation Army. It is possible that this is the location where the Salvation Army began its work in Escanaba, which one source reports “was opened in a rented storefront on Ludington Avenue on February 19, 1914,” although others indicate it was present as early as 1905 (Dunathan 1963: 46). (See 1709 Ludington Avenue). By 1921 and through 1929 the building was used for Tire Vulcanizing, with the business identified as Chamberlain’s Tire Shop in city directories. By 1937 the building was vacant, but directories reveal it was occupied by Peninsula Four Wheel Drive Co, auto trucks in 1941, Richards Printing in 1948, and Coan’s Upholstering by 1953 through 1963.

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**504. Christensen’s Furniture Building (1899-1906; 1948)**

The building at 504 Ludington Street is a two-story commercial block whose façade is clad in brick veneer and vertical wood siding, while the visible rear elevation is composed of concrete block and vinyl siding. The current building is a marriage of two formerly distinct units, consisting of flat-roof eastern component and a front-gabled western component. While the rear second stories are current clad in vinyl, the ground floors have each been extended by single story concrete block additions. The current street level façade consists of four entry doors set within brick veneer, while the second story fenestration consists of two pairs of sliding windows that appear to conform to the original two component buildings. A metal pent roof at the building roof line sheaths a parapet that unifies the combined façade.

It appears that the western front-gabled frame component of this building pre-dates 1924, when city directories reveal it was occupied by Clement Puissant, a plumber, who continued at this address through at least 1937. The eastern bays may date to the 1950s, when Christensen’s Furniture opened a store at this address, as a mid-century modern storefront apparent in an advertisement in the city centennial guide from 1963 (ECC 1963: 8).

Sanborn maps reveal this building occupies the addresses of 502 and 504 Ludington. The east half of the current storefront (formerly addressed as 502) replaced a building after 1929 and is identified as a Store in the 1929-50 Updates edition. The west half storefront at 504 Ludington was constructed between 1899 and 1906, when it is listed as Vacant. Between 1913 and the 1929 it housed a Plumbing concern. City directories reveal 502 was under construction in 1948. By 1953 and through 1963, 502 was occupied by the National Farm Loan Association. For 504, Clement Puissant Plumber occupied the storefront in 1924-25 through the 1941 edition, after which M.R. Oslund Co. plumbing is located at this address. By 1953 the State Dept of Agricultural Laboratory is listed here, and Christensen’s Furniture occupies the building by 1959 and through 1963. Non-Contributing, because none of the original fabric of the component buildings is apparent.

**506. Building (1899-1906)**

The building at 506 Ludington is a frame, gabled, two-story, two-part commercial block clad in vinyl siding. The street level consists of four bays defined by two entry doors flanked by sliding windows situated beneath a projecting pent roof, above which are three bays defined by sash windows. The façade terminates in a false front and unadorned cornice. The second story of the rear elevation is clad in vinyl while the ground floor consists of a flat-roof concrete block bay. The rear elevation of this building indicates it was constructed at the same time as the adjacent structure at 504 because the composition and form of the gabled construction are identical.

Sanborn maps reveal this was a paired structure, identical in plan with the adjacent building at 504 Ludington. In 1906 it is occupied by a Barber, but it is vacant in 1913, and housed a Sewing Machines concern in 1921. The Salvation Army is based here in 1929 and the 1929-50 Updates edition indicates only a Store. City directories reveal the Salvation Army occupied this building in 1924-25 through 1929. It is possible this is the location from which the Salvation Army moved when it constructed and moved to a building at 112 N 15<sup>th</sup> in 1937 (Dunathan 1963: 83). In 1937 Marie Young restaurant was here, but it is vacant in 1941, followed by the End Grocery in 1948, Baldwin Printing Co. in 1953, and the Escanaba Clean Towel Service in 1959 through 1963, with the Escanaba Industrial Towel & Uniform Service.

**510. BPOE Elks Temple Building (1925)**

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This is a two-story rectangular plan brick building whose symmetrical façade is distinguished by a slightly projecting central entry bay. The street level consists of double entry doors slightly recessed in corbelled brick, flanked by triple windows with transoms. A pair of now-infilled windows occur above the entry doors, flanked on each side by three infilled window voids. A pair of small infilled windows occurs in the central bay above the second story. Masonry is employed in continuous lintels beneath all windows and in corner blocks in the first story and in continuous lintels and sills in the second story. Decorative brick work occurs beneath the building frieze, in the form of alternating triple header and stretcher bond in panels between piers supporting a bracketed tile-clad pent roof that extends to the building parapet. Masonry coping terminates each of the building’s corner piers and notable Flemish gable capping the central bay. The building’s central bay is further distinguished by a masonry panel with corner blocks that is inscribed “B.P.O.E.” that occurs above the second story and a smaller masonry date stone beneath the Flemish gable inscribed “1925.” A single story functional concrete block addition extends from the west elevation; the rear and upper story elevations are otherwise sheathed in vertical metal panels. The single story concrete block bay extending from the west elevation was added after 1929 and before 1950.

The Benevolent and Protective Order of Elks (BPOE) No. 354 Chapter was established in Escanaba between 1890 and 1900 (Ellis 1910: vi). Sanborn maps reveal that a building housing the Elks Club replaced an earlier structure on the site between 1921 and 1929. The Elks had occupied a second story hall in the building that previously occupied the site, which had been built between 1884 and 1888. Although this building was constructed with a second story hall, this space is not identified until the 1906 Sanborn edition that states, “Club Room 2<sup>nd</sup>”, while the first specific mention of the Elks Lodge occupying this space does not occur until the 1921 edition. City directories reveal the Elks Temple was addressed as 512-514 Ludington in 1907-08 and as 508-510 Ludington in 1911-12; In 1924-25 508 is listed as the Elks Temple, but 510 as Vacant. By 1929 and through 1963, Elks Temple BPOE Hall is addressed as 508-510.

**524. Post Office Building/Federal Building (1910, 1932)**

The building at 524 Ludington Street is one of the best examples of high style architecture in the downtown district. This three story, rectangular plan, limestone-trimmed brick building is constructed employing Flemish bond brick, and rises from a masonry water table through a massive masonry cornice above the second story to a simple masonry cornice at the parapeted roof. This rather unusual composition results from the addition of the third story decades after original construction. Each of the elevations are five-bay symmetrical compositions of recessed wall planes enframed by piers composed of brick quoins beneath the massive second story cornice. The third story repeats this treatment in simpler execution, lacking the brick quoins.

The character of the impressive façade is anchored by the three central slightly recessed entry bays distinguished by the treatment of the paired entry doors. These are flanked by limestone tabbing and massive limestone Ionic pilasters supporting a segmented pediment. The original entry doors and transom have been replaced by aluminum doors. Fenestration consists of paired double-hung sash windows in the ground floor corner bays and single double-hung sash elsewhere, all displaying masonry sills. The lintels of ground floor windows are distinguished by slant-bonded brick anchored by limestone keystones, while the second floor lintels are incorporated into the outscaled masonry frieze. The third story window lintels are similar to those of the first story, but lack the keystones. The façade culminates in an unadorned masonry cornice. All of these design elements carry over to the five bay deep side elevations.

The interior of the building has been repurposed to accommodate office suites. The entry lobby now consists of a

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small vestibule, although the tile floors remain intact. Original interior walls featuring marble detailing now link to partition walls that divide the formerly public open lobby. The original post office building was completed as a two-story building in 1910 and was remodeled with the addition of a third floor to house federal agencies in 1932 (Dunathan 1963: 107). The bays that extended the rear elevation and the northeast corner of the building may also date to that time.

Unfortunately, no architect had been identified for this building. It is a good example of Classical Revival architecture so favored in federally-sponsored public architecture during the Great Depression. The Classical Revival style is recognizable through the rigid symmetry, projecting entrance portico, and classically-inspired ornamentation. These federal projects were meant to inspire allusions to the great democracies of Greece and Rome. They employed general references to both Roman and Greek-inspired elements, combining them into a single product designed to express dignity, strength and permanency.

The US Congress appropriated \$50,000 for a new US Post Office in Escanaba in 1906 (USCSS 1906: 428). The contract limited the cost of site and building, including fireproof vaults, heating and ventilating apparatus, and approaches, to \$50,000, but in 1908, this was increased from \$50,000 to \$64,000, which was appropriated for site and completion of the building (US Post Office 1910: 100-101). Through the years the city directories reveal that in addition to Post Office this building has been identified as Government Building and Federal Building, and has housed agencies such as Customs, Recruiting Office, Internal Revenue, Weather Bureau, Income Tax Collector, Post Office Inspector, US Forest Service, Social Security, Railroad Retirement Office, Weather Bureau, Bureau of Entomology and Plant Quarantine, Extension Service, FHA, Soil Conservation Service, and Civil Service Commission.

**600. Fogarty Block/Escanaba Daily Press Building (1893-1899)**

Two-story, rectangular plan, flat-roofed, two-part commercial block whose street level is clad in synthetic masonry and second story in vertical metal panels. The fenestration is symmetrical, with the five bays of the first story composed of a center entry flanked on each side by two fixed-pane windows, while the second story piercing pattern consists of five fixed-pane windows. The surface treatment and fenestration carries around the corner of the building to the seven bay deep side elevation, which displays an entry door at the rear (southwest) corner. All ground floor windows are set with masonry sills, the side elevation windows are glass block, and all second story windows are covered with recent vintage ornamental grills.

This building was originally known as the Fogarty Block in the early 1900s (Stiles 1903: 8). A 1916 trade journal reported that the E.J. French Overland Agency had located at 600 Ludington Street (Automobile Topics 1916: 512). A few years later, in 1919 a trade journal reported that the *Escanaba Morning Press* had bought the building it occupied at 600-602 Ludington, which it had occupied for several years. The Press immediately occupied both buildings, moving its business office and editorial rooms one door west, and reserving the entire floor space at 600 Ludington for the operating departments (Fourth Estate 1919: 24). The *Escanaba Daily Press* traces its lineage back to the *Morning Press*, which was established in 1909.

Sanborn maps reveal this building was constructed between 1893 and 1899, when it is addressed as 600-602 Ludington. In 1899, the east half was occupied by a Bicycle and Jewelry Store, while 602 housed a Bakery and a Hall was in the second floor. The 1906 Sanborn indicates a Jewelry store continued in 600 while the west half of the building was occupied by an Auto Garage. In 1913 a Printing concern was in 600 but 602 was Vacant. By 1921 the entire building was occupied by the printers, identified as Escanaba Morning Press, with 600 labeled as

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Printing and Linotype Machines, the front bays of 602 as Office and its rear bay as Press Rolls Storage. The 1929 edition identifies the building as Escanaba Daily Press and Printing, as does the 1929-50 Updates edition, which also indicates the single story rear bays of the current building had been added by 1950.

The 1893-95 city directory reveals occupants included the Escanaba Coal Co. office in 600 Ludington, and Ellsworth Albert, Jr, Druggist, Dealer in pure drugs and medicines, toilet and fancy articles, books, stationery, cigars, pipes and notions in 602 Ludington (DCGS 2012b). 602 (and 1102) Ludington is listed as the location of The Cycle Works under auto agent and dealer (Rambler) in a 1908 journal (IMC 1908: 72). City directories reveal the Escanaba Morning Press here in 1913 and 1922. The 1924-25 through 1941 editions state Escanaba Daily Press, Escanaba Morning Press, co-publishers. By 1948 and through 1953 the concern is identified as the Escanaba Daily Press. The Daily Press and Delta Publishing Co. shares this address with WLST Radio Station in 1959 through 1963.

**604-606. Corcoran Block (1902)**

This is a rectangular plan, two-story, two-part brick double commercial block. The renovated street level façade is sheathed in wood and brick veneer, however natural-face limestone survives in the building’s corner pilasters and window sills. The street level façade is composed of centered side-by-side slant front entrances, each flanked by fixed-pane display windows above brick veneer bulkheads. The second story is defined by a recessed center bay pierced by three small infilled windows with a common limestone sill, flanked on either side by paired windows with common limestone sills and pressed metal lintels executed as classically-inspired cornices. The façade terminates with a wonderful pressed metal entablature composed of a wide frieze with swag devices and a bracketed cornice with dentils. A Pressed metal date plaque is centered just below the roof line and reads “A. -- 1902 -- D.”. The street level renovations appear to date ca. 1980s.

Sanborn maps reveal this building was constructed on a previously vacant lot between 1899 and 1906, and a photograph of the building soon after construction appears in a ca. 1903 souvenir guide (Stiles 1903). In 1906, 604 was occupied by an Insurance Office and the west half by a Pool and Billiards hall. The Insurance Office continued in the east half of the building but 606 was Vacant in 1913. By 1921 an Office is indicated for 604, and 606 was occupied by the Escanaba Journal, Printing. The 1929 edition reveals Printing continues in 606, but identifies only to the level of Store for 604. The 1929-50 Updates edition indicates Stores for both addresses, but the rear rooms of 606 are still labeled Printing. These last maps also indicate the single story rear bay extending to the alley on 606 was added between 1929 and 50 and the rear elevation on 604 was extended after 1950.

City directories reveal that 604 as the Corcoran Block was occupied by E. Enyder insurance, a chiropractor, and wholesale lumber concern, while 606 was occupied by the Escanaba Advertiser newspaper. By 1929 the building was known as the Baldwin Block, and 604 housed the Radio Electric Shop of Fred Baldwin, while 606 had the Escanaba Journal printers. The Baldwin Block as addressed as 604-606 by 1937, when it was occupied by Escanaba Journal printers and Delta Insurance agency, Delta Insurance continued through 1963, while the Baldwin Printing Co. is indicated for 1941 through 1953; In addition to Delta Insurance, UP Insurance Agents Association is listed in 1959, and by 1963, Delta Insurance and Delta TV Signal Distribution Co. are in 604, while WDBC Broadcasting Co. and Radio Station is in 606.

WDBC was Escanaba’s second commercial radio venture—the first being the short-lived WRAK in the 1920s. The station signed on in 1941 from a combination studio-transmitter building located just east of the lighthouse on Sand Point. In 1952, the station changed its frequency from 1490KHz to 680KHz, and increased its power and

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coverage. Within a few years, the station vacated the Sand Point location and moved its studio to the west half of the 604-606 Ludington building. (EHDC 2012).

**608-612. Building (1884-1888)**

This is a two-story, rectangular plan, flat-roofed, two-part commercial block clad in brick veneer at the street level and vertical metal panels on the second story. The rear elevation is extended by a concrete block addition, while the second story is clad in vinyl siding. The renovated façade presents five bays, composed of four glass block windows and a recessed curved slant front entry door flanked by a second a corner entry door. The second story is pierced by four double-hung sash windows. Renovations have removed virtually all style elements from this building. It is currently identified as Eagles Hall and is physically linked to the adjacent Eagles Aerie No. 1088 at 614 Ludington.

Sanborn maps reveal this building appears to date between 1884 and 1888 when a building with its footprint was constructed and addressed 608-610 Ludington. In 1888 through 1893, the east half at 608 is occupied by a Dry Goods Store and 610 houses a Clothing Store, while in 1899 and 1906 the addresses appear to be combined into a single business as Shoes, Clothing and Dry Goods, labeled across both storefronts in the former edition and Dry Goods in the latter. By 1913, 608-610 housed a Pianos and Music store, but by 1921 the building had been converted into a Garage, with an Accessories room at the southwest corner on the façade, and Auto Repairing in the rear bay at the northeast corner. In 1929, the building is listed as Tire Storage, while in the 1929-50 Updates edition it is identified as Garage with a 12 Cars storage capacity.

An early photograph of the Michigan Building next door at 614 Ludington confirms this building pre-dates 1903 (Stiles 1903: 9). The 1889 city directory (DCGS 20121a) reveals Kratzenstein, Isadore at 610 Ludington, selling general merchandise. This apparently is an early location for the person who founded what would become one of Escanaba’s leading early department stores, Kratze’s (see 720 and 1200 Ludington for other related store buildings and history). In 1889, 612 was occupied by Gustave Peterson Boots & Shoes. The 1893-95 city directory (DCGS 2012b) reveals Henry Abenstein Jeweler at 612 Ludington. In 1917 E.O. Anderson purchased the Columbia Building, 608-610 Ludington, remodeling it into a garage and repair shop to be ready April 1 or 15 (Motor World 1917: 31). By 1924-25, the Portman Motor Co. was listed in 608, with 608-610 occupied by Portman Bros. autos. By 1929 the building housed the Peninsular Tire Co., by 1937, 606-608 was occupied by EO Anderson auto dealer and radios. IN 1941, 610 housed the Escanaba Taxi Service and Northland Greyhound lines. By 1948 and through 1963, 610 was occupied by the Eagles Club Hall Escanaba Aerie No 1088 (FOE).

**614. Michigan Building (1893-1899)**

This is a two-story, brick, two-part, double commercial block that is distinguished by the liberal use of sandstone decorative elements. The street level facade bays have been altered through the application of ashlar limestone veneer, the installation of aluminum frame fixed-pane windows and doors, and a pent roof. Original construction elements include natural-face sandstone employed in the pilasters and round arch voissour enframing the center entry bay as well as the building’s corner pilasters. It is also employed in the storefront cornice and window surrounds, and perhaps most distinctively, as string courses that alternate with every six courses of brick on the façade. Of particular note is the stylized inscription proclaiming “MICHIGAN BUILDING” within the rusticated stone arch above the central entry bay. The use of arches and copious amount of stone and rustication define this building as a prime example of the Romanesque Revival style. A photograph in a souvenir guide published in 1903 reveals that the original cornice has been reduced (Stiles 1903: 9).

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Sanborn maps reveal this building appears to date between 1893 and 1899 when a building with its footprint was constructed and addressed as 612-614 Ludington. The upstairs was a hall, because the building plan notes that the wall dividing the storefronts at 612 and 614 were on the first floor only. In 1899, 612 housed a Grocery and 614 a Boots and Shoes store. While 614 retained Boots and Shoes in 1906, the eastern half was occupied by a Tailor. In 1913, 612 was occupied by an Office Supplies store and 614 by a Clothing store, with Office Supplies continuing through the east half of the building in the 1921 edition, while 614 is again designated as Tailor. While the 1929 edition labels both storefronts as Stores, the 1929-50 Updates edition places a Printing concern in 614.

The 1893-95 city directory (DCGS 2012b) reveals that the American Express Co. had an office in this building, and in 1902 H.W. Coburn Drugs Books Cigars Candies was located here. By 1924-25 through 1929, Delta Printing Co. was in 612 and Harriman Electric Co. was in 614, with the UP Fair Association also present by 1929; In 1937 Delta Printing Co, continued in 612, while the National Reemployment Service was in 614; Delta Printing continues 1941, with 614 Vacant. 1948 reveals Delta Printing and Skaug Bros real estate in 612, with 614, identified as the Pavlick Building, housing Pavlik's Gift Shop and L&R Sport Shop. 612 still houses Delta Printing Co. as well as EG Electric Co. contractors in 1953, while 614 still has Pavlick's Gift Shop and Lawrence Pavlick building contractor. Both AEG Electric Co. and Pavlick's Gift Shop continue through 1953.

**616. Gus Asp Building (1893-99).**

This is a brick, rectangular plan, flat-roofed, single story, one-part commercial block. The façade's three bays are defined by a recessed center entry and flanking fixed glass display windows now partially sheathed in wood panels. The textures of the façade wall planes are emphasized by employing alternating bands of six courses of rusticated brick and two courses of polished brick. A series of seven metal paterae occur in masonry that would have anchored the original storefront cornice. This small building is distinguished by its exuberant cornice composed of an arched brick corbel table. Even moreso, its character is defined by the presence of streamline-inspired signage consisting of a full-width horizontal metal banner. Its projecting central segment and each of its curved ends are emphasized by strips of horizontal neon. Painted numbers on the central section provide the address, "616," and the lateral sections are lettered "TOBACCOS" and "SOUVENIRS." Above these lateral identifiers are base-mounted neon letters, "GUS" and "ASP." A projecting metal sign in the form of an arrow pointing down to the entrance is mounted on the projecting central segment of the façade signage perpendicular to the façade. In neon on both faces it flashes alternately "GUS ASP" and "JUST ASK." The streamline moderne marquis and neon signage appear to date to 1930s, apparently soon after Asp bought the building in 1933 (and continued in ownership until retirement in 1968) (EHDC 2012: 19).

Sanborn maps reveal this building was constructed between 1893 and 1899, and although Vacant in 1899, by 1906 it housed a Ladies' Tailor. One source relates that the Royal Theatre was opened by the Ed Spechts in this building (Dunathan 1963: 124), which appears to be confirmed by Sanborn maps that indicate a theater was present in 1913. Sanborn also reveals that by 1921 it is listed as an Office, which appears to be associated with the Stack Lumber Co., identified at this address in 1924-25 and 1929 city directories, with the Helena Land & Lumber Co. and J.K. Stack Co. The 1937 city directory notes for the first time Gus C Asp news dealer, an occupancy that continues through the 1963 edition.

The Stack Lumber Co. was incorporated in 1913 with a capital stock of \$1,500,000 (Iron Age 1913: 1198). In 1915 a trade journal reported that this company had let the "largest single contract ever awarded in the

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northwestern states” to harvest 80,000 acres of hardwood in Mackinac and Luce counties, the “first big attack upon the enormous hardwood resources of the Upper Peninsula” (MMFR 1915: 27). It noted that big pine operations had been common in the past, “but even then, there were few that rivaled the contract just given in the extent of operations.” The company continued in operation at least into the 1950s, as indicated by records relating to a land exchange with the State of Michigan (MNRC 1949: 428). In 1933, Gust Asp, the son of Danish immigrants, bought the building and operated it as a cigar store and news stand until he retired in 1968. In recognition of his reputation for being knowledgeable about the area, he coined the slogan “Just Ask, Gust Asp” (EHDC 2012), still illuminated on the store’s original neon sign today.

In 1867, John King Stack opened the Stack Wholesale Liquor and Tobacco Company (which he sold in 1896) and later a saloon, both on Ludington Street. In 1890 he was one of the principal organizers of the Escanaba Street Railway Co. that provided trolley transportation around the city and eventually to Gladstone (this firm later was the Escanaba Power and Traction Co. and was in operation until May of 1932). The Stack Lumber Co. was organized in 1913 as successor to the Escanaba Lumber Co. with John K. Stack as President and John K. Stack, Jr. as Vice President. At incorporation, John K. Stack owned all the preferred stock after investing \$500,000 into the business, which owned 90,000 acres of land and 55 miles of standard gauge railroad, and a hardwood flooring factory, with plans to build a new saw mill, planning mill and chemical factory (Lumber World Review 1913: 42). The company eventually had saw mills at Masonville, Manistique, Pike Lake and Little Lake. The company manufactured lumber, lath, shingles, cedar products and maple, birch and beech flooring. (Jones 2012a). Stack was with many other significant Escanaba enterprises. He was President of the Escanaba National Bank, President of the Escanaba Paper Company (he was a principal developer of the water power of the Escanaba River which led to what is now the NuPage Corporation Escanaba Paper Mill. He was a director of the Delta Title, Land and Loan Company. He was involved in The Escanaba and Gladstone Transportation Co. whose ships served communities on both Little and Big Bay de Noque. He served as Mayor of Escanaba for three consecutive terms. Progressive in private life also, his home reputedly was the first in Escanaba to have electricity. John King Stack died September 1, 1920 (Jones 2012a).

The Helena Lumber Co. was organized by Stack’s son, John K. Stack Jr., ca. 1929 as successor to Stack Lumber Co. to harvest timber holdings in which he had speculatively invested soon after the onset of the Great Depression (Jones 2012b). Forest fires and the general economy resulted in a short-lived venture. Stack was elected Auditor General for the State Michigan in 1933, and was re-elected shortly before his death in 1935 (New York Times 1935; Political Graveyard 2012).

See 701 Ludington for another building related to Stack, the Stack Block.

**624. Delta Hotel (1914, 1962, 1994)**

Listed in the National Register on April 9, 1998, the following text is excerpted from the SHPO. The five-story brick and masonry Delta Hotel is a simplified Neoclassical commercial building which rises sixty-six feet in height. The two main facades exhibit a three-part composition typical of many commercial buildings of the late 19th and early 20th century: a rusticated treatment of the ground level, a relatively simple main section and an attic segment. Horizontal banded brickwork above the building’s brick foot wraps the first floor between and above slightly inset window and door openings. The horizontal banding pattern is repeated in paired piers at the corners from the ground to fourth floors. A decorative masonry belt course resembling a classical cornice extends across the main facades below the fifth-floor windows. The paired piers at the corners between the fourth and fifth levels also display friezes of classical inspiration. Paneled brickwork outlined in header bricks on the fifth

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floor above the cornice creates a rectangular pattern that is replicated between all windows on that floor.

The upper section features a slightly lighter colored brick parapet that was added in 1988 to replace the deteriorating main cornice. The building's brickwork at the top of the fifth floor on the two main facades is corbelled outward to the base of the parapet, which is formed by rows of somewhat smaller brick. A C-shaped addition was constructed in 1962-63 as part of the original building's conversion from hotel to nursing home use, measures 25 feet by 140 feet and is faced in a lighter, sand-colored brick.

The interior featured a floor plan largely intact today, including the standard lobby, dining room, grill and bar. The bar became a coffee shop during Prohibition (returning to original function when a brewpub opened in the building in the 1990s) (EHDC 2012: 19). The original hotel building retains many original interior features including intricate wooden panels and window frames, manufactured by Escanaba's Stegath Lumber Company, and decorative ceiling plasterwork.

Sanborn maps reveal construction between 1906 and 1913 with the 1913 edition stating Fire Proof and "To Be Occupied About December 1<sup>st</sup>, 1915. It indicates an Office in the southwest corner on Ludington, a Bar in the southeast corner behind which was a Grill Room, a Dining room occupying a majority of the first floor behind/north of the Office, and a Kitchen occupying the eastern bay back from the Grill Room and parallel to the Dining Room. The 1921 edition reveals the southwest bay to be occupied by the Lobby and that the hotel had 72 guest rooms. The 1929 and 1929 Updates editions reveal no changes to the documentation. When the Bishop Noa Home was added in 1960, it was placed on the lot previously addressed as 618 Ludington.

Opening in January, 1914, the Delta was Escanaba's preeminent hotel over the next several decades. The hotel was built during a boom period in Escanaba's history that saw the population of this major iron ore-exporting port and railroad and industrial community centrally located in Michigan's Upper Peninsula region rise by one-half, from 9500 to 14,500, in the years between 1900 and 1913. Financed by a stockholders' corporation in which local businesspeople apparently played a leading part, the Delta Hotel was a prominent and highly visible symbol of the city's progress and progressivism.

After the hotel had closed, it was sold in the early 1960s to the Catholic Diocese of Marquette, which located the Bishop Noa Home for Senior Citizens there after constructing the five-story light sand-colored brick bays adjacent to the original reddish brown brick building. The Most Reverend Thomas L. Noa became the eighth Bishop of Marquette in August 1947 (SJSPC 2012a) and served until 1968 (Diocese of Marquette 2012).

The 1962-1963 addition that nearly doubled the building's size is comprised of adjacent bays that are architecturally distinct in form, style and color. The addition is the unique in Escanaba as an example of mid-20<sup>th</sup> century international style architecture. It is significant in its own right, even if not totally compatible architecturally with the original hotel building. It also represents a use and function significant in the entire building's history and downtown Escanaba, as the CBD began its decline and evolved from predominantly retail and professional to more of a service related emphasis.

A garage building erected at the rear of the original hotel building for the apartment tenants added in 1994. An enclosed metal-clad "hallway" connects this garage to the main structure, eliminating the original alleyway. Since 1996, the building has housed Hereford & Hops Steakhouse and Brewpub (first floor) and Delta Apartments (top four floors).

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**712. Building (post-1929)**

This is a two-story, brick, two-part commercial block, whose renovated street level bays are sheathed in vertical metal panels that enframe a slant-sided entry flanked by fixed-pane glass display windows and a corner entry door, all shielded by a recent vintage vinyl awning. The second story is pierced by a two sets of paired double-hung sash windows with common masonry sill and soldier bond brick lintels, occurring within slightly recessed panels created by corbelling associated with the building’s corner piers and cornice. The cornice is the most distinctive feature, employing sawtooth header brick bond to create two broad panels beneath a series of small corbelled brick triangles that essentially comprise a corbel table.

The 1929-50 Updates edition of the Sanborn maps reveal that the current two-story building replaced a single story building present in the 1929 edition. City directories reveal the building was occupied by Johnston the Printer in 1929 and by the A&P Tea Co. in 1937. By 1941 the American Red Cross had moved in, the National Cash Register Co. concern was housed here by 1948 through 1963.

**716-718. New Peterson Building (1899-1906)**

This is a brick, two-story, two part double commercial block. The seven bays of the street level façade have been renovated with the installation of brick veneer and signage, and are composed of a centered pedestrian entry that that occurs between two storefronts consisting of a slant front entry flanked by fixed-pane display windows. The five bays of the second story are composed of a double-hung sash window above the center entry door that is flanked on each side by two sets of paired double-hung sash windows. All feature masonry sills and pressed metal lintels with corner blocks. Above each window are corbelled brick panels, which occur beneath a simple metal cornice.

Sanborn maps reveal this building, with two-story front bays and single story rear bays, was constructed between 1899 and 1906. In 1906 though 1913, 716 housed a Boots and Shoes store and 718 a Clothing Store, continuing to the 1921 edition, although 718 is identified then as Men’s Furnishings. The 1929 edition identifies only to the level of Store, but the 1929-50 edition labels diagonally across both storefronts, “Club.”

The 1911-12 city directory identifies this as the New Peterson Building. By 1925-25 it is occupied by Manning Sullivan Shoes, and upstairs among other professionals, Gotthard Arntzen, an architect associated with several buildings in the historic district; By 1929 the building housed Raymond Contracting Co. (and Arntzen has moved on) In 1937 the Delta County Emergency Welfare Relief Commission, Works Program Administration has moved in, with government occupation continuing into 1941 in 716 as revealed by tenants that include the Delta County Social Welfare Board, State Bureau of Social Aid, the National Youth Administration, Works Progress Administration, as well as the American Legion in 1941cd: 202, with the Jewel Tea Co. in 718. In 1948, 716-718 is identified as the American Legion Building (Cloverland Post No. 82), which also housed the Teamster & Chauffeurs Union Local No 328. In 1953 716’s tenants included the American Federation of Labor, Disabled American Veterans, and the American Legion, with Metropolitan Life Insurance in 718. By 1959, 716-18 was occupied by the US Army Reserve and Cloverland College, and in 1963 while the Army Reserve and a Recruiting Office continued in 718, 716 was vacant. Cloverland Commercial College, founded in 1905 by E.D. Gordon, closed in 1961 after training thousands of persons in accounting, bookkeeping and business methods. Its training function had largely been taken over by high school commercial departments and business machines schools (Dunathan 1963: 94).

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**720. Erickson Co. Building (1904)**

This is a brick, two-story, two-part commercial block occupying a corner lot in the center of the business district. The three bay street elevation is composed of a central recessed entry flanked by fixed-pane display windows, while the symmetrical fenestration of the second story is created by five large infilled window voids with transoms. Natural-face sandstone piers occur at the building corners and also flank the corner display window on the side elevation, and sandstone is also used in a sill course resting on corbelled brick above the storefront cornice that carries around to the side elevation, and in simple capitols crowning the pilasters separating the windows in the façade's second story. A band of sandstone executed in an egg and dart motif carries upward from the corner pilasters and then horizontally across the façade wall plane above the second story windows. The side elevation includes a natural-face sandstone water table, a series of eight small segmental arch windows on the first story, and seven sets of large double windows that repeat the sandstone decorative elements present on the façade windows. The building terminates in a simple unadorned metal cornice.

Sanborn maps reveal this building was constructed between 1899 and 1906, when it is addressed as 720-722 Ludington. From the 1906 through the 1921 editions it is identified as a Dry Goods Store, with the 1921 edition also describing that Queens Ware was in the basement, Dry Goods, Notions, Etc. on the first floor, and Ladies' Furnishings on the second floor. The 1929 and 1929 Updates editions identify only to the level of Store. City directories reveal 718 as the EA Erikson Co. Clothing store and 722 as the Ed Erikson Co. dry goods in 1924-25. By 1929, the building at 718-722 is Lauerman's Dept. Store, continuing to 1948 when it is identified as Lauerman's of Escanaba, which continues until the store building is identified as Shoppers Town Inc. general merchandise by 1963.

Anchoring the one and one-half miles of stores on Ludington Street were Escanaba's three big department stores: Erickson's/Lauerman's, Kratze's/Boston Store/Montgomery Ward, and the Fair Store. Edward Erickson's store was the oldest, having begun business in 1878, and building this two-story department store at the corner of Ludington and 8th Streets around 1903. In 1928, Mr. Erickson would sell his business to the Lauerman brothers of Marinette, Wisconsin, and they would continue the business at this location for years to come.

Edward Erickson was one of Escanaba's leading early 20<sup>th</sup> century merchants, the proprietor of one of the largest dry goods establishments in the Upper Peninsula. He arrived in Escanaba in 1874, was employed in a store owned by L. Schram and then by the Greenhood Bros. for five years, and between 1879-81 entered into a partnership with P.N. Cardogo as Cardogo & Erickson, before he began his own business. He was successful and eventually constructed his business block, the largest store building in the city, and assumed possession September 1, 1904. He also served as a director of the Escanaba National Bank. (Sawyer 1911: 750-51; Fuller 1926: 300-301)

**800. Swanson's Service Station (1929-36)**

This is an L-plan, 1½ story, cross-gabled commercial building that is sheathed in synthetic stucco and vinyl siding, with an ashlar masonry water table. The façade consists of a five-bay office unit consisting of a center entry flanked on each side by two fixed-pane windows, and an adjacent projecting unit with two overhead doors corresponding to two vehicle bays. The street level side elevation is pierced by a fixed-pane window identical to those of the façade. A pent roof that is situated above the façade's first story windows wraps around to the side elevation. The most notable feature of this building is its outscaled sharply pitched cross gables, each of which is

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pierced by a single central small double-hung sash window. The rear elevation reveals this building is constructed of concrete block. The projecting vehicle bays extending from the north elevation were constructed after the original building episode, and are also of concrete block, which is pierced by two glass block windows.

This building was constructed as a gasoline service station. Photos taken ca. 1937 reveal that the gabled building is present without any vehicle bays and retains its original form, with its steep gables and pent roof. The window voids appear to be similar if not identical to the original. The building was originally clad in shingle with half timbering in the side gable.

Sanborn maps reveal this building was constructed after 1929. The 1929-50 Updates edition illustrates Greer's Garage Filling Station, composed of an office and adjoining vehicle bays that do not conform to the footprint of the current office bay's size and location. City directories reveal Swanson's Service Station (Shell), also present in a ca. 1937 photograph, replaced an earlier building by the printing of the 1937 edition. This service station is also present through 1948, and is identified as Swanson Oil Co. gas station in 1953 through 59, but by 1963 is occupied by Joe's Gulf Service Station

**804. Building (Post-1939/1953-59)**

This is a two-story, rectangular plan, flat-roofed commercial building that is clad in vinyl siding and brick veneer. The street level façade consists of an off-center entry and four vertical fixed-pane windows, occurring beneath a pent roof. Second story fenestration consists of five double casement windows, above which is a pent roof extending up to the building's flat roof. The side and rear of the building are clad in brick veneer. The building's current appearance results from renovations that appear to date ca. 1990s that totally obscure the building's original attributes. The construction date of the building is based on the fact a frame building is visible in 1937 photos that city directories reveal was occupied by a series of barbers up through 1948. After no entry for the address occurs in the 1953 city directory, in 1959 the address is occupied by an insurance agent, and the rear of the building reveals it is not frame.

Sanborn maps reveal that this site is a vacant lot in the 1929-50 Updates edition. City directories reveal identify occupants as Oliver Groleau Barber and Ernest Scherin Watch Repair from the 1937 through the 1948 editions, and no entries until 1959 when the building housed Prudential Insurance Co. of America, and in 1963, Fitch & Hockstad physicians.

Non-Contributing because the composition of the original building is totally obscured.

**806. Oshinsky Building (1899-1906)**

This is a two-story, two-part, brick commercial block. The façade's first story is clad in metal panels, and incorporates large glass display window bays that run from building corner to an off-center entry that is flanked by an additional display window and corner entry door. The second story rises from a remnant storefront cornice defined by soldier course brick, and displays asymmetrical fenestration consisting of triple and single double-hung sash windows with masonry sills and soldier course lintels. The most distinctive decorative element of this building is a rectangular sawtooth header bond panel occurring above the second story windows and beneath the unadorned masonry cornice. This feature is complemented by the single diagonal rowlock and soldier course devices positioned between the second story windows. (The metal panel siding appears similar if not identical to the material employed in the façade at 809 Ludington Avenue.)

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Sanborn maps reveal this building replaced an existing but shorter two-story building between 1899 and 1906. In 1906 it is occupied by a store labeled as Jewelry and News, which becomes simply Jewelry by 1913. In 1921 it is identified as Wholesale Ladies' Clothing, perhaps a business owned by F.W. Aronson, who describes himself as a merchant tailor, at 806 Ludington in a 1919 high school yearbook advertisement (Cotton 1919: xxvii). City directories reveal Herschel Oshinsky wholesale ladies wear in 1924-25, and Oshins womens furnishings in 1929 through 1941 editions (although a 1937 photo indicates Oshin's Women's Wear Shop). In 1948 the building housed Garber's Apparel Shop and in 1953 Colenso's women's clothing. By 1959 it is occupied by Unclaimed Freight general merchandise, and in 1963 it is Vacant

**808. Citizens Bank Building (pre-1903)**

This is a two-story two part commercial block, constructed of brick now clad in synthetic and ashlar limestone. The street level facade consists of triple large display windows flanked by an entry door, occurring within synthetic stucco panels above an ashlar limestone bulkhead. The second story is pierced by three double-hung sash windows that occur beneath a course of natural-face sandstone(?) masonry. Three metal shield devices occur above the windows.

Sanborn maps reveal this building was constructed between 1899 and 1906, where the latter edition identifies it as a Bank. Although it continues as a Bank in the 1913 edition, by 1921 it is labeled a Jewelry Store. The 1929 and 1929 Updates editions identify it only as a store, but reveal that the rear elevation was extended between 1921 and 1929. City directories reveal; Chapekis shoe shine in 1924-25cd: 58; London Hat Cleaning Shop in 1929cd: 208 and in 1937cd: 196; A photograph from this period records it as the London Hat Cleaning Shop & Shoe Repair, its occupant in the 1937 through 1953 editions, although the latter also notes the London Barber Shop. In 1959 it remains the London Hat Shop, but is joined by the County Prosecuting Attorney, other lawyers and insurance agencies. In 1963 for the first time it is identified as the Chapekis Building, with the professional occupants continuing. Tony Chapekis arrived in Escanaba in 1916 and opened a shoe shine shop and billiard parlor in the 700 block of Ludington (DCBC 1978: 64), and moved to the current building by 1924. Today the building is occupied by the Viau & Chapekis law firm, revealing the Chapekis family has been involved with this property from at least the 1920s to the present.

The State Bank of Escanaba grew out of private bank, Citizens Bank, started by Percy L Catlett & Son in 1902. Investors included grocer E.M St. Jacques and bottler Jacob Jepsen, who held it as a private company and thus were not required to file financial statements or annual forms or reports. John P. McColl, Escanaba pioneer and civic leader was cashier. Early image identifies this as Citizens Bank in 1903 Souv Delta Co (Stiles 1903: 9). A notice in a trade journal stated that the Citizens Bank of Escanaba would become a state bank in 1904 (Commercial West 1904: 20). After the bank received its state charter in 1904, it was reorganized as the State Savings Bank of Escanaba, with Alvin Moore as its President. O.B. Fuller, for many years State Auditor of Michigan, also served as President. It was renamed State Bank of Escanaba in 1944 (Sawyer 1911: 844; Bourke 1977: 11, 16; Dunather 1963: 114). (See also 1110 Ludington for bank location in 1915.)

**810. Building (Post-1929)**

This is a two-story, brick, two-part commercial block. The street level façade is composed of a central slant-sided entry flanked on each side by two linear fixed-pane windows, as well as a corner entry door. The asymmetrical fenestration of the second story is composed of double and triple grouped double-hung sash

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windows and a linear glass block window, all with row lock sills and soldier course lintels. The street level is now sheathed in vertical wood panels while the second story retains its original brick that provides a wealth of decorative treatment. Above the soldier course marking the storefront cornice, stack bond frames each of the windows within borders created by stretcher and soldier bond courses. Above these a large central panel of basketweave bond occurs between two small devices created by diagonal soldier course brick, and the building terminates in a soldier course parapeted cornice.

The Sanborn map 1929-50 Updates edition appears to indicate this building post-dates 1929 when a cinder block building is represented, which replaced an earlier building with a single story rear bay. The building is labeled as a Store in the 1929 and 1929 Updates editions. City directories reveal (Mary Vogel?) Beauty Shop in 1937 photo; LaVogue Shop milliners in 1924-25, the Vogue Beauty Shop in 1929, and a vacant building in from the 1937 through the 1948 editions. In 1953 it is occupied by Thyberg's, Inc. jewelers, appears to have functioned as a residence in 1959, but by 1963 it housed Kenneth's Hair Stylist.

**812-814. Building (pre-1901)**

This is a rectangular plan, flat-roofed, two-story, double two-part commercial block. The renovated façade is sheathed in synthetic stone on the first floor, while the second story is clad in metal panels. The asymmetrical fenestration of the street level consists of six bays formed by two recessed entry doors lateral to a central entry leading to the second story that is flanked by three linear fixed-pane windows. While most of the ground floor is clad in a synthetic random rubble stone matrix, the corner bays are sheathed in vertical vinyl panels as is the full-width storefront cornice. Perhaps the most arresting feature of this building is the bold geometric patterned metal panels that ensheath the second story. Bold checkered pattern panels enframe even more distinct horizontal pattern panels that apparently are placed across the building's original windows. Currently several downsized fixed-pane windows pierced the metal veneer. A 1937 photo reveals the building is constructed of brick and originally had a central slant-sided entrance flanked by large display windows.

The 1889 city directory reveals the Bean Milling Co. was located at 812 Ludington (DCGS 2012a). Sanborn maps reveal this building was constructed between 1899 and 1906, when it housed a Grocery in 812 and a Saloon in 814, occupations that continued through the 1913 edition. In 1901 Toussaint Martin had moved to and engaged in a produce and grocery business in this building after starting out in 1898 in the basement of the Fair Savings Store (Sawyer 1911: 730-731). By 1921 a Confectionary Store is housed in 812 and a Soft Drinks concern in 814. The 1929 and 1929 Updates editions identify the businesses only to the level of Store.

Gust Iraphos confectioner occupied the building in 1924, but by 1929 GR Kinney Co. shoes had moved in. IN 1937 the Children's Shop in was in 812, continuing through 1941. In 1948 the occupant of 812 is Reynold's Children's Shop, while 814 housed an optometrist. In 1953, 812 is Morrison Shop children's and 814 housed the Escanaba Optometric Center. In 1959, Morrison's continues in 812, with 814 occupied by Garrard, optometrist. In 1963, 812 is still occupied by Morrison, and 814 by the Optometric Clinic.

**816. Wolverine Delta Motor Co. Building (ca. 1922)**  
**Hubert & Nelson, Menominee, Architect**

This is a single story, rectangular plan, flat-roofed, brick commercial structure with a pent roof. The façade consists of six slightly recessed brick panel bays occurring between brick pilasters displaying quoins. The bays contain fenestration consisting of large fixed-pane display windows and an off-center double entry door with

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transom. The recessed panels appear to have been full height display windows and/or vehicular entry door bays for its original auto-related motor car company.

The November 1921 Sanborn map edition for the addresses 816, 818, 820 and 822 Ludington reveals a Garage “(From Plans)” extending from Ludington across the entire half block to the alley. The 1929 and 1929 Updates editions reveal a Fireproof Garage, Capacity 70 Cars, Built 1921. City directories reveal 816-22 Wolverine Delta Motor Co. in 1924-25 through the 1929 edition. The Michigan State Liquor Control Commission occupies the building in 1937 through 1963, with the MSLCC Store No. 409 also located here after 1953.

The Wolverine Delta Motor Car Co. was incorporated in Escanaba by M. Perron, Jud Yelland and A.J. Moreau in October 1921 to buy, sell, store and repair automobiles and other motor vehicles, and to construct, own, manage, conduct and establish public garages, with capital of \$200,000, (MMFR 1921a: 30). A January 1922 trade journal article stated that the company was requesting bids for a one- or two-story, 100x140-foot reinforced concrete and brick garage, with an estimated cost of \$68,000, Hubert & Nelson architects of Menominee (*Engineering News-Record* 1922: 26). A September 1922 trade journal reported that the Wolverine Delta Motor Co. was erecting a garage in Escanaba (*Automobile Topics* 1922: 656). Wolverine Delta Motor Co. awarded a contract for a one-story, 100x138-foot garage estimated cost \$45,000 (*American Machinist* 1922: 464o). Wolverine publicized its intent to build a new showroom/garage soon after the DeGrand Motor Car Co. began to build its new garage in late 1921 at 1700-1708 Ludington (Lindquist 2011) (demolished).

**900. Building (1980s?)**

This is a single story, rectangular plan, synthetic stucco-paneled building that is shielded by a pent roof. The façade is four bays, defined by defined by single and double fixed-pane windows and an off center entry door. Decoration is confined to panels that occur beneath and flank the windows.

Non-contributing because it is less than 50 years of age.

**902. Building (1924-1929)**

This is a brick, two-story, two-part commercial block, whose street level façade is sheathed in synthetic masonry panels. The first story consists of four bays defined by a slant-sided corner entry door and three fixed-pane windows, while the second story fenestration is composed of two sets of paired double-hung sash windows. A modern pent roof extends from above the storefront windows up to the second story windows. The building’s decorative attributes are confined to a distinctive parapeted cornice and a cornice panel created by soldier course brick that enframes a central square dressed masonry plaque.

Sanborn maps reveal this building was constructed between 1921 and 1929 and is the first building addressed as 902 Ludington. The 1929 and 1929 Update editions identify it only to the level of Store. City directories reveal there was no address entry in 1924-25, but by 1929 it is occupied by the Vanity Shop women’s wear, in 1937 through the 1948 editions by the Smart Wear Shoppe, and by Gartner’s women’s clothing in 1953. In 1959 it housed the Gift House Stamp Redemption Store. Congressman Bart Stupak had one of his district offices in this Escanaba building at the turn of the 20<sup>th</sup> century.

**904. Building (pre-1884)**

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This is a two-story, three-bay-wide, frame two-part commercial block. The street level façade consists of a center slant-sided entry flanked by large display window voids that have been infilled with wood panels and occur between brick corner pilasters and above brick bulkheads. The second story is clad in vinyl siding and is pierced by three double-hung sash windows.

Sanborn maps reveal a building with this footprint and internal floor plan was present at this address in 1884, the earliest city edition. In the 1884 and 1888 editions it was occupied by a store selling Groceries and China, in 1893 by a Dry Goods and Clothing Store, and by a Grocery in 1899. In 1906 it housed a Saloon, and by 1913 a Clothing and Millinery shop, which is identified in the 1921 edition as "Ladies' Ready to Wear Clothing, Etc.". The 1929 and 1929 Update editions identify it only to the level of Store. City directories United Cigar Store from through 1929 editions, Asselin Creamery Co. in 1937, and the Varsity Shop cigars in 1941. In 1948 it housed the Household Electric Co., in 1953 the Appliance Center, and Ivan Kobasic Furniture & Appliance in 1959. The Escanaba Sport Shop was located here in 1963.

**906. Hoyler Building (1913-21)**

This is a single story, brick, one-part commercial block. The three bay street level facade consists of a center slant-sided entry flanked by large display windows resting on stone faced concrete block bulkheads. This small building features an impressive amount of decoration above the first story awning. Three recessed panels separated by pilasters resting on natural-face limestone blocks occur beneath corbelling, and each of the panels is distinguished by a rectangular field created by header and rowlock bond with masonry block corners. The stepped parapeted cornice is also corbelled and features a masonry capstone.

Sanborn maps reveal this building was constructed between 1913 and 1921, with its distinctive footprint extending all the way north to the mid-block alley. In 1921 it was occupied by a Confectionary, is identified only to the level of Store in the 1929 edition, but the 1929-50 Updates reveal it housed a Restaurant. City directories reveal No entry in 1924-25, but Louis Hoyler confectioner is located here by 1929. Hoyler's Tea Room occupies the building in 1937 through 1948 editions, but the address is Vacant in 1953. In 1959 it housed Nordstrom Hardware, and in 1963, Griffith V&S Hardware.

**908. Building (1888-93)**

This is a frame, two-story, two-part commercial block. The three bay façade, sheathed in recent vintage brick veneer, is composed of a street level center slant-sided entry flanked by large glass display windows, and the second story above is pierced by three double-hung sash windows. Original masonry still exists at the base of the corner piers and in the display window bulkheads. The side elevations are clad in vinyl siding.

Sanborn maps reveal a building with this footprint was constructed between 1888 and 1893. It housed a Saloon from the 1893 through the 1913 editions. The 1893-95 city directory lists John F. Nelson, saloon, and Gust F. Nelson, a bartender at 908 Ludington (DCGS 2012b). Sanborns indicate the building was occupied by a Gentleman's Ready to Wear Clothing store by 1921, but the 1929 and 1929 Update editions identify it only to the level of Store. City directories reveal No entry for address in 1924-25, but the Ben F. Young & Co. clothing store was here by 1929 through 1941, becoming Young's Haberdashery by 1948, then Ben F. Young men's clothing in 1953, and BF Young & Co. men's clothing in 1959. The store is Vacant by 1963. It has housed the Canterbury Book Store, founded 1966, to the present day.

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**910. Building (1899-1906)**

This is a frame, two-story, two-part commercial block with a false-front concealing a gabled roof. The four bays of the T-111 sided street façade are composed of a recessed entry flanked by large glass display windows, and a steel pedestrian corner entry, while the three bays of the aluminum-sided second story are created by double-hung sash windows. The side and rear elevations are sheathed in asphalt siding.

Sanborn maps reveal this building was constructed between 1899 and 1906, when it replaced the Scandinavian House, a saloon, with a Boots and Shoes store, a use that continues up through the 1921 edition, when the rear room is labeled Cobbler. The 1929 and 1929 Update editions identify it only to the level of Store. City directories reveal the building was occupied by Aronson & Anderson Shoes in 1924-25 through 1929. By 1937 it housed Fillion's Shoe Store with Aronson as a tailor. In 1941 Fillion's Shoe Store is teamed with Hildur Aronson, dressmaker, but in 1948 Fillion's Shoe Store is the sole listing. Roberts shoes is here in 1953, and Feldstein's Jewelry in 1959 through 1963.

**912. Building (1899-1906)**

This is a frame, two-story, two-part commercial block with a false-front concealing a gabled roof. This extensively renovated building is sheathed in synthetic stucco. The street level façade is composed of a recessed corner entry door flanked by a run of four linear fixed-pane windows resting on a brick veneer bulkhead, while the second story is pierced by a centered run of four fixed-pane linear windows. The side and rear elevations are clad in vinyl siding.

Sanborn maps reveal this building was constructed between 1899 and 1906, at which time a Saloon had replaced a Millinery. Use as a saloon continued through the 1913 edition, but by 1921 the building is occupied by a Newspapers and Magazines business, and the rear elevation had been extended by a single story bay. The 1929 and 1929 Update editions identify it only to the level of Store. City directories reveal the Escanaba News Services occupied the building in 1924-25. By 1929 it housed Alex Perrin barber, in 1937 Sam & Art's Barber Shop, and in 1941 Samuel Cahee barber. By 1948 its occupant was Floyd Duchaine barber, who apparently continued in business here as Floyd's Barber Shop from 1953 through 1963.

**914. Building (Post-1929)**

This is a brick, two-story, two-part commercial block with a false-front gabled roof. The first story consists of three bays defined by a slant-sided center entry door flanked by large glass display windows resting on brick bulkheads, while the second story fenestration is composed of two double-hung sash windows. The building's primary decorative attributes are created by use of differing brick bond. The stepped parapeted cornice with masonry coping occurs above alternating fields of triple soldier and stretcher bond brick, while the masonry silled second story windows employ soldier bond lintels. A small unadorned masonry plaque is centered within the cornice. The side and rear elevations are clad in asphalt siding. The brick storefront appears to occur in front of a frame cross gabled dwelling. (The detailed brickwork is similar to the building next door to the west at 916 Ludington.)

Sanborn maps reveal that this building was constructed after 1929 when the 1929-50 Updates edition indicates it replaced a building whose footprint extended further north from Ludington. The 1929 and 1929 Update editions identify it only to the level of Store. City directories reveal Abenstein, jeweler was the occupant in 1924-25 and

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Sami Bashour, grocer in 1929. The Rose Ann Beauty Shop was here from 1937 through 1941, and the Delft Beauty Shop in 1948, identified as Delft Beauty Shoppe in 1953. In 1959 it was occupied by Nelson's Floral Co., becoming Nelson's Floral & Gifts, in 1963.

**916. Building (1913-1921)**

This is a two-story, two-part commercial block with a false-front masonry-coped parapet concealing a gabled roof. The renovated street level façade is clad in brick veneer and consists of an off-center entry flanked by fixed-pane windows of differing dimensions. The second story is largely composed of a cedar shake pent roof that is pierced by three double-hung sash windows. Ornamentation is confined to the upper storefront, and similar in execution to that of the adjacent building to the east (914 Ludington) employing varying patterns of brick bond. Alternating fields of triple soldier and stretcher bond brick are placed below the parapet, whose coping curves upward from the building's margins. The parapet's horizontal center coping rests on soldier bond brick. The side and rear elevation are clad in vinyl and wood panels.

Sanborn maps reveal this building was constructed between 1913 and 1921, when a saloon was replaced by a Barber and Shoe Shine in an adjacent narrow bay, with both sections of the building labeled as "Plastered." The 1929 edition identifies the business only to the level of Store, but the 1929-50 Updates indicates the building housed a Restaurant. City directories reveal Young & Fillion Co. clothing, barber and shoeshine in 1924-25. The Eat Shop restaurant is located here by 1929 and continues through 1953. The building housed Andrew's Café in 1959 through 1963.

**918-920. Buckholtz Block/Fillion Block (1899-1906)**

This is a rectangular plan, flat-roofed, two-story double two-part brick commercial block displaying symmetrical fenestration. On the street level, a central entry to the second story separates the two storefronts, each of which is three bays composed of a center recessed entry flanked on each side by large glass display windows resting on masonry bulkheads. Prismatic glass occurs in the transoms above the west store front and center entry door, while glass block is now present in the eastern storefront. Natural-face sandstone masonry occurs in piers at the building's corners and on either side of the center door between the two storefronts. Brick piers carry up from the sandstone, enframing the five bays of the second story, which are defined by four large window voids (now infilled) that flank a narrow central panel occurring above the center entrance below. This fenestration occurs with panels slightly recessed within brick corbelling that carries up to the classically-inspired pressed metal cornice. The cornice frieze reveals Greek key pattern motifs beneath the modillioned cornice, and other classically-inspired elements occur in the form of the dentilled cornice above the second story windows. This building is an eclectic expression that is most strongly influenced by Classical Revival style.

Sanborn maps reveal this building was built between 1899 and 1906, when 918 was occupied by a Boots and Shoes store and 920 by a Clothing store, with a partition wall on the first floor only. Occupation remained unchanged in the 1913 edition but by 1921, while the east storefront is still occupied by Boots and Shoes, the western one is identified as Gentleman's Furnishings, and the second floor is occupied by a Telephone Exchange. The 1929 edition identifies to level of Store only, although the Telephone Exchange is still labeled for the second story. The 1929-50 Updates edition classifies 918 as Store, while 920 is identified as Paints.

City directories identify this building as the Buckholtz Block in 1907-08, but by 1924-25 it is called the Fillion Block, with Harry Tilbert at 918 and Michigan Bell Telephone in 920. Young & Fillion clothing, a dentist and

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Michigan Bell Telephone are located at 918-920 in 1929. In 1937 918 houses the Lieungh Music Store and Smart Cousin Dress Shop and 920 the Home Supply Co. electric appliances, as well as lawyers and insurance. In 1941, 918 is occupied by Jergeson Palmer tavern and Lou’s Beauty Shop, and 920 still houses Home Supply. In 1948, 918 is occupied by The Tavern and Lou’s Beauty Shop, while the tenant in 920 is Charlotte’s Beauty Shop and a tailor, all of which continue through 1953, although the Tavern is identified as a beer garden and Thos Wilkinson floor coverings is added. In 1959, Joe’s Tavern is present and Charlotte’s continues, and Hawe’s Paint & Floor Coverings is added. In 1963 King’s Tavern and Michigan Claim Service join Charlotte’s and Hawe’s.

**922. Building (1888-93)**

This is a brick, two-story, two-part commercial block. The street level façade is clad in brick veneer and consists of a slant-sided entry door between two large display windows and a second entry door at the building’s southeast corner. Hexagonal prismatic glass forms the storefront transom windows. The second story fenestration consists of three double-hung sash windows resting on masonry sills. Above these windows, a panel is created employing rowlock and header bond brick and masonry corner stones, above which the building terminates in a masonry-coped parapet. The side elevation is brick and displays functional fenestration.

Sanborn maps reveal this building was constructed between 1888 and 1893, when it housed a Hardware Store. By 1899 it was occupied by a Flour and Feed Store, in 1906 and 1913 by a Saloon, and in 1921 a Restaurant. The 1929 and 1929 Update editions identify it only to the level of Store. City directories reveal Knute C. Peterson, “Knute’s” was at 922 Ludington in 1907, the same year the state gazetteer included an advertisement for The Empire Choice Wines, Cigars (Polk 1907: 39). The 1924-25 city directory reveals the building was occupied by Tilbert’s Café, which continued through 1929, but by 1937 it housed the DeLuxe Café. In 1941 the tenant was Maytag Sales & Service, in 1948 Novack’s Jewelry, in 1953 Larry’s Clothing Store, in 1959 GW Benson physician, and William Hemes Optometrist, and in 1963 the Delta Furnace Co.

**1000. Morrison Building (1955)**

This is a single story, rectangular plan, enframed window wall commercial building occupying a corner lot. Its nine-bay façade is composed primarily of aluminum-framed display windows resting on narrow masonry bulkheads, with a central bay occupied by an entry door beneath a transom window and flanked by vertical fixed-pane windows. Coursed ashlar limestone forms piers at the building corners. A pent roof wraps around from the façade to the side elevation, whose corner bay is clad in metal panels, and rearward by alternating bays of brick veneer and wood panels. Beneath the west pier coping is embedded a masonry plaque that is partially obscured by the pent roof, which states, “1955 / SAM & GEO PAPAD\_\_”.

This building post-dates the 1929-50 Updates Sanborn map. City directories reveal the Boston Sweet Shop was here for many years through 1953, but Gartner’s women’s clothing store was located here beginning in 1959 and continuing through 1963.

**1006. Ben’s Theater Building (1899-1906)**

This is a rectangular plan, flat-roofed, four story, brick double two-part commercial block. The street level facade is composed of two identical three-bay-wide storefronts on either side of a now-sealed center entrance (which led to a theater upstairs), each composed of a central recessed entrance flanked by large display windows,

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all framed in aluminum. The storefront’s cornice currently is sheathed in wood panels supporting a modern awning. The façade above the street level displays symmetrical fenestration, the four bays composed of paired double-hung sash on the second story and infilled voids in the upper two stories. All windows present rowlock bond sills and soldier course lintels. Decoration is confined to the area between the fourth story and the masonry-coped cornice, and consists of four string courses of projecting rowlock bond brick, including a course of soldier bond linking the two middle courses. The side elevation is brick and displays functional fenestration. The interior consists of renovated commercial storefront display areas and offices.

Sanborn maps reveal this building was constructed between 1899 and 1906, addressed as 1004-1006 Ludington. At that time it housed a Saloon in 1004 and a Restaurant in 1006 and the second floor was occupied by Ben’s Theater, which included a Stage and Scenery Storage at the rear of the building. The first floor businesses remain unchanged in the 1913 edition, but Ben’s has been renamed the Orpheum Theater. By 1921 Music is listed at 1006 and Billiards at 1006, while the second floor is identified as, “Theater 2<sup>nd</sup>/3<sup>rd</sup> Not Used.” It is identified only to the level of Store in the 1929 and 1929-50 Updates editions.

When the Fair Store building was constructed in 1903 at 1100 Ludington, the former store building run by the Salinskys at 1006 Ludington was converted by Ben Salinsky, into a vaudeville theater that opened in 1904. (The two primary businessmen associated with the Fair Store, Herman Salinsky and Herman Gessner, were half-brothers [Dunathan 1963: 63], and it appears likely Ben was related to Herman Salinsky and possibly to Gessner.) The theater was on the third floor, a penny arcade on the second, and the street level had Snyder’s Saloon and Mrs. Brown’s Café (Dunathan 1963: 63).

The 1907 *State Gazetteer* listing reveals Ben Salinsky was the proprietor of Ben’s Theater, described as a “High class Vaudeville house, commercial men enjoy an evening at Ben’s, 1004-1006 Ludington,” and that the building also housed the Avon L. Porter Café (Polk 1907: 932). It is identified as a Public Building in 1913-14 directory. By 1913 it was named the Orpheum Theater, and by 1937 the name had been changed to the Rialto Theater. In 1924-5 the street level shops were the Hong Kong Co. restaurant in 1004 and Wickert’s Floral Shop in 1006, which still occupies the building today, although variously identified in the directory through the years as Wickert’s Flower Shop (1937-1941) and Wickert Floral Co. (1948-1963). In 1937 Mitzi’s Hat Shop was in 1004, and continued its business here through 1963. Wickert’s has for decades been the leading floral shop in Escanaba since its founding in 1922 or 1923 (ECC 1963: 23; UP Magazine 1999: 10).

**1008-1010. Building (1937-50)**

This is a rectangular plan, flat-roofed, single story double commercial block clad in synthetic stucco/masonry. The symmetrical façade consists of two identical four-bay units, anchored by a central round-arch containing the two recessed entry doors and flanked on each side by three linear fixed-pane windows. The wall planes are relieved by a keystone arch veneer enframing the recessed entries and recessed joints between the stucco panels. The rear is sheathed in vertical metal panels.

Sanborn maps reveal a building with this footprint was built after 1929 and before 1950, replacing an earlier structure, as illustrated in the 1929-50 Updates edition, perhaps to house the National Food Store that appears in City Directories in 1941 or the Gambles store in the directory by 1959. A circa 1937 photograph indicates a frame building at this address that has been replaced by the current structure. City directories reveal the National Food Store grocery was located here in 1941 through 1953, and that the Gambles Store occupied the storefront in the 1959 through 1963 editions.

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Non-contributing because it no longer presents sufficient original architectural fabric.

**1014. A&P Supermarket Building (1937-1941)**

This is a single story, brick, enframed window wall commercial block. The façade displays a recessed corner entry door and is primarily composed of fixed-pane aluminum frame display windows. These windows occupy voids partially infilled above and below by vertical wood panels. The brick bulkhead beneath is punctuated by simple masonry blocks. The visible rear elevation is concrete block.

Sanborn maps reveal this building, addressed as 1012-1014, was built after 1929 and before 1950, appearing on the 1929-50 Updates edition as a cinderblock structure that replaced an earlier building. It may have been built to house the A&P Super Market that occupied this address sometime between 1937 and 1941. These city directories in 1939 photo; Jackson Bros Tailors was here in 1924-25 through 1929 and Carl Jackson tailor in 1937. The 1941 edition locates the A&P Super Market here, which continues through 1963. A circa 1939 photograph also reveals the A&P Supermarket was here.

**1016. Building (1990s)**

This is a rectangular plan, flat-roofed, single story, brick commercial block. The seven bay façade is composed of a recessed central entry flanked on each side by large fixed-pane display windows. A Double course of soldier bond brick forms the bulkheads, which occur between projecting brick corner piers supporting a large awning.

Non-contributing because it is less than 50 years of age.

**1018. J.C. Penney Building (1924-1929)**

This is a rectangular plan, flat-roofed, two-story, double enframed window wall commercial block whose brick façade has been sheathed in thin masonry block veneer. The street level façade is composed of two identical mirror-image storefronts, each consisting centrally of three recessed bays formed by entry doors flanked by large fixed-pane display windows, and a fourth lateral bay display window extending to the building corner. The second story façade consists of eight bays of sliding windows occurring within window voids that have been mostly infilled with vertical vinyl panels. The building terminates in a plain masonry cornice. These façade elements carry around to the first bays of the side elevation, which exhibits a large display window at the street level and three sliding windows above. The remainder of the side elevation is brick, pierced by a single off-center entry door at the street level and by nine narrow fixed-pane windows in the second story.

Sanborn maps reveal this building, addressed as 1020-1022 Ludington, was constructed between 1921 and 1929, when it is identified only to the level of Store. City directories reveal no entry for 1020 and that Paul Jaeger soft drinks was in 1022 in 1924-25. By 1929 the J.C. Penney store is listed at 1020-1022, continuing through 1963. Therefore the building appears to date after 1924 when it had a small-scale occupancy at 1020 and 1022 and 1929 when J.C. Penney occupies a double address at 1020-1022. This appears to be one of the earlier chain department stores in Escanaba, reflecting development and spread of national chains at the expense of local retailers (along with S.S. Kresge Co. at 1104 Ludington and F.W. Woolworth at 1112 Ludington). A circa 1937 photo of 1020-1022 illustrates J.C. Penney in the current building.

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**1100. City Clock Building/Fair Store Building (1903)**

This is a rectangular plan, flat-roofed, three-story, brick two-part commercial block that occupies a prominent corner in the business district. The street level facade is a symmetrical seven bay composition, formed by a recessed central entry flanked on each side by large, triple fixed-pane display windows, all employing aluminum framing. Modern awnings occur above the window between the masonry panel-clad corner piers and beneath a wide storefront cornice occupied by signage. Masonry plaques on the corner pier at the storefront cornice are embossed "1903 / LUDINGTON STREET" and "1903 / MARY STREET" (the original name of 11<sup>th</sup> Street). The fenestration of both the second and third stories consists of three bays of large triple fixed-pane aluminum frame windows that rest on a masonry sill course and are also shielded by modern awnings. Above the third story bays are three groups of three small, fixed-pane windows with masonry sills, which correspond to the bays below. The façade terminates in a plain frieze that occurs above a brick corbel table.

The façade's elements generally carry around to the side elevation, with three bays of large display windows and an entrance behind which is functional fenestration on the ground floor, and five bays of alternating triple and single fixed-pane windows and four bays of triple fixed-pane windows. The rear bays display a functional piercing pattern of segmental arch double-hung sash windows. The interior consists of renovated commercial display areas and offices. The circa 1937 image of the building reveals it originally had Chicago type windows (large central fixed-pane flanked by double-hung sash) in the upper stories, that the third bay north from the corner was originally a bay window, and the building culminates in an elaborate pressed metal cornice.

Sanborn maps reveal this building, addressed as 1100-1102 Ludington, was constructed between 1899 and 1906, when it first appears as a three-story Department Store, and remains unchanged through the 1929-50 Update editions. City directories reveal this building was identified as the City Clock Building and the Fair Savings Bank Building in 1907-08. 1102 (and 602) Ludington is also listed as location of The Cycle Works auto agent and dealer (Rambler) in a 1908 motorist guide (IMC 1908: 72). By 1924-25 it is still referenced as the City Clock Building as well as the Fair Store Building, and then simply as the Fair Store through 1963.

Anchoring the one and one-half miles of stores on Ludington Street were Escanaba's three big department stores: Erickson's/Lauerman's, Kratze's/Boston Store/Montgomery Ward, and the Fair Store. The oldest was the Ed Erickson Store, which began business in 1878 and built a two-story department store at the corner of Ludington and 8th Streets around 1903. The second oldest of the big department stores, at the corner of Ludington and 12th Street, was begun by Isadore Kratze circa 1880. The third of these big stores was The Fair Savings Bank Store/the Fair Store). The Fair Savings Bank Store was founded in 1888 by Herman Salinsky (although a state inspection report gives the year the business was established as 1896 [MBLIS 1902: 492]), and the large three-story department store building was constructed at the corner of Ludington and 11th Streets in 1903.

Despite some small setbacks, such as Salinsky's conviction for selling cranberries on short weight (MDFC 1915: 255), the store prospered, perhaps because he was apparently an enlightened owner, at least one time providing his employees a mid-week day off, "the first time in the history of that city that a business house closed its doors against a day's business in order that others might enjoy themselves" (ACSR 1914). Salinsky sold the store to Herman Gessner circa. 1918 (UP Magazine 2000: 1). Herman Salinsky and Herman Gessner may have been half brothers. When the Fair Store building was constructed, the former store building at 1006 Ludington was converted by Ben Salinsky, "half brother of Herman Gessner" (and brother of Salinsky?) into a vaudeville theater that opened in 1904 (Dunathan 1963: 63). By the mid-1920s Mr. Gessner had turned this firm into the largest business of its kind in the Upper Peninsula, with 80-100 employees and 35,000 square feet of space.

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(Lindquist 2010a). Glessner sold the business to the Stein family in 1966, who moved the store across street to a smaller venue formerly occupied by JC Penney (1018-20 Ludington) in 1987 (UP Magazine 2000: 1).

**1104. S.S. Kresge Co. Building (1924-1929)**

This is a single story, brick, enframed window wall commercial building, with a three story rear unit. The seven bay façade is created by a recessed slant-sided entry flanked by a single large display window to the west and six large display windows to the east, all resting on terrazzo bulkheads pierced by small brass vents. Brick corner piers carry through the storefront cornice that is occupied by signage, and support a masonry block frieze that is surmounted by a central parapet. This parapet is anchored on each end by a masonry urn and is bordered laterally by masonry consoles. The rear bays of the building rise to three stories, and display a functional piercing pattern of double-hung sash windows.

Sanborn maps reveal this building was addressed as 1104-1106 Ludington and constructed between 1921 and 1929, when it is identified only to the level of Store. City directories reveal there is no entry for 1104 in 1924-24, but by 1929 the address of 1104-1106 is occupied by the SS Kresge Store, which continues through 1963. The building is currently occupied by T&T Hardware, which began business downtown in 1935 at 1113 Ludington, and was there at least 1963 before moving to this location. The storefront represents one of first national department store chains in downtown Escanaba (with J.C. Penney at 1020-1022 Ludington, and F.W. Woolworth at 1112 Ludington).

**1110. Building (1913-21)**

This is a rectangular plan, double commercial building combining two-story and single story units. The renovated façade is composed of the two-story, three-bay-wide eastern unit that contains a center entry door flanked by fixed-pane windows, and a single story western unit whose fenestration consists of four fixed-pane windows. The second story elevation is pierced by a large triple fixed-pane window, above which is placed a shake pent roof. The modern brick veneer facades of the units are linked by the full-width shake pent roof and use of wainscot panels beneath the windows. The rear of this building, which displays functional fenestration, confirms it is composed of separate units that are constructed of brick.

Sanborn maps reveal that buildings occupying addresses listed as 1108-1110 Ludington were constructed between 1913 and 1921, with 1108 described as being built in 1915 (identification of occupant is illegible) and 1110 as a Jeweler and Drug Store. In the 1929 and 1929-50 Update editions, 1108 is described as a Bank and 1110 is labeled Store. City directories reveal in 1924 the State Savings Bank occupied 1108, and 1110 housed Peoples Drug Store. The State Savings Bank continued in 1929, but 1108 was occupied by GR Kinney Shoes, and both of these businesses continued through the 1941 edition. By 1948 the bank is identified as State Bank of Escanaba, and 1110 houses the Singer Sewing Machine Co., which both continue through the 1953 edition. The bank continues through 1963, but 1110 is Vacant in 1959, and in 1963 housed Fashion City women’s clothing store.

The State Bank of Escanaba grew out of private bank, Citizens Bank, started by Percy L Catlett & Son in 1902. Investors included grocer E.M St. Jacques and bottler Jacob Jepsen, who held it as a private company and thus were not required to file financial statements or annual forms or reports. John P. McColl, Escanaba pioneer and civic leader was cashier. An early photograph identifies this as Citizens Bank in 1903 (Stiles 1903: 9). A notice in a trade journal stated that the Citizens Bank of Escanaba would become a state bank in 1904 (Commercial

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West 1904: 20). After the bank received its state charter in 1904, it was reorganized as the State Savings Bank of Escanaba, with Alvin Moore as its President. O.B. Fuller, for many years State Auditor of Michigan, also served as President. It was renamed State Bank of Escanaba in 1944 (Sawyer 1911: 844; Bourke 1977: 11, 16, 37; Dunather 1963: 114). (See also 808 Ludington)

Non-Contributing because none of original building fabric or details survive.

**1112. Richer/F.W. Woolworth Building (1906-11)**

This is a rectangular plan, flat-roofed, two-story, brick double two-part commercial block. The ground floor façade is seven bays composed of identical three-bay storefronts with slant-sided center entries flanked on each side by large fixed-pane display windows, which are separated centrally by a single large fixed-pane display window. The display windows rest on terrazzo bulkheads, while the remainder of the façade is clad in stucco. The second story contains eight bays of double-hung sash windows, each with large masonry lintels that extend to small infilled rectangular window voids above. A panel inscribed "RICHER" occurs between two masonry string courses, above which is a pressed metal cornice that incorporates both dentils and modillions. The visible side elevation of the building is sheathed in metal panels while the rear is encased in stucco. (It is currently joined as a single business to the building next door at 1116 Ludington.)

Sanborn maps reveal this building was constructed between 1906 and 1913, addressed as 1112 Ludington, when it was occupied by an "Auto-Livery", although the rear one-third is partitioned and the bay is denoted by the symbol for a stable. In the 1921 edition the building occupies the same footprint and is addressed as 1112-1114 Ludington. Although the identification is illegible, but appears to no longer be an Auto-Livery. The 1929 and 1929-50 Updates editions identify it only to the level of Store. City directories reveal that in 1902 Thomas Richer ran The City Livery Stable next door at 1110 Ludington. By 1924 and through 1963 the storefront at 1112-1114 was occupied by the F.W. Woolworth store. In later years it housed the Elias Bros. Big Boy restaurant (UP Mag 2000: 9);

"Thomas Richter(sic) has opened sales rooms and a garage at 1112 Ludington Street, Escanaba, Mich. He will sell Cole cars" (Motor World 1911: 821). The building thus appears to be among the earlier automobile-related buildings in Escanaba. It also represents one of the earlier chain department stores in Escanaba, reflecting development and spread of national chains at the expense of local retailers (along with and J.C. Penney at 1018 Ludington and S.S. Kresge Co. at 1104 Ludington).

**1116. Neisner Bros. Department Store Building (1941-1948)**

This is a rectangular plan, flat-roofed, single story enframed window wall commercial block sheathed in synthetic stucco panels. The façade is asymmetrical, composed of an off-center slant-sided entry occurring between window walls of large fixed-pane display window, six on the west and eight on the east, all resting on terrazzo bulkheads. A full-width awning occurs below the storefront cornice signage, and the façade terminates in an off-center stepped parapet. The visible sidewalls are concrete block and rear elevation is brick. (It is currently joined as a single business to the building next door at 1112 Ludington.)

Sanborn maps reveal this building was constructed after 1929, and is addressed as 1116-1118-1120 on the 1929-50 Updates edition, identified only to the level of Store. City directories reveal small businesses through 1937, and no entry for this address in 1941. By 1948, the Neisner Brothers Department Store is present here,

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continuing in business through the 1963 edition. Neisner Brothers was a national store chain from the 1920s into the 1970s. The company prospered during the Great Depression, and by 1935, had 103 stores in 63 cities in 16 states Elvins 2004: 147). The Construction date for this building is based bracketing provided by the data from Sanborn maps and city directories.

**1122. Building (1893-99)**

This frame, two-story two-part commercial block occupies a corner lot at 12<sup>th</sup> Street. The renovated, vinyl clad, four-bay-wide street level façade is composed of a center slant-sided entry door flanked by narrow single fixed-pane windows and a corner entry door. A pent roof occurs above the first story and beneath the two bays of the second story that are defined by double-hung sash windows. The pent roof wraps around to the side elevation, whose functional fenestration consists of two doors and four fixed-pane windows at the street level and five bays of double hug sash in the second story. The rear elevation is clad in synthetic stucco.

Sanborn maps reveal this building was constructed between 1893 and 1899, when a Grocery replaced a Boarding House. By 1906, it is a Dry Goods Store and a two-story addition had extended the rear elevation. It continues as a Dry Goods store through the 1921 edition, when Boots and Shoes and Clothing are added to the description. The 1929 and 1929-50 Updates editions identified this building only to the level of Store. City directories reveal Otto Gustafson in 1924-25, elaborated as Otto Gustafson men's furnishings in 1929. By 1937 it is occupied by F&G Clothing Co., an identity that continues through 1953, after which it is F&G Fineman's Clothing Co. department store through 1963.

**1200-1202. Kratze Building/Montgomery Ward Building (1910)**  
**Arntzen Brothers (A.M., Richard and Gotthard), General Contractors**

This is a rectangular plan, flat-roofed, three-story, brick two-part commercial block. The street level façade reveals a center slant-sided double entry door flanked on each side by sets of four fixed-pane display windows resting on narrow terrazzo bulkheads. Brick corner piers rise to a pent roof and vertical panels that form the storefront cornice. The three bays comprising the second and third stories are defined by brick pilasters, and large window voids that are now infilled except for a single central double-hung replacement sash on each floor. Masonry is employed in a belt course above the first story, in the second story sill course, in the third story window sills, in simple capitols atop each pier, and in the simple belt course they support. Masonry also is employed in the building's frieze in simple blocks above each pier that occur beneath a simple pressed metal cornice below a parapet with masonry coping. The street level façade fenestration and pent roof warp around to the first bays of the side elevation, after which the wall plane is pierced by functionally positioned double-hung replacement sash. The second and third stories similarly carry over the façade's components, with brick piers and masonry details defining the seven bays of double windows that are now mostly infilled. The visible side and rear elevations are brick, with the rear displaying functional fenestration consisting of a single entry door and segmental arch double-hung sash windows.

Sanborn maps reveal this building was constructed between 1906 and 1913, when it is occupied by a Department Store. It is identified as The Boston Store Co. Department Store in 1921, with the 3<sup>rd</sup> floor is labeled Furniture Crating. The 1929 and 1929-50 Updates editions identified this building only to the level of Store. City directories reveal Boston Store Co., The Emporium Cloak & Suit Co. in 1924-25, but by 1929 it houses Montgomery Ward & Co., which continues through the 1963 edition.

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Anchoring the one and one-half miles of stores on Ludington Street were Escanaba's three big department stores: Erickson's/Lauerman's, Kratze's/Boston Store/Montgomery Ward, and the Fair Store. The oldest was the Ed Erickson Store, which began business in 1878 and built a two-story department store at the corner of Ludington and 8th Streets circa 1903. The second oldest of the big department stores, at the corner of Ludington and 12th Street, was begun by Isadore Kratzenstein, later shortened to Kratze, circa 1880. The 1889 city directory locates his first(?) store at 610 Ludington (DCGS 2102a). Kratze's store apparently was destroyed by fire in 1898 when a newspaper reported losses from a large fire that destroyed 15 buildings in Escanaba, the largest loss of \$55,000 being suffered by I. Kratze (*Ann Arbor Argus* 1898). The store was continued by Kratze's sons after he committed suicide in late 1898. The three-story building at 1200-1202 Ludington was built in 1910. A photo of the building under construction by the Arntzen Bros – A.M., Richard and Gotthard, carries a sign stating "New Home of Kratze's" (ECC 1963: 6). In 1916 the state reported the Kratzenstein Brothers store had 26 employees (Michigan Dept. of Labor 1916: 388). In 1920 the family sold the business to a number of local businessmen who renamed it the "Boston Store." The Montgomery Ward chain bought this business by 1930 (Lindquist 2010a).

**1204. Main Hotel Building (1906-13)**

This is a rectangular plan, flat-roofed, three-story, brick two-part commercial block. The street level façade consists of a deeply recessed slant-sided entry door and display windows with glazed tile bulkheads and a recessed corner entry door occurring between brick piers. The storefront cornice with signage occurs beneath corbelled brick and a masonry sill course at the second story windows. The second and third stories are each two bays wide, defined by large, partially infilled voids with sliding replacement windows. This building's most distinguishing feature is the high degree decorative masonry. Brick quoins carry up to corbelled capitols linking an elaborate cornice composed of brick dentils and stylized corbelled brackets that essentially form a corbel table, which enframes panels pierced by the building's windows. The façade terminates in a masonry string course beneath a simple parapet with masonry coping. The composition and fenestration of the side elevation is distinctive because the window bays in each story are in-cut at a 45-degree angle, resembling a half-bay window in profile.

Vacant;

Sanborn maps reveal this building was constructed between 1906 and 1913, when it is identified as a Saloon and Hotel. By 1921 it is listed as the Main Hotel, with a dining room and kitchen in the first floor rear bays. The 1929 and 1929-50 Updates editions identify the first floor of this building only to the level of Store, with Hotel for the second and third floors. Although city directories reveal no entry in 1924-25, it is listed as the Main Hotel in the 1929 through 1953 editions, and as the Peterson Hotel in the 1959 and 1963 editions. The Hotel had opened by 1918 because the State of Michigan inspected the business at that time (MDL 1919b: 550). In a circa 1939 photograph, the building is marked Anderson-Bloom, Main Hotel.

**1206. Building (1906-13)**

This is a frame, two-story, two-part commercial block, with a false-front shielding a gabled roof. The street elevation is composed of two recessed bays containing an off-center entry door and adjacent large display window, flanked laterally by large display windows that extend to the building's brick corner piers. Uncoursed slate veneer is employed in the distinctive bulkheads. The storefront cornice is enhanced by a large signage arch above the entrance that occurs on the full-width metal canopy. Above the storefront cornice the building is

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defined by an off-center, wide vertical band of uncoursed slate veneer that carries to the roofline, occurring across a field of square white synthetic masonry panels. The visible rear and side elevations reveal a gabled roof and frame building clad in asbestos siding. A brick veneer had been applied to the façade of a typical two-story two part commercial block by the time this building was photographed circa 1937. The current appearance appears to date ca. 1960. It is an intriguing example of a vernacular frame building that embodies the evolution of buildings in the central business district. Starting as a frame building in the early 20<sup>th</sup> century, it was clad in brick veneer by the mid-1930s and ca. 1960 was renovated again with a synthetic masonry façade. It has been totally reconfigured to one of the more “modern” architectural styles in the downtown, and a well-preserved example of mid-20<sup>th</sup> century commercial architecture rarely encountered in downtown Escanaba.

Sanborn maps reveal this building was constructed between 1906 and 1913 when a Saloon was replaced by a Barber Shop. By 1921 it housed a Restaurant with Lodging on the second floor. The 1929 and 1929-50 Updates editions identify this building only to the level of Store. City directories reveal it was occupied by the Jas Wilson Restaurant in 1924-25, and by Wilson’s Café and Taylor soft drinks in 1929. By 1937 it housed Manning & Sullivan Shoes, which had become the Manning Shoe Store in 1941, a business that continued through 1963.

**1208. Peoples Drug Store Building (ca. 1929)**

This is a single story, one-part brick commercial block. Its three-bay façade is composed of a center slant-sided entry flanked by large display windows resting on narrow brick bulkheads. A simple full-width metal horizontal canopy occurs beneath the storefront cornice, which supports signage stating, “PEOPLE’S DRUG STORE.” While simple masonry blocks are employed in the building’s corner piers, the majority of decorative masonry occurs within the upper storefront. A course of soldier bond brick occurs above the signage and is anchored laterally by masonry blocks. The wall plane above is divided into three panels by brick pilasters that rise from another set of dressed masonry blocks, each of which contain projecting rectangles composed of rowlock and header bond brick. The panels extend to corbelled courses above, and the facade terminates in a corbelled stepped parapet with masonry coping. Images from 1937 reveal that this is one of the least altered buildings in the downtown district.

A trade journal reported that J.S. and A.F. Gaufin incorporated the Peoples Drug Co. which opened in Escanaba about May 1, 1919, and carried a line of drugs and jewelry, one of the brothers having been a druggist in Escanaba and the other having operated a jewelry store in Indiana (Jewelers’ Circular 1919: 106c-106d). Store was inspected by state and listed in 1920 report (Michigan Department of Labor 1920c: 347).

Sanborn maps reveal this building was built after 1929 when the address was occupied by a two-story building identified only to the level of Store. The 1929-50 Updates edition indicates a single story Drug Store of Cinder Block construction had replaced the two-story building. City directories reveal that People’s Drug Store is located at here in 1929, apparently moving from 1110 Ludington, where it is situated in the 1924-25 edition. The drug store remains at this location through the 1963 edition and continues in business here today. People’s Drug Store opened in Escanaba in 1918 (UP Magazine 1999: 10), and has been at its current location for over eight decades.

**1210. North Star Building (1892)**  
**John Moe, Architect and General Contractor**

This is a brick, three-story, two-part commercial block. The street level facade is four bays wide, composed of an

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entry door between double slant-sided display windows resting on masonry bulkheads, and a corner entry door. Transom windows occur above the display windows and door, beneath a horizontal masonry member anchored at the corner by a medallion block and interior by rosettes. The fenestration of the second and third stories consists of a central paired sash window flanked on each side by single double-hung sash windows that occur within three bays separated by brick piers. These segmental arch windows display masonry sills. Although the voids are partially infilled and contain recent vintage replacement windows, they retain horizontal dividers punctuated by metal rosette devices and masonry lintels with inscribed curvilinear motifs. The façade culminates in what is perhaps the most exuberant pressed metal and masonry cornice in the business district. Each of the four piers terminate in scroll brackets and rosette and acanthus devices, and are linked by stamped metal panels and a run of modillion brackets. The two center piers are capped by masonry finials, between which occurs a frieze stating “NORTH STAR” surmounted by a pediment in which is centered a star-in-circle motif flanked by the construction date of 1892. The visible sides and rear of the building are brick, with the rear displaying functional fenestration.

Sanborn maps reveal this building was constructed prior to the 1893 edition, when the first floor is Vacant and the second floor contains a Hall. By 1899 it housed a Grocery, in 1906 a Barber, and in 1913 a Grocery again, all with a Hall listed for the second floor. By 1921 the building still housed a Grocery, but the second floor was listed as Lodging. The 1929 and 1929-50 Updates editions identify this building only to the level of Store.

A city directory dated 1893-95 reveals the building housed the North Star Society, KOTM UP Tent No.4 GM Bice Tent 24. The 1911-12 edition indicates occupation by the Scandia Cooperative Assoc., incorporated May 1910, Capitalization \$6,000, and North Star Hall, an identity repeated in the 1924-25 edition. In 1929 the listing states, North Star Hall, Scandinavian Fraternity of America. The 1937 and 1941 editions indicate North Star Hall, Delta Store grocery and meats, with the same listing in 1948 to which is added North Star Lodge No. 27, while the 1953 directory continues as North Star Hall, North Star Lodge No. 27. By 1959, Coast to Coast Stores hardware store occupies the storefront, with the upper floors occupied by North Star Hall, North Star Lodge No. 27 Scandinavian Fraternity of America, which is shared with Morning Star Lodge No. 2 SFA, Evening Star Lodge No. 270 Order of Vasa, Bricklayers and Plasterers Int’l Union Local No. 34. This series of occupants is repeated in the 1963 edition.

North Star Lodge No. 27 brought together prominent Swedish-American men in the community (Mead 2012: 65). The Scandinavian Fraternity of America was founded in 1894 as the Scandinavian Brotherhood of America. The records of the North Star Lodge in Escanaba pre-date the official founding of the organization by several years. In 1915, after consolidation with other organizations, the fraternity changed its name to the Scandinavian Fraternity of America. The Scandinavian Fraternity was principally a beneficial group dedicated to aiding members threatened by sickness, unemployment, or death. The organization was open to both women and men, and their non-Scandinavian spouses as well. The Fraternity attracted new immigrant members largely through an influx in Scandinavian immigration to the United States during the early 1920s (North Star Lodge 2012).

This building is an excellent representative of the strong Swedish presence prominent in late 19th and early 20<sup>th</sup> century Escanaba (represented materially elsewhere in the historic district by such buildings as the Swedish Evangelical Mission Church, 1322 1<sup>st</sup> Avenue South, and Peterson Shoe Store, 1214 Ludington).

**1212. Peterson Furniture Building (1937-1941)**

This is a rectangular plan, flat-roofed, single story enframed window wall commercial block that is clad in brick

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vener. The façade is composed of a recessed corner entry that is flanked by a triple fixed-pane display window. A string course of header bond brick occurs above the storefront signage where a more recent vintage brick stretcher bond veneer abuts older stack bond that runs to the building’s masonry-coped roofline. The visible sides and rear of the building are also constructed with stretcher bond brick, with the rear pierced only by a single entry door.

Sanborn maps reveal this building was built after 1929 and before 1950, when this one-story building replaced a two-story structure. The 1929-50 Updates edition identifies it as a Furniture Store of brick-faced cinder block construction. City directories reveal that the Cho San Beauty Shop listed in the 1937 directory and photographed at this address circa 1937 is replaced by the Peterson Furniture Shop by 1941. The furniture shop continues in 1948, and is listed as the Peterson Furniture Store in the 1953 and 1959 editions. The building is listed as Vacant in 1963.

**1214. Peterson Shoe Store Building (1899-1906)**

This is a brick, two-story, two-part commercial block. The renovated street level façade is three bays comprised of a double fixed-pane window flanked by a recessed corner entry door on the west and a second corner entry door to the east. The storefront cornice is defined by a signage panel outlined by a course of soldier and stack bond brick. The two bays of the second story are defined by infilled voids occurring within a slightly recessed panel beneath a corbelled brick frieze. This panel is pierced by two pairs of casement windows with common sandstone sills, which occur above a narrow band of sawtooth bond brick. The stretcher bond in the side and rear elevations duplicates that employed in the second story of the façade, confirming that the street level storefront is a more recent brick veneer. A ca. 1937 photograph reveals the building originally had an elaborate pressed metal cornice.

Sanborn maps reveal this building was constructed between 1899 and 1906. In 1906 it was occupied by a Boots and Shoes Store, and housed this type of business up through the 1921 edition. The 1929 and 1929-50 Updates editions identify this building only to the level of Store. The 1907 State Gazetteer lists John Peterson, Shoes (Polk 1907: 937). City directories reveal John Peterson Shoes, and professional offices were here in 1924-25. By 1929 the store is identified as; Peterson Shoe Co., continuing through 1953, after which it is Peterson Shoes in 1959 and Peterson Shoe Store in 1963. John Peterson came from Sweden in the early 1900s to work in the woods, eventually opened a shoe store run by his sons until it closed in 1966 (Mead 2012: 65).

**1216. Building (pre-1893)**

This is a frame, gabled, single story one-part commercial block. The three bay façade consists of a slant-sided entry door flanked by large display windows. While the street level is clad in vinyl siding, the storefront cornice is clad in wood panels, above which brick veneer rises to a gabled parapet capped with masonry coping. Brick corner piers, sheathed in vertical wood planks at the street level, enframe the façade. A rectangular panel occurring between short piers linked by projecting string courses is positioned centrally above the entrance. The visible rear and side elevations are clad in vinyl, although asbestos shingle is employed in the rear gable. A ca. 1937 photograph indicates at that time the façade was clad in brick veneer.

Sanborn maps reveal this building was built prior to the publication of the 1893 edition that is the first to extend coverage the 1200 block of Ludington. It then housed a Saloon and Restaurant, was used as a dwelling by 1899, housed a Chinese Laundry in 1906. A source who was 79 years old in 1992 wrote that he remembered in the

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1200 block, next to the Leader Store (now 1222 Ludington), was the home of Charlie Fung (Beck 1992: 220). The building was occupied by a Clothing Store in 1913, and an Optician in 1921. It is identified only to the level of Store in 1929, but the 1929-50 Updates edition indicates it housed a Restaurant and that a cinder block bay had extended the rear elevation. Wm. Auerbach, Optician and Optometrist at this address, purchased an advertisement in 1919 Escanaba high school yearbook (Cotton 1919: xxvi); City directories reveal Auerbach Opticians in 1924-25, and Blomstrom optician in 1929. By 1937 the building was occupied by Sandberg’s Restaurant, continuing through 1941, becoming Sandberg’s Restaurant & Tavern in 1948 and Sandberg’s Restaurant & Bar in 1953 through 1963.

**1222. Union Hall/The Leader Store (1899-1906; 1921-24)**

This is a brick, two-story, double two-part commercial block occupying a corner lot in the heart of the business district. The street level facade consists of two identical three-bay storefronts separated by a central brick pier, each composed of a central slant-sided entry door flanked by large display windows that rest on narrow brick bulkheads. The storefront cornice equates to transom windows that run the full width of the façade and are rimmed by header and rowlock brick courses. The second story is pierced by six double-hung sash windows with slightly projecting segmental arch lintels of double rowlock brick and natural-face masonry sills. The cornice above is composed of two string courses of corbelled brick dentils (minimal corbel tables) between which are six small rectangular panels with borders formed using corbelled stretcher brick. The design elements of the façade wrap around to the side elevation, with a transomed display window at the street level and five bays of segmental arched windows in the second story, as well as the ornamental brick cornice. The other visible side and rear elevations are brick, with the rear presenting five bays of functionally positioned doors and squared and segmental arched windows.

Sanborn maps reveal that this building, addressed as 1220-1222 Ludington, appears to result from two construction episodes. The western storefront, addressed as 1222, was constructed between 1899 and 1906, when it was occupied by a Saloon, a business use that continued through 1913. By 1921 it is labeled Soft Drinks with a Lodge Hall on the second floor. The eastern storefront, addressed as 1220, replaced a dwelling between 1921 and 1929, and the building achieved its current footprint. The 1929 and 1929-50 Update editions identify the storefronts as Stores. Although the façade appears uniform in composition, the rear elevation reveals that the two halves of this building were joined, employing different color brick and displaying differing architectural components, such as the use of segmental arch windows in 1222 and flat lintels in 1220. A 1937 photo of the façade reveals that the window sills in one-half the building are much lighter in tone than those in the other. Note that in the city directories, Union Hall, referencing primarily the second story space, continues to be addressed at 1222 as in earlier editions, while the Leader Store, occupying the first story in the same edition, is addressed as 1220-1222 Ludington. City directories reveal Union Hall in the 1907-08 and 1913-14 editions and at 1222 in 1924-25, the first year The Leader Store is listed, occupying 1220-1222. The Leader Store continues through the 1963 edition.

**1300. Building (Pre-1893; ca. 1941-1948)**

This is a brick, two-story, two-part commercial block that occupies a corner lot in the business district. The entire building is clad in brick veneer. The three bay street level façade is composed of a slant-sided corner entry and two fixed-pane display windows that rest on broad vinyl bulkheads. The bays are divided by classically-inspired fluted vinyl pilasters and occur beneath a run of vinyl modillions. The building corners are defined by fluted vinyl piers that rise to a modillioned storefront cornice that rests on consoles, all of vinyl. These elements all

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carry around from the façade to the first bay of the street level of the side elevation. The two bays of the façade’s second story consist of two vinyl casement windows with soldier bond lintels and rowlock bond sills. The façade is unadorned except for basketweave bond blocks occurring as a broad panel above the second story windows. The side street elevation is brick, with the eight bays composed of a combination of functionally positioned casement, fixed and infilled windows and three street level entry doors. The visible opposite side elevation closest to the façade is clad in aluminum siding and confirms the frame construction of the original building, but rearward the remainder of the side elevation and the rear elevation are constructed of concrete block.

Sanborn maps reveal this frame building was constructed prior to the 1893 edition that is the first to cover this portion of the city. In 1893 through 1906 it is listed as a Saloon, and by 1913 as a Saloon and Hotel. In 1921 it is identified as the Green Bay House, 10 guest rooms, with a Soft Drink store on the first floor. In 1929 it is identified only to the level of Store. The 1929-50 Updates edition reveals the building plan has been extended northward to the alley, and the façade and side elevations are Brick-Faced. City directories reveal Marcel LeFleur soft drinks in 1924-25 through the 1929 edition. By 1937 this address is occupied by the Green Bay House hotel, which continues through the 1941 edition. BF Goodrich auto is here by 1948 through 1963, with Automatic Amusement Co. vending machines also occurring in 1959 through 1963cd.

Based on evidence provided by the 1929-50 Updates edition of the Sanborn Fire Insurance maps, the 1937 image of 1300 Ludington and on-site examination, it appears that the current structure expanded the original building after 1937 by adding the concrete block rear bays, which probably occurred simultaneously with the application of the brick veneer to the façade and side street elevations. It is likely this occurred with the change in use and occupancy from the Green Bay House Hotel to B.F. Goodrich indicated in city directories during this period.

**1302. Building (1921-1924)**

This is a brick, two-story, two-part commercial block, whose four bay street façade is composed of a corner entry door and three fixed-pane display windows that rest on a brick bulkhead. The storefront cornice consists of vertically seamed vinyl panels with signage. The surface treatment of the street level brick and the signage carry over to the adjacent building to the west at 1304 Ludington. The four bays of the second story are defined by double-hung sash windows with simple corbelled brick lintels and masonry sills. These occur between brick corner piers that rise to a brick corbel tabled cornice. The rear of the building is sheathed in vertically seamed metal siding. It has been combined with the adjacent storefront to the west, as a single address of 1304 Ludington.

See 1304 for history. Saykly’s; Business signage states “Serving People Since 1906”; Strom’s Grocery in 1937 photo;

Sanborn maps reveal this building was constructed between 1921 and 1929 when it was constructed on a vacant lot. The 1929 and 1929 Update editions identify the business only to the level of Store. City directories reveal John Novack jeweler at this address in 1924-25 through 1929, with Reg’s Beauty Shop also occurring in the latter edition. By 1937 and through the 1941 edition, John Strom grocer is located here. By 1948, the Provencher Gift & Sport Shop occupies the building, and in 1953, Cele’s Gift Shop and Upper Michigan Real Estate. The Kobas Electric Co. wholesale is housed here by 1959 and through 1963. The merging of this building with the adjacent storefront at 1304, Saykly’s, therefore occurred within the past 50 years. (See 1304 for Saykly’s history.)

1304. Saykly’s Building (1924-1929)

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This is a two-story, two-part brick commercial block that is joined by veneer, fenestration and signage to the adjacent building to the east at 1302 Ludington. The four-bay street level façade is composed of a recessed corner entry door and three large display windows, resting on a brick bulkhead, which slant inward to the entrance. A single story bay lacking fenestration has extended the façade to the west. The storefront cornice consists of vertically seamed vinyl panels with signage. The second story is pierced by a large central fixed-pane window flanked on each side by double-hung sash windows. Above these windows a course of basketweave bond brick occurs beneath two projecting brick string courses that are beneath a course of rowlock bond brick at the building’s parapet. The visible side and rear elevations are clad in vertical metal panels and vinyl siding, with a rear bay extension constructed of concrete block. It has been combined with the adjacent storefront to the east (1302), as a single address of 1304 Ludington.

Sanborn maps reveal this building was constructed between 1921 and 1929 when it replaced a Carriages and Auto Livery structure. The 1929 and 1929 Update editions identify the business only to the level of Store, but indicate the current concrete block rear bays were extended to the alley prior to 1950. City directories reveal Phillip Maynard livery in 1924-25 that is replaced by Joseph Saykly confectioner by the publication of the 1929 edition. Saykly’s continues in business at this address through the 1963 edition and on to the present day.

A state business inspection report indicates the firm of Frenn & Saykly was selling candy as early as 1900 and ice cream as early as 1905 (Michigan Department of Labor 1916: 136), before Lebanese immigrants Joseph and Mary Saykly opened a grocery store in 1906. It therefore appears likely the Sayklys arrived in the city to join earlier Greek immigrants, and likely relatives, some of whom were engaged in the confectionary and ice cream business. Joseph Saykly started in business by himself at 1320 Ludington Street, making homemade ice cream entirely by hand, packing it with rock salt and crushed ice. A few years later, he moved to the present site which was formerly a livery stable (DCBC 1978: 55). One of his sons and family started making candies, while two daughters ran the shop. A third daughter started marketing religious goods, which evolved into the gift shop that is still in business today. As these other business areas grew and prospered, the Saykly’s eventually exited the grocery business in 1960 to focus on their candy and gift lines. Joseph Saykly Jr. developed the wholesale candy component that forms the bulk of the Saykly’s business today. Saykly’s remains in the family and now ships 400,000 pounds of chocolate candy a year (Saykly 2012; Stupak 2006; *Escanaba Daily Press* 2008a; Hunt 2011).

**1308. Thompson Bakery Building (1906-13; 1921-29)**

This is a brick, two-story two-part commercial block. Its four-bay street level façade is composed of a central slant-sided entry door flanked on one side by two large display windows that on brick bulkheads, and on the other, a corner entry door. The single story street level bay addition to the west is clad in vertical wood panels (and functions as a garage with an entrance to the rear). The masonry storefront cornice is occupied largely by a panel of prismatic glass. The two bays of the second story above are defined by a pair of double windows with rowlock bond brick sills. The upper façade lacks ornamentation and terminates in a stepped parapet. The visible side and rear elevations feature functional fenestration and are clad in aluminum siding. A single story bay that extends the façade to the east is clad in vertical wood panels and lacks fenestration. Its roof slopes to the rear elevation, which is clad in vinyl siding and is pierced by an overhead door.

Sanborn maps reveal this building was constructed between 1906 and 1913, when a Bakery with a Portable Oven is present. The 1921 edition is labeled Bakery extending from the façade, fronting on a Bake Shop room.

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Alterations since 1913 are added concrete rear bays that hold Iron Ovens, including a narrow lateral room on the west elevation that is labeled Fried Cake Kettles. The rearmost added bay extending to the alley was a garage. This map also reveals that the bakery has expanded westward in a single story bay labeled as an Annex (at 1310 Ludington). The 1929 edition labels the rear bay Bake House and Oven, while the 1929-50 Updates edition identifies 1308 only to the level of Shop, but the Annex at 1310 is labeled Bake Shop, with an Iron Oven. City directories reveal Charles Thompson baker in 1924-25, which becomes Thompson Baking Co. by 1929 and Thompson's Bakery by 1937 through 1963. Charles Thompson started a bakery during the 1910s (Beck 1992: 154). Thompson Bakery is included in a state inspection report for 1920 (MDL 1920d: 57). The bakery was open at least until the 1970s (DMM 1969: 152, 404), but was closed by 2002.

**1310-1312-1314. Building (1906-13)**

This is a brick, single story, one-part triple commercial block that is comprised of three identical storefronts. Each of the storefronts is composed of a slant-sided corner entry flanked by a large display window, all with aluminum frames. The storefront corners lateral to the entry doors and the bulkheads are clad in rectangular metal panels. The upper façade is clad in vertical seamed metal panels that terminate in a parapet with masonry coping. The visible rear of the building is concrete block and displays functional fenestration consisting of four entry doors and three hopper windows. Photos of the building from 1937 reveal the storefronts were brick with paneled wood bulkheads.

Sanborn maps reveal these storefronts were constructed between 1906 and 1913 and addressed as 1312, 1312½, and 1314 Ludington Avenue. The 1913 edition reveals corresponding occupancies of a Restaurant, Vacant and Barber, with 1312 having a small concrete block rear room. By 1921 the Restaurant and Barber continued in the end addresses, while a Tailor was in 1312½, which had added two small rooms to the rear elevation. By 1929 the three storefronts are identified only as Stores, and the rear room of 1312½ had been enlarged into an L-plan. The 1929-50 Updates edition reveals unchanged floor plans, and while 1312½ and 1314 are identified only to the level of Stores, 1312 is labeled Restaurant.

City directories reveal in 1924-25 through 1929 the J.W. Albrecht restaurant was in 1312. By 1937 the building housed the Kewanee Café, while a circa. 1939 photograph places the Orville Wieland Service Café here. By 1941 the Dinner Bell Café set up shop, and by 1948 the Star Café restaurant. Herro's Electric Shop was addressed as 1312-14 in 1953, which was followed by DeCamp's Art Paint Spot in 1959. The storefront was Vacant in 1963.

1312½ housed Carl Johnson tailor in 1924-25c through 1929. The Poudre Box Beauty Salon was located here by 1937 and through 1948. In 1953 this storefront was part of Herro's Electric Shop addressed as 1312-14. There is no entry for this store in the 1959 and 1963 editions.

1314 was occupied by Samuel Rogers Barber Shop by 1924-25 and through 1929, followed by Frank Fisher Barber Shop by 1937 through 1941. 1314 is home to Herro's Electric Shop contractors by 1948 and through 1953, which apparently developed into Herro's Electric Shop expanding into 1312-14 by 1953. This storefront is listed as Vacant by 1959 through 1963.

Herro was the electrical contractor for a number of Escanaba buildings, including construction of the drive-in facilities of the Escanaba National Bank at 723 Ludington, which was completed in 1957, and the new First National Bank Central Office downtown at 112 N. 11<sup>th</sup> Street in 1958 (Commercial West 1958: 29). These shops

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are unique in the downtown for streetscape effect provided by age and diminutive scale, rare survivors of early 20<sup>th</sup> century storefronts of this type.

**1316. Building (1948-1953)**

This is a single story one-part commercial block that is joined to the adjacent building to the west and both are now addressed together as 1318 Ludington. The façade consists of a recessed slant-sided entry flanked on one side by a corner entry door (leading to the second story of the adjacent building at 1318 Ludington) and on the other by two large display windows resting on a wood paneled bulkhead. The façade is clad in wood panels that carry over the design of the adjacent storefront, including the storefront signage cornice. The visible side and rear elevations of the building are constructed of concrete block with tile coping.

Sanborn maps reveal that this building post-dates 1929, and is illustrated in the 1929-50 Updates edition as a single story concrete block structure that is described only to the level of Store. City directories reveal it was occupied by Harrington Brothers plumbers in 1924-25 through 1929. By 1937 it housed the Midget Beauty Salon, which continued in business there as the Midget Beauty Shop through 1941. By 1948 it housed Sisters Shop dressmakers, followed by the Ranch House restaurant in the 1953 through 1963 editions. The diminutive rock-faced concrete block building housing the Midget Beauty Salon illustrated in a circa 1937 photo was replaced by the present building, which probably dates to when the address was first used as restaurant between 1948-53. Bill Grenfell operated the ranch house for many years in this building (Beck 1992: 205).

**1318. Building (pre-1893)**

This is a two-story, frame, two-part commercial block that is joined to the adjacent building to the east (1316 Ludington). The three bay street level façade is composed of a central slant-sided entry between large display windows resting on wood paneled bulkheads. Wood corner pilasters rise to the storefront cornice, which is occupied by signage and terminates in a plain frieze. The façade's panels and signage carry over to the design of the adjacent storefront. The second story is clad in wood lap siding that is pierced by three double-hung sash windows. Triangular zones of diagonal wood siding divide the horizontal lap siding of the upper façade, which terminates in a bracketed cornice. The visible side elevation reveals the building's two-story wood panel-clad front bays back to a gabled roofline clad in vinyl siding that merges to rock-faced concrete block rear bays with a hipped gabled roof. The rear elevation is rock-faced concrete block and displays functional fenestration. The building appears to be virtually unchanged from a photograph taken circa 1937.

Sanborn maps reveal this building was built prior to 1893 when coverage was first extended to the 1300 block. In 1893 it is a Saloon and Boarding house, and in 1899 and 1906 is illustrated as a Saloon. By 1913 it is labeled a Saloon and Hotel and the rear elevation has been extended through a concrete block addition that created the current footprint. In 1921 it is identified as the Appleton House for the first time, a hotel with 16 Guest Rooms, while in 1929 it is labeled Store with Hotel on the second floor. The 1929-50 Updates edition lists the building as Store.

The 1893-95 city directory (DCGS 2012b) reveals that the Appleton House was at this location. City directories reveal Eli Cholette soft drinks was here by 1924-25cd: 60 and through 1929. By 1937 it is listed as the Appleton Hotel in 1937. Although not listed, the hotel or rooms were probably available when the Beachamp & Viau tavern is located here in 1941, and in later years. By 1948 the storefront business is Al's Tavern, followed by Lee A Wiles beer garden in 1953, but returning to Al's Tavern by 1959 through 1963.

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**1318a. Building (1906-1913)**

This rectangular plan, frame, one-and-one-half story, side-gabled building occurs along the alley and occupies the rear of the lot addressed as 1318 Ludington. It is clad in vinyl siding. The altered fenestration of the gable end consists of an off-center entry door and double-hung sash window above, while the alleyside elevation is pierced by a single double-hung sash window. This building, which currently functions as storage, was constructed as a small dwelling. A 1937 photograph reveals it had a symmetrical three-bay façade with a center entry beneath a porch stoop that was flanked on each side by a double-hung sash window.

Sanborn maps reveal this building was constructed between 1906 and 1913, addressed as 1318½, and labeled as a Dwelling. It retains the same footprint up through the 1929-50 Updates edition, but is not designated with an address in the last edition. City directories reveal it served as a private residential dwelling.

**1320-1322. Building (ca. 1893)**

This is a frame, two-story, two-part double commercial block that occupies a corner lot in the business district. It is clad with brick veneer on the first story and lap siding on the second. The façade is composed of two identical storefronts that are separated by a center entry door leading to the second story. Each three-bay storefront consists of a slant-sided entry door between two large display windows resting on wood panel bulkheads. Transom windows above the street level are now occupied by signage, which occurs below a wood cornice. The second story of each storefront is pierced by three double-hung sash windows, and the upper façade culminates in a wide frieze with bracketed cornice. The rear elevation is clad in asphalt shingle and displays functional fenestration. The façade components carry around to the first street level bay of the side elevation, after which functional fenestration consists of two entry doors and small hopper windows, while the second story symmetrical piercing pattern is composed of six double-hung sash windows. A photo from 1937 reveals that the brick veneer of the façade was installed prior to that date, while the brick veneer applied to the side elevation post-dates 1937.

Sanborn maps reveal this building was constructed circa 1893, because the 1893 edition relates that a double storefront with the footprint of the current building, as yet unaddressed, was “(Being Built)”. In 1899 the addresses 1320 and 1322 are assigned to the building, each designated as School. In 1906 and 1913, 1320 housed a Confectionary and 1322 a Saloon. In 1921 the east storefront is labeled Fruits and Confectionary and the west Gentlemen’s Furnishings, while the second floor is Lodging. The 1929 and 1929 Update editions identify the storefronts only to the level of Store.

City directories reveal that in 1924-25 1320 Jos Saykly confectionary was located in 1320 (see Saykly discussion under 1304 Ludington), and 1322 housed C.A. Schram Men’s Furnishings. By 1929, 1320 was occupied by Mathiesen grocery, and 1322 was identified as Schram’s Toggery Shop. By 1937 the Delta Made Dairy Store and Green Glo Beauty Salon are in 1320, while 1322 is occupied by the Wahl Drug Store, an business that continues there through 1959. The Delta Made Dairy Store continues in 1320 through 1941, but by 1948 through 1953 the Nantell Electric Service is located there, followed by Berger & Robinson contractors in 1959 through 1963. By 1963 Ernie’s Party Store had replaced the Wahl Drug Store in 1322. Louis Schram was listed as owning a store selling dry goods as early as the 1897 state gazetteer (Polk 1897: 756). In 1919 the state inspected and reported on the business known as Schram Hide House (clothing) (MDL 1919c: 66).

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**1402. Building (1921-29; 1980s)**

This is a single story, rectangular plan, flat-roofed former gasoline service station that is clad in vertical-seamed metal panels and brick veneer. The façade of the main building is composed of a fixed-pane corner display window and an adjacent entry door that is flanked by a former service bay entry void that has been infilled with wood panels and a fixed-pane window. Two active service bay overhead entry doors are lateral to this. The facade has been extended to the north by a single story pent-roof addition that joins the primary building at a 45-degree angle. The side elevation carries the fixed-pane window and brick veneer over from the façade. The visible rear of the building is concrete block, while the side elevation of the addition is clad in vinyl siding. A circa 1937 photograph reveals this was a four-bay an Art Deco-inspired building with a chamfered wall corner entrance, complete with urns on its parapet. It appears that the chamfered end bay has been altered and there is a vintage filling station beneath the sheathing.

Sanborn maps reveal this building was constructed as a Filling Station between 1921 and 1929, when it is addressed as 1404 Ludington. Although the footprint of the greatly renovated current building does not replicate the chamfered corner bay visible in the 1929 and 1929 Updates editions and a circa 1937 photograph, its location on the lot, massing, overhead door bays configuration, and small bay and tall brick chimney along the north elevation appear to confirm its age. The current building appearance appears to date to extensive remodeling that occurred during the 1980s. City directories reveal a service station first appears at this address by 1929, when the Escanaba Oil Co. filling station is here. By 1937 it is identified as Wadham’s Oil Co. filling station (a photograph from that time illustrates Mobilgas), which continues through the 1941 edition. By 1948 and through the 1953 edition it is identified as Carlson’s Service Station. By 1959 it is Nault’s Mobil Service gas station, and by 1963, Emil’s Mobil Service Station. It is also referred to as the former location of Don’s Mobil Service (UP Magazine 2000: 9);

This building is Non-Contributing due to insensitive renovations and because original architectural fabric is not evident.

**1406. Building (1899-1906)**

This is a brick, two-story two-part commercial block. Its street level façade is three bays formed by a slant-sided corner entry door, a central large display window resting on a metal panel bulkhead, and a recessed corner entry door. Metal panel-clad piers at the building corners and lateral to the display window rise to the storefront cornice, which is clad in vertical vinyl panels and is occupied by signage. The brick second story is pierced by three double-hung sash windows with natural-face masonry sills and segmental arched lintels. The upper portion of the façade displays an impressive amount of embellishment. Three courses of rusticated face brick form a belt that runs from the building corners and connects the lintels, which also employ rusticated brick in double rowlock bond. The same type of brick is employed in the elaborate cornice above, which is composed of six corbelled courses laid in decorative denticulate and triangular patterns, essentially forming a double corbel table. The façade terminates in a plain masonry-coped parapet. The visible side elevation is clad in vertical metal panels pierced by functionally placed double-hung sash windows, while the rear elevation is brick with two bays formed by a ground floor entry door and window beneath two double-hung sash windows.

Sanborn maps reveal this building was one of the first built in this block, between 1899 and 1906. In the 1906 though 1921 editions it housed a Millinery store, and the 1929 and 1929 Updates editions only identify it to the level of Store. City directories reveal this building was occupied by Carolyn Fredenburg hairdresser in 1924-24,

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but the storefront was vacant by 1929 although John J. Fredenburg, building contractor, is present. The storefront is recorded as Vacant store in 1937, but a photo from the period indicates Stop and sHop was here. By 1941 Beaudoin, a confectioner, occupies the building. By 1948 it houses Helen & Bud's Delicatessen, by 1953 Nap & Ben's Delicatessen, and by 1959 Ed & Mae's Delicatessen. In 1963 the building was occupied by Quayle Travel Service.

**1408. Building (1899-1906)**

This is a gabled frame, two-story, two-part commercial block with a brick veneer false-front façade. The three bay street elevation is composed of a central entry door flanked on each side by large display windows resting on metal panels. Sheet metal panels are also employed to sheath the first story corner piers and the storefront cornice now occupied by signage that links them. The second story consists of three symmetrical bays defined by double-hung sash replacement windows that possess simple masonry sills and lintels. Dressed limestone blocks occur lateral to and between these windows, while two smaller dressed limestone blocks flank a larger one embellished with floral devices that is centered in the upper façade. This occurs within a diamond pattern formed by polychrome brick that is centered above the central second story window and extends into the pedimented gable above. This rather complex parapet extends to piers at the building's corners, and is capped with masonry coping. The visible side elevation is clad in vertical metal panels and is six bays formed by double-hung sash windows. The three-bay-wide rear elevation, is also clad in metal panels, is pierced by a second story entry flanked by sash windows

Sanborn maps reveal this building was one of the first built in this block, between 1899 and 1906. In the 1906 though 1913 editions it housed a Saloon. The 1921 edition identifies it as the Windsor Hotel with 14 Guest Rooms. The 1929 and 1929 Updates editions identify it only to the level of Store. City directories reveal it housed Old Gangstad soft drinks in 1924-25. By 1929 it was occupied by the Windsor Hotel, followed by the Cloverland Hotel in 1937 (which a circa 1937 photograph indicates is Bud's Cloverland Hotel), and the Central Hotel in 1941. No hotel is indicated after this date, and the Friendly Tavern is located here in 1948 through the 1963 edition. This building is also the former location of Lord Insurance (UP Magazine 2000: 9).

**1410. Building (1921-29)**

This is a single story, brick one-part commercial block that is clad in stucco and brick veneer. The façade consists of a central slant-sided entry door that is flanked by brick walls pierced by sash windows near the building corners. These corners are defined by stucco-clad quoins that extend upward past the storefront cornice, which is occupied by a pent roof clad with cedar shakes. The upper façade is unembellished and terminates in a stepped parapet. The rear of the building is clad in vinyl siding and is occupied largely by a garage bay. Photographs from 1937 reveal this building has the same form today, although brick veneer has enclosed the storefront bays.

Sanborn maps reveal this building was constructed between 1921 and 1929 when a concrete Store occupied a previously vacant lot. The 1929 and 1929 Updates editions identify it only to the level of Store. City directories reveal no entry for this address in the August 1929 edition, thus it is possible the building was constructed about that time. The Swedish Home Bakery is located here in 1937, which a photograph from the period illustrates as Swedish Bakery/Tastee Bake Shop. By 1941 it is occupied by Refrigeration & Electric Service, in 1948 listed as Gene's Refrigeration & Electric Service Co. in 1948 through 1959, and as Refrigeration & Electric Service Co. and Chaltry Electric Motor in 1963.

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For many years Bunze Williams ran the Swedish Bakery (Beck 1992: 154). Roger “Bunze” Williams worked for the Hoyler Baking Company from 1912 to 1937, until it closed, and from about 1938 to 1943, he owned and operated the Swedish Bakery (Spieth 2012).

**1414. Building (1906-13, 1921-29, 1929-50)**

This is a brick, single story, one-part commercial block that is clad in stucco. The façade consists of a central entry door that is flanked on each side by sidelights and large display windows. The storefront cornice is occupied by signage, with that of the upper storefront within a panel enframed by a projecting curvilinear stuccoed border. This panel extends through two narrow corbelled brick bands and rises nearly to the building’s stepped parapet. The rear of the building is constructed of poured concrete and is pierced by a single garage door bay.

A ca. 1937 image shows Barning Auto Spring and Iron Works, set well back from street behind a banner sign suspended between adjacent building facades at 1410 and 1416 Ludington. It is a brick building with a stepped façade and large center entry. This building would now comprise the middle bays of current storefront.

Sanborn maps reveal that the concrete bays comprising the rear elevation of the current building opening onto the alley were constructed as the first building on the lot between 1906 and 1913. Identified as a Concrete Stable but unaddressed in 1913, by 1921 it is still the only building on the parcel, but is identified as Blacksmith and addressed as 1414 Ludington. By the 1929 edition, bays have been constructed northward from the original concrete building on the alley (which would comprise the middle bays of the current building), are labeled Blacksmith, and the lot, although undivided, has been renumbered 1412 and 1414. By the 1929-50 Updates edition, the storefront bays extending onto Ludington have been constructed of Cinder Block, and the previously existing middle bays behind are labeled “Carp’r & A” (carpentry and assembly?). In this edition, the lot has been formally split in two, with the east half containing the building under discussion here addressed as 1412 and the west half as 1414-1416 Ludington.

City directories reveal no entries for 1925-25, but by 1929 1412 is listed as Etienne Boisclair tailor and 1414 is occupied by the Barning Spring Works. By 1937 there is no entry for 1412, and 1414 is listed as Vacant. The 1941 edition still has no entry for 1412, but 1414 is occupied by John Fredenberg, shop. No entry again in 1948 for 1412, and at that time 1414 housed Auto-Way Sales & Service. In 1953 1412 is occupied by Northern Equip & Mfg Co., restaurant equipment, but there is no entry for 1414. By 1959, 1412 houses Lee’s Studio photography and in 1963, Deloria Sales fireplaces, with no entry for 1414 in either edition. The building now is home to Sviland’s Paint & Wallpaper, a business that opened in downtown Escanaba in 1915 (UP Magazine 1999: 10). Sviland Paint and Wallcovering, is a business that has been in the Sviland family for three generations. The building was renovated by the current owner, Matt Sviland, who is also the entrepreneur behind the large-scale renovation project that renovated the former Richter Brewery complex into the Lofts Concominiums, at 1609-19 Ludington Avenue.

**1416. Anderson’s Paint Store Building (1929-1937)**

This is a brick, single story one-part commercial block. Its three bay façade is composed of an entry door with jalousie sidelights centered between two large display windows that rest on bulkheads clad in metal panels. Metal panels run up the building’s corner piers to a flat-roofed, full-width metal canopy. Above this, transom

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windows occur between the exposed brick corner piers beneath a header of soldier bond brick, and a panel of buff colored brick occurs between the cream colored brick planes that compose the rest of the upper façade. A string course of rowlock brick is situated below the stepped parapet of the façade and a second terminates caps it. The visible side elevation is clad in vinyl siding from the corner with the façade to mid-building, and rearward is then exposed concrete block. The rear is not visible beyond a tall privacy fence.

Sanborn maps reveal this building was constructed after 1929. It first appears as a Cinder Block storefront on the 1929-50 Updates edition, when it is addressed as 1414-1416 Ludington and is occupied by a Wall Paper Store. City directories reveal this lot had been readdressed to 1416 Ludington by 1937. They also indicate 1414 Ludington was occupied by Anderson's Paint Store by 1937 (although a photo from the same period records it as Anderson's Paint Shop), a business that continues through the 1963.

**1422. Max Hansen Filling Station Building (1937-50, 1980s)**

This is a single story, pent-roofed, two-bay service station with a curved corner façade that is clad in synthetic stucco and brick veneer. The entry door occurs in the rounded corner and is flanked on each side by a double fixed-pane window, all framed in aluminum. Other fenestration includes a corner entry door with transom, and two overhead doors, the northernmost set within a slightly projecting corner bay. The visible side elevation is brick and concrete block. The present appearance appears to be the product of a remodeling that occurred during the 1980s.

The current building replaced a much smaller structure recorded in a 1937 photograph, and may be associated with a change in ownership that occurred by 1941.

However, Max Hansen Filling Station (Standard Service) in 1937 image – not same building; former location of Sanborn maps reveal the first filling station on this site, was constructed at 1420 Ludington, between 1921 and 1929. After 1929 the 1929-50 Updates edition illustrates that combined lots 1420 and 1422 were occupied by a larger structure in a different location having the footprint of the current building. City directories reveal the earlier Standard Oil filling station at 1420 Ludington in 1929. By 1937 edition, the Max Hansen filling station is present, as recorded in a photograph from the period. By 1941 the business is recorded as the Hengesh Service Station, also known as Hengesh Standard Service (UP Magazine 2000: 9), which continues through the 1963 edition.

**1500. Escanaba Junior High School (1931; 1960; 2000)**

**Henry H. Turner, Grand Rapids, Architect (1931)**

**Erling Arntzen, Escanaba, General Contractor (1960)**

**Diekema-Hamann Architects, Inc., Kalamazoo (2000)**

The footprint of the Escanaba Middle School is the largest in the business district, occupying more than a full city block on Ludington Avenue north to 1<sup>st</sup> Avenue N. between N. 14<sup>th</sup> and N. 15<sup>th</sup> Streets. This is a brick, two-story, flat-roofed, compound massed plan academic building featuring a central open courtyard. The façade is a studiously symmetrical, five-part composition formed by a six-bay central unit with stepped parapet that is flanked on each side by a narrow projecting entry bay, while recessed end bays extend to the corners of the building. The corners of each of these are embellished with a terra cotta spiral column. Above the masonry foundation, the building's brick wall planes support a masonry belt course that also serves as a sill course to the first story windows. The six bays of the central mass are defined at the street level by pairs of small double-hung sash windows. These occur beneath six, three-story-tall, paired, round-arch windows set within terra cotta

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surrounds. The two end bays differ from the central units by employing plain tile panels in place of the rectangular lower fixed-pane lights. The window surrounds incorporate arabesque columns with Corinthian capitals and rise to an imbricated brick tympanum that occurs within a projecting brick arch with masonry keystone. Above the windows is a terra cotta belt course of arched motif that is carried across as an antefix to each of the adjacent flanking entry units, and is identical to that employed in the central bays' parapet. The central parapet is further distinguished by the placement of bronze letters stating, "ESCANABA JUNIOR HIGH SCHOOL."

The two entry bays that flank the central mass on each side repeat many of the elements of the central unit in overall use of terra cotta and window treatment. Each contains two sets of paired entry doors recessed within broad round-arched terra cotta panels with arabesque columns and spandrels. Square tiles extend upward to triple round-arch windows whose treatment is identical to the paired windows of the central bays. Each occurs beneath a corbel table employing masonry consoles, and spiral engaged columns lateral to the window panels culminate in a masonry figural owl (perhaps referencing wisdom in education?). The tile antefix at the parapet carries over to the recessed flanking end units, whose two bays are composed of paired double-hung sash windows set within slightly recessed panels employing sawtooth bond brick beneath the parapet. A brass plaque adjacent to the east entry doors states, "WILLIAM W. OLIVER MEMORIAL AUDITORIUM."

The west side elevation of the original building duplicates the fenestration of the façade's end units. Two bays are composed of paired double-hung sash windows set within slightly recessed panels employing sawtooth bond brick beneath the parapet. Fourteen of the sixteen bays are defined by paired double-hung sash windows resting on the masonry sill course that continues from the façade. The other two bays are formed by central and rear entrances that generally repeat the composition and elements of those of the façade. They differ in that the second story terra cotta-enframed round-arch windows are paired rather than triple, and the first story of the projecting bay corners are marked by brick buttresses that extend outward at a 45-degree angle to the wall plane. These feature masonry coping that support the corners' second story terra cotta spiral column. The first six bays of east side elevation rearward from the façade repeat the composition of the opposite side. The central entry bay intersects a right-angle the wall plane pierced by two small round-arch windows. The side elevation then corners and continues northward, with eight bays of fenestration composed of two sets of paired round arch windows flanking six large round-arch windows. All occur well above the masonry belt course at the first story and employ masonry sills. Other details common to the rest of the building, such as engaged spiral terra cotta corner columns and antefix, are repeated.

The northern rear bays of the building visible from the side elevations were added in 1960 and 2000, extending from the auditorium and classroom wings, but the bays blend in style and scale with the original building without providing a false sense of authenticity. The additions also employ references to the original building in the simple masonry belt course and coped parapet and masonry sills for the windows. The west side elevation bays are composed of a projecting central entry bay pierced by a set of paired double entry doors with fixed-pane transom windows beneath a second story square block of nine fixed-pane windows. Flanking the entrance in each story are triple fixed-pane windows beneath metal panels, while the end bays are formed by plain brick wall panels. The opposite east side addition elevation incorporates a recessed entry bay at the rear of the original building and then is composed of four bays defined by vertical ribbon windows composed of six panels of fixed-pane glass and metal panels.

This building appears to be a product of a several style influences. Its massing is reminiscent of Moderne in its symmetry and larger central block stepping down to lateral bays, which would be appropriate for that style

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influence's popularity during its 1930s period of construction. However, the greatest affinities appear to be to the earlier Victorian Romanesque, as indicated through the use of the various wall textures created by brick and terra cotta in the window and door surrounds and in the round arches supported by columns and the arabesques of foliate details, quatrefoils and other motifs that completely fill every surface of the arches, spandrels, and columns. Additions that were completed in 1960 and extensive renovation and additions in 1999 are compatible with the original construction.

Sanborn maps reveal this building was constructed after 1929 and appears on the 1929-50 Updates edition as Escanaba Jr. High School Built 1930-31. It reveals the Fireproof building has steel beams and trusses, some exposed, Concrete Floors, Precast and Slab Roofs, Cinder Block Brick-Faced Curtain Walls, and Cinder Block Interior Walls. The building was constructed on a U-Plan, with the Auditorium in the southeast quadrant, and a Gymnasium with exposed Steel Trusses occupying the northeast wing. City directories reveal 1504-20 Junior High School, Board of Education in 1937, continues as Junior High School through 1959, and is identified as Escanaba Area Jr. High School in the 1963 edition.

During the late 1920s Escanaba was the only city in the U.P. with a population over 8,000 without a junior high. Its population had grown by 10 percent in population in the previous decade alone. The need for new school facilities gained momentum. The schools were overcrowded and there was no room for vocational or mechanical training. The schools had limited gymnasium facilities and the city lacked an adequate auditorium for cultural programs, which a new 1,000 seat facility in the new school would address. The Escanaba School Board announced that in late March that it would propose a \$435,000 bond issue to build a junior high. A few days before the election, it was announced that an anonymous city resident had pledged \$25,000 toward the new junior high - if the bond issue passed. The election was held on March 20, 1929 and passed 938 to 485 (Lindquist 2010c). Had the election been held later, the results might have been different and the school may not have been built, but fortunately the economic crash that resulted in the Great Depression was still a few months away.

Escanaba Junior High School was constructed 1930-31 from plans provided by Grand Rapids architect, H.H. Turner (MMFR 1930a: 20). During the run-up to the bond issue election and prior to construction, Mrs. Adele Symons Oliver revealed she had pledged \$25,000 as a gift in memory of her late husband, W.W. Oliver, co-founder of Delta Hardware, and president of the State Savings Bank from 1911 until his death in 1920. In recognition of this gift, the Board of Education named the auditorium in the new school, the W.W. Oliver Auditorium (Lindquist 2010c).

In response to growing enrollments and changing educational environments, in 1960 a seven room addition was constructed on the north/rear elevation of the school. It consisted of six classrooms and a shop room, costing \$127,683 paid out of Bonifas Fund, with the work supervised by General Construction Contractor, Erling Arntzen of Escanaba (*Milwaukee Sentinel* 1960).

In 1999-2000, rather than constructing a new school, Escanaba residents passed a bond levy to expand and renovate the school to modern educational requirements. Kalamazoo-based Diekema-Hamann Architects, Inc., designed the project, combining renovations of the existing structure with a 48,000 square foot addition to the north elevation. The construction resulted in a new classroom wing and gymnasium and a remodeled original building with a new media center, music room, and shop. The rehabilitated school building and addition, costing about \$7,000,000, won an award from the State Historic Preservation Office (MSHPO 2012e).

**1606. Building (1929-1937)**

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This is a single story one-part commercial block that is located next to a vacant lot at the corner with N. 16<sup>th</sup> Street used for parking by Escanaba Junior High School. The façade is composed of a central recessed entry door flanked on each side by a pair of large display windows resting on a bulkhead clad in metal panels. Metal panels also sheath the building corner piers to an out-sloping pent roof that occurs beneath the upper façade, which contains the business's signage. The stepped side elevation is clad in metal panels capped by tile coping, while the rear elevation, constructed of concrete block, is pierced by a single entry door and small fixed-pane window.

Sanborn maps reveal this building was constructed after 1929 and appears on the 1929-50 Updates edition as a Cinder Block structure identified to the level of Store. City directories reveal this building's address does not appear until 1937, when it is described as Vacant. By 1941, the address provided as 1606-08 is occupied by Modern Appliance Co. By 1948 the address of 1606 houses Northern Bar Supply Co., and by 1953 through 1963, the Peninsula Agency insurance. The construction date assigned is based on Sanborn maps and city directories bracketing.

**1610 (1608a-1610a). Building (1929-37)**

This is a single story, double one-part commercial block that is clad in vertical vinyl panels. The façade consists of six bays: three bays composed of a recessed entry door between two large display windows that are separated by a pier from three additional bays of large display windows. All occur beneath a pent roof, above which is the building's signage. The visible side and rear elevations are also sheathed in vinyl siding and lack fenestration. The entire storefront is sheathed in vinyl, and may originally have been composed of two distinct three-bay storefronts with separate entries.

Sanborn maps reveal this building was constructed after 1929 and appears on the 1929-50 Updates edition as a side-by-side Cinder Block structure identified to the level of Store and assigned an address of 1608a and 1610a Ludington. City directories reveal no entries prior to 1937. In 1937 through 1948, 1610 is occupied by Typewriter Service & Exchange, while 1608 is not listed in 1937 but in 1948 houses Browne Radio Co. wholesale radio parts. By 1953 through 1959, the Upper Peninsula Credit Association is in 1608, with the Toledo Scale Co. in 1610, replaced by Sidney Rydings Studio photographer in 1959. Production Credit Assn loans is in 1608 in 1963, and Rydings Studio continues in 1610. Date assigned based on Sanborn maps and city directories bracketing.

**1612 (1612-1614; 1608-1610). Thinnes Building (1913-21)**

This is a brick, single story, one-part commercial block that has been renovated and clad in vinyl siding. The three bay façade consists of a slant-sided entry with an aluminum framed door and sidelights, flanked on each side by vinyl clad bays that are pierced by a fixed-pane window. Brick corner piers rise to a cedar shake pent roof above which are vertical vinyl panels that enframe the upper storefront signage. The visible side elevation is brick with a stepped parapet and tile coping, while the rear elevation consists of added concrete block bays, pierced by a steel pedestrian door and overhead door.

Sanborn maps reveal this building was constructed between 1913 and 1921, when it was addressed as 1608-1610 Ludington. In 1921, 1608 housed a Soft Drinks shop, and the front room of 1610 was occupied by a Display

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Room behind which was a room labeled Sweater Knitting, Hand Power. The 1929 edition and the 1929 Updates edition reveal no changes in the building, but the latter indicates the building has been re-addressed as 1612-1614 Ludington. City directories reveal the original address of 1608 was occupied by Nick Thinnes soft drinks in 1924-25 through 1929, while during this period 1610 housed John P. Nalden in 1924-25, and John Noldan clothing (probably the same business as previous edition) in 1929. By 1937 the re-addressed storefront at 1612-14 apparently carries on the previous business management, as it is occupied by Nick Thinnes tavern, which continues through the 1948 edition, becoming Thinnes beer garden by 1953. In 1959 the building is occupied by Hiawatha Chef's Supply, and is Vacant by 1963. Date assigned based on Sanborn maps and city directories bracketing.

**1616. Kammeier Jewelry Building (1929-1937)**

This is a brick, single story, double one-part commercial block. Its façade is composed of mirror image storefronts, with side-by-side slant-front entry doors each flanked by a large double display window. The renovated entrances occur behind an aluminum-framed glass vestibule, situated between metal-paneled piers, a cladding that also occurs in the transom above and on the bulkheads below the windows. This renovated fenestration is enframed between brick corner piers and the upper façade, which is distinguished by a soldier bond brick course above the transom and a rectangular panel created by rowlock and header bond brick. The façade terminates in a stepped parapet with masonry coping. The rear elevation is sheathed in vertically seamed metal panels pierced by a door and small sash window.

Sanborn maps reveal this building was constructed after 1929. The 1929-50 Updates edition labels it a double storefront built of cinderblock with brick facing, addressed as 1616-18 Ludington. It is identified only to the level of Store. City directories reveal this address does not appear prior to the 1937 edition. In that year 1616 is occupied by Wm Kammeier, jeweler, and 1618 by Rehnquist Paint Shop. By 1941 there is no entry for 1618, and 1616 apparently carries on the business present in the previous edition, Kammeier jeweler, which continues here through the 1948 edition. By 1953 the storefront is occupied by Wise Bros. jewelers, who continue at 1616 through the 1963 edition. Date assigned based on Sanborn maps and city directories bracketing.

**1620. Building (1937-41, ca. 1960)**

This is a single story enframed window wall block. The façade consists of an aluminum-framed entry door and corner sidelight that are lateral to a wall of four full-height display windows that extends to the building's corner. These windows are separated by aluminum mullions and occur beneath a flat, full-width canopy. This fenestration occurs between the building's two projecting corner piers, which are clad in ashlar thin stone veneer. Above the canopy, the façade is clad in rectangular aqua metal panels with aluminum borders. Side elevations are not visible but the rearward sloping roof reveals lateral stepped parapets that appear to be constructed of concrete block, while the rear elevation is clad in vinyl siding that is pierced by glass block windows. The current appearance appears to date to renovations that occurred in the late 1950s or early 1960s. This is one of the better examples of mid-century modern commercial in the downtown district and probably the best example of the single story enframed window wall variant.

Sanborn maps reveal this building was constructed after 1929. In the 1929-50 Updates edition it is addressed as 1620 Ludington and is described as cinder block construction with brick facing. City directories reveal no business is present at this location prior to the 1937 edition, which lists 1620 as Vacant. By 1941 the Delta News Agency is located here and by 1948, the Moderne Appliance Co. electric appliances, which continued at 1620

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through the 1963 edition. Construction date is assigned based on Sanborn maps and city directories bracketing.

**1628 (1626-28). Nash Service Garage Building (1938-1941)**

This is a brick, single story enframed window wall commercial block that is one of the most expansive of its type in the commercial district. The façade is composed of nine bays, one of which is an off-center slant-sided entry, with the others formed by large display windows resting on narrow brick bulkheads. A recent vintage full-width pent roof sheathed in metal panels occupies the transom area, partially obscuring an upper façade panel occurring within a projecting masonry border. The façade terminates in a masonry coped parapet. The rear elevation consists of concrete block additions with a functional piercing pattern that includes an overhead door bay.

Sanborn maps reveal this building was built after 1929. The 1929-50 Updates illustrate it was built of concrete block, with brick facing on Ludington and plastered walls in the largest room forming the northwest bay, while the northeast bay is labeled Upholstering. It is identified only to the level of Store, and retains the same footprint today it had in this edition. City directories reveal the first time this address appears, as 1626-28 Ludington, is for the Nash Service Garage, autos. It is occupied by the Michigan State Highway Sign Shop by 1948. By 1953 two separate businesses are indicated, with 1626 housing Lavelle’s Treasure Shop, and 1628 Ness Glass. While Lavelle’s Treasure Shop continues in 1626 in the 1959 through 1963 edition, 1628 houses Don’s Muffler Shop.

**1636. Norstrom Motors Building (1929-1937; post-1950)**

This is a brick, single story enframed window wall commercial building that occupies a corner lot near the edge of the central business district. Its fenestration has been infilled with wood panels now pierced by fixed-pane windows. The current façade is seven bays, composed of a center entry door flanked on each side by a brick pier separating it from three fixed-pane windows set within wood panels, all occurring beneath a modern awning. Brick corner piers and bulkheads enframe the wood panels, rising past the awning to the upper façade, which displays a brick panel inset within a border of rowlock and header bond brick. Four additional bays occur in a separate unit to the east, which differs in bond pattern, bulkhead and piers, and height from the bays to the west, although the recent vintage fenestration infill treatment is identical (including encasing a corner entry door). The building terminates in a tile-coped parapet. The elements of the façade carry around to the first bays of the side elevation, which are composed of an entry door separated by brick piers from wood panels, all beneath a modern awning. The panel approaching the façade corner is pierced by three fixed-pane windows and the other by a single fixed-pane window. The remaining fenestration of the side elevation consists of six infilled window voids with masonry sills, a pedestrian entry adjacent to an overhead door, and four other bays running to the rear of the building that contain four steel industrial 20-light awning windows. The rear elevation is constructed of concrete block pierced by a single corner entry door flanked by an overhead door bay.

The composition of this building, combining two discrete construction episodes, reveals an expansion of the footprint of the original building through more recent complementing bays on the east. This is supported by the rear elevation, where modern concrete block was employed in the eastern bays. These eastern bays occupy a previously separate address, formerly occupied by a dwelling at 1630 Ludington.

Sanborn maps reveal this building was constructed after 1929, and the 1929-50 Updates edition addresses it as 1632 Ludington. It is described as a Garage, Capacity 30 cars, constructed of Cinder Block with Brick Facing on the façade and side elevation. The original building occupies the lots previously addressed as 1626-1628 Ludington. The footprint of the building was expanded eastward to incorporate the lot addressed as 1630, which

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was previously occupied by a small frame building up through the 1929-50 Updates edition. This more recently constructed eastern bay extends the full length of the lot from Ludington to the rear alley. City directories reveal that by 1937 Norstrom Motors is entered for the first time and is addressed as 1636, continuing through the 1941 edition. By 1948, the business located here is Ludington Motors, which continues through the 1963 edition. Fred W. Schmitt was President and Ole E. Norstrom Secretary-Treasurer. of Norstrom Motors For many years Ole and his wife Edna operated Chrysler dealerships in Escanaba and Gladstone (Escanaba Daily Press 2008b).

**1700. Building (1929-1937)**

This is a single story, polygonal-plan, flat-roofed commercial building that occupies a corner lot near the edge of the central business district. This renovated synthetic stucco and glazed tile-clad former gasoline service station is set at a 45-degree angle to the intersection. The fenestration of the angled façade consists of an entry door flanked by three fixed-pane windows, while the narrow elevation facing Stephenson Avenue is pierced by a door flanked by a fixed-pane window, and the narrower wall facing Ludington Street contains only a single fixed-pane window. All fenestration occurs at street level within wall planes clad in synthetic stucco, while the upper façade is composed of glazed tiles, as is the rear elevation, which faces an alley and is pierced by a single fixed-pane window.

Sanborn maps reveal this filling station was constructed after 1929 on a portion of the lots formerly occupied by the large DeGrand Motor Co. building (the same period when a large building was constructed at 1702-1704 Ludington that occupied the remainder of the DeGrand footprint). The 1929-50 Updates edition records a building with the distinctive footprint of the current building labeled Filling Station and Greasing. City directories reveal that 1700-1708 is the DeGrand Motor Co. in 1929. By 1937, the Ludington Shell Service filling station is addressed as 1700 Ludington, becoming Louie’s Service Station by 1941. In 1948 the DeGrand Oil Co. office and filling station is located here, while the 1953 edition places the DeGrand Oil Co. wholesale and Johnny’s Shell Service filling station at 1700. By 1959 1700 houses Snyder’s Shell Service gas station, continuing through 1963.

**1704. Escanaba Machine Co. Building (1929-37)**

This is a brick, single story, flat-roofed, enframed window wall commercial building facing Ludington Avenue, with a rear ell of concrete block opening to the alley and Stephenson Avenue, which together creates the structure’s L-plan. (The building abuts the north and west side elevations of the building at 1700 Ludington Avenue.) The façade consists of a recessed off-center entry vestibule and three broad bays formed by large display windows with aluminum framing. The large expanses of glass east of the entrance each consists of six windows with aluminum muntins, while those to the west of the entrance are comprised of four windows equal in size to the others. Stack bond brick that is pierced by a glass block window is employed in the wall plane of the recessed entrance, while common bond brick is used elsewhere, punctuated by rowlock bond employed in the display window sills and in two separate string courses above the windows. The upper rowlock separates the buff-colored stack bond brick employed in the upper façade from the common bond red brick used elsewhere in the street elevation. The visible west side elevation is concrete block, pierced by five large glass block windows with masonry sills.

The concrete block rear ell component extends eastward to Stephenson Avenue, with fenestration composed of a large central overhead door and adjacent steel entry door that are flanked on each side by two bays of glass block windows with masonry sills. The north elevation is pierced by five bays of glass block windows identical to

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those on Stephenson Avenue, which leads to a chamfered corner bay (northwest) containing a large overhead door and an adjacent steel entry door. The west elevation of this unit is pierced by three bays of glass block identical to the others described, with a wall plane that steps down slightly from that extending back from Ludington Avenue.

Sanborn maps reveal that the current building, addressed as 1702-1704 Ludington, replaced the former DeGrand Motor Co. building after 1929, the same period when a new service station was constructed at the corner of Ludington and Stephenson (1700 Ludington) occupying the remainder of the footprint of the earlier structure. The 1929-50 Updates edition reveals an L-plan building (with the service station at 1700 in the ell) constructed of concrete block with wood and iron posts that was occupied by a Tractor and Implement Sales and Service concern. The southwest quarter of the building is identified as Storage. City directories reveal that 1700-1708 Ludington was occupied by the DeGrand Motor Co. in 1929. By 1937, Wallie Motor Service is located at 1706 (apparently having moved from 1710 Ludington), with no entry for 1704. By 1941, the Escanaba Machine Co. (agricultural machinery) occupies 1704, while Wally Motor Service (auto repairs) continues in 1706. By 1948 the Escanaba Machine Co. has apparently expanded and occupies 1704-1706 Ludington, continuing at this address through the 1963 edition.

**1710. Building (ca. 1929)**

This is a rectangular plan, one-and-one half-story frame building that is clad in vinyl siding and is shielded with a jerkinhead gable roof. The renovated façade presents three bays, composed of a central entry door with a small projecting stoop that is flanked by fixed-pane windows, all beneath a modern awning. The side elevations are pierced by two fixed-pane windows. This building appears to have been built as a bungalow-type dwelling, that was later converted to commercial use. Although it has been renovated, its basic form survives and it is an example of the process by which former residential building constructed near the edge of the business district were converted to commercial use.

Sanborn maps reveal the location of this building was a vacant lot in 1929, and a structure illustrated as a Dwelling first appears in the 1929-50 Updates edition. Although the Sanborn maps indicate this building post-dates 1929, the address of 1706 Ludington is listed in the 1929 city directory. The first time this address appears in city directories, in 1929, it is listed as Wallie Motor Service (who apparently moved to 1706 Ludington by 1937). The building appears to be residence from 1937 through the 1963 edition. It is a commercial building today.

**1806. Building (ca. 1929-37)**

This is a rectangular plan, two-story frame residential building that is clad in brick veneer and is shielded by a hipped roof. The façade is two bays, composed of a corner entry door flanked by sidelights and a triple double-hung sash window that rests on a masonry sill. The entrance is shielded by a projecting hipped roof corner porch supported by Craftsman piers with masonry coping. This coping is duplicated in piers flanking the porch steps. Masonry is used in the building's corner quoins and is employed as corner blocks in the windows' soldier bond brick lintels. The façade's second story occurs as a hipped roof dormer clad in cedar shake that is pierced by triple double-hung sash windows. The side elevation repeats the bricks, masonry and dormer treatments of the façade, but the fenestration is more functional, consisting of single and paired double-hung sash and a small fixed-pane window. A concrete block, end-gabled, two-car garage occurs behind the building. This building is a representative of the bungalow type and its strongest references are to the Craftsman style. Originally built as a

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residence, it has been converted to commercial use.

This building is an example of the process by which former residential buildings constructed near the edge of the business district were converted to commercial use. It appears to have served a commercial function as early as 1953.

Sanborn maps reveal the location of this building was a vacant lot in 1929. It was constructed as a Dwelling after 1929, as illustrated by the 1929-50 Updates edition. The garage behind the dwelling is identified as Private Garage and General Storage, 2 Trucks. City directories reveal Walter C. Richer occupied this address the first time it appeared, in the 1937 edition and continues to occupy the house through the 1941 edition. Note that these editions place the Richie Bottling Works next door, at 1808 Ludington. The 1939 city directory identifies Walter Richer as President of the Richie Bottling Works (Polk 1939: 156). By 1948, the dwelling is occupied by Charles C. Houle. The 1953 edition indicates the building's first commercial use, as Ida Dulek used furniture, followed by Michigan Farm Bureau Inc. insurance from 1959 through the 1963 edition.

**1808. Richie Bottling Works Building (1929-1937)**

This is a two-story, brick and concrete block, two-part commercial block. Its three-bay-wide façade occurs above a water table clad in wood T-111 siding. Masonry steps lead up to the recessed center entry door that is flanked on each side by fixed-pane display windows, which rest on masonry sills. A full-width cedar shake-clad pent roof occurs beneath the second story, which is pierced by paired and triple windows of double-hung sash. These windows display rowlock brick sills and soldier bond brick lintels, and occur beneath a brick panel whose borders are formed by header and rowlock bond brick. The side elevations are constructed with concrete block, terminate in stepped parapets, and reveal a functional piercing pattern consisting of four to eight bays of variously sized sash windows, infilled window voids, and an infilled entry door. The rear elevation is concrete block pierced by a single entry door, and has been extended by the addition of a corrugated metal shed.

Sanborn maps reveal the location of this building was a vacant lot in 1929. Therefore, this building was constructed after 1929, and appears in the 1929-50 Updates edition as Bottling Works (Not in Operation) whose rear room was occupied by a Cooler. City directories reveal that 1808-1812 Ludington was assigned to the Stegath Lumber Co. in earlier editions but after 1929 Stegath was re-addressed as 1810-1820 Ludington. The current building, addressed as 1808 Ludington, was occupied by the Richie Bottling Works in 1937 through 1941. The 1939 city directory identifies Walter C. Richer as President of the Richie Bottling Works (Polk 1939: 156), and he lived next door at 1806 Ludington by 1937 through 1941. By 1948, the business located here was the Menominee & Marinette Brewing warehouse and Vernor's Ginger Ale bottling. Northern Heating & Supply, Roland Peterson landscape gardener occupied the building by 1953 through 1963.

**1812-1814. Stegath Lumber Co. Building (1906-13; 1929; 1990s)**

This is a broad, compound massed plan, single story, front-gabled building. The façade fenestration is composed of a double entry door centered under the shallow-pitched gable, which is flanked to the east by three large display windows occurring between glass block verticals that rest on an ashlar thin stone veneer bulkhead, and on

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the west by three smaller fixed-pane windows and an entry door set within a veneer of synthetic stone panels. This same cladding is employed lateral to the display windows bay, and is pierced by a fixed-pane corner window. A cedar shake pent roof occurs above the entrance, and also carries at a lower height laterally in both directions across the flanking storefront bays. The shallow-pitch gable above the building entrance is clad in vertical wood panels and continues in a narrow band visible above and behind the pent roof of the bays to the east of the gable.

The synthetic masonry panels and shake pent roof carry around to the first bays of the west/parking lot side elevation, which is pierced by a small fixed-pane window and entry door. The fenestration of this wood panel-clad elevation rearward occurs beyond an ell within a shed-roof unit, and consists of three windows, three pedestrian doors and an overhead door at the rear elevation corner. The visible portion of the east side elevation includes the roof, which is broken by a cross-gabled dormer, and the rear bays that are clad in composition shingle. The rear elevation perhaps reveals more directly the original form of the building, consisting of a frame central shallow-pitched gabled unit resting on a concrete block kneewall that is flanked on each side by shed-roofed bays. The central and west bays are clad in asphalt shingle and the east bay is clad in vertical metal panels. The street level of the central gabled bay is pierced by a large central overhead door shielded by a pent roof and occurring beneath a louvered gable vent, while the east bay displays a pair of wood overhead track-suspended doors, and the west bay lacks fenestration. The complex composition of the buildings bays, roofline and footprint reveals that the façade cladding unifies several construction episodes. A rectangular plan, frame, metal panel-clad, pent roof three-sided lumber shed is positioned west of the primary commercial building.

Sanborn maps reveal that a portion of this building may date back to between 1906 and 1913, when a 14-foot-tall rectangular structure identified as a Lumber Shed with a small narrow room identified as Storage at its southeast corner, was built at this location, which was then addressed as 1728 Ludington Avenue. The building is unchanged in the 1921 edition, but is identified as Stegath Lumber Co. Lumber Shed. In the 1929 edition it is readdressed as 1720-28 Ludington and labeled Stegath Lumber Co. Lumber. The main building, still recorded as 14 feet tall, has expanded by about a third in size by extending the west elevation, which also has an open bay appended to it extending from the rear corner about 2/3 of the way towards Ludington Avenue. A small square shed was built just north of the northwest corner of the building along the rear alley (no longer extant). In the 1929-50 Updates edition it is readdressed as 1812 Ludington, but there are no building or property changes illustrated in relation to the 1929 edition.

It should be noted that while there are entries in the 1924-25 city directory for Stegath Lumber Co. in the 1800 block, there are no entries for any of the 1700 block addresses used in Sanborn editions prior to the 1929-50 Updates. Comparison with the building today reveals that the majority of the building was in place at the time of the last Sanborn edition. Since 1950 the middle bay of the eastern elevation has been extended slightly, and the previously open section of the west elevation has been enclosed and extended southward to Ludington Avenue. The current façade treatment is obviously of more recent vintage, perhaps dating to the 1990s. The open-sided lumber storage shed west of the main building is of recent vintage, probably the 1990s. City directories reveal the Stegath Lumber Co. was addressed in earlier editions as 1808-12, such as in the 1924-25 and 1929 editions. By 1937 it has been readdressed as 1810-20 Stegath Lumber Co., and continues in business here through the 1963 edition.

Otto C. Stegath arrived in Escanaba in 1872, and between 1890-1900 was with I Stephenson Co. In August 1900, he organized his own company, dealing in retail lumber, and later adding coal, lime, brick and cement. He established saw and planing mills, reputedly operated the first electric sawmill in the state, and by 1910 owned

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2500 acres of virgin timber land near Escanaba and employed 50 men (Sawyer 1911: 861). The 1911 *History of Northern Michigan* mentions Stegath Lumber Co. as among the leading industries of Escanaba” (Sawyer 1911: 373). After he retired, the company remain in the family and his six sons owned and managed Stegath Lumber Co..

Even though architectural integrity is not well preserved, this building is significant as one of the few surviving buildings relating to lumber industry that were major component of Escanaba’s growth at the turn of the 20<sup>th</sup> century. Contributing because original form of building can be discerned with careful observation and because of its history, one of the few original lumber company buildings(?) surviving in Escanaba, and the only one in near central business district.

**LUDINGTON STREET, SOUTH SIDE**

**223. Ludington Hotel, Ludington House Hotel (1883-84; 1910)**

The building at 223 Ludington, the House of Ludington, is a compound massed plan, three-story, painted brick structure. Its complex roof line consists of a hipped roof over the streetside façade bays that is broken by three hipped roof dormers, while a rear ell is shielded by a built-up flat roof. Perhaps the building’s most distinguishing feature, a four story conical-roofed octagonal corner tower, projects from the façade’s northwest corner. The fenestration of the façade is explicitly asymmetrical, composed primarily of double-hung sash windows with masonry lintels and massive brick segmental arch masonry drip molds with ears. The street level façade presents an off-center entry door beneath a projecting horizontal metal canopy that is adjacent to this elevation’s most distracting element, a projecting square plan, three story elevator bay whose modern-looking glass walls contrast with the rest of the building. Flanking the entrance and elevator on each side are large fixed-pane windows with masonry label mold lintels. Further east, to the building corner, are five double-hung sash windows with segmental arches. Eastward are two fixed-pane windows with segmental arches, the latter piercing the base of the corner tower. The ground level of the tower wraps around the building corner and is pierced by a double door beneath a brick label mold lintel. Its second and third stories are in essence a large-scale oriel window clad in fishscale and diamond pattern shingle. Each of the fourth story tower bays are enframed by vertical wood molding, and the double-hung sash in each occur beneath paired oval transom windows. Both the walls and conical roof above are sheathed in asphalt shingle onto which has been imprinted a fishscale pattern. The fenestration of the façade’s second and third stories is eight bays of double-hung sash windows with the large segmental arched hoods and masonry lintels, arranged four on each side of the elevator bay, but asymmetrical in piercing pattern. The hipped roof dormers breaking the roofline each contain a square fixed-pane window set in lap siding.

The west side elevation of the primary building is two bays deep, and is distinguished by an exterior chimney constructed of fieldstone and brick (unpainted in contrast to the building’s other masonry). Fenestration continues the segmental arch window treatment of the façade. The end gable is pedimented. This elevation opens onto a courtyard that fronts the rear ell bays and whose entry level is concealed behind a high fieldstone wall. The second and third stories display a symmetrical piercing pattern, com/posed of four double hug sash window bays that continue the segmental arch window treatment from the façade. The side elevation of the rear ell lacks fenestration. The street level of the east side elevation presents two bays defined by a large fixed-pane corner window and a small rectangular fixed-pane window, two projecting flat roofed entry bays, and towards the rear three double-hung sash windows. The fenestration of the second and third stories nearest the façade consists of three symmetrical bays defined by double-hung sash. The elevation rear from these is inset slightly, and the piercing pattern is functional yet regular, conforming to the building’s guest rooms. The window openings

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cluster in groups of three, with a smaller sash window occurring between larger double-hung sash, all with masonry sills as well as brick segmental arch drip molds, but of smaller scale and lacking the ears present on the façade. This side elevation terminates in a stepped parapet. The rear elevation displays varied and purely functional fenestration.

The consistent irregularity of the architectural features of this building, most explicitly the conical corner tower that determines the character of the roof line, the use of varieties of shingle cladding and emphasis on window drip molds define this as an excellent example of the Queen Anne style employed in resort and hotel buildings, which flourished during the era when this building was constructed, in the last quarter of the nineteenth century.

Entering the carpeted lobby, a paneled and marble topped registration desk occupies the southeast corner. Plastered beams divide the ceiling, which is punctuated by vintage light fixtures. Opposite the front entrance a staircase with iron spiraled balusters leads up to the guest rooms. The lobby leads to a gift shop and commercial display areas, some of which are wood paneled, while there are dining rooms to the east and west. The rooms are distinguished by wide wood trim and cove moldings. The Emerald Room is accessed through paired doors, and presents carpeted floors, wainscoted walls with cove moldings, chandeliers and wall sconces. The King George Room overlooks the bay, is distinguished by its elaborately trimmed French doors, large stone fireplace, wood floors, wainscoted pillars and walls and elegant chandeliers. The Ludington Pub is located to the rear of the hotel, offers a reproduction backbar, wood and carpeted floor, and individual booths set behind decorative fretwork around the perimeter walls. The upper floors are occupied primarily by apartments but do offer a number of guest rooms. The narrow carpeted halls are punctuated at regular intervals by doors to the rooms. Rooms have been renovated, most are wallpapered but some have knotty pine paneling, most are carpeted but some have wood floors and original fireplaces.

The hotel is a rare, and excellent surviving example of Queen Anne resort architecture, popular in the late 19<sup>th</sup> century. The explicit asymmetry of the building, its irregular plan and component bays, the distinctive soaring corner tower and decorative window molds are all diagnostic elements of the style.

The Sanborn maps (Sanborn 1884, 1888, 1893, 1899, 1906, 1913, 1921, 1929, 1929-1950) reveal that in 1884 the hotel occupied a rectangular but almost square footprint, with three story bays along Ludington and the western portion of the rear and a two-story section on the east portion of the rear, having a full length porch on the west side elevation, and a covered "passage" to the "water closet" at the rear. By 1888 the hotel had grown by adding a small rectangular bay to the façade on the east elevation and additional bays across the rear (south) of the building that continued westward to create an L-plan footprint. The porch was extended along the front (north) of this addition to occupy the entire ell. The original components of the building are occupied by the lobby and office along the façade and a dining room and a single story boiler room behind, while the added bays to the rear are identified as a kitchen, sample room and saloon. By 1893, the east elevation's middle bay associated with the boiler room had been expanded outward slightly, and a small square porch was extended out onto Ludington from the center of the façade. The southwest corner room was no longer identified as a saloon, and a second sample room now occupied the space at the northeast corner of the façade. In 1899, the building is unchanged except that the porch that formerly occupied the entire ell on the west side elevation was reduced to frontage on the east-west rear bays only.

1906 marks a major expansion of the hotel, as the façade is extended eastward to occupy 215 Ludington that was formerly occupied by a dwelling. The rear bays of this addition extend southward but are not contiguous to the

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building’s previously existing southern bays. The dining room has been enlarged southward into space formerly designated for the kitchen. For the first time the Sanborn notes steam heat and electric lights. The 1913 Sanborn map identifies the establishment as the New Ludington Hotel. The rear elevation of the hotel was extended southward from the dining room with the addition of two single story rooms, including a kitchen adjacent to the dining room. A small square-plan single story room was also added to the eastern elevation (southern part) where boiler was previously located. By 1921, the single story bay (originally associated with the boiler) that was previously located adjacent to the east side of the dining room has been removed and replaced by a small rectangular plan single story room which, unlike the rooms it replaced, does not extend all the way north to the hotel bays fronting on Ludington Avenue. The small square plan room adjacent to this removed bay was also demolished. The map notes the hotel has 90 guest rooms. The 1929 map reveals the hotel retained its previous footprint. However, for the first time, the dining room is described as occupying the entire room westward behind the ell porch. The 1929-1950 combination Sanborn map does not reveal any changes from the 1929 edition.

The 1889 city directory (DCGS 2012a) lists the address for the New Ludington House as 219 and 223-227 Ludington. The 1893-95 city directory (DCGS 2012b) reveals the area of the property east of the hotel was the site of its livery and that at least some of its employees boarded at the hotel – for example, Brickley George, livery at Ludington House Stables 221 Ludington, boards Ludington House. This directory reveals that others such as waitresses also resided there. Later city directories reveal the business is the Hotel Ludington through 1941, and then the House of Ludington through the 1963 edition.

The Ludington Hotel is the oldest continuing hotel and inn still operating within the city of Escanaba. It embodies the period when the city was a growing center of commerce and rapidly expanding population. As the city flourished first class hotels were necessary to house the ever increasing numbers of businessmen as well as the blooming tourist trade. The Ludington House was one of the earliest and largest of this class of hostelry. Guests came by rail and by steamer to visit iron-rich Escanaba and view scenic Bay de Noc.

Listed in the State Register of Historic Sites on February 23, 1981, the State of Michigan historic marker reveals that in 1864, E. Gaynor built the Gaynor House hotel, which he renamed the Ludington House in 1871, after lumberman Nelson Ludington. In 1883 proprietor John Christie purchased, enlarged and rebuilt the hotel in brick, and renamed it the New Ludington Hotel. An advertisement in the 1893 Michigan Gazetteer and Business Directory read, "New Ludington Hotel-The Largest and Only hotel in the city having Baths, Steam Heat and Electric Call Bells-\$2.00 per day."

Later, the west wing was added and in 1910 the east wing expanded the building to 100 rooms. Behind the hotel were livery stables for family and hotel-owned horses. There was an inner courtyard where the present bar is now located. The hotel was sold to Pat Hayes in 1939, an energetic, colorful individual from Chicago. Although the hotel had always enjoyed an enviable reputation, Pat's skills and eccentric personality made it grow into legendary proportions. Throughout the years, Pat implemented many renovations to the house. The most outstanding of which was the external glass walled elevator, installed in 1959. The hotel originally offered over 100 guest rooms, but currently offers 25, with many of the other converted to suites and apartments. The hotel fell on hard times and was sold at auction in the late 1970s. Gerald and Vernice Lancour acquired the business and after 1982 completed extensive remodeling and redecorating. However, the hotel closed again in 1996. After lying vacant for nearly two years, Edward and Suzell Eisenberger acquired the property and reopened the hotel in 1998 (House of Ludington 2012).

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**305. Escanaba State Office Building (1956)**

The two-story brick building at 305 Ludington Street is a compound massed plan structure shielded by a flat built-up roof. The façade’s projecting east end entry bay displays three entry doors flanked by fixed sidelight panels, set within masonry panels and beneath a metal canopy supported by projecting masonry side wing walls. Adjacent to the entry doors is a large bronze plaque stating, “STATE OFFICE BUILDING.” The second story wall plane above is devoid of fenestration. Westward from the entrance, the façade is uniform and repetitive, with each story’s fenestration consisting of ten bays defined by groups of four fixed-pane awning windows enframed within masonry surrounds. Utilitarian pipe railing occurs along the roof line of the entire building. The side elevations reveal functional fenestration, with the east composed of four fixed-pane windows in the second story, and the west primarily by a double pedestrian entrance. The long and relatively low profile of this building, the use of runs of window openings that emphasize the horizontality of the architecture, and the almost total lack of ornamentation, reveals this building’s strongest references are to Mid-Century Modern architecture.

The building post-dates the 1920-50 Sanborn Updates edition map. City directories reveal it first appeared in the 1959 edition, the State Office Building, addressed as 305-321 Ludington, occupied by agencies such as Department of Revenue, University of Michigan Extension Service Upper Peninsula, Workmen’s Compensation, Employment Security Division, State Library Upper Peninsula Information Center, Department of Mental Health, State Department of Agriculture Pathological Lab, Department of Conservation Geological Survey, US Department of the Interior Geological Survey, Liquor Control Commission, and Secretary of State. The 1963 edition repeats this information, but also adds agencies such as State Attorney General, and Municipal Court.

By the middle of the 20<sup>th</sup> century the City of Escanaba had been acquiring distressed properties to clear blight and pave the way for redevelopment. Included in this program was the 300 block of Ludington Street, which had suffered as the economic heart of the city moved westward towards tehe state highway. The death of Catherine Bonifas, widow of millionaire lumberman William Bonifas, revealed a bequest of \$300,000 to the City of Escanaba to be used towards financing a state office building, recreation building, and city-county building. With consent of the court, the city invested most of the funds in a State Office Building to house state and federal agencies (with rentals dedicated to restoring the fund) (Dunathan 1963: 69-70). The 20,000 square foot Escanaba State Office Building was constructed in 1954-55 with the objective of gaining long-term state jobs for its residents. It was sold to the state of Michigan in 1964 (State of Michigan 2011).

**401. Skaug & Co. Building (between 1959-1963)**

This building is a massed plan, single story office building with a distinctive roofline composed of a shallow-pitch shed roof and a built up flat roof. The façade is composed of alternating sections of broad brick panels and wide aluminum-framed window bays. The entry, which is oriented perpendicular to the façade, is recessed within the shed-roofed component of the building where it meets the flat roofed bays. A boxed canopy clad in raised seam vertical metal panels occurs above this entry and the adjacent window bays. This cladding is also employed on the facing exposed where the shed and flat roofs meet, perpendicular to the façade. Terrazzo is employed above the fenestration both in the slanting pitch of the shed roof bays and the horizontal of the flat roof unit. The east side elevation continues the aluminum framed fenestration and use of terrazzo, and is anchored by an off-center entry door beneath a canopy similar to that of the façade. This elevation is distinguished by a full-height window wall divided by heavy aluminum mullions, whose horizontal emphasis is reinforced by the use of horizontal aluminum muntins and the narrow terrazzo panel above. The rear elevation of the flat-roofed section is brick and pierced by three aluminum frame windows and an entry door, while the shed roof bays are clad in

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vertical seamed metal panels and lack fenestration. The visible west side elevation also lacks fenestration. This use of differing geometric components that emphasize a low profile and horizontality, and combination of brick and glass wall planes with aluminum framing define this building as an example of the Mid-century Modern style.

Sanborn maps reveal that this building post-dates the 1929-50 Updates edition. City directories reveal no entry for this address in the 1959 edition, but by 1963, Andrew M. Skaug & Co., accountants is located here. Andrew M. Skaug provided the address 401 Ludington in a 1961 application to the Michigan Natural Resources Commission for mineral rights (MNRC 1961: 162), perhaps indicating the building was to be constructed. The current firm occupying the building, Schneider, Larche, Haapala & Co.; was founded in 1963 (UP Magazine 1999: 10) and has been here for decades.

**411. Building (1899-1906)**

This building is a frame, two-story, two-part commercial block, whose façade is clad in vinyl siding. The three-bay façade is defined at the street level by a center entry door flanked on each side by sliding windows, and on the second story by double-hung sash windows. The façade terminates in a false-front whose simple cornice is supported at the building corners by brackets sheathed in siding. The side elevation is clad in wide lap siding and is pierced by an entry door within a shed-roof enclosed bay and two double-hung sash windows above. The gabled rear elevation includes a single story bay and functional fenestration.

The 1906 edition map reveals the building has a slightly narrower footprint than that illustrated in the 1899 edition, apparently indicating the building has been constructed between 1899 and 1906. In 1906 the building is occupied by a bakery. The 1913 Sanborn map identifies the establishment as a hardware store, same footprint. By 1921 the building is listed as a dwelling, but is the same footprint as previously. The 1929 map identifies usage as store, but reveals no changes from the previous edition map. The 1929-1950 combination Sanborn map does not reveal any changes from the 1929 edition. City directories that in 1907 the building was occupied by Lewis O. Kirstine, merchant tailor, manufacturer of awnings and tents (Polk 1907: 935), but indicate residential use only in 1924-25. Although listed as Vacant in the 1929 and 1937 editions, a photograph from the period indicates it was occupied by Bohemia Lunch. It is also listed as Vacant in the 1941 and 1948 editions, but by 1953 through 1959 is occupied by Arthur Houck restaurant supplies, and in 1963 housed Hauk's Live Bait (which is perhaps a re-spelling of the previous occupant).

**413. Building (1887)**

This building is a brick, two-story, two-part commercial block. The street elevation presents a three-bay storefront consisting of a center entry door flanked on each side by a fixed-pane window, while a second entry door at the building's corner accesses the second story. First story fenestration is set within vertical wood panels divided by fiberglass, partial height, Ionic columns flanking the entry door and a narrow cast iron pilaster that extends upward to the masonry storefront cornice. This cornice rests on brick corner piers that rise from masonry pedestals through two separate, foliate pattern limestone blocks and culminate in a masonry capital. The elaborate second story rises from a limestone cornice that rests on brick corbel brackets. The two pair of double-hung sash rest on a masonry sill course and occur within panels that are enframed by elaborate brick corner piers distinguished by recessed corbelling and sandstone accents at the midpoints. The piers are interrupted by masonry blocks that abut projecting bracket labels which support exuberant scalloped masonry hood molds incised with foliate motifs. The panels above terminate with a brick arched corbel table. The facade culminates

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in a massive bracketed pressed metal cornice anchored by metal rosettes, and embossed on the peripheral end brackets “18” (east) and “87” (west). The visible side elevation reveals a stepped parapet with tile coping. The rear elevation includes a single story extension, and is four bays defined by segmental arch doors and windows. The overall composition, bracketed cornice, and elaborate window treatment define this building as strongly influenced by Late Victorian commercial style

Sanborn maps reveal that in 1884, 413 was occupied by a Jewelry store with a different footprint than the current building. By 1888, 413 was occupied by a bakery with a footprint approximating that of the current building, which indicates the 1887 date in the building’s cornice is accurate. The 1888 through 1899 editions reveal no changes, but by 1906 the Bakery building has been enlarged by the addition of a room to the rear that houses an oven, which apparently replaced the original. The 1913 edition identifies 413 as Bakery and Confectionary, and 1921 identifies this building as Confectionary and Cake Baking connected to the Hoyler & Bauer Bakery that occupies the adjacent building at 415-417 Ludington. The 1929 edition identifies this building only to the level of Store, connected to the bakery next door at 415 Ludington. In the 1929-50 edition, 413 is no longer identified as a store but is labeled Dough Mixing.

City Directories reveal that the Hoyler Baking Co. occupied 413 Ludington in 1911-12. By the 1924-5 edition, Hoyler & Bauer Confectioners and a residential occupation are recorded at 413, while the 1929 edition appears to indicate residential use only, although 415-417 Ludington, next door, is listed as Hoyler & Bauer. However, by 1937, 413-17 Ludington is recorded as Hoyler & Bauer bakers through 1941, becoming 413-17-21 Ludington by the 1948 edition. Hoyle & Bauer are listed as wholesale bakers at this address in 1959 and 1963, although 413 is also listed as State Library UP Branch in the latter edition. R. Hoyler bakery was established in 1883 and had the same number of employees as the later Hoyler Baking Co. based on information provided by state inspectors in annual surveys (MBLIS 1908: 53). The Hoyler Baking Co. was incorporated in June 1907 with capital of \$5,000 (Polk 1911). When inspected by the state in 1908, the Hoyler Bakery had 7 employees (MBLIS 1909: 141).

**415-417-419. Hoyler & Bauer Building (1913-1921; 1941-48)**

The building at 415-417-419 Ludington is a brick, single story one-part commercial block that has been expanded through construction of additional brick bays. The original building presents a five bay façade composed of an off-center entry door and four four-light fixed-pane windows, while the fenestration of the four western added bays consists of four double fixed-pane windows. The original façade windows rest on masonry sills and display soldier bond brick lintels. The upper façade is embellished with three rectangular brick panels outlined with rowlock and header bond brick, which occur beneath a masonry coped parapet with a central pediment flanked by crenellation and terminating in masonry capstones at the building’s corners. The building’s four added western bays generally reference the original façade, employing masonry sills (but lacking the soldier bond lintels), the brick panels in the upper façade, and the stepped, masonry-coped parapet. The visible sides and rears of the building units have been extended through the addition of concrete block bays and display functional fenestration, with tile coping visible on the forebays of 415-417 and masonry coping on 419. The western bays were apparently added to the original Hoyler & Bauer Bakery building next door, addressed as 413-417, after the 1937 image that shows a frame predecessor to the current brick building. Reflecting this expansion, the address for the bakery is revised from the 413-417 Ludington listing in 1941 to 413-417-421 Ludington in 1948.

Sanborn maps reveal that in 1913, 415 is vacant and 417 and 419 are occupied by an awning and tent making store and a meat market, respectively. By 1921 Hoyler & Bauer Bakery and Confectionary occupy 415-417, which has the same footprint as today, while 419 is still occupied by a meat market. By 1929, 415-417 is

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identified as Bake House and 419 as a Store. The 1929-50 Updates edition reveals a single building addressed as 419 replaced and occupies the location of two stores previously addressed as 419 and 421, and results from the expansion of the bakery next door at 415-417 Ludington.. It is built with steel beams, has plastered walls, contains an oven and is also labeled Loading.

City directories reveal that in 1924-25 no occupation is listed at 415 or 417 Ludington, but 419 is occupied by Nicholas Gunter Meats, becoming Gunter is grocery and meats by 1929, and a Vacant store in 1937. The address of 415-417 is occupied by Hoyler & Bauer by 1929. This business is addressed as 413-17 by the 1937 edition through 1941. The latter edition records 419 as a residence, while there is no entry for this address in the 1948 edition, which records the bakery address as 413-417-421. This appears to indicate the bakery was expanded, adding bays to the lot previously occupied by another building. Hoyler and Bauer is addressed as 413-21 Ludington in the 1953 edition, where they are identified as wholesale bakers, continuing through the 1963 edition. Note that the 1963 Sanborn also locates the State Library UP Branch at 413 Ludington.

R. Hoyler bakery was established in 1883 and had the same number of employees as the later Hoyler Baking Co. based on information provided by state inspectors in annual surveys (MBLIS 1908: 53). The Hoyler Baking Co. was incorporated in June 1907 with capital of \$5,000 (Polk 1911). When inspected by the state in 1908, the Hoyler Bakery had 7 employees (MBLIS 1909: 141). The bakery may have also occupied a different retail outlet or office space elsewhere downtown, because an advertisement in the 1919 Escanaba High School yearbook provides an address at 607 Ludington (Cotton 1919: xii).

**423. Building (Pre-1884, Or 1929-37)**

This is a frame, hipped roof, two-story two-part commercial block that occupies a corner lot near the east edge of the business district. Its renovated street level façade is three bays, composed of a central entry door flanked by two slant walls, each pierced by a broad fixed-pane window. The windows occur above ashlar stone masonry veneer within wall planes clad in vinyl shake panels. A pent roof occurs between the first and second stories, which is pierced by two double-hung sash windows, and terminates in central secondary gable. The façade cladding and pent roof elements carry around to the west side elevation, whose street level is pierced by a broad paired fixed-pane window near the façade, while three double-hung sash occur in the second story. The rear elevation lacks fenestration and is partially occupied by a square plan, hipped roof extension.

Although extensively renovated, this building’s footprint indicates that it could date as afar aback as first Sanborn coverage in 1884. It is possible that this building was constructed between 1924 and 1929 when the city directories reveal a residence was replaced by a commercial function and multiple residents, presumably in apartments above a street level occupation. Additional research is required to clarify the age of this building.

Sanborn maps reveal that this building was occupied by a Saloon in 1884, which continues through 1888 when a rear room was added, then continuing in use as a Saloon through the 1906 edition. By 1913 it was occupied by a Tailor. By 1921 the storefront housed a Tire Vulcanizing business with a dwelling in the rear. The 1929 and 1929-50 Updates editions identify the occupancy only to the level of Store. City directories reveal this building had residential occupancy only in 1924-25. By 1929 it housed barber Octave LeDuc and three residents. Thorin Motor Sales occupied the building in 1937, followed by Northern Swedish Bakery in 1941. By 1948 Peninsula Home Improvement, Peninsula Home Service is listed here, continuing through the 1953 edition. By 1963, Robert Coolman, junk dealer is at this address, which is listed as Vacant in 1963.

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**501 (110 S. Fifth). Harbor Tower Building (1970)**

**Segel/Vanselow/Architects, Milwaukee**

**Stevens Construction Co., Milwaukee, General Contractor**

This compound massed plan concrete block with brick veneer building occupies a corner lot and over half a city block. (Although occurring along the 500 block of Ludington Avenue, it is currently addressed as 110 South 5<sup>th</sup> Street.) It is composed of two distinct components: the rectangular plan, single story eastern bays, and the virtually circular (16-sided), 18-story tall western section that dominates the skyline of the city. The character of the façade of the flat-roofed single story unit is determined by the projecting masonry-clad squared canopy, which creates three bays along Ludington Avenue and four bays along 5<sup>th</sup> Street. This leads to brick veneer wall planes pierced by sliding aluminum framed windows. The overall effect is horizontality. This impression is countered by the flat-roofed 18-story tower that is joined to the canopied one-story bays by a brick ell. The tower's verticality is reinforced by the fenestration, which is composed of a series of paired window units separated by narrow brick verticals composed of sliding aluminum frame windows set above narrow masonry spandrels. These are separated by broad brick wall planes. A secondary horizontal aspect is provided by the soldier course brick belt courses that occur beneath the spandrels, effectively identifying each of the 18 stories.

The horizontal emphasis and low-profile silhouette of the single story bays, use of squared masonry canopies and spandrels, and aluminum frame fenestration indicates references to the Mid-Century Modern style. The tall tower provides an interesting counterpoint. But its repetitive horizontal bands and use of metal spandrels and aluminum framing also reference Mid-Century Modern. However, this building was constructed rather late in the styles period of influence. Sited just up Ludington Street from the Mid-Century Modern Delta County Courthouse (to a lesser extent, the renovated Delta County Jail behind the courthouse), and the Escanaba Chamber of Commerce Building, Escanaba offers one of the more focused Michigan Modern public building concentrations in the Upper Peninsula.

The interior of the single story bays houses the coin operated laundry facilities, a multi purpose room/lounge/computer room area where residents meet to socialized, read or play cards, and a community room used for dinners, parties, residents meetings, dances and bingo. The tower consists of 18 floors with 10 apartments on each floor, and 4 additional apartments on the ground floor. Tower apartments are arranged in a wedge-shaped plan, with a bed room and living room to the exterior, behind which are a dining area and bathroom, with a kitchen and hall combination to the rear, opening into the central tower corridor. In addition to a parking area, the grounds provide outdoor commons areas with picnic tables, benches and sidewalks (Harbor Tower 2012).

The Harbor Tower was constructed through local, state and federal initiative to address the need to provide affordable housing to elderly residents. The Escanaba Housing Commission and the U.S. Department of Housing and Urban Development, which provided a \$2.5 million grant, selected Blumenfeld and Rakita of Milwaukee as developers. When constructed by General Contractor, Stevens Construction Co., of Milwaukee, from plans provided by Milwaukee architects Segel/Vanselow/Architects Inc., the 18-story, 164-foot-tall (excluding penthouse) tower was the tallest occupied building in the Upper Peninsula (Escanaba Daily Press 1970). As a structure, it was exceeded in height only by the 210-foot-tall Shrine of the Missionaries in Sault Ste. Marie (since renamed the Tower of History), which was erected in 1968. Construction of Harbor Tower was undertaken during 1969-1970, and the building was formally dedicated on July 13, 1970. The building is managed by the Escanaba Housing Commission via a 5-member board appointed by the city council.

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Contributing under Criterion G for exceptional significance because it is a rare example of large-scale monolithic construction public housing in the Upper Peninsula. Such large-scale public construction is typical for the period across the country but is rare in small towns and virtually unheard of in the Upper Peninsula. This tall building is a landmark that defines the city skyline, the only building that is visible for miles while approaching Escanaba by highway or by lake. When built and for decades afterwards, it was tallest building in the Upper Peninsula (until replaced by Tower of History in Sault Ste Marie). and is still the tallest residential building in the U.P.

**613-615. Daley Block (ca. 1888-1893)**

This is a brick, rectangular plan, two-story two-part double commercial block. The symmetrical façade at the street level is comprised of a center entry to the second story flanked by two renovated storefronts, both clad in vertical vinyl siding. The eastern slant-wall front is pierced by an aluminum framed glass door and a triple fixed-pane-and-hopper window, while the western front is composed of a slant wall to an off-center entry door and a squared corner bay that contains paired fixed-pane windows. The primary architectural interest of the first story is provided by the cast iron pilasters occurring at the building corners and on each side of the center entry, stamped with a manufacturer’s mark: “Cochran Co. Escanaba, Mich.” Consoles divide their faces into a lower segment embellished by scroll motifs and an upper fluted segment. A horizontal iron beam at the storefront cornice displays bullseye anchors. Above this beam and beneath each of the second story windows are placed inset alternating paired and triple sandstone medallions with carved rosette motifs.

The building’s second story reveals the greatest degree of surviving original details, and essentially presents an arcaded facade. Seven bays are defined by projecting brick piers that employ corbelling at the bases and within the body of the verticals. These bays are pierced by double-hung sash windows with stained glass transoms resting on sandstone muntins with bullseye motifs. Beneath the transoms a narrow sandstone string course connects the fenestration with the brick piers. Above the transoms is a sandstone belt course that alternately forms keystone segmental arch lintels embellished with scroll motifs and plinths at the bases of piers. These rise to three broad soldier bond arches enframing the windows that are distinguished by sandstone tympanums displaying elaborate carved scroll, foliate and acanthus motifs. The arch above the center bay is further elaborated by a narrow arch surround of curving sandstone anchored at the base by shield devices and at the apex by a bracketed fan motif. The straight parapeted cornice, replacing pediments visible in vintage photographs) is capped with recent vintage metal. The visible side elevation lacks fenestration, which is explained by the fact several eastern bays of this building were destroyed by a fire. This building is a fine example of Late Victorian influenced commercial architecture, and the arches, use of sandstone and elaborate brick treatment further identify it as strongly influenced by the Romanesque Revival style.

Sanborn maps reveal that between 1888 and 1893 new construction had replaced a clothing store at 613 and a bazaar at 615 with a double store front having a central stair, and occupied by a furniture store in 613 and dry goods stores in 615. By 1899 the Furniture store continues, while 615 housed a Wall Paper and Cabinet Shop. While the furniture store continues at 613 in 1906, 615 is occupied by a Cabinet and Crockery Store. By 1913, both sides of the building are illustrated as furniture, continuing through the 1921 edition, which also reveals that the building footprint was extended southward by the addition across the rear elevation of a narrow room labeled Furniture Repair. However, by 1929 when the building is simply listed as a Store, this room is no longer present. In the 1929-50 Updates edition, the building is identified as a Bus Depot and Garage.

The 1889 city directory (DCGS 2012a) reveals John and Oscar Ittegrain, tailors, and Oleson & Peterson tailors, were at 613 Ludington, and Cook & Roemer operated a hardware and furniture store at 615 Ludington. In 1890,

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John A. Johnson is a Notary Public and Justice of Peace located in the building, while the 1902 directory indicates D.A. Oliver sold Furniture and Carpets here. By 1924-25, the Peninsula Oakland Co. occupies 613, but the storefront is Vacant by 1929 and through the 1937 edition. In 1941 Consumers Tire & Supply Co. was her, followed by Escanaba Taxi Service, Northland Greyhound Lines, and Cartwright Bros Garage in 1948. The taxi and bus businesses continue through 1953 but are joined by Delta Cab through 1959, and by 1963 although Greyhound continues at this address, Delta Taxi is replaced by Hertz Rent-A-Car, and Phil’s Salon of Beauty.

The building is illustrated in a photograph in the circa 1903 publication, Souvenir of Delta County (Stiles 1903: 9). The eastern bays of this business block, originally addressed as 609 and 611 Ludington, burned in fires during the mid-20<sup>th</sup> century (EHDC 2012: 11). The cast iron pilasters flanking front door possess the maker’s mark “Cochran Co. Escanaba, Mich.” Revealing that they were fabricated by the Cochran Roller Mill Co., which was in business only between 1889 and 1890 (EHDC 2012: 12).

- 617-619. Masonic Building (1890; 1915)**
- Demetrius Frederick Charlton, Marquette, Architect (1890)**
- H.H. Bruns, Milwaukee, Architect (1915) (or Derrick Hubert?)**
- John S. Lindsay, Escanaba, Builder (1915)**

This is a four story, brick, two-part commercial block whose overall impression is that of an arcaded facade. The street level consists of three bays divided by broad piers or dwarf columns constructed of natural-faced sandstone and brick, containing a central entry flanked by triple displays windows resting on brick bulkheads. The date 1890 is carved into the capitals of the piers closest to the entrance. The piers rise to sandstone capitols with elaborate foliate carving, which support a pressed metal storefront cornice. The two stories above are defined by a seven bay arcade that enframes the windows. The second story fenestration employs straight rock-faced sandstone lintels and sills, the latter of which link to adjacent blocks forming the plinths of the arcade piers to form a continuous, façade-wide band. The third story windows also employ rock-faced sandstone sills but culminate in round-arch lintels. This fenestration is further distinguished through the use of rounded embrasures occurring between paired rounded brick pilasters that support rock-faced sandstone capitals beneath the broad arched soldier bond brick voussoirs. The fourth story occurs above a double course of dressed sandstone block. Fenestration consists of three groups of a broad central double-hung sash windows flanked on each side by narrower double-hung sash. The cornice consists of four dressed courses of corbelled brick above which has been constructed a broad band of recent vintage vertically seamed metal panels. Historic photographs show that both 617 and 623 Ludington originally shared the same roof line. The visible side elevation displays functional fenestration. The third floor temple has been empty for several years, but is believed to retain interior details in close to original condition.

The emphasis on varied wall textures and natural-face sandstone, broad arches and arcades in this Late Victorian commercial building defines it as most strongly influenced by the Romanesque Revival style. (It is architecturally in most respects very similar to the First National Bank Building next door to the west, at 623 Ludington.)

The 1893 Sanborn reveals a building occupied by a Clothing and Boots & Shoes Store, Offices on the second floor and Masonic Hall on third floor, was built at 617-619, on the site that had been occupied by the Lewis House Hotel in the 1888 Sanborn. By 1899 the western storefront is Vacant and the eastern (617) houses a Clothing Store. In 1906, 617 is vacant and 619 is occupied by an Electrical Supplies Store. By 1913, 617 is a Clothing Store and 619 is occupied by Western Union Telegraph. A Drug Store is in 617 by 1921, with the Telegraph Office continuing in 619, while the third floor is labeled Lodge Hall (without Masonic) and noted

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“stage and scenery.” These businesses continue through the 1929-50 Updates edition, although 617 is identified only to the level of Store.

The 1889 city directory identifies Carl and Sameuel Rathfon as tailors located at 511 Ludington, and additionally relates that Samuel was the Second Ward Alderman (DCGS 2012a). An 1890 advertisement in an early publication reveals that Rathfom Brothers were located in the Masonic Block, as well as D.A. Brotherton, Civil Engineer (Nursey 1890). The 1893-1895 city directory reveals that Delta Chapter No 118 RAM and Delta Lodge No 195 F&AM are in the Masonic Hall. The Masonic Building is listed as location of L.K. Edwards under auto agent and dealer (Cadillac) in a 1908 publication (IMC 1908: 72). By 1911 the Mashek Lumber Co., incorporated in May 1906 with a Capital of \$50,000, is in the Masonic Block. By 1924-25, Mead Drug Co. occupies 617-19 Ludington, joined by and Vogt Laboratories in 1929, with both continuing through 1937. The Masonic Temple iis listed with this building through the 1963 edition. By 1953 Ken Voght Products medical mfrs is listed in the building, and in 1959 through 1963, Investors Diversified Services Inc. is here. An early photo of the building is available in the circa 1903 Souvenir of Delta County (Stiles 1903: 7).

This building was designed by Marquette architect Demetrius Frederick Charlton, who also designed 623 Ludington Street, (the First National Bank building). To accommodate the needs of the growing Masonic Lodge, a fourth story was added in 1915 from designs provided by architect H.H. Bruns (or Derrick Hubert?), and was constructed by Escanaba builder John S. Lindsay (EHDC 2012). (The *American Contractor* journal notice in April 1914 reported the proposed building addition and renovations and identified the architect as D. Hubert.)

The building was constructed in 1890, for a cost of \$22,000, and housed the Rathfon men's clothing store and tailor shop, and the Sterling dry goods store, on the first floor, and the builders offered to custom outfit the third floor as a Masonic lodge room (EHDC 2012). In 1891 the tailors who worked in the Rathfon shop struck for higher wages, one of the earliest examples of labor organizing in Delta County. Their average weekly earnings in 1891 were \$15 to \$18, and the men were seeking a twenty per cent raise in wages. The men said that some work days were necessarily as long as fourteen hours to earn this wage. The shop was one of the first union shops in the city; however, the refusal of the Rathfons to pay the increase caused the demise of the union and the return to work by the tailors at their earlier wages in a non-union shop, with a plea for arbitration. (Iron Port, March 7, 1891)

Following the move of Rathfon to new quarters next door in 1904, the main commercial space was occupied by the R.R. Sterling shoe store which later became the C.R. Williams Shoe Store and ultimately the Manning shoe store, which continued in business in other downtown locations for over 100 years. Law offices and insurance agencies were also located in the building (EHDC 2012).

In 1890 when the building was built, the Masonic Lodge #195 had already been in existence for many years as the city's oldest fraternal organization. The official charter of the Lodge was given in 1867, and first meetings were held in a small railway building. As membership expanded the lodge moved to quarters in the 300 block of Ludington Street, followed in 1885 by a move to the 500 block of Ludington in the Elks building. In 1890 the lodge moved for a final time to the present building. By1915 the Masons owned the entire building, and the additional floor was added to add even more needed space (EHDC 2012).

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

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lodge room) I was struck with the feeling that this was a veritable Greek temple." (Escanaba Daily Mirror, March 24, 1915 in EHDC 2012). The current owners of the building, the Sterling Investment Properties, are pursuing historic preservation tax credits as they explore renovation possibilities, including restoring the Masonic Temple for use by that organization.

**623. Rathfon Department Store/First National Bank (1903-1904)**  
**Demetrius Frederick Charlton, Marquette, Architect (1890)**

This building occupies a corner lot in the heart of the business district. It is a brick, three-story two-part commercial block that liberally employs red sandstone to produce an overall impression of an arcaded facade. The street level consists of three bays divided by broad brick piers. A central recessed entry is flanked by triple leaded glass windows with transoms that occur with broad wood muntins. The entry and windows are enframed by slightly projecting brick surrounds painted in contrasting color. The street level's four engaged piers include a dwarf column of rock-faced sandstone and brick at the east corner, while the others are of brick and incorporate masonry plinths and elaborate sandstone capitals employing foliate and acanthus motifs. The construction date of 1903 is carved into the sandstone capitals of the pilasters nearest the door. A natural-face sandstone block occurs above each capital, dividing the pressed metal storefront cornice above each of the three bays. The two stories above are defined by a seven bay arcade that enframes the windows.

The second story fenestration employs straight rock-faced sandstone lintels and sills, the latter of which link to adjacent blocks forming the plinths of the arcade piers to form a continuous, façade-wide band. The third story windows also employ rock-faced sandstone sills but culminate in round-arch lintels. This fenestration is further distinguished through the use of rounded embrasures occurring between paired rounded brick pilasters that support rock-faced sandstone capitals beneath the broad arches' soldier bond brick voussoirs. The wall plane above is unadorned, and the building terminates in a projecting pressed metal cornice with a dentilled frieze. The street level of the 7<sup>th</sup> Street side elevation lacks embellishment, consisting of double-hung sash with plain masonry lintels and single entry doors arranged in a functional piercing pattern beneath a wide-friezed pressed metal cornice. The upper two stories present a run of double-hung sash windows occurring beneath a plain continuous shared masonry lintel. On the interior, the most explicit feature is the entrance lobby's tile floor that presents embedded brass letters proclaiming, "FIRST NATIONAL BANK".

The emphasis on varied wall textures and natural-face sandstone, broad arches and arcades in this Late Victorian commercial building defines it as most strongly influenced by the Romanesque Revival style. (It is architecturally in most respects is very similar to the Masonic Building next door to the east at 617-619 Ludington.)

Sanborn maps reveal that between 1899 and 1906 the current building, housing a Wholesale Grocery, replaced and occupies 621-623 Ludington, the footprints formerly a barber shop at 621 and a store at 623. By 1913 the building was occupied by a Bank, with the rear bay housing "Baths," and there was a Business College on the second floor. By 1921 the building is labeled Bank 1<sup>st</sup>, offices second, lodge hall third floor, with the rear bay occupied by offices, the same configuration as in 1929 and 1929-50.

City Directories reveal: First National Bank Building at 621 in 1911-12. The 1924-25 and 1929 directories reveal the bank building also houses a number of lawyers and insurance agents, with the latter edition locating there as well the American Red Cross, Bonifas Lumber Co. Bonifas-Gordon Lumber Co., and the Mich State Highway Dept. By 1937 the bank and Red Cross are joined by the Chamber of Commerce and numerous professionals, which continue through 1941. By 1948 this building counts the US Veterans Administration

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among its tenants, and by 1953 the State Liquor Control Commission.

The Rathfon building, 623 Ludington Street, was built in 1903-1904 for the Rathfon Department Store from designs provided by Marquette architect Demetrius Frederick Charlton (who also designed the Masonic Building next door at 617-619 Ludington) (EHDC 2012). Following construction in 1903-04, the building was home to the Rathfon Department store which had earlier occupied the first floor of the adjacent Masonic Building. Early photos show large display windows along both north and west sides of the main floor with large windows repeated on the west side for the upper two floors as well. The department store went into bankruptcy shortly after opening, and the building saw a number of short-term occupancies, and stood vacant for several years following the sale of the property to the First National Bank. The bank extensively remodeled the interior, at a cost of \$10,500, and a grand opening was held in October of 1910 (EHDC 2012). At this time office suites were created on the second floor, followed later by offices on the third floor. The Escanaba Daily Press of October 28, 1910 calls the bank "the finest financial institution in the Upper Peninsula" and says "the banking rooms were unquestionably the most beautiful and most commodious to be found in this part of the United States", and further relates that the vault was the "heaviest construction in the Upper Peninsula" (EHDC 2012). That vault is still in place within the building. At least one additional vault was installed for offices on the second floor.

The First National Bank is the oldest financial institution in the city, opened in 1871 as the Exchange Bank. It was renamed the First National Bank when it received its charter in 1887, the same year it moved to 414 Ludington Street (which was later demolished to make way for the Escanaba City Hall and Library). In 1971, the First National Bank moved into a new building at 1205 Ludington Street and eventually was purchased by the Wells Fargo Bank, which remains in that location today (Dunathan 1963: 231-232; EHDC 2012). Throughout its history, the First National Bank made many loans to local businesses and was especially known as the bank that was willing to take a chance on local farmers by recognizing the value of crops in the ground in making loans to help farmers weather bad times. A long relationship existed between the First National Bank and the Gessner family, owners of the Fair Store, Escanaba's leading department store, and Herman Gessner served on the bank board for many years. Many of the commercial developments in Delta County during the early years of the 20th Century were financed by the bank (EHDC 2012). The building has been empty for a number of years, and current owners, Sterling Investment Properties, LLC, are pursuing historic preservation tax credits as the develop renovation options and uses for the building.

**701. Stack Block (1893-99)**

This two-story brick two-part commercial block occupies a corner lot at 7<sup>th</sup> Street in the heart of the business district. It's most distinctive feature is its corner bay that is angled at 45-degrees from the street elevations and includes a second story bay window. Its street level is pierced by a recessed entry door with sidelights and transom, beneath an infilled window void that is flanked by projecting brick piers. These piers support a projecting five-sided pressed metal cornice that includes a frieze embellished with scroll motifs. This is surmounted by a sandstone belt course that serves as the base for a bay window composed of double-hung sash with transoms. These occur beneath two courses of corbelled brick anchoring recessed panels in the wall planes above which are each composed of a pattern of four recessed squares beneath corbelled brick squares. The cornice above is formed by a brick corbel table.

The street level facades on either side of the corner bay are composed of large, transomed display windows that rest on painted natural-face masonry block. Above these is a wide cast iron beam, punctuated by a series of rosette anchors, which extend to the frieze of the corner bay's pressed metal cornice. The Ludington Street façade

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west of the display window is composed of an entry door with large transom that leads to the second story, and a three-bay-wide storefront composed of a slant-sided entry with large transom that is flanked by large display windows resting on brick bulkheads. Its storefront cornice is occupied by a full-width transom window that occurs above a cast iron beam with paterae identical to that flanking the building’s corner bay. The second story of the Ludington street elevation occurs above the dressed sandstone belt course and is pierced by two double-hung sash windows above the display window and four double-hung sash above the storefront, while the upper façade brick wall treatment duplicates that described for the corner bay.

The 7<sup>th</sup> Street elevation south of the display windows displays three bays of functional fenestration consisting of two double-hung sash windows and a small entry door, but the three southern bays at the building’s original corner are formed by another storefront, consisting of a recessed entry flanked by wood frame display windows, but lacking any kind of architectural embellishment. Two single story brick bays with overhead doors have lengthened this side elevation. The second story composition essentially duplicates that of Ludington Street, occurring above the dressed sandstone belt course, with its thirteen transomed double-hung sash windows occurring beneath a corbelled brick panel in the upper façade. The rear elevation is clad in vertical metal panels with a concrete block rear addition. A photograph of this building reveals how it appeared prior to renovations, in the circa. 1903 publication, Souvenir of Delta County (ca. 1895).

Sanborn maps reveal in that 1893 701 is occupied by “Foundtn” which appears to indicate the foundation of a building under construction. By 1899 the same footprint is occupied by a complete building at 701-705, housing a Drug Store in the east half in 701 and an office in the west half that is numbered 705. A rear bay numbered as 110 S. 7<sup>th</sup> is occupied by a Music Store. By 1906 the building numbered 701 is still occupied by a Drug Store, and 703, houses a Music Store, while the rear bay numbered 110 S 7<sup>th</sup> houses an American Express Office. In 1913 the occupations are the same except that the Music Store at 703 is labeled Music and Pictures. In 1921 the Drug Store continues in 701, but 703 is occupied by a Carpet Cleaning Store. The rear bay is now addressed as 108 S 7<sup>th</sup> and continues as an American Express Office, while a single story bay numbered 110 S. 7<sup>th</sup> has been constructed at the corner of the alley to function as a Receiving Room, which connects to the west to the rear bays of Escanaba Steam Laundry. The same occupations and configuration continue in 1929 and 1929-50 except that the Carpet Cleaning Store is identified as Rug Cleaning.

The 1889 city directory (DCGS 2102a) reveals Delor and Adolph LaComb operated a barber shop at 705 Ludington. City directories reveal that 701-707 Ludington is identified as the Stack Block 1907-08. The 1907 state gazetteer places the Brotherton Co., D.A. Brotherton Manager, Civil Engineers and Surveyors in this building (Polk 1907: 933), while the local directory locates the Pittsburgh & Lake Superior Iron Co. here in 1911-12.

Except for 701, later city directories through the years for this building appear to list businesses that occupied offices above the street level. In some directories, while 701 and 703 are provided as separate addresses, 703-707 is also given for the building next door, Escanaba Steam Laundry. By 1924-25 and through 1929, 701 is occupied by the Ellsworth’s Drug Store, Diamond Pole & Piling Co., and professionals, while 703 offices list the County Road Commission, Joseph Kenneally Cedar Products and professionals. By 1934, the same occupants continue in 701 with the road commission replaced by the Michigan State Highway Department, but 703 lists Bichler Bros. stone and gravel, Semer Land Co., and Marquette Land Co.. By 1941, the drug store in 701 is renamed Goodman’s Drug Store, and the state highway department continues, while in 703, the Bichler Bros. and the Semer and Marquette land companies are joined by Singer Sewing Machine Co.. By 1948, the occupants of 701 and 703 remain unchanged with the exception that Singer is no longer indicated. By 1953 the address listed is

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limited to 701 Ludington, where the building continues occupation by the state highway department, which is joined by the Escanaba Surplus Store. In 1959 701 lists occupants as the highway department and Singer Sewing Center, and in 1963, the highway department.

In 1867, John King Stack opened the Stack Wholesale Liquor and Tobacco Company (which he sold in 1896) and later a saloon, both on Ludington Street. In 1890 he was one of the principal organizers of the Escanaba Street Railway Co. that provided trolley transportation around the city and eventually to Gladstone (this firm later was the Escanaba Power and Traction Co. and was in operation until May of 1932). The Stack Lumber Co. was organized in 1913 as successor to the Escanaba Lumber Co. with John K. Stack as President and John K. Stack, Jr. as Vice President. At incorporation, John K. Stack owned all the preferred stock after investing \$500,000 into the business, which owned 90,000 acres of land and 55 miles of standard gauge railroad, and a hardwood flooring factory, with plans to build a new saw mill, planning mill and chemical factory (Lumber World Review 1913: 42). The company eventually had saw mills at Masonville, Manistique, Pike Lake and Little Lake. The company manufactured lumber, lath, shingles, cedar products and maple, birch and beech flooring. (Jones 2012a). Stack was with many other significant Escanaba enterprises. He was President of the Escanaba National Bank, President of the Escanaba Paper Company (he was a principal developer of the water power of the Escanaba River which led to what is now the NuPage Corporation Escanaba Paper Mill. He was a director of the Delta Title, Land and Loan Company. He was involved in The Escanaba and Gladstone Transportation Co. whose ships served communities on both Little and Big Bay de Noque. He served as Mayor of Escanaba for three consecutive terms. Progressive in private life also, his home reputedly was the first in Escanaba to have electricity. John King Stack died September 1, 1920 (Jones 2012a). See 616 Ludington for another building related to Stack, the offices of the Stack Lumber Co.

**705-707. Escanaba Steam Laundry Building (ca. 1901)**

This is a brick two-story two-part double commercial block. The street elevation is composed of two storefronts, between which is a central entry door to the second story. The eastern storefront is infilled with brick veneer that is pierced by a corner entry door and adjacent full-height, nine-light, fixed-pane window with two triple transom windows above. The western storefront is a three-bay composition, composed of a center slant-sided entry door flanked on each side by large display windows resting on brick bulkheads. Signage above this fenestration links the two storefronts. The six bay second story is defined by double-hung sash windows with masonry sills and segmental arch corbelled brick hood molds. The upper façade occurs above a corbelled brick course beneath a zone punctuated by six inset rectangular corbelled brick panels. Above this, the building terminates in a corbelled brick course and frieze composed of four courses of sawtooth bond header brick that occur beneath the simple corbelled cornice. The visible side elevation of this building displays a functional piercing pattern of double-hung sash windows, while the rear elevation is clad in vertical metal panels with a concrete block rear addition.

Sanborn maps reveal that a vacant lot in 1899 is occupied as 705-707 Ludington by 1906, housing a Steam Laundry with a Tailor in a middle room and a Dye House in a corner rear bay. The 1913 map reveals the Steam Laundry continues to occupy the façade bays, but the middle bays are joined into a larger Dye Room. In 1921 the business is Escanaba Steam Laundry and Dye Works, with Office and Ironing rooms extending back from the 707 façade from an expansion eastward into 705 Ludington. The middle building bays are occupied by Washing and Marking. A rear ell constructed along the alley extends to a single story building constructed since 1913 that is numbered as 110 S 7<sup>th</sup>, and is identified as a Receiving Room. This configuration remains unchanged in the 1929 and 1929-50 Sanborn maps.

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An advertisement in an 1890 publication and a 1902 city directory lists Oscar Lokke's Studio at this address (Nurse 1890). The 1907 state gazetteer reveals that the Escanaba Steam Dye Works, Office and Works is at 705-707 Ludington, while the 1907-08 city directory lists Escanaba Steam Laundry as incorporated in January, 1903. Dr. Ernest P. Guild, Osteopathic physician, is listed here in 1911-12. City directories reveal that 703-707 is occupied by the Escanaba Steam Laundry through 1963, with offices numbered variously as 705 and 707 occupied by professionals and business offices. The sign on the current building identifying the business states "Established January 24, 1891," while a labor publication dating to 1908 states the business was incorporated for business on February 1, 1902 with a capital of \$15,000 (Michigan Federation of Labor 1908: 279). A 1914 state inspection report for the business reports it was established in 1902 and that the laundry was apparently one of the larger employers in the central business district at that time, with 30 workers (MBLIS 1914: 53).

**709. Walker Barber Shop Building (ca. 1888-93)**

This is a rectangular plan, single story enframed window wall commercial block. Its façade is clad in metal panels and displays aluminum-framed fenestration. Its six bays slant in slightly to an off-center entry door that is flanked by four fixed-pane windows with metal paneled bulkheads to the east and a single fixed-pane window above a void infilled with a mail slot to the west. The upper façade is a broad panel that is framed in wood but clad in vertical vinyl siding. (This building's metal wall panels appear similar if not identical to the material employed in the façade at 806 Ludington Avenue.) The rear elevation consists of a vinyl-sided, single story, gabled extension pierced by an overhead door.

Sanborn maps reveal that a building at 709 identified as a Clothing Business in 1888 was replaced by a one-story building with the footprint of the current building, which is labeled a Saloon on the 1893 Sanborn. This building is numbered 707 and 709 and occupied by a Tailor and Barber, respectively, in 1899. When it is renumbered as 709 in 1906, it is occupied by a Barber and Cobbler. The building is occupied by a Barber in 1913 and 1921, and is illustrated only to the level of Store in 1929 and 1929-50. Although it is possible this building, which is entirely sheathed in more modern cladding, post-dates 1929, the fact barber shops continued to occupy it virtually uninterrupted over the decades supports an earlier construction date.

City directories reveal Josephine Walker, barber, occupied this address by 1924-25 and through the 1937 edition. George Walker, barber (possibly related to the former business), is located here with a shoe shiner by 1941 and through 1953, becoming Walker's Barber Shop by 1959 and through 1963. The Walker Barber Shop was a downtown institution frequented by many of the city's prominent residents. During the 1930s and 1940s. Tom Harris, a Black man, worked at Walker's Barber Shop where he cleaned, swept up and shined shoes. In fact, "Big" Bill Bonifas would send five pairs of shoes at a time to get shined (Abramson 2008).

**711. Johnston Print Shop Building (1888-1893)**

This is a frame, two-story two-part commercial block. The street level façade slants gradually beneath an aluminum canopy to an off-center aluminum entry door flanked by two broad sidelights. The vertical wood paneled wall cladding is also pierced by a double casement window and a corner entry door. The second story is clad in vinyl siding, and its fenestration consists of a centered triple window composed of a large central fixed-pane between two double-hung sash. The façade is capped by a narrow projecting vinyl-clad cornice supported by wood scroll brackets. The visible side elevation is clad in vinyl and is pierced by a single small awning window while the rear consists of a single story gabled extension pierced by an overhead door. Vintage

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photographs indicate this building originally presented a centered door, slant-sided façade beneath three symmetrical sash windows, but it was insensitively renovated, probably during the 1980s.

Sanborn maps reveal that a vacant lot in 1888 is occupied by a Harness shop at 711 Ludington by 1893. The building continues to be occupied by the same business through 1906, when a separate, iron-clad two-story building identified as a Shop had been constructed behind the original building. In 1913, 711 and the building behind are listed as Vacant, but by 1921 a Fruits and Vegetables store occupied 711, with the rear building labeled as Storage. In 1929 the building is listed only to the level of Store, with the rear building apparently demolished, but the 1929-50 Sanborn labels the occupation of 711 as Printing. The current rear bays were added after this time. City directories reveal that Etienne Boisclair, tailor, occupied this address in 1924-25, but by 1929 it apparently served as a residence for Daisy Nixon. The Johnston Print Shop has moved in by 1937, continues through the 1963 edition, and still occupies this building today. The owner states this building was moved to its current location from DePere, Wisconsin in 1884 or 1888; a plaque on the wall inside the store entrance provides some history.

**723. Escanaba National Bank Building (1917; 1957)  
John S. Lindsey, Escanaba, Builder**

This masonry building is a rectangular plan, three-story enframed block that occupies a conspicuous corner lot in the heart of the business district at 8<sup>th</sup> Street. The grand scale of the façade is created by the massive Doric columns flanking the central entry bays and the equally scaled flanking pilasters near the building corners. The façade’s wide water table incorporates plinths beneath the columns and pilasters and anchors the rusticated masonry that is lateral to the pilasters. The façade’s aluminum-framed fenestration defines three bays recessed behind and between the columns and pilasters. The central bay is composed of a central double entry door with transom and sidelights above which metal spandrels extend to a triple fixed-pane with awning windows. The third story is distinguished from the second by a masonry plane with incised panels, and is defined by a central large fixed-pane window flanked by double-hung sash windows. The first two stories of the lateral bays, separated from the central by Doric columns, present fenestration similar to that of the central, each consisting of a single fixed-pane-with-awning window separated by a metal spandrel from the adjacent level. Identical to the central bay, the third story corner bays each occur above an incised masonry panel and are pierced by a double-hung sash window. The façade’s columns and pilasters reveal simple capitals supporting a broad frieze with applied letters proclaiming “ESCANABA NATIONAL BANK.” The projecting dentilled cornice above supports a massive parapet whose central block occurs between balustraded segments.

The fenestration and wall treatment of the five-bay-wide 8<sup>th</sup> Street side elevation’s corner bays both duplicate the composition of the lateral bays of the façade. The distinctive three central bays form an arcade through broad round arches whose upper portions have been infilled with synthetic stucco panels to allow the insertion of aluminum frame windows. Centered above each of the arches are massive vertical console brackets that extend to paired double-hung sash windows that define the third story bays above. The east side elevation is brick and features functional fenestration, composed primarily of segmental arch sash windows. It merges to a flat-roofed, two-story, steel-framed and metal drive-through banking canopy that was added in 1957. The rear elevation’s piercing pattern also consists primarily of segmental arch windows. This building is perhaps the best example in the district of Neo-Classical style influence in its monumental scale, colossal Doric columns, rigid symmetry, parapet and relatively smooth wall surfaces.

Sanborn maps reveal that buildings formerly occupying 721 and 723 Ludington in 1913 were replaced by a Bank

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by 1921, an occupation that continues through the 1929 and 1929-50 Sanborn maps. City directories reveal that in 1924-25 the Escanaba National Bank is located at 721-723 Ludington, through the 1963 edition. Offices in the building were occupied by a number of businesses and professionals over the decades, including Aley Co. forest products, Remington Rand Business Service, McGillis & Gibbs Co. cedar products, and Gunderson contractor supplies during the 1920s and 1930s.

John K. Stack and John Corcoran organized the Bank of Escanaba, a private bank, in 1892. For the first twelve years there was no change in the management, and then Mr. Corcoran died and the interest of his estate in the bank was bought by Mr. Stack. Wishing to be better able to serve the banking needs of the community, the Bank of Escanaba received its national charter and was converted into the Escanaba National Bank in 1907. The growth of the bank and is illustrated by the fact that the deposits, which were \$405,861.08 in 1907, rose to \$1,009,773.07 at the end of 1916, a gain of 250 per cent (Bankers Magazine 1917: 417).

Originally located at 524 Ludington (now occupied by the Old Post Office building), the bank moved to 723 Ludington in 1917. The contracts to construct the new building were awarded in 1916, and John S. Lindsey of Escanaba was the general contractor for \$10,500, with the interior finish and fixtures costing \$12,300 (Worth 1971: 29). The new bank building was occupied on the firm's 25<sup>th</sup> anniversary in 1917: "In pursuance of its policy of favoring home industry, the bank had a great deal of the work on the new building done by local firms." A banking journal from the period described the bank's interior (Banker's Magazine 1917: 416):

Upon entering the main vestibule a staircase at the left leads to the handsome offices above. Directly in front is the entrance to the bank's public lobby. The banking room is furnished in Bottocini marble, bronze and mahogany. The private office of the president occupies the main corner of the first floor to the right of the entrance. Next to this on the right are the officers' quarters, where the desks of the cashier and assistant cashier are located. Immediately following the officers' quarters are the loan and discount, receiving and paying teller cages. The equipment of the cages is of the most modern type, comprising numerous appliances which are essential in expediting the work. Among these appliances may be mentioned an inter communicating telephone system for the employees, and a pneumatic tube operated by compressed air to facilitate ex change between tellers and bookkeepers, in fact, the arrangement of the cage is such that a teller can trans act every branch of the business pertaining to his work without leaving it. At the left entrance is a commodious ladies' room, handsomely furnished. All conveniences possible are installed in this room, and a toilet and lavatory adjoins it. Immediately following is a customers' room for the accommodation of the public, then in order follow the bookkeeping department and savings teller cage. Through the heavy bronze grill which separates the lobby from the working space can be seen a cash and safe de posit vault equipped with the latest improvements. The door of this vault is of a circular screw design with an eight foot opening. The door alone weighs seventeen tons).

The drive-in facilities at the rear of the bank were added in 1957, and were described at that time as the "introduction to drive-in banking in the Escanaba area" (Michigan Investor 1957: 3). Although always an Escanaba institution, a bank branch was also established at Rapid River

**801-803 Frechette Building (1888-93)**

This is a brick, two-story two-part double commercial block occupying a corner lot at 8<sup>th</sup> Street. Its street level is

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composed of nearly identical side-by-side four-bay storefronts and a corner entry door to the second floor. Each storefront consists of a corner entry door flanked by three fixed-pane windows. Their street level facades are divided into masonry panels, one pierced by the windows, another forming the storefront cornice containing the signage, and a third plain panel above the entry door. The only difference is treatment of the entry doors. The eastern entrance is slightly recessed within a classical surround of fluted pilasters supporting a cornice in which the door is enframed by a four-light transom and sidelight, while the western entry is unembellished and displays only a single-light transom. The façade’s west corner entry door is similar to the latter, but occurs below a slightly recessed brick panel defined by a course of vertical and horizontal stretcher bond brick set within a perimeter created with soldier and header bond brick. The storefronts are separated by a brick pier with a central stack bond panel framed with vertical stretchers and rising to a masonry capstone. Identical piers occur at the building corners and separate the west corner entry from the storefront.

The transition to the second story is marked by narrow rectangular panels above each of the storefronts and the corner entry door, which are created using soldier bond brick horizontally and header bond vertically with masonry blocks at the corners. Larger square masonry blocks are placed between the panels. A masonry sill course above the panels also serves the four sets of paired double-hung sash windows. These windows display masonry surrounds that rise to simple masonry cornices, which are shared by the two central pairs of double windows and by each of the lateral double windows. Above these, the upper façade begins with a course of soldier bond brick occurring between plain masonry blocks and culminates in the roofline with a second soldier bond course that is punctuated by a series of large and small masonry blocks. The 8<sup>th</sup> Street side elevation reveals symmetrical fenestration composed of seven street level bays defined by six windows and two entry doors and six second story bays defined by double-hung sash windows. The doors and windows display masonry surrounds identical to those of the façade. The rear 1½-story elevation is shed-roofed and clad in synthetic stucco over a brick first story, with fenestration limited to two pedestrian entry doors.

Sanborn maps reveal buildings at 801 and 803 present in 1888 as occupied by a Clothing Tailor in 801 and Steam Printing in 803 Ludington by 1893. The tailor continues through 1899 when the west half of the building is occupied by a restaurant. An interesting juxtaposition occurs in 1906, when 801 is occupied by a Saloon while the adjacent front houses the Salvation Army. In 1913, the east half houses a Barber and Wall Papers and Paint store, while 803 is occupied by Motion Pictures. By 1921, 801 is identified as Insurance and 803 as Office, and for the first time, the entire second floor is occupied by a Commercial College., In 1929, 801-803 is identified simply as Store, but for the first time identifies a small square room at the rear of 801 as a Vault. The 1929-50 Sanborn updates indicate 801 continues to be identified as Store, while 803 houses a restaurant.

The 1889 city directory (DCGS 2012a) reveals that LeDuke & Henry operated a saloon at 801 Ludington, while Patrick Cleary, who is listed elsewhere as an undertaker, is listed as Furniture at 803. By 1924-25 801-803, identified as the Frechette Building, is occupied by Cloverland Commercial College (second floor), Cheeves Buckbee Lands, Cloverland Sheep Corp., Delta Insurance and Delta Title. The community college continues in 1929, as well as a gift shop. Cloverland continues but Belle’s Coffee Shop is listed in 803 by 1937, with both continuing through 1948, although the coffee shop becomes Bell Restaurant and Fountain; In 1953, 801-803 is identified as the Zastrow Building, with Cloverland Community College continuing, and other businesses such as Detroit & Northern Savings & Loan, Delta Abstract, and professionals, with similar occupations continuing through 1959, and with Viits Cupboard restaurant in business by 1963.

It is possible that the motion picture theater illustrated by the 1913 Sanborn Fire Insurance map of the Frechette Building may have been the Bijou Theater. A trade journal noted that a new theater was being erected at Escanaba, which would seat 700, to be called the Bijou (Moving Picture World 1915: 681), and a second source

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states that the Bijou was at 8<sup>th</sup> and Ludington (Dunathan 1963: 124).

Cloverland Commercial College, founded in 1905 by E.D. Gordon, closed in 1961 after training thousands of persons in accounting, bookkeeping and business methods. George Rusch was the last proprietor of the school whose training function was largely absorbed by high school commercial departments (Dunathan 1963: 94).

**805-807. Beauchamp Building (post-1937)**

This is a brick, two-story two-part commercial block composed of two three-bay storefronts. The storefronts are nearly identical and are separated by a central bay defined by recessed entry door to the second floor. Each storefront is composed of a center slant-sided entrance flanked by large display windows resting on brick bulkheads. Vivid striped awnings above the entrances are centered in the synthetic masonry panels that compose the storefront cornices of each storefront. Such panels also create the only difference between the units, enframing and reducing the size of the western bays’ display windows. Above this, the facades are identical, beginning with the course of soldier bond brick above the cornice, continuing through the two second story bays defined by paired double-hung windows, and culminating in the soldier bond stepped parapet. The rear elevations are also mirror images, consisting of concrete block pierced by two first story doors and second story vinyl siding-clad projecting box bays.

Sanborn maps reveal the current building post-dates the footprint of the Stores illustrated in the 1929 Sanborn map at 805 and 807 Ludington. The 1929-50 Sanborn updates map indicates no revisions, but inconsistent updating is not uncommon and architecturally the buildings pre-date 1950. Photographs taken circa 1937 illustrate the two small frame buildings at 805 and 807, obviously replaced by the current brick structure. City directories reveal 805 Ludington was occupied by Alice Reau confectioner in 1937. By 1941 the occupant is Beauchamp grocery, becoming Romeo’s Grocery (Beauchamp) in 1948 through 1953. By 1959 Romeo Beauchamp (residential?) is here, as well as a chiropractor, which continue through the 1963 edition. 807 Ludington was occupied by Jas. Ashland, barber by 1937 through the 1948 edition. By 1953 the building is occupied by US Army & Air Force Recruiting Station, becoming a US Air Force Recruiting Station by 1959. In 1963 Winsor Linoleum & Tile is here.

**809-811. Michigan Theater (1935)**

This is a rectangular plan, two-story theater building, whose character is accentuated by its decorated stepped façade and projecting horizontal marquis canopy. The four-bay-wide street level facade is symmetrical, anchored by the two entrances centered under the marquis. Fenestration consists of the two sets of double entry doors and adjacent fixed-pane sidelights, and lateral to these, a double-hung sash window near each building corner. The stuccoed wall planes between each of these features contain an embedded framed glass advertising panel. Perhaps the primary decorative feature of the building is the geometric panels that extend upward across the upper façade from each of the street level bays and advertizing panels. These project slightly from the base wall plane and are highlighted by contrasting color. The three narrow panels on each side of the marquis terminate in a stepped pattern, while the much broader, central panel above the marquis culminates in a series of triangles. Above these features, the façade terminates in a parapet whose broad central stepped component occurs above the marquis. The visible side elevation is constructed of common bond brick and a single story stucco-clad rear bay whose rear elevation is pierced by a pair of double steel doors at each corner and a small sash window. This building’s angular silhouette and clean geometric ornamentation on otherwise unembellished stucco wall planes, as well as its adherence to symmetry, indicate it is strongly influenced by the Art Deco style popular during the

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1930s when this building was constructed. Photos from 1937 reveal that the exterior of this building is virtually unchanged from its period of construction.

Sanborn maps reveal The Strand Theater occupied this location from sometime after 1913 until after 1929, with the 1929-50 updates map indicating “Movies, Not In Use”, apparently illustrating the vacancy prior to its replacement by the Michigan Theater. City directories reveal 809-811 was occupied by the Stand Theater in through 1929. By 1937 the Michigan Theater occupies 809-811, continuing through the 1959 edition. By 1963 the building is listed as Vacant.

The Michigan Theater opened in 1935, and was owned and managed by the Delft Theaters through 1975, then by Melcorp Theaters until it closed in 1985 (Cinema Treasures 2012a). Although the theater was converted to use as a church and children’s second-hand store between 2001 and 2003, at that time the large silver screen was still present in the 340-seat auditorium (which was rented out to local groups), as was the stage, although it had been enlarged, while the concession and lobby area of the theater, was converted to a clothing store (Borrink 2000; Silver Winds Church 2012).

**813-815. Cleary Block (1899-1906)**

This is a brick, two-story two-part commercial block that has experienced significant renovation. The street level façade is composed of three central bays created by an off-center aluminum-framed entry door and two adjacent aluminum-framed glass curtain wall bays, while the flanking bays are large display windows that rest on brick veneer bulkheads. The corner piers are constructed of alternating courses of natural-face sandstone and dressed masonry blocks. These piers extend upward to the building’s second story, which is clad in corrugated metal panels relieved only by a slightly projecting wall plane at the building’s cornice. The fenestration is composed of two broad fixed-pane replacement windows. The visible side elevation is brick and steps down rearward to a single story, while the rear elevation is a single story shed-roofed concrete block extension that is pierced by two steel service doors. A circa 1937 photograph of this building reveals it originally featured a center slant-sided entrance and a symmetrical second story composed of four pairs of sash windows and a central recessed corbelled panel, beneath a corbelled brick frieze supporting a classically-inspired pressed metal cornice.

Sanborn maps reveal that the current building’s site in 1899 was occupied by the western half of a Store at 811-813 Ludington and a vacant lot in at 815. By 1906 a building had been constructed at 813-815 Ludington, with 813 occupied by a Clothing Store and 815 by a Post Office. The east half of the building is still occupied by a Clothing Store in 1913, but the front bay of 815 is identified as Pool Hall and the rear as Bowling. By 1921, the entire storefront addressed as 813 houses Billiards, while 815 then housed Office Supplies in the front bay and Printing in the rear. The 1929 and 1929-50 identify both addresses simply as Stores, although the latter edition indicates the rear bay of 815 as Printing. City directories reveal 813-815 Ludington is identified as Cleary Block in 1907-08, and the Post Office was in 815. By 1924-25 813-815 was occupied by Scanlon Cigars, Scanlon-Wickert Billiards, and professionals. By 1929, 813 was occupied by Goodfellow Cigar Store and 815 by Office Service Co. By 1937, 813 housed Murray Boyle Billiards, Liberty Loan Corp, and professionals, and 815 lists Office Service Corp. and professionals, which continue through 1941, although Liberty Loan is also listed in 815, which continues through 1959, joined by the YMCA, which all continue through the 1963 edition.

John J. Cleary was a partner in Stack & Cleary (with John K. Stack). In 1917 he and Stack were directors of the Escanaba Traction Co. that had been organized in 1909 (Michigan Railroad Commission 1912: 179). An early 20<sup>th</sup> century biography of John J. Cleary, “capitalist”, reveals as a young boy he arrived in Escanaba with his

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family in 1896, beginning his professional career as a bookkeeper in 1889 (White 1920: 408). He achieved professional and economic success, and at the time of his death in 1917 was President of the Cleary Brothers Co., Vice-president of the Escanaba Wood Fiber Co., Secretary and Treasurer of the Escanaba Garden Transportation Co. and the Escanaba Hotel Co., Treasurer of the Escanaba-Gladstone Transportation Co., and a Director of the Escanaba National Bank, the Escanaba Traction Co., and the First National Bank of Gladstone.

**819. Building (ca. 1888)**

This is a frame, two-story two-part brick veneered commercial block whose street level façade is composed of a central recessed entry door flanked by display windows resting on brick bulkheads. Above a storefront cornice awning the three bays of the second story are defined by double-hung sash windows. Dressed masonry blocks are employed as corner quoins and to outline a rectangular panel in the upper façade. Limestone is used for carved medallions that occur on each side and centered above this panel. The façade terminates in a masonry coped stepped parapet. The side elevation is clad in vinyl siding with functional fenestration of double-hung sash windows, while the rear elevation second story is clad in asphalt siding and a shed roofed single story rear bay in vertical metal panels. Vintage photographs reveal that the masonry quoins post-date 1937.

Sanborn maps reveal that in 1888 the lot at 819 Ludington was labeled as Store “To Be Built” and the next Sanborn in 1893 reveals a building with the same footprint as that occupying the address today housed a Harness shop. In 1899 it housed a Hardware Store, and in 1906 a Drug Store, but was Vacant in 1913. By 1921 it is occupied by a Restaurant, and is listed simply as Store in the 1929 and 1929-1950 updates editions.

The 1889 city directory (DCGS 2012a) reveals Joseph L. Major operated a second hand store at 819 Ludington. City directories reveal Bergman’s Café was here in 1922, while the Andrew Apostle Restaurant occupies the building by 1924-25, and the Arcadian Restaurant by 1929. In 1937 Hanrahan Bros. Grocery is here, continuing as Hanrahan Bros grocery, meats through 1941. The Gydeson Bakery has moved in by 1948, followed by Vagn’s Bakery Bar in 1953, and Butler’s Bakery by 1959 and through 1963.

**823. Building (ca. 2000)**

This is a single story, pent-roofed, brick office building occupying a corner lot in the business district at the intersection with 9<sup>th</sup> Street. Its entrance is set at a 45-degree angle to the corner and is located between two wing walls. The façade paralleling Ludington Street is composed of three fixed-pane windows resting on masonry sills, and the 9<sup>th</sup> Street elevation consists of eight bays defined by windows identical to the façade.

City directories reveal this site was occupied by a service station in 1963.

Non-contributing because this building is less than 50 years of age.

**901. Building (1888-1903)**

This single story pent-roofed renovated commercial building occupies a corner lot at 9th Street in the commercial district, and is clad in synthetic masonry panels. The façade gradually slants inward from the building corner at the intersection and ends at a wing wall at the opposite corner. It is pierced by a double central entry door flanked on each side by fixed-pane windows set above terrazzo spandrels. The broad pent roof above wraps around to the 9<sup>th</sup> street side elevation, whose fenestration is composed of eleven windows identical to those of the

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façade, and an off-center entry door. The pent roof steps down slightly near the middle of this elevation. The rear is clad in vertical metal siding, but its western bays rise to incorporate an additional two-story concrete block unit.

Sanborn maps reveal this building appears to date to after 1888 and before 1893 when a single story building had been constructed, with 901 occupied by a Drug store and 903 by Boots and Shoes store. A drug store continued in the east half in all Sanborn editions through 1929 and the 1929-50 update, while a Grocery store was in 903 in 1899, a Hardware store in 1906, a Jewelry store in 1913, and a Grocery again in 1921, with the 1929 and 1929-50 update editions indicating simply, Store. That there is an old building surviving under extensive recent renovations is supported by 1937 images of a building that is obviously old and appears to match the current building massing and scale.

The 1889 city directory (DCGS 2012a) reveals that Sourwine & Hartnett druggists (John M. Sourwine, John M. Hartnett) were at 901 Ludington, and Scandia Supply grocers were at 903 Ludington. City directories reveal that in 1924-25 the Hill Drug Store was in 901, and 903 housed Gilbert Flenke Grocer. 901 continues to house the Hill Drug Store up through the 1941 edition. 903 is occupied by the Holland Furnace Co. in by 1929 up thorough 1948. In 1948, the County Social Welfare Board has moved in to 901, continuing there through 1953, when 903 is occupied by Ness Sporting Goods. By 1959, 901 is Vacant, and 903 houses a Toledo Scale dealer and the Escanaba Sport Shop. By 1963, 901-903 houses Ivan Kobasic Furniture. The 1907 obituary of the manager of Hill Drug and West End Drug noted he had arrived in Escanaba a year earlier (Pharmaceutical Era 1907a: 36), indicating the West End Drug Store had been here at least as early as 1906.

Non-contributing because none of its original fabric survives.

**907. Delft Opera House/Delft Theater (1914)**  
**Charleton & Kuenzli, Marquette and Milwaukee, Architects**

This brick, two-story theater is one of the most distinctive buildings in the central business district. The exuberant polychromatic three-bay façade is composed sections of red Flemish bond brick alternating with courses of white-painted masonry that continue up to a bracketed cornice. (Identical brick-and-masonry wall planes also occur in the adjacent buildings to the west at 909-911-915 Ludington Street.) The street level’s central bay contains a recessed entry with two glass-paneled doors with sidelight that are separated by a brick pier. The eastern bay fenestration is composed of an aluminum-framed glass sign board over a set of French doors and an adjacent large glass block window, while the western bay contains a pair of double entry doors. Linear masonry flares with intervening soldier bond brick nogging occur above each opening. Between the first and second stories is a large projecting marquis canopy, whose face, parallel to the street, proclaims “DELFT” in large letters, while the sides slanting back to the façade each contain backlit signage.

Above the marquis, the façade is dominated by the cross-gabled projecting central bay. It rises from a broad arch with masonry keystones that enframe the entrances below, through a broad brick wall plane and central recessed corbelled panel, and is defined laterally by the same alternating brick and masonry facing employed elsewhere in the façade. This bay’s most distinctive feature is its Flemish Gable with a stepped masonry parapet relieved by scroll brackets, culminating in a round pediment above a pedestal supported by a console bracket. The central bay is flanked on each side by identical bays, largely formed by the sloping pent roof plane that is broken by a single hipped-roof bay pierced by a casement window. The façade corners are each distinguished by a stepped masonry coped parapet. The visible side elevation is brick, with minimal functionally-positioned segmental arch

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windows and a second story entry door. The first two stories of the rear elevation of the building are brick, above which are two additional stories sided in corrugated metal panels lacking fenestration. The interior, including balcony and stage, remains generally intact today, and is used as a night club and entertainment venue.

This building’s distinctive cross-gabled façade dominated by the stepped and parapeted Flemish Gable, the use of Flemish bond brick, and combination of wall cladding reveals strong Dutch Renaissance Revival style influences. Such distinctive and “exotic” construction was often employed by theaters to attract attention and patrons, and reached its peak during the early 20<sup>th</sup> century.

Sanborn maps reveal this building was constructed at 905-907 Ludington between 1913 and 1921. The 1921 edition describes the building as Delft Theatre Motion Pictures, Capacity 830, and indicates the building had both a balcony towards the façade and a Stage and Scenery area at the rear behind Asbestos Curtains. The buildings adjacent to the theater, which continue its distinctive architectural style, were built at the same time. The 1929 and 1929-50 update Sanborn maps reveal no revisions except to describe the Delft Theatre as Movies. City directories reveal 907 Ludington is occupied by the Delft Theater by 1924-25 and through 1963.

This theater was designed by the Charleton & Kuenzli architectural firm of Marquette and Milwaukee (Peavy et al. 2012a, 2012b). It was built as the Delft Opera House in 1914. Edwin O. Kuenzli., who headed the Charlton & Kuenzli firm’s Milwaukee office, is credited with the design of this theater. The 1,000 seat theater was built by the Semer Land Company and leased to M.W. Jopling, manager of the Marquette Opera House, who then usually booked the same theater companies into the two venues (Brisson 1992; Peavey et al. 2012a; Eckert 1993: 530; Cinema Treasures 2012b).

**909-915. Arcade Recreation Parlor Building (1914)**  
**Possibly Charleton & Kuenzli, Marquette and Milwaukee, Architects**

This is a brick, triple two-part commercial block comprised of three, three-bay storefronts. The street-level façade of the eastern unit (909) consists of aluminum-framed fenestration forming a recessed corner entry and two adjacent display windows resting on metal paneled bulkheads. Above these, an infilled transom occurs beneath a storefront cornice. The middle storefront (911) also employs aluminum framing but consists of a center slant-sided entrance between two display windows on metal bulkheads. Its transom is sheathed in a vertical ribbed metal panel and signage. The westernmost unit (915) also has a slant-sided entry with display windows, but these rest on T-111 siding bulkheads and the transom treatment is similar to 909.

The brick piers separating these three storefronts, and in the second story above, alternate sections of Flemish bond brick and masonry courses. (This treatment is identical in composition to the façade of the Delft Theater next door to the east at 907 Ludington Street). A masonry course above the storefront cornice parallels a second sill course for the second story windows, which reveal a symmetrical piercing pattern and consist of nine six-light, double-hung sash windows with transoms. Vertical corbelled brick panels separate these windows into sets of three, and occur above the brick piers below that divide the building into three storefronts. Above these, a masonry sill course supports a series of vertical pyramidal masonry blocks that alternate with basketweave bond brick panels. These occur beneath a pressed metal frieze and cornice. The two-story rear elevation is brick and is punctuated by a series of segmental arched windows and doors, most of which have been infilled. This building repeats faithfully many of the stylistic elements of the Delft Theater next door. As such, although this building is not as pure an example as the Delft, it is definitely influenced by the Dutch Renaissance Revival style.

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While the street level of this building was divided into three distinct storefronts, the entire second floor was a single commercial open venue and served most consistently through the decades as a bowling alley. An unusual facet of this commercial use is that the entry to this second floor recreation parlor occurred through paired entry doors that are actually located in the west corner of the Delft Theater net door at 907 Ludington. Thus, these buildings are linked by more than just identical architectural façade components. We can logically assume that it was built simultaneously with the Delft Theater, which dates to 1914 (and therefore may be attributable to the same architecture firm that designed the theater, Charlton & Kuenzli).

Sanborn maps reveal this three-storefront building was probably built at the same time as the adjacent Delft Theatre, which is well documented as 1914. This building was constructed at the address listed as 909-913 Ludington between 1913 and 1921, when the first floors of 909 and 911 were occupied by Gentleman’s Furnishings and a Jeweler, respectively, while the second floor housed a Bowling Alley. A room at the rear of 909 appears to hold a boiler. Meanwhile, 913 housed a Hardware Store on the first floor and an Arcade on the second. All three storefronts are identified only to the level of Stores in the 1929 and 1929-50 Sanborn update editions, although the rear room of 911 is identified as “Heating Plant” and the update edition further describes 913 as containing Oils, Tires and Batteries.

City directories reveal that the second floor of 909-913 was occupied by the Arcade Recreation Parlor Bowling Alleys by 1924-25 through 1929, identified as the Arcade Bowling Alley (or Bowling Lanes) by 1937 and through 1963.

For 909 Ludington, the 1924-25 edition reveals occupation by Mackillican Clothing in 1924-25 and Anderson-Bloom Co. men’s furnishings in 1929. Although there is no entry for this address in 1937, a photograph taken during this period indicates the storefront is occupied by C. Jackson Tailor Shop and Lorette’s Women’s Clothes, who are listed here in the 1941 edition. By 1948 Kiddie Kloz children’s clothing was here, and by 1953 through 1963 this storefront was occupied by a Sherwin Williams Paint store. For 911 Ludington, Blomstein & Peterson jewelers was here in 1924-25 and apparently continues at this address through 1963, although all subsequent listing identify the business as Blomstrom & Peterson. For 915 Ludington, Carl Johnson Hardware was located here in 1924-25 through 1929, followed by the Firestone Auto Supply & Service Store by 1937 through 1948, and identified as Firestone Stores in the 1953 and 1959 editions. By 1963 edition indicates no individual address for 913, but rather appears as a component of the address 913-915-917 Ludington, occupied by the Bonefeld Furniture Store. Bonefeld had occupied the building next door, at 915-917 Ludington, for years. Thus, this building had several long-term tenants, including Blomstrom and Peterson Jewelers, who were located in 911 for at least a half century, the Arcade Bowling Alley, that occupied the building’s second floor for at least five decades,

Advertisements in the Escanaba High School year book for 1919 reveal that this address was apparently known as the Delft Building and that the Delft Club, “A Public Club for Ladies and Gentlemen, Bowling and Billiards” was also located here (Cotton 1919: XXVIII).

**917. Building (1913-21)**

This is a brick, two-story two-part commercial block. Its street level is comprised of a slant-sided entry centered between sets of three fixed-pane display windows that rest on masonry-coped brick bulkheads, and a corner entry door shielded by a shallow arched stoop hood. The façade’s corner piers are stack bond brick that rise to a course of soldier bond brick above the storefront transom, which is sheathed in wood panels, and above the

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corner entry door, which is occupied by a masonry panel. The transition to the second story is marked by a masonry string course that rests on brick dentils. The second story features a central bay that extends above the flanking pent-roofed bays and culminates in a broad round-arch parapet with masonry coping. It is pierced by a centered double window beneath a round-arch header bond brick panel with a masonry sill, which occurs beneath an oculus window. The flanking bays are pierced by triple casement windows with masonry sills, positioned beneath pent roofs supported by brackets. The corner piers each project above the roof line, incorporate a small niche with a masonry sill, and terminate in a round pediment with masonry coping. The rear elevation is brick, is pierced by five double segmental arch windows on the first story and two quadruple segmental arch windows separated by a central segmental arch door on the second, which occurs beneath a single segmental arch window above.

With its distinctive parapet composed of a central round-arch and flanking corner pilasters with rounded coping, use of horizontal bands of contrasting masonry and bracketed pent roof, this building can best be described as the product of Flemish or Dutch Renaissance Revival architectural style influences.

Sanborn maps reveal this building was constructed with an address of 913-915 Ludington between 1913 and 1921, when the east half of its first floor was occupied by a Dry Goods Store and the west half by a Boots and Shoes Store, while the second floor housed a Dance Hall. The 1929 Sanborn map identifies its use simply as Store, but the 1929-50 updates edition indicates 917 was occupied by a Furniture store. City directories that in 1924-25, 915-17 is identified as Arcade Hall with J.C. Penney Co. occupying the storefront. By 1929, Anderson & Bonefeld furniture is here, followed in 1937 by the Bonefeld Furniture Store, which continues through 1959, and is listed as occupying 913-15-17 Ludington in the 1963 edition. Bonefeld Furniture was still in business through at least 1983 (Milwaukee Journal Part 1983).

Construction details of the façade and rear elevations, such as brick bond patterns and architectural details, support simultaneous construction of this building and 919 Ludington, next door.

**919. Mata Brown Building (1913-21)**

This is a brick, single story enframed window wall commercial block. Its fenestration is composed of a recessed corner entry door and three large display windows that rest on a paneled wood bulkhead. The full-width transom is composed of narrow vertical panels supporting a signboard. Two parallel rows of vertical and horizontal header bond brick enframe the first story bays between the building corners and beneath the panels of the upper façade. These are formed by brick headers and stretchers and include a central horizontal panel flanked by smaller vertical panels, while a diamond panel centered above the central panel. The building terminates in a coped parapet composed of a central pediment flanked by crenelated corners. The rear elevation is brick with fenestration composed of three paired sash windows with segmental arch lintels and masonry sills, and a segmental arch double entry door. A vintage photograph reveals this building is virtually unchanged from its appearance in 1937.

Sanborn maps reveal this building occupies the footprint created when it replaced an earlier building between 1913 and 1921, at which time it is occupied by a Ladies' Ready To Wear Garments Shop. The 1929 and 1929-50 Sanborn updates editions indicate no changes and identify the occupation as Store. City directories reveal this building was occupied by a Sample Garment Shop in 1924-25. By 1929 it housed the Mata Brown Shoppe, which continued in business here through the 1963 edition. The Mata Brown Shoppe was established in 1929 and continued in business at this location for three-quarters of a century (UP Magazine 1999: 10).

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Construction details of façade and rear elevations, such as brick bond patterns and architectural details, support simultaneous construction of this building and 917 Ludington, next door. A real estate listing for this building indicates it was constructed in 1917 (Zillow 2012a).

**923. Building (pre-1884)**

This is a frame, two-story two-part commercial block with a false-front gable that occupies a corner lot at the intersection of 10<sup>th</sup> Street. The three bay street level façade is composed of a central slant-sided entry flanked on each side by fixed-pane windows, while the second story fenestration is composed of two double-hung sash windows. The entire building is clad in wood panels covered with a synthetic masonry coating, which rise to terminate the façade in a central pediment. The building's most unusual aspect is a balustraded cantilevered second story veranda that wraps around to the 10<sup>th</sup> street side elevation. The side elevation features functional fenestration of an entry door and sash window at the street level and triple and single double-hung sash in the second story. The rear elevation is gabled and clad in vertical wood panels with plank battens.

Sanborn maps reveal that a building with a footprint conforming to the current building occupied this address as of the publication of the 1884 Sanborn, when it housed a Saloon and Boarding House. This use continued up through 1906, and in 1913 it is identified as Saloon. In 1921 the building was occupied by an Electrical Supplies store, while the 1929 and 1929 updates editions identify it only to the level of Store.

The 1889 city directory (DCGS 2012a) reveals Johnson & Gibson (Charles Johnson, Louis Gibson) operated a saloon at 923 Ludington. Later city directories reveal that in 1924-25 this building was occupied by Needham Electric Co. through the 1937 edition, although the businesses are also identified as Needham Electrical Contractors with Nu Enamel Northern Michigan Co. in a photograph of the building from this period. By 1941, The French Nook gifts was located here, but by 1948 the AEG Electric, electrical contractors, and Kiddie Korner toys occupy the building, and continue to do so through the 1963 edition.

Needham Electric Co. was active during the 1910s and 1920s, constructing an "electric" plant in detour and installation of street lamps and wiring businesses and residences (Electrical World 1917), installing 142 electric motors at the new Victory Bag and Paper Co. paper plant in Marinette, Wisconsin (Paper 1920) and completing an electrical line from Waucedah to Spaulding and Powers and connecting homes and businesses in the two villages in 1924 (MMFR 1921b), and later sold radios to the public (Dunathan 1963: 147). After leaving this building, the company continued to be located downtown, and was at 107 S. 15<sup>th</sup> from the late 1940s into the 1960s.

**1001. Building (post-1963)**

This is a 1½ story, shallow pitched, front-gabled commercial building that occupies a corner lot at the 10<sup>th</sup> Street intersection. Although it is clad in random limestone veneer and metal panels, much of the streetfront elevations are composed of aluminum-framed window walls. The façade is composed of a recessed aluminum-framed corner entry and a triple window walls with narrow metal panel bulkheads that are recessed between expanses of masonry. The 10<sup>th</sup> street elevation is similar, divided into three recessed bays by projecting masonry piers it is composed of a double display window wall with narrow metal panel bulkheads, a five-pane window wall, and a rear bay now infilled with wood panels. The facade masonry and side elevation piers support a wrap-around flat metal canopy. The façade gable, side elevation below the eave, and upper portion of the rearmost bay are clad in

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vertically seamed metal panels. The visible side elevation is constructed of concrete block, and the rear elevation, which is pierced by utilitarian entry doors, is of concrete block below metal panels. This building is a good example of Mid-century Modern style, through its low profile, open plan, exposed structure, simple lines, expansive glass window/curtain walls, aluminum framing, and cantilevered eaves.

The 1929-50 Sanborn updates edition reveals this building’s location is vacant and has no address number. This building was constructed after the 1963 city directory, which indicates no commercial activity addressed at this location. City directories reveal no entry by the time of publication of the 1959 or 1963 edition. A real estate listing for this building indicates it was constructed in 1968 (Zillow 2012b).

Non-contributing because it is less than 50 years of age.

**1005. Building (1893-99)**

This is a frame, single story one-part commercial block. Its renovated, false-front gabled façade is sheathed in vertical T-111 wood panels that occur above a narrow field of random pattern synthetic stone. The wood panels rise through the cedar shake pent roof that serves as the storefront cornice, and continue to the façade’s plain parapet. Fenestration is composed of a recessed corner entry door and a bank of five casement windows. The rear elevation consists of a single story gable clad in wood siding and a shed roof rock-faced block rear bay extension that is pierced by an entry door and infilled window.

Sanborn maps appear to indicate that this building was constructed between 1913 and 1921 when a building with its footprint replaced an earlier structure. In ensuing additions, although the primary construction footprint is consistent, this building is variously described as either 1 or 1½ stories, which would appear to relate to differing interpretations of its front-gabled composition that is now obscured by a false-front. In 1921, this building was occupied by a Music Store, and is identified only to the level of Store in the 1929 and 1929-50 updates editions, when it is described as 1½ stories.

City directories reveal that a chiropractor was at 1005 Ludington in 1924-25. By 1929, the building is occupied by the Style Shop, continuing in business through 1941 and identified as Lee’s Style Shop in the 1948 through 1963 editions. A trade publication from the period reveals that the Style Shop began business in 1921 (Millenary Trade Review 1921).

Non-contributing because none of the original building architectural fabric is visible.

**1007. Groos Block (1899-1906)**

This is a two-story, two-part commercial block constructed of coursed ashlar limestone. Its street level façade consists of a slant-sided entrance between a large display window to the east and a narrow display window and corner entry door to the west. These occur beneath a full-width prismatic glass transom. The display windows occur above distinctive bulkheads that are faced in glazed tile. The storefront cornice incorporates an iron beam punctuated by rosette anchors. The second story is pierced by two sets of paired double-hung sash windows whose sills are incorporated into a slightly projecting masonry course and whose dressed lintels are incorporated into a course of limestone that is wider than those employed elsewhere in the façade. The entire façade is enframed within projecting stone corner piers, which carry to the upper façade and are linked by a stone ovolo molding beneath the simple stone cornice whose corners are anchored by squared limestone finials. The visible

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side elevations are brick and lack virtually any fenestration, while the brick rear elevation is pierced by two sets of paired double-hung sash windows on the second story and a door and window beneath a first story shed-roof open porch. Between the first and second stories is paint ghost signage stating, "RX GROOS DRUGS."

Sanborn maps reveal this building was constructed between 1899 and 1906 when a building addressed as 1007 was built on the site of a Chinese Laundry that had been addressed as 1005. All Sanborn editions from 1906 through the 1929-50 updates identify this as a Drug Store building. City directories reveal this building was identified as the Groos Block in 1907-08. By 1924-25 the building continues to be occupied by the Groos Drug Store, and professional upstairs, continuing through the 1963 edition. The Groos Drug Store continued in business at least into the 1980s (Hayes Druggist Directory 1982: 317), and therefore occupied this building for at least eight decades.

**1009. Building (1893-99)**

This is a frame, single story, false-front gabled, one-part commercial block that is clad in brick veneer and wood. Its angled façade slants gradually to a corner entry door and incorporates three display window walls beneath a band of vinyl-cladding. This fenestration is recessed between end corner wing walls constructed of SCR or Roman brick. The upper façade occurs above a modern awning and presents a gabled profile that is clad in battened wood panels. The rear elevation consists of an asphalt shingle-clad gable above a shed-roof concrete block extension.

Sanborn maps reveal this building was constructed between 1893 and 1899, when it was occupied by a Clothing Store. In 1906 it is occupied as a Saloon, and in 1913 by a Pool Hall. In 1929 it housed a Boots and Shoes store and is identified only to the level of Store in the 1929 and 1929-50 updates editions, the later of which also indicates the rear extension to the alley was added after 1929 and before 1950. City directories reveal O'Leary & Finley Shoes was in this building in 1924-25, followed by the Children's Shop by 1929. The building is Vacant in 1937, but is occupied by the Tots to Teens Shoppe, children's clothes by 1941. The Lieungh Music Store is here by 1948 and through 1953. By 1959 it houses G&G Freight Sales, general merchandise, while in 1963 Beneficial Finance is located here.

Non-contributing because no original building fabric survives.

**1011. Building (1893-99)**

This is a frame, two-story, two-part commercial block with a false-front gabled roof. Its renovated façade is sheathed in wood panels. Street level fenestration is composed of a center entry and adjacent display window on a T-111-sided bulkhead, which are flanked by a slant-sided display window and panel-infilled corner bay to the west and a corner entry door to the east. The second story fenestration consists of a triple window with a fixed-pane flanked by sash windows, and a double-hung sash window. The visible side bay reveals the storefront is an extension of a cross-gabled former residence that is now clad in vinyl siding. The two-story gabled rear elevation is extended by a single story shed roof addition.

Sanborn maps reveal this building was constructed between 1893 and 1899 when it was occupied by a Grocery. In 1906 it housed a Bicycle Shop, in 1913, an Office, and in 1921, a Photo Finishing and Supplies shop. In the 1929 and 1929-50 Updates editions it is listed only to the level of Store, with the latter map indicating the rear elevation had been extended to the alley. A 1909 publication reveals that this building 1011 (and 602) Ludington

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is listed as the location of the Escanaba Cycle Works, classified under auto agent and dealer (Rambler), in a 1909 publication (Motor Cyclopaedia 1909: 205). City directories reveal that by 1907-08, The Medborgaren (Swedish Weekly) Louis Johnson, publisher, was located at 1011 Ludington, and continued in operation here through at least the 1913-14 edition. By 1924-25 the Photo Art Shop is located here, and continues to do business from this location through the 1963 edition.

The Swedish language newspaper Medborgaren (The Citizen, or The Compatriot), was published weekly in Escanaba between 1892 and 1915 (Prescott 1905: 276; Dunathan 1963: 142), or 1920 (Ander 1956: 165). Prior to moving to this building, the 1893-95 city directory (DCGS 2012b) reveals, “P. William Axelsen, publisher and proprietor of The Medborgaren, a weekly Swedish Paper, Job office in connection” was located at 1101 Ludington (now demolished).

Contributing (because of possible age and Swedish historical context)

**1013. Grand Theater Building (1906-13)**

This is a brick, two-story, two-part commercial block. Its renovated street level façade is sided in wood panels, and is composed of an angled entry composed of an aluminum-framed double display glass window wall and corner entry door. The three bays of the brick second story are defined by four rusticated pilasters with pressed metal capitals. Each of the three bays contains a double-hung sash window resting on a masonry sill. The windows are round arched and feature corbelled brick header bond hood molds incorporating sandstone keystones. The tympanum of each of the windows in the flanking bays reveals a pressed metal fan; that of the broader central bay lacks such embellishment but anchors present indicate it originally presented a similar treatment. The central bay extends up through the wide pressed metal frieze that is embellished with swags and supports a plain metal cornice. The visible side elevations are brick and appear to lack fenestration, while the two-story rear elevation merges to a single story, shed-roof rear bay that displays tile coping, is clad in metal panels, and is pierced by an overhead door. This building’s used of varied construction materials and textures and arches reveals general affinities to the Romanesque Revival style, which is tempered by with classical references evident in its broad cornice and frieze with swags.

Sanborn maps reveal this building was constructed between 1906 and 1913 when a two-story building replaced an earlier two-story structure that had housed a saloon. The 1913 Sanborn map reveals it housed Motion Pictures, with Stage and Scenery to the rear. By 1921 it was occupied by a Furniture Store and the rear elevation had been extended to the alley. The 1929 and 1929-50 Updates editions reveal only that this building functioned as a Store. City directories reveal William Andrews Furniture was in this building by 1924-25 and continued in operation through 1937. By 1941 the Kalamazoo Stove & Furnace Co. is here, followed by Kesler’s Sporting Goods & Appliances and an A&P Food Store in 1948. The building is occupied by Quality Home Furniture by 1953, and by 1959 through 1963 housed a Sears, Roebuck & Co catalog sales office.

James Tolan (who has also served as Escanaba’s fire chief) operated the Grand Theater at 1013 Ludington, where his sons entertained in the orchestra pit, and Gene Sullivan, who later directed the orchestra at the Delft, played violin (Dunathan 1963: 56).

**1015. Building (1893-99)**

This is a brick, two-story two-part commercial block with a renovated façade. The street level elevation is four

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bays of aluminum-framed fenestration consisting of a recessed entry centered between fixed-pane windows and a recessed corner entry door. The first story is clad in a pebbled concrete veneer and occurs beneath a horizontal aluminum canopy. The second story is sheathed in a patterned metal skin, although a central rectangular void is open to the original brick wall plane underneath. This exposure is pierced by a double and a triple double-hung sash window, each with header bond brick lintels and shared masonry sills. The visible side elevation is pierced by several double-hung sash windows. The rear bay contains a second story balustraded veranda and fenestration in each story consists of functionally placed entry doors and double-hung sash windows. Rearward of this facing on the alley is a two-story, concrete block, pyramid roofed extension that is pierced by two overhead door bays beneath double-hung sash windows.

Sanborn maps reveal this building was constructed between 1893 and 1899 when a Meat shop, including a small building to the rear identified as “Sausage” and an outbuilding at the alley, replacing an earlier building with a different footprint. The building continued to house a meat market through the 1929, with an Ice House added to the rear elevation by 1921, and is identified only to the level of Store in the 1929 and 1929-50 Updates editions. City directories reveal that in 1907-08, H.A. Breitenbach, Meat Market, “Dealer in fresh dried, salted and smoked meats, game, fish, and poultry in season,” was located at 1015 Ludington. Later directories reveal that Ehnerd’s Meat Market occupied this building by 1924-25 and through 1937, becoming Ehnerd’s Food Market grocery and meats by 1941. In 1948 an A&P Food Store (perhaps managed by Enherd?) is here. By 1953 the Ivory Drug Store occupies the building, and by 1959 it is occupied by Tyberg’s Inc., jeweler, which continues in business through the 1963edition.

The 1889 city directory reveals that Ehnerd Bros. (Charles and Robert) operated a meat market at 913 Ludington, a business that a state inspection report reveals was established in 1895 (DCGS 2012a; Michigan Department of Labor 1916: 135).

**1017. Building (1888-93)**

This is a frame, single story, false-front gabled, one-part commercial block whose façade is clad in brick veneer. The façade is composed of a slant-sided entry between two display windows on brick bulkheads and a corner entry door with a soldier bond brick lintel. The façade steps down over the corner door by employing sloped masonry coping. A full-width signboard occurs above the fenestration. The upper façade is embellished with a rectangular brick panel created by contrasting color header bond brick and incorporating dressed masonry corner blocks. The building terminates in a stepped parapet employing masonry coping on soldier bond brick, which is embellished by a floral motif limestone plaque centered above the entrance. The rear elevation’s visible gable is clad in vinyl siding, and a shed-roofed concrete block extension is pierced by a single steel door.

Sanborn maps reveal this building was built between 1888 and 1893 when it housed a Meat shop. It was occupied by a saloon from 1899 through at least 1913, and was occupied by a Fruits and Vegetables store by the publication of the 1921 Sanborn map. The building is identified only to the level of Store in the 1929 and 1929 Update editions. Between the 1929 and 1929 Updates editions, an extension to the rear that had incorporated a previously existing dwelling and extended to the rear alley was removed. The Escanaba Fruit Store, Krist and Lito, proprietors, was in business at 1017 as early as 1919 (Cotton 1919: XXV). City directories reveal the Escanaba Fruit Store was in this building in 1924-25 and continued in business from this location through 1948. By 1953 the building was occupied by Reese’s Appliance Store in 1953. The building is Vacant in by1959, but houses the Delta Sewing Center in 1963.

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**1019. Building (pre-1924)**

This is a brick, two-story two-part brick commercial block. Its street level angled façade slants from a corner entry door on the west across two display window walls to a second entry door on the opposite corner. A full-width recent vintage awning occurs above the fenestration. The second story is pierced by four large fixed-pane-and-awning replacement windows that rest on masonry sills and display pressed metal label mold lintels. Above these, corbelled header with stretcher bond brick is used to create a row of façade-wide crosses, which occur beneath a repeat of flat, corbelled brick brackets. The building terminates in a projecting pressed metal cornice that employs modillions above a paneled frieze embellished with a brick corbel table. The visible side elevation are brick and pierced by multiple double-hung sash windows with masonry lintels, while the rear elevation’s second story is pierced by two paired double-hung sash windows above a single story, shed-roofed, concrete block extension that is pierced by a single steel door.

Sanborn maps reveal this building was constructed between 1899 and 1906, when it is described as housing a Boot and Shoe Store. In 1913 it housed a Pool Hall, and in 1921, a Music Store. It is listed only to the level of Store in the 1929 and 1929-50 Updates editions, which illustrate the concrete block rear extension was added sometime between 1929 and 1950. City directories reveal Schrader’s Music House, and professionals were in this building in 1924-25. By 1929 the Land & Ness Music Shop was here. Cash Way Store grocery had moved in by 1937 and continued in business here through 1941. The building was occupied by Maytag Sales and Harry’s Beauty Shop by 1948, with Maytag also continuing through 1953. This building is identified as the Johnson Building by 1959, when it housed Lasnoski Appliance-Maytag sales, which continued in business here through 1963.

**1025. Center Court Downtown Development Authority Building (1970)**

This is a rectangular plan, single story, flat-roofed building that is clad in synthetic stucco. Its entrance occurs within an off-center two-story, pyramid-roofed tower. The tower fenestration consists of a steel entry door and sidelight that occur beneath fixed-pane windows, while the building’s southern bay is defined by a triple window composed of a central fixed-pane and casement windows. Vinyl tympanums above the first story fixed-pane and second story tower windows produce an arched effect. The side elevations of this building lack fenestration.

City directories reveal Fred’s Standard Service was located here in 1963, and a plaque indicates it is built on a site donated by Standard Oil Co.

Non-contributing because this building is less than 50 years old.

**1101-1103. Hughitt Building (1930)**

This is a brick, two-story, two-part commercial block that occupies a corner lot in the central business district at the intersection of 11<sup>th</sup> Street. The street level elevation is composed of an angled storefront that consists of three triple display windows on metal panel spandrels that slant inward to an aluminum frame entry door, which is separated by a brick pier from a second aluminum-framed door at the building corner. Above the fenestration, a squared profile storefront cornice is clad in wood panels, as is the wall plane above that extends to a masonry belt course at the second story. Upon this course rests a projecting masonry sill course that also provides a platform from which narrow vertical masonry pilasters accent the brick piers that divide the second story into three bays. The central bay is pierced by two combination fixed-pane-and-sliding windows with metal panel transoms, and

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each of the lateral bays by a double window of the same configuration. The upper façade is distinguished by vertical niches composed of a single rise of stack bond brick between a masonry sill and triangular cap, totaling six in number in each of the lateral bays and ten in the wider central bay. Resting on these masonry capstones centered near the top of the central bay is a masonry plaque imprinted, “1930/ HUGHITT BUILDING”. The façade terminates in a stepped, masonry-coped parapet.

The 11<sup>th</sup> Street first story elevation reveals repetitive fenestration that is composed of a series of four glass doors, which are flanked by single and paired fixed-pane windows, all with transoms shielded by recent vintage awnings. The second story replicates the architectural details of the façade, although fenestration differs somewhat, consisting of three central bays of sets of two paired windows flanked on each side by a bay pierced by a single paired window. The rear bays of the side elevation are stepped down from the main body’s parapet, although mostly maintaining consistency of the architectural composition. This portion of the building presents a first story elevation clad in vinyl board and batten siding and a horizontal zone of vinyl shakes that enframe a slant-sided entry and adjacent double pane display window, and a second story pierced by four fixe pane and sliding windows. In response to the reduced height of these bays, the second story windows lack transoms. The board and batten and shake siding wrap around and sheathe the first story of the rear elevation, while the brick second story contains two fixed-pane and slider windows. The visible side elevation is brick and contains one of these windows and a couple double-hung sash replacement windows. The symmetry and relatively unadorned, clean geometric angularity of composition, reinforced by the restrained masonry accents reveals that this building reflects Moderne style influences. The verticality provided by the stepped central mass and emphasis provided by narrow masonry accents to the piers defining the building’s bays reveal it to be perhaps the best example of Art Deco influenced architecture in downtown district.

Sanborn maps reveal this building appears only in the 1929-1950 Updates edition, where a two-story building is occupied by a Furniture Store. City directories reveal the building identified as the Hughitt Buidling and addressed as 1101-1105 Ludington, appears for the first time in the 1937 edition, at which time it was occupied by the Delta Hardware Co., with professionals in upstairs offices. The hardware continues through 1941 and the professionals are joined by the Escanaba Clinical Laboratories. By 1948 the building is addressed as 1101-1103 Ludington and is occupied by the Home Supply Co., furniture, which continues in business at this location through 1963, by which time Cook Dental Laboratories has replaced the clinical laboratory. Among those occupying offices upstairs through the years is the County Prosecuting Attorney, the County Office of Veteran’s Affairs, and the US Selective Service..

Orrin Hughitt and his son, Herbert H. bought the Escanaba Hardware Company located in the Walch Block at 1101-1103 Ludington Street, in the early 1900's. The Escanaba Hardware Co. formed in 1903 and was located in the Walch Block by 1906 (Sanborn 1893, 1906; Sawyer 1911: 725; Ogle 1913). The Hughitts replaced the original building with the current building, named for themselves, in 1930. They owned the company and building until the late 1940s (Sundstrom 2001: 38).

**1107-1109-1111-1113. Olson Block (1899-1906/Pre-1903)**

This is a brick, two-story two-part, quadruple commercial block that is clad almost entirely in synthetic stucco panels. Its street level façade is composed of four storefronts and an entry door leading to the second floor. The easternmost storefront (1107) presents a variant of the slant-sided entrance. The approach to the entry is bordered by four angled sub-bays of rather narrow vertical display windows that each rise from synthetic stucco-paneled bulkheads. The large display windows on each side of the entry bay also rest on synthetic stucco

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bulkheads, the same material employed to sheathe the storefront transom area above. The street level of the next storefront west (1109) is also sheathed in synthetic masonry panels. It presents an angled façade that incorporates three display windows with transoms and slants to a corner entry door. The street level of the next storefront west (1111) is sheathed in thin wood panels and displays fenestration consisting of a recessed corner entry door and three vertical fixed-pane windows. These three storefronts are unified by the consistency of the second story’s synthetic stucco panels and repetitive pattern of the eleven double-hung sash (original) window bays.

The street level façade of the westernmost storefront (1113) is composed of a slant-sided entry centered between display windows resting on brick bulkheads flanked to the west by a corner entry door to the second story. The brick piers on either side of the corner door rest on natural-face painted stone footers. The storefront transom is occupied by signage. It occurs below a zone of smooth-facing brick, which is also employed beneath the display windows. The remainder of the façade is distinctive in its use of rock-faced brick. The second story fenestration consists of four bays of partially infilled double-hung sash windows, set above rock-faced masonry sills and below corbelled brick segmental arched and labeled hoodmolds. The façade culminates in a wide plain brick cornice above a brick corbel table.

The building’s four bay brick rear elevation consists of four partially infilled segmental arch windows in the second story and two infilled segmental arch windows alternating with two entry doors on the ground floor. The visible rear elevation is brick, with the second story piercing pattern duplicating that of the façade, composed of eleven bays of segmental arch windows with natural-face masonry sills. Ground floor fenestration is functional and includes single story shed-roofed concrete block extensions.

Renovations have covered and/or removed all style details from the three western storefronts of this building. The second story of the fourth (1113) provides evidence of the original architectural composition of the other three storefronts. These details are confirmed by an early photograph of the Olson Block in a souvenir guide that was published ca. 1903 (Stiles 1903: 8). It also appears that the building originally was composed of five storefronts numbered 1105-1113. The abrupt termination of the current building at the east wall of 1107, and the fact this appears to be a brick firewall, reveals that the original easternmost storefront, which would have been addressed as 1105, no longer exists.

Sanborn maps reveal the current storefronts were constructed between 1899 and 1906 as 1105-1113 Ludington. The storefront that housed the easternmost storefront at 1105 is today a vacant lot. Otherwise, the footprints of these buildings today are consistent from the time of construction, with the exception of 1111, whose rear elevation was extended to the alley between 1906 and 1913. The businesses associated with these storefronts through the years are:

Sanborn	1107	1109	1111	1113
1906	Drug Store	Clothing Store	Saloon	Wholesale Liquors
1913	Drug Store	Clothing Store	Hardware	Wholesale Liquors
1921	Drug Store	Gentleman’s Furnishings	Hardware	Barber (Baths) with Storage in rear
1929	Store	Store	Store	Store
1929-50	Drug Store	Store	Store	Store

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All available city directories identify this building as the Olson Block, (1105)-1107-1109-1111-1113 Ludington. These directories reveal:

1107 was occupied by the City Drug Store by 1924-25 through 1963, becoming part of “the Walgreen’s system” in 1941. City Drug at this address was purchased by Walter Fax from W.C. Ammerman in 1917 (Druggists Circular 1917: 43) and in remained in business here through at least through 1977 - over 60 years (Hayes 1977: 285).

1109 by 1924-25 was occupied by Peter Olson Clothing, who continued here through 1929 when the A&P Tea Co. also is recorded. By 1937 the A&P continues, joined by the Modernette Beauty Shop. The storefront houses Abe Baum hardware in 1941, which continues in operation as Baum’s Hardware through the 1963 edition. The hardware is joined by the Boy Scouts of America in 1941, replaced by the Campfire Girls in 1948, and then Hiawatha Land Baptist Missions office in 1953.

1111 is occupied by Delta Hardware Co. in 1929, and by the Cloverland Tavern by 1937 through 1959. Harold Cloutier Insurance is listed here in 1963.

1113 was occupied in 1907-08 by Bink Wholesale Liquor and Supply Co., incorporated October 1, 1903, with Capital Stock of \$30,000, N.A. Bink Manager. In later directories, by 1924 Louis Treiber, physician, is the only occupant listed at this address in 1924-25, but a Gamble’s Store is housed here by 1929, replaced by the T&T Hardware & Auto Supply by 1937 and through 1963. Among other professionals and office occupants through the years were the Works Progress Administration review office in 1941, and the American National Red Cross in 1953. Some time after 1963 T&T Hardware moved to 1104 Ludington and remains downtown in business there today, downtown, over 75 years later.

**1115. Palace Market(?) Building (1899-1906)**

This is a two-story, two part commercial block whose street level façade is composed of a slant-sided entry centered between display windows that are flanked to the west by a corner entry door to the second story. The building is constructed of concrete block, but the entire façade is sheathed in synthetic stucco. The storefront transom is occupied by signage and a full-width shallow-pitch triangular fixed-pane ribbon window. The second story fenestration consists of four bays of double-hung sash windows that rest on plain masonry sills. The façade lacks any architectural embellishment. The visible sidewall is concrete block, while second story of the rear elevation is clad in asphalt shingle that is pierced by a single double-hung sash window. its first story consists of a shed-roofed concrete block extension pierced by two doors and a double hopper window.

Sanborn maps reveal this building was built of concrete block sometime between 1899 and 1906, when it is occupied by a Meat Market, continuing until the 1921 edition when a Grocery is indicated. The 1929 Sanborn identifies only to the level of Store, but the 1929-50 Updates edition also indicates it housed a Grocery. City directories reveal the Palace Market was located here in 1924-25 through 1953. By 1959 and through 1963 the building housed the Surplus Store, general merchandise. The Palace Market was established in business in 1906 (Michigan Department of Labor 1916: 136), so it is conceivable that it occupied this building from the time of its construction.

1117. Building (pre-1893)

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This is a two-story, two-part commercial block with a false-front gabled roof. Its street level façade consists of a corner entry recessed into a curved wall of structural glass block resting on a brick bulkhead. This bulkhead extends across the rest of the façade and supports enameled metal glass panels that are pierced centrally by a wide oval fixed-pane window. The script neon signage extending from above the entrance across the façade proclaiming “BARON’S” is complimented by programmatic signage in the form of a bar glass with swizzle stick. The second story is sheathed in a punctuated vertical patterned metal skin. This skin is interrupted by a horizontal panel of open geometric pattern metal screen, which extends across three exposed second story bays defined by fixed-pane-with-transom windows. The metal screen panel also exposes the original brick wall surface. The second story of the rear elevation that is clad in vinyl siding reveals this is a frame building with a gabled roof line behind a false-front. It steps down to a single story gable and merges into a shed roof concrete block rear bay pierced by a steel entry door.

This building, through its use of structural glass block, enameled wall panels, curved architecture and fenestration and use of neon and programmatic signage indicates strong links to Moderne and Streamline Modern architecture. The building pre-dates the façade’s period of design. The issue is whether the observed elements are authentic and date to the café and taverns that occupied the building from the 1920s through the 1960s or are the product of a more recent renovation.

Sanborn maps reveal a building with the footprint and two-story composition with a single story rear bay of the current structure was in place at 1117 Ludington as early as 1893 – earlier editions of the Sanborn map do not extend coverage to the 1100 block. In 1893 this building was occupied by a Saloon and Restaurant, in 1899 through 1913 by a Saloon, and in 1921 by a Soft Drinks and Lunch establishment. The 1929 and 1929 Updated editions reveal only that the building was occupied by a Store, but also indicate that the single story concrete block bay that extends the rear elevation to the alley was constructed after 1929.

The 1889 city directory (DCGS 2012a) indicates 1117 Ludington is the Dufresne Hotel, hotel and boarding, Charles Dufresne, manager. Later city directories reveal the Great A&P Co. was here in 1924-25. By 1929 the building housed the Club Café, becoming the John Peltier tavern in 1937, which remained in business at this location through 1941. By 1948 the business here is the Brevort Tavern, which is identified as the Brevort Bar in 1953 through 1963. The Brevort Bar was renamed "Baron's" in 1970 (Escanaba Daily Press 2011a).

**1119. Building (pre-1893)**

This is a flat-roofed, two-story, two-part commercial block that is clad in vertical seam metal panels. The street level façade is three bays composed of an off-center entry recessed between angled and perpendicular display windows that rest on brick bulkheads. All fenestration is aluminum-framed. The façade corner piers are clad in structural glass panels that extend to the vertically seamed metal skin occupying the rest of the façade above. Centered above the storefront is programmatic signage incorporating a top hat and cane. The side elevation is sheathed entirely in metal panels pierced by several second story windows towards the rear, while the rear elevation steps down to a single story concrete block extension displaying a steel entry door and sliding window.

Sanborn maps reveal a building with the footprint and two-story composition of the current structure was in place as early as 1893 – earlier editions of the Sanborn map do not extend coverage to the 1100 block. In 1893 this building was occupied by a Saloon, a use that continued up through 1906. By 1913 it is occupied by a Harness shop and a single story rear bay had been added. In 1921, the Harness Shop is relegated to the single story rear bay and the main store is identified as Leather Goods. The 1929 and 1929 Updated editions reveal only that the

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building was occupied by a Store.

City directories reveal that in 1911-12 the Escanaba Morning Press was located in this building. By 1924-5 Theo Sheedlo Leather Goods occupies the building. The Joe Richards barber shop was here in 1929, and Maytag Sales & Service in 1937. The storefront is Vacant in 1941, but is occupied by Hamelin’s Bakery by 1948, identified as Hamelin Rayne baker in 1953. By 1959 this building houses the Pix Shoe Store, which continues in business here through the 1963 edition.

**1121. Structure (1990s)**

This is a three bay drive-through bank structure built of concrete block, with steel posts and metal panels. It occupies a corner lot and is associated with the Wells Fargo Bank across the 12<sup>th</sup> Street intersection at 1205 Ludington.

Non-contributing because it is less than 50 years old.

**1205. 1<sup>st</sup> National Bank and Trust Building (1971)**

This is a rectangular plan, flat-roofed, two-story masonry and window wall commercial building that occupies a corner location at the intersection of 12<sup>th</sup> street. The character of the façade is defined by the two-story tinted glass window walls that continue over to the first bays of the 12<sup>th</sup> Street side elevation and a cornice of massive plain white masonry panels. The masonry also carries over to the first bays of the side elevation but is transformed into a section of the wall plane as it descends on a sweeping concave axis to the street level and enframes a window wall of tinted glass. Although the facade presents a centered entry within a flat masonry canopy supported on concave arches, its composition is asymmetrical because of the projecting single story unit constructed of light gray vertical-channeled rough-faced concrete block placed west of the entrance. The other components of the façade are rectangular vertical glass panels forming the window walls.

Rearward from the first bays at the building corner, the side elevation combines the massive white masonry with projecting central bays constructed of light gray vertical-channeled rough-faced concrete block, and tinted glass fenestration. The rear elevation steps down to a single story of vertical brick pierced by narrow full-height linear tinted windows. The vertical-channel block construction and wide masonry cornice unifies this building with the adjacent building to the west at 1211 Ludington. This building’s flat roof, smooth and uniform wall surfaces, large expanse of windows and the curving lateral masonry that provide the upper façade with a cantilevered emphasis appear to reveal affinities to the International Style, although the use of unadorned massive masonry and rough-faced concrete block may also indicate the influence by Brutalism.

City directories reveal that the First National Bank Central office was located here prior to 1963.

The First National Bank of Escanaba is the oldest financial institution in the city, opened in 1871 as the Exchange Bank. It was renamed the First National Bank when it received its charter in 1887, the same year it moved to 414 Ludington Street (which was later demolished to make way for the Escanaba City Hall and Library). In 1910 the bank completed extensive renovations and moved into the former Rathfon Department store at 623 Ludington. The First National Bank made many loans to local businesses and was especially known as the bank that was willing to take a chance on local farmers by recognizing the value of crops in the ground in making loans to help farmers weather bad times. A long relationship existed between the First National Bank and

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the Gessner family, owners of the Fair Store, Escanaba's leading department store, and Herman Gessner served on the bank board for many years. Many of the commercial developments in Delta County during the early years of the 20th Century were financed by the bank (Worth 1971; Dunathan 1963: 231-232; EHDC 2012).

In 1966 the bank was renamed First National Bank and Trust Co. and in 1971, moved into its new building at 1205 Ludington Street. In 1991 the bank was renamed MFC First national Bank, which was acquired by Wells Fargo Bank Michigan N.A. in 2000, with the Escanaba office remaining at 1205 Ludington (USFRB 2012).

Non-Contributing because this building is less than 50 years old.

**1211. Building (1937-48; 1971)**

This is a rectangular plan, flat-roofed, two-story, brick and masonry building constructed of light gray vertical-channeled rough-faced concrete block. Its street level elevation is three bays, composed of a corner entry and two vertical, linear fixed-pane, tinted glass windows. Directly above these, a white masonry spandrel rises to two identical windows that compose the second story's fenestration. A broad cornice above is constructed of plain white masonry panels. The visible side elevation presents a stepped masonry-coped parapet, while the single story rear elevation is clad in light gray vertical-channeled rough-faced concrete block that is pierced by a single steel entry door. This building's architectural elements, such as the light gray block, the wide plain masonry cornice and the tinted linear windows, unify it with the building next door at 1205 Ludington. However, a narrow white masonry pier separates these buildings, and the rear elevations indicate separate construction episodes. It appears that the architectural unity of 1205 and 1211 Ludington results from façade renovations that linked an older building at 1211 to newer construction at 1205. This most likely occurred when the bank building at 1205 Ludington was constructed in 1971.

Sanborn maps reveal that a building with the footprint of the current structure was built after the 1929 edition and sometime during the 1929-50 period illustrated by the Updates edition. City directories reveal that while Nu Way Paris Cleaners occupied a building at 1211 in 1924-25, there are no entries for the address by 1929 and through the 1937 editions. The 1948 directory reveals 1211 is occupied by Advanced Electric Co. appliances, and two apartments, which continue through the 1963 edition. A newspaper advertisement in 1979 indicated Advanced Electric Co. had been in business since 1947 (Escanaba Daily Press 1979). They were in business at least into the late 1980s (SJBCC 1985).

Non-contributing since none of its original fabric is present.

**1213. Hotel Building (Pre-1893)**

This is a brick, two-story, two-part commercial block. The fenestration of its renovated street level façade consists of a recessed entry door and a fixed-pane window piercing a grid of synthetic masonry panels. These panels are slightly recessed beneath a broad masonry arch that rests on pilasters of random rubble stone veneer. The spandrel above this arch is clad in patterned synthetic masonry and extends to a masonry course, which also serves as a common sill for the triple casement windows that pierce the second story. These windows are partially infilled with vinyl transoms that occur below solder bond brick lintels. Decorative limestone face blocks are positioned lateral to this set of windows, while five flush, pointed "brackets" at the cornice are created by vertical masonry face bricks positioned above small triangular masonry blocks. The building is stepped down to a single story shed roof concrete block rear elevation that is pierced by a triple casement window and an entry

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door.

Sanborn maps indicate a building with the footprint and two-story composition of the current structure was in place as early as 1893 – earlier editions of the Sanborn map do not extend coverage to the 1200 block. In 1893 this building was occupied by the Russell Hotel and a Saloon, and the building continues to be designated as a Saloon or Hotel and Saloon up through 1913. By 1921 it is identified as the Hotel Paquin with Electric Heat and Stoves. In 1929 it is designated as a Rooming House and in the 1929-50 edition, as a Store. City directories reveal this building was occupied by the Paquin Hotel by 1924-25, and by the LeDuc Hotel in 1929. By 1937 the People’s Hotel is occupies this location, and remains in business here through the 1963 edition.

Frank Paquin arrived in Escanaba in 1885, was employed as a brakeman on the Chicago and Northwestern Railroad until 1898, and later became proprietor of the Paquin Hotel which he managed from circa 1905 until his death in 1925 (Escanaba Daily Press 1925). The Paquin Hotel appears in state’s 1920 hotel inspection report (Michigan Department of Labor 1920b: 463).

Although the architectural composition of this building seems to date it to ca. 1920, the footprint of the building appears consistent to those illustrated in the earliest available Sanborn maps dating to 1893. Perhaps a 1920s façade was installed on an older existing building. This is supported by the fact that the building history indicates it was occupied by a virtually unbroken series of hotels, and that Frank Paquin’s tenure bridges the era where a newer hotel may have replaced an older one.

**1215. Building (1899-1906)**

This is a brick, two-story, two part commercial block whose street level façade is composed of an angled display window wall and central entry door, which slants to a brick corner bay containing a second entry door that is aligned perpendicular to the street. The second story is divided into two bays by rusticated brick piers, which rise from large natural-face limestone blocks to simple masonry friezes and pressed metal cornices with egg-and-dart motifs. The two bays are pierced by two sets of paired double-hung sash windows with transoms, each of which shares a common masonry sill. This building’s most notable feature is its exuberant pressed metal pedimented cornice. Occurring above a plain brick frieze, its components include dentils, a series of modillions, and an anthemion at the apex of the central gable that is linked by a cross-pattern balustrade to paneled corner blocks with finials. The building’s visible brick second story side elevation is pierced by five segmental arch windows, while its altered brick rear elevation consists of three bays originally formed by segmental arch doors and windows. This building’s use of masonry and pressed metal work, especially its cornice that may be the finest in the downtown district, reveal it to be a good example of Late Victorian commercial architecture.

Sanborn maps reveal this building was constructed between 1899 and 1906 when it was built on a vacant lot and was occupied by a Grocery, a use it continued to serve until 1921, when it housed a Gentleman’s Furnishings Store. The 1929 and 1929 Updates editions identify it only to the level of Store. City directories reveal professionals only are present in the 1924-25, edition, but the same individuals remain when the Jewel Tea Co., occupies the storefront in 1929, continuing through 1937. Only professional offices are indicated again by 1941, a US Army and Air Force Recruiting Station is here by 1948, while in 1953, the Social Security Administration, Bureau of Old Age and Survivors Insurance and State Department of Social Welfare occupied the building. By 1959, the Patio restaurant is in business here, continuing through the 1963 edition. The Jewel Tea Co. was incorporated in Detroit and Chicago in 1916 (MMFR 1917: 32).

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**1217. Building (1948-1953)**

This is a single story, brick veneer, enframed window wall commercial block. Its angled façade is composed of aluminum-framed fenestration consisting of a corner entry door flanked by a double display window resting on a brick bulkhead. Above a full-width awning and the upper façade's signage, the veneer incorporates corner crenelations behind which a narrow band of structural concrete is visible. The rear elevation is brick veneer pierced by an entry door and double-hung sash window. This building occupies a vacant lot visible in 1937 photographs, and may date to the first occupancy recorded at this address by city directories that occurred after 1948 and prior to the 1953 edition.

Sanborn maps reveal that in the 1929-50 Updates edition a single story cinder block building that matches the footprint of the current structure was constructed on a vacant lot, and housed a Store. City directories reveal that the first listing addressed as 1217 Ludington Avenue occurs in 1953. In that year the building is occupied by the Liberty Loan Corporation, which remains in business at this location through the 1963 edition. The Liberty Loan Co. had been in business in Escanaba as early as 1936 (Escanaba Daily Press, 1936).

**1219. Building (1948-1953)**

This is a brick, rectangular plan, flat-roofed, single story one-part commercial block constructed of Roman or SCR brick. Decorative details are provided through contrasting brick tones and bonding patterns. The four bay façade is composed of a slant-sided corner entry, which occurs beneath an awning, and three fixed-pane display windows. Two separate courses of yellow brick run the full width of the façade, dividing the red brick wall plane at the base and mid-point of the windows. A third horizontal is introduced through the full-width course of soldier bond yellow brick that also forms a common lintel for the windows. Lateral to the signage of the upper façade are two small decorative squares created by diagonally set yellow brick. The roofline forms a shallow crenelated parapet with a broad central bay. The rear elevation is sheathed in vertical metal panels, and is pierced by a central entry and two fixed-pane windows. This building's horizontal emphasis, brick bond, and restrained ornamentation indicate it was influenced by Mid-century Modern architecture prevalent during the 1940s and 1950s.

Sanborn maps reveal that in the 1929-50 Updates edition a single story concrete block building that matches the footprint of the current structure was constructed on a vacant lot, and housed a Store. City directories reveal that the first listing addressed as 1219 occurs in 1953. In that year physicians Robert E. Ryde and Thomas McInerney with dentist Kirk Harrington occupy the building. They continued to occupy the building through the 1963 edition. The directories indicate Dr. McInerney was serving as county coroner in 1959 (Sanborn 1959: 61).

**1221. West End Drug Store Building (1899-1906)**

This is a brick, two-story two-part commercial block. The street level façade is composed of a slant-sided entrance between display windows resting on wood panel-clad bulkheads and a corner entry door. The transom area above the storefront is occupied by signage, and the transom window above the corner entry is infilled. The fenestration of the second story consists of small slider windows within voids infilled with T-111 siding. The four bays are defined by segmental arch openings with corbelled brick label moldings and plain masonry sills. The upper façade is distinguished by a full-width panel formed by individual stretcher bricks laid in an intersecting zig-zag/diamond pattern that essentially forms a corbel table occurring between two string courses of projecting brick. The visible brick side elevation lacks fenestration, while the rear elevation's second story is

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pierced by segmental arch windows and a door, and a single story extension of the rear bay occurs under a long shed-roof metal canopy.

Sanborn maps reveal this building was constructed between 1899 and 1906, at which time it housed a Drug Store, a use that continues in every edition up through the 1929-50 Updates. The Sanborn maps also illustrate that the single story rear bay was added sometime after 1929 and before 1950. City directories reveal that the West End Drug Store occupied this building by 1924-25 and in every edition through 1963. Professionals and services that occupied the office space included the US Selective Service (Bd No. 21) and County Veterans Office in 1953.

The 1907 obituary of the Manager of the Hill Drug Store and West End Drug store stated that he had arrived a year earlier (Pharmaceutical Era 1907a). Later editions of trade journal that same year reported that the West End Drug Co. of 1221 Ludington had undergone a change in ownership (Pharmaceutical Era 1907b: 214). The Michigan Dept of Labor inspected the store in 1920 (Michigan Dept. of Labor 1920a). The store was in business at least through 1969 (Hayes 1969: 286). Therefore, the West End Drug Store was in business at 1221 Ludington for a minimum of 70 years, and it appears likely it occupied the building when it was constructed near the turn of the 20<sup>th</sup> century.

**1223. Hiawatha Hotel Building (1921-29)**

This is a brick, two-story two-part commercial block occupying a corner lot at the intersection with 13<sup>th</sup> Street. The street level façade is composed of a central slant-sided entry between display windows resting on brick bulkheads, which occur beneath a storefront awning. The second story fenestration consists of two triple double-hung sash windows with header bond brick sills. The upper façade presents a stepped panel outlined by header bond brick in which occurs a central squared panel created with diagonal stretcher bond brick. The building terminates in a masonry-coped stepped parapet anchored by corner piers. The brick 13<sup>th</sup> Street side elevation's first story is pierced towards the rear by a pair of alternating doors and windows, while the second story fenestration is symmetrical, consisting of five pairs of double-hung sash windows with brick mullions. The stepped parapet is capped with tile coping. The opposite elevation is brick with functional fenestration. The rear steps down to a single story brick elevation pierced by an entry door and an overhead door.

Sanborn maps reveal that between 1921 and 1929 a building with the footprint and height of the current structure replaced an earlier one. It is identified as a Hotel in the 1929 edition, but is identified only to the level of Store in the 1929-50 Updates edition. City directories reveal Joseph Peltier soft drinks was located here by 1924-25, and by 1929 the business is identified as Peltier furnished rooms. Although a photograph from the period indicates the Hiawatha Hotel & Tavern occupied this address in 1937, the directory from the same year identifies the business only as the Hiawatha Hotel, which continues in operation through the 1963 edition.

**1301. Schooners Restaurant (2001)**

This is a single story, rectangular plan, flat-roofed commercial building occupying a corner lot at the intersection of 13th Street. It is sited at the rear of its lot, fronting on a parking lot that extends to Ludington Street. This building is clad in synthetic stucco panels. The fenestration of its façade is composed of an off-center entry and seven narrow vertical fixed-pane windows, all shielded behind a pent-roofed, balustraded veranda. The 13<sup>th</sup> Street side elevation lacks fenestration and the rear is pierced by a steel entry door. The building occupies the site of a former gasoline service station - Dave's Mobil Service gas station was here in 1963. An obituary for one of the owners of this business reveals it opened in 2001 (Wise 2011).

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Non-contributing because it is less than 50 years old.

**1305-1307. Building (1899-1906)**

This is a brick, two-story, double two-part commercial block. Its street level storefronts are each three bays wide and are composed of a slant-sided corner entrance and two display windows that rest on brick bulkheads. Between them, a central entry door to the second story is positioned between two brick piers rising to the storefront cornice, while laterally, brick corner piers extend upward to the façade's cornice. The transom above the western storefront (1307) is occupied by an awning, while that of the east storefront (1305) consists of wood panels, and both occur beneath a steel beam. The second story fenestration consists of eight double-hung sash windows that each occur above a narrow horizontal panel composed of sawtooth soldier blond brick. The windows are set on plain masonry sills and display segmental arch labeled hoods. The upper façade consists of a panel occurring above a double course of corbelled stretcher bond brick. It contains a central three-course array of alternating stack and soldier bond brick that occur beneath a brick corbel table cornice. This supports a cornice composed of two sets of paired corbelled stretcher bond brick. The rear elevations of 1305 and 1307 are each three bays composed of segmental arched doors and windows in the second story and first stories of renovated doors and windows. The rear bays of 1307 extend beyond those of 1305.

Sanborn maps reveal this building was constructed between 1899 and 1906, when 1305 was occupied by a Plumbing business and 1307 by a Saloon. By 1913, the western storefront was occupied by a Wholesale Liquor business, while a Plumber still occupied the eastern. In 1921, the Plumbing business continued in 1305, but 1307 was occupied by a Wholesale Candy concern. The 1929 Sanborn illustrates only to the level of Stores in each, but the 1929-50 Update edition reveals 1305 housed a Club and 1307 a Furniture Store.

In 1907 George Hogan Plumbing, Heating, Ventilating was located at 1305 Ludington, and Einar L. Schou, Treatment of Diseases by Massage, Medical Gymnastics and Electricity is also listed there (Polk 1907: 935, 938). Later, city directories reveal that George Hogan plumber still occupied 1305 and continued to do so through 1929, while 1307 housed Northern Sales Co. in followed by the Escanaba New & Second Hand Store in 1929. By 1937 and continuing through 1941 the Fairmont Creamery is in 1305, while Joseph Peltin furniture is in 1307, and continues in business there through the 1963 edition. By 1948, 1305 is occupied by the Veteran's of Foreign Wars Club, identified as Veterans of Foreign Wars Club, Hiawatha Post 2998 in 1953, when it is joined by Eden's Gift Shop. By 1959 1305 is occupied by an S&H Green Stamps Stamp Store, which continues there through the 1963 edition.

George Hogan is mentioned for a violation in a 1912 state inspection report, but two years later was awarded a contract for plumbing at the county jail (DEJMC 1914: 251; Michigan Department of Labor 1912: 281). A State inspection report for 1920 reveals George Hogan employed 10 people in his plumbing and heating concern (Michigan Department of Labor 1920e: 57). When he left 1305 Ludington after 1929, he moved his company just up the block to 1317 Ludington. An advertisement in a 1919 yearbook reveals the Northern Sales Co. sold cigars (Cotton 1919: xviii). A 1920 state inspection report reveals it was a confectionary concern employing 5 (Michigan Department of Labor 1920e: 57).

**1309. Perows Hall Building (Pre-1893)**

This is a brick, rectangular plan, flat-roofed, two-story commercial building with a renovated façade. Its street

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level fenestration occurs within vertical wood panels beneath a cedar shake pent roof, and is composed of a central aluminum-framed double entry door flanked by vinyl replacement windows: paired and single double-hung sash to the west and fixed-pane and double-hung sash to the east. Stack bond brick forms corner piers that rise the full height of the building to masonry blocks at the building cornice, and are duplicated by three other piers that define the four bays of the second story. The corner piers are interrupted at the junction of the first and second stories by masonry blocks incorporated into a string course located where the pent roof joins the facade. The fenestration of the second story is composed of two central bays occupied by sets of triple windows in which the lateral voids have been infilled, and paired double-hung sash windows that occupy each of the lateral bays. Each group of windows shares a common masonry sill. Beneath these windows are brick outline panels formed by header and stretcher bond brick and above them are narrow horizontal panes of soldier bond brick. Above the masonry blocks capping the piers is a vertical band comprised of a stacked row of soldier bond and header bond brick. The upper façade terminates in a course of header bond brick beneath masonry coping. The brick rear elevation’s first story is pierced by a central entrance within a vinyl sided, enclosed, gable-roofed entry porch flanked by fixed-pane and double-hung sash windows. The second story in this elevation is pierced by four paired double-hung sash windows. A photograph dating circa 1937 reveals this building was originally a two-part double commercial block with two slant-sided entry storefronts.

Sanborn maps reveal this building was in existence prior to the 1893 edition, addressed as 1309-1311 Ludington, the first building constructed on the block; the 1888 maps does not cover this portion of the city. In 1893 the east half of the building was occupied by a Grocery and the west half by Saloon and Boarding, with a Hall on the second floor. By 1899, while the second floor is described as a Dance Hall, 1309 is still occupied by a Grocery, and 1311 is occupied by a Saloon and the Metropolitan Hotel. While the 1906 edition indicates the Grocery continues in the east half and a Saloon in the west, by 1913 the east half is vacant and 1311 still houses a Saloon further described as a Hotel. By 1921, the east storefront housed a Grocer and Meats and the west a merchant selling Dry Goods, Boots and Shoes. hile identified only as Stores in the 1929 edition, the 1929-50 Updates edition indicates 1309 housed a Wall Paints and Paper shop and 1311 appears to have been occupied by a Photography shop.

City directories reveal that in 1907-08 this building is identified as Perows Hall. By 1924-25, Michael Gunter grocer is located here, followed by Anderson & Calouette grocers in 1929. These are followed by the Central Cash Market that was here by 1937 and continued in business through 1941. The Badger Paint Stores are located here by, continuing through the 1963 edition when identified as the Quigley Badger Paint Store. The Central Cash Market had been in business at least as early as the 1910s, as revealed in a state inspection report dating to 1918 (Michigan Department of Labor 1919a: 65).

**1313. UNeeda Lunch Diner (1929-1937)**

This is a single story, rectangular plan, flat-roofed, concrete block one-part commercial block. Its façade is clad in vertical wood panels, with fenestration consisting of a large fixed-pane window and a recessed corner entry door flanked by a curving structural glass block wall. Full-width signage occurs above the fenestration, extending to the parapeted roof line. The side elevation is concrete block with a stepped roof line and is pierced by sliding and sash windows with masonry sills. The concrete block rear elevation is pierced by two side-by-side sliding windows and an entry door. Comparison of the current building with a circa 1937 photograph reveals that the footprint of the building was widened through the addition of the recessed curved glass block corner entry bay, which extend to and abutted the building next door at 1309 Ludington,.

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Sanborn maps reveal no building is present on the 1929 edition, but the 1929-50 Updates edition, a single story concrete block restaurant had been constructed. City directories reveal the Uneeda Lunch Room appears for the first time at 1313 Ludington in the 1937 edition. By 1941 through 1948, the building is occupied by Tommy’s Restaurant, which becomes Tommy’s Lunch by 1953, and remaining in business through the 1963 edition.

Tommy Xavier Quinn founded his lunch business in 1939 as Uneeda Lunch, which later became Tommy’s, and he remained in business through the early 1990s. (Beck 1992: 173; UP Magazine 1999: 10).

**1317. Hogan Plumbing Building (1921-1929)**

This is a rectangular plan, shed-roofed, single story commercial building that is sheathed in synthetic stucco. This building is sited at the rear of its lot and opens onto a parking lot that extends to Ludington Avenue. Its renovated façade is five bays composed of three entry doors alternating with two large fixed-pane windows with false interior grills. A sign board occurs above each of the entries below a wide plank board at the roofline Other than the recent vintage hood awnings above the doors the facade lacks any embellishment. The side elevation is pierced centrally by a pair of sliding windows, and the synthetic stucco-clad rear elevation by two doors and an overhead door that occur beneath a pent roof. This building’s surface treatment, awnings and other details are identical to those employed in the larger three-story building that it abuts on the west at 1323 Ludington Street.

Sanborn maps reveal this building was constructed, using concrete and wood posts, between 1921 and 1929. This map and the later 1929-50 Updates edition illustrates that its footprint is unchanged. This building appears to have been constructed between 1929 and 1937, the first entry for 1317 Ludington in city directories. A photograph dating circa 1937 reveals that this building retains the form and massing of the original over 75 years ago.

City directories reveal there is no entry for 1317 Ludington in either the 1924-25 or 1929 editions, but George Hogan Plumber is listed for 1315 Ludington, and it appears that the property was readdressed from 1315 to 1317 Ludington during this period. George Hogan is addressed as 1317 for the first time in the 1937 edition. By 1941 the building is occupied by Roy Olson used cars. IN 1948 it housed Wright Tractor Co. agricultural implements. By 1953, the address 1317-1319 Ludington housed Delta Mattress & Upholstery Co.. By 1959 and through 1963 this building was occupied by the Western Auto Store warehouse.

George Hogan is mentioned for a violation in a 1912 state inspection report, but two years later was awarded a contract for plumbing at the county jail (DEJMC 1914: 251; Michigan Department of Labor 1912: 281). A State inspection report for 1920 reveals George Hogan employed 10 people in his plumbing and heating concern at that time (Michigan Department of Labor 1920e: 57). George Hogan Plumbing was based just up the block, at 1307 Ludington from the early 1900s to 1929, before he moved his company here, to 1317 Ludington.

Contributing because its original massing and form is evident although its facade has been altered.

**1323. Jepsen Block (1899-1906)**

This is a three-story, two-part commercial block, constructed of poured concrete, which occupies a corner lot at the intersection with 14<sup>th</sup> Street. This building is distinguished by its single-bay-wide corner that faces the intersection at 45-degree angle to the intersecting wall planes. Each of the building’s elevations is clad almost entirely in synthetic stucco. The three street level bays of the Ludington façade are defined by a central entry

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door enframed by modern transom and sidelights and lateral bays occupied by double large vinyl-framed windows that are set within brick veneer. Each of the bays occurs beneath a painted steel beam punctuated by paterae. The bays are further emphasized and separated by four rusticated stuccoed pillars that rise to a plain storefront cornice. Above this, the second and third stories are composed of seven bays of double-hung sash windows that pierce vinyl-sided wall planes occurring between synthetic stucco-clad pilasters. The pilasters rise to simple capitals incorporated within a stucco-clad entablature that occurs beneath a classically-inspired molded masonry cornice. The single bay wide corner elevation carries over the elements of the other elevation and is pierced by a single street level door and a double-hung sash window in each story above.

The west side 14<sup>th</sup> Street elevation also is clad in synthetic stucco and repeats the cladding and architectural elements of the Ludington Street elevation. The street level consists of five bays determined by a functionally positioned entry door and windows. The second and third stories above are eleven bays defined by a repetitive symmetrical pattern of double-hung sash windows. The east side elevation opens onto a parking lot and consists of six bays equating to wood-framed stucco panels. Its ground floor piercing pattern consists of two entry doors situated between sliding windows and a third entry rearward towards the building's junction with the façade of the adjacent building at 1317 Ludington. The second and third stories are seven bays defined by wood framed panels that are pierced at various locations by seven double-hung sash and casement windows. As with the façade, this elevation is entirely clad in synthetic stucco and all fenestration occurs beneath modern awnings. The rear elevation is stucco-clad, with a functional piercing pattern of three sash windows and an entry door on the third floor and six sash windows on the second, while the first floor consists of a single story shed-roofed extension pierced by four fixed-pane windows and an overhead door. Its surface treatment, awnings and other details are identical to those employed in the smaller single story building that abuts it to the east at 1317 Ludington Street.

Sanborn maps reveal this building, addressed as 1321-23, was built between 1899 and 1906 of "Concrete Construction, Furred Walls." In 1906 the east storefront was occupied by a Wholesale Grocery, while 1323 was occupied by a Saloon. The Saloon continues into 1913, but 1321 at that time housed a Furniture store. By 1921, the Saloon in 1323 had been replaced by a Millinery Store, while a Grocery and Meats is indicated for 1321. The 1929 and 1929 Updates editions identify both addresses of this building only to the level of Stores.

City directories reveal this building is identified as the Jepsen Block at 1323 Ludington in 1913-14. By 1924-25 it is addressed as 1321-23 Ludington, with 1321 occupied by Railway Employees Co-Op grocers. By 1929, Scandia Co-Op Association grocer is in 1321, and 1323 is listed as the Gyson Apartments. The Gyson Apartments (ten units based on name provided) continue through the 1941 edition, and beginning in 1948 they are renamed the Beck Apartments, which continue at 1323 through the 1963 edition. By 1937 1321 is occupied by Frank Beck grocery. Meats and State Employment Service is also listed in 1323. Becks Grocery continues through 1953, becoming Becks For Foods grocery in 1959. Western Auto Store is listed in 1323 for 1959 and continues in business there through the 1959 edition. Mr. Beck thus was the primary interest in this building, associated with the grocery from 1937 through 1959 and the Beck Apartments from 1948 through 1963.

Jacob Jepsen, a native of Denmark, was proprietor of the Escanaba Bottling Works, which he established in 1883 with root beer and expanded to other non alcoholic drinks (Lewis 1895: 547). The 1893-95 city directory (DCGS 2102b) identifies him as proprietor, Escanaba Bottling Works, manufacturer of the celebrated Mountain Beer and all temperance drinks at 517 S. Jennie (now 12<sup>th</sup> Street). He was also one of the businessmen who founded what became the State Bank of Escanaba in 1902 and was one of its directors 1902-1904 (Bourke 1977: 11, 37).

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**1419. Northern Motors Building (1925-29; 1999)**

This is a single story enframed window wall commercial building that occupies the north half of an entire city block near the west end of the downtown business district. It is constructed of brick veneer over concrete block but is now clad entirely in synthetic stucco. The façade is eight bays that are defined primarily of multiple display windows. The five eastern bays, comprising those that a circa 1937 vintage photograph reveals composed the original building, are composed of a recessed aluminum-framed double entry door with transom and sidelights that is flanked on each side by two bays pierced by five aluminum-framed display windows on stucco-clad bulkheads. Pentagonal pilasters with plain masonry plinths and capitals occur on each side of the recessed entrance and between the banks of display windows. These support a wide, stepped, parapeted upper façade containing signage. The eastern façade has been extended by a three bay addition consisting of an overhead entry door flanked on each side by bays composed of runs of four aluminum-framed display windows. These occur beneath an extension of the upper façade parapet. The first bays of the building’s side elevation consist of display windows that wrap around from the façade and followed by a functional piercing pattern of overhead doors and fixed-pane windows rearward. The circa 1937 photograph reveals that the parapet above the entry originally was capped by a shallow pediment and that the façade’s piers extended slightly above the parapet.

Sanborn maps reveal this building first appears on the 1929 Sanborn map, addressed as 1413 Ludington and occupying the entire west half of its city block north of the alley. It is illustrated as a Garage, Capacity 80 Cars, Concrete Floor, Steel Truss, Tile and Brick-Faced in both the 1929 and 1929 Updates editions. The three eastern bays of the current building were added after 1950 and prior to 1999. City directories reveal no business/ entry at this address in 1924-25, but by 1929 Northern Motor Co. is illustrated at 1423-33 Ludington. The business continues at this location through the 1963 edition and is still in business here today nearly 90 years later.

In early December 1927 over 5,000 people visited the Northern Motors showroom when the Ford Model A was displayed for the first time (Lindquist 2010a). In 1999, an advertisement for Northern Motors illustrating the building as it currently appears invited the public to “Check Out Our New facelift” and to help celebrate the Northern Motors’ 76<sup>th</sup> anniversary (revealing that the business was established in 1923 (UP Magazine 1999: 10).

This building is the largest enframed window wall type building in the commercial district. It has been the key structure and the location of a Ford automobile dealership for 90 years. It has been altered over the years to serve an evolving automobile sales and service market, with its last major renovations occurring in 1999.

**1513. A. Clement Building (1915)**

This is a brick, two-story two-part commercial block. Its street level façade is two bays wide, consisting of an angled storefront entry and display window separated from two display windows by a broad central pier. An integrated aluminum frame signboard is centered on the central pier. All fenestration is aluminum-framed and is enframed in porcelain enamel panels beneath a horizontal metal canopy that extends from a masonry block stringcourse. A wood signboard mounted on the canopy identifies the business with block letters and programmatic signage in the form of a musical note. The second story red brick wall plane is punctuated at regular intervals by horizontal string courses of light yellow face or shiner brick. These alternating bands continue upward to the building’s cornice. Second story fenestration is composed of a central triple sash window flanked on each side by double-hung sash windows. The façade culminates in an elaborate, classically-inspired pressed metal cornice featuring dentils and consoles. Centered beneath the cornice is a limestone plaque

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imprinted, "1915 / A. CLEMENT."

The visible side elevations are constructed of poured concrete (identical to that of the building built one year earlier next door at 1515-1517 Ludington). The west side lacks fenestration, and the east side's first story also is windowless, but is pierced by three double-hung sash windows in the second story. The rear elevation's second story is sheathed in asphalt siding pierced by vinyl replacement windows, and drops to a single story concrete block extension that is pierced by a double steel entry door.

Sanborn maps reveal that although there is a date stone in the cornice stating "1915", the building's location is illustrated as a vacant lot in the 1929 edition. The 1929-50 Updates edition indicates the building has been constructed, although it is addressed as "1513/1514" (sic). The single story rear bay is indicated, although the narrow extension from it to the alley is not, and therefore appears to post-date 1950. City directories reveal there is no entry for this address prior to the 1937 edition, when Martin Anderson shoe repair is located here. By 1941, Groop shoe repair occupies the building, but the storefront is Vacant by 1948. 1511-1513 Ludington is occupied by Delta Music Center by 1953, which continues in business at this location through the 1963 edition. The building still houses a music store today (Ron's Music). The A. Clement apparent in the building plaque appears to be Ambrose Clement. Ambrose Clement is listed in the 1889 city directory as having a barber shop at 800 Ludington, while in the 1893-1895 directory he had a barber shop at 807 Ludington and a residence at 1011 Wells Avenue (1<sup>st</sup> Avenue South), that by 1924-24 he resided above the Kammeier Jewelry Store at 1516 Ludington, and that he died in 1926. This building has been the location of a music store for at least six decades.

**1515-1517. The Electric Building/J.H. Knutsen Home Electric Building (1914)**

This is a two-story, two-part double commercial block that is constructed of poured concrete and is clad in stucco. The street level façade is composed of two storefronts clad in thin coursed ashlar stone and brick veneer, which are separated by a central door leading to the second story. The bulkhead beneath the east storefront is extended through corbelling to provide a bench seat. The fenestration of each storefront is identical and aluminum-framed, and is composed of a large display window that extends from the building corner to an entry door. These doors abut projecting walls occurring on either side of the wood entry door leading to the second story. A vertically seamed, metal pent roof canopy extends across the full-width of the façade at the level of the storefront cornice.

The second story facing is divided horizontally and vertically by linear bands of rough-faced stucco that enframe smooth-faced wall planes. The building corners are emphasized by this treatment vertically, and connect to a horizontal band that occurs at the façade's parapet. Other full-width rough-faced horizontal stucco bands occur above the second story windows, essentially forming common lintels, and beneath them to link the plain masonry sills. Fenestration consists of two pairs of symmetrically positioned double-hung sash windows occurring within smooth stucco panels divided centrally by a vertical band of rough-face stucco. Narrow bands of vertical rough-face stucco serve as the window stiles, running between the rough-face horizontal bands linking the lintels and sills. A smooth stucco panel occurs between the rough faced stucco above the windows and beneath the parapet, upon which large rough-face stucco block capital letters proclaim, "HOME ELECTRIC CO.". Centered beneath this is a small rectangular masonry plaque that is inscribed, "J.H. Knutsen / 1914." The visible side elevations are constructed of poured concrete (identical to that of the building built one year later next door at 1513 Ludington). The west side elevation lacks first floor fenestration, while the second story is pierced by three double-hung sash windows. The poured concrete second story of the rear elevation is pierced by four sash windows and a central entry door, while the first story is occupied by a shed-roof car-port extension.

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Sanborn maps reveal this building was constructed between 1913 and 1921, when it is illustrated as being built of concrete and housing Electric Supplies. The 1929 map identifies the building only to the level of Store, and the 1929-50 Updates map reveals 1515 was occupied by a Store, and 1517 by a Restaurant. City directories reveal that 1515 Ludington was identified as the Electric Building by 1924-25 and through the 1929 edition, but is Vacant by 1929. By 1937, 1515 is occupied by Bertha's Beauty Shop, while 1517 houses the Club Café restaurant. The restaurant continues through 1941, but 1515 is occupied by Bern's Beauty Shop. Roberta's Beauty Salon occupies 1515 by 1948, while Bob's Café is in 1517. By 1953, 1515 houses Gossam, optometrist, and 1517, Mary's Place restaurant. Gossam continues at 1515 in 1959, when 1517 houses Novack watch repair, and both businesses continue here through the 1963, edition, although the latter is identified as Novack's Watch Shop.

The Home Electric Company was organized in Escanaba by John H. Knutsen in 1907 (Electrical World 1907: 1142). However, a 1921 trade journal source states the Home Electric Co. was the "successor to John H. Knutsen," and at that time it was located at 1416 Ludington (Electrical Merchandising 1921: 277). In 1916 the Home Electric Co. was "making plans for the establishment of a branch in Detroit" (ERWE 1916: 602). The Home Electric Co. is listed in a 1918 state inspection report as an electrical supply firm that employed 3 and a 1920 report where it is listed as employing 5 (Michigan Department of Labor 1918: 153, 1920e: 57). Knutsen was also active in other areas of commerce. When the Cloverland Automotive Dealers Association was organized in Escanaba in March 1919, John H. Knutsen of Escanaba was selected as President (Motor Age 1919: 33). Knutsen died in a boating accident in the Whitefish River in December 1920 (Ironwood Daily Globe 1920).

John Novack is identified as a jeweler in Escanaba in the 1907-08 state gazetteer (Polk 1907: 937). In the early 1900s, John Novak of Escanaba, is identified as a watch maker, lens maker, and astronomy enthusiast (University of Vermont 2011). A 1910 astronomy journal reported that John Novack was mounting a Brashear telescope on a concrete pier that he believed would be the best observatory in the Upper Peninsula (Popular Astronomy 1910: 449). Novack's jewelry business was inspected by the state in 1920 (1920f: 347), and the city directory locates him at 1302 Ludington in 1924-25, and at 922 Ludington in 1937, before he locates to 1517 Ludington.

**1523. Hughes & Havinga Insurance Building (ca. 2000)**

This is a rectangular plan, brick veneer, single story, commercial building, with a shallow-pitched front gable, which occupies a corner lot at the intersection of 16<sup>th</sup> Street. Its façade is constructed of ashlar stone veneer beneath a wood paneled gable. The corner bay contains an entry door perpendicular to the street, lateral to recessed street level bays formed by four wide fixed-pane windows, and a wing wall at the opposite corner of the façade. The concrete block 16<sup>th</sup> Street side elevation lacks fenestration.

This building postdates the Sanborn maps and city directories through 1963, when this location was still occupied by dwellings.

Non-Contributing because it is under 50 years old.

**1601. Richter Brewing Administration Building (1913-21)**

This is a brick, rectangular plan, flat-roofed, two-story commercial building that occupies a corner lot at 16<sup>th</sup> Street near the west end of the business district. Its elaborate three-bay-wide façade rises from a broad limestone

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block water table though a masonry course dividing the first and second stories, continuing to a masonry cornice, and culminates in a pedimented parapet. The façade is anchored by the central projecting entry bay. Then aluminum-frame entry door with transom and side panels is set within an arched wood surround that includes a round-arch fanlight. This entrance, which leads to interior steps, is flanked on each side by brick pilasters that rise from the water table to masonry capitals supporting a soldier bond corbelled brick frieze. Above this, a masonry panel imprinted with "RICHTER BREW" G CO." is surmounted by a masonry cornice. This is centered above the entry door, which is enframed by an arch constructed of gauged brick anchored by a massive keystone with console. Lateral to this, the masonry spandrels are elaborately embellished with cinquefoil and vine motifs and centrally punctuated by roundel devices. The first story's lateral bays are identical, composed of common bond brick wall planes, each pierced by a single fixed-pane-with-transom window displaying masonry sills and French arch brick lintels anchored by an elaborate masonry keystone. The façade's corners are emphasized by rusticated brick quoins that extend through the simple masonry course beneath the second story.

The façade's three second story bays are defined by pairs of round-arched windows with masonry sills that are integrated into the masonry course below. These windows' gauged brick lintels rise from a shared central masonry block capital atop a pentagonal masonry pilaster. Laterally, the window arches rest on a masonry block in the brick wall plane that is identical to the shared capital. Between each of the windows and at the façade corners a large masonry block with fluted design occurs beneath a narrow masonry string course that is surmounted by a square masonry block embellished with a flaring cross motif. These support a corbelled brick header bond and dentilled corbel table that is surmounted by a projecting masonry cornice composed of alternating recessed square panels and projecting pyramid blocks. The masonry-coped parapet that terminates the façade features a central pediment in which is centered a masonry roundel panel imprinted with interlocking script, "RBCo".

The first bays of the side elevation are composed of architectural elements identical to those of the façade, diverging only in that the second story fenestration is composed of an arcade of four arched windows. Rearward from the rusticated brick quoins defining these front bays, the brick 16<sup>th</sup> Street side elevation is six bays, defined on the first story by four paired windows and entry doors laterally, and on the second story by six paired double-hung sash windows. Plain brick panels occur at the junction of the first and second stories, interrupting the wall plane between the windows, all of which have simple masonry sills. This elevation's rear bay is enframed by rusticated brick quoins that rise to vertical paneled linear brick brackets linked by an arcaded corbelled brick cornice. The cornice from these bays forward is constructed of simple corbelled brick. The opposite side elevation that did not face a public thoroughfare is unembellished brick wall plane pierced by functional fenestration consisting primarily of masonry-silled and transomed double-hung sash and fixed-pane windows. The rear elevation displays functional fenestration.

This building displays an eclectic mix of architectural styles commonly employed in turn of the century construction. The massing and symmetry evoke classical revivals as do many of the façade elements such as the rusticated corner piers, masonry entablature and window piers and keystones together with the used of dentils. The paired windows on the façade and arcaded windows on the side elevation appear to reference more strongly Tuscan Revival and the motifs employed in the column capitals appear perhaps more Arts & Crafts-inspired than classical.

This building was the administration office building for the large brew house next door at what is now addressed as 1609 Ludington. The brew house complex was listed in the National Register of Historic Places in 2009. (See entry for 1609-1619 Ludington this building for history). Sanborn maps reveal this building's site is vacant until

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the 1921 edition, even though they illustrate that the Richter Brewing Co. Brew House next door was constructed by the publication of the 1906 edition. The Administration Building on the corner of Oak Street (16<sup>th</sup>), addressed as 1601 Ludington, was built between 1913 and 1921. Its Fire-Proof Construction housed an Office in the bays fronting on Ludington, while the bays behind are identified as Storage in the Basement and second floors and Bottling Works on the first floor. The building is unchanged in the 1929 edition and is still labeled Bottling Works. However, Prohibition has apparently taken effect, because the Brew House complex next door is identified as Upper Peninsula Produce Co., Not in Operation. In the 1929-50 Updates edition, 1601 Ludington is identified as the Catherine Bonifas Technical School. The building’s footprint remained unchanged fro the 1921 through the 1929-50 Updates editions.

City directories reveal that in the 1924-25 edition, this building is included in the 1601-1611 address occupied by the Richter Brewing Co. By 1929, 1601 is occupied by the H&A Bottling Co, A.T. & Co. Hoffman, wholesale grocers. By 1937, 1601 is the address of the Delta Brewing Co., but the building is listed as Vacant by 1941. By 1948 the building as 1601 Ludington is for the first time listed separately from the rest of the former brewery complex, which is identified as the Delta Building at 1609-13. At this time, 1601 is occupied by the Bonifas Catholic Technical School, which continues in operation there through the 1959 edition. By 1963 the building is again listed as Vacant.

The following historic summary is from the Lofts of Ludington web page (Lofts of Ludington 2012). The Richter Brewing Company of Escanaba was organized as a manufacturing enterprise in Escanaba on August 11, 1900. The towering stone and brick brewery building was opened in 1901 on 85 feet of frontage on the far west end of the city’s main street and covering the front of four city lots.

Brewing operations commenced in February with 15 employees and \$17,000 in state-of-the-art brewing equipment from the Vilter Manufacturing Company of Milwaukee, including a 25-ton ice-making machine. After a final adjustment to filtering machinery by Frank Bausch, an “expert brewer employed by Goldman & Co. of Chicago,” the first beer was produced on April 23, 1901, with supplies going first to shareholders’ establishments followed by sample kegs going to “every saloon in the city,” (The Iron Port newspaper, April 27, 1901). Brewed products between 1901 and 1920 were marketed under the labels Richter’s Select, Richter’s Special Brew and Peninsula Pride as well as Richto, a non-alcoholic brew.

But with the inevitability of Prohibition and the Volstead Act, the change to non-alcoholic products marked a turn in the Richter company’s fortunes. The building was sold in March, 1925. (City directories reveal that by 1929 the brewery complex is occupied by H & A Bottling Co., A.T. & C. Hoffman, wholesale grocers.) The next known ownership transition for the building came in 1933 with the repeal of Prohibition and the sale of the brewery building to the Delta Brewing Company Inc.

On Sept. 24, 1933, the Escanaba Press featured a multi-page congratulatory spread, with articles and advertising touting the values of beer (“beer builds hemoglobin”) and the opportunities of again having locally produced beer from the Delta Brewing Co., now offered in wooden kegs, steel kegs and bottles. The city’s celebration included “Delta Brewing Co. Day at the Delta Hotel” on Monday, Sept. 25 and a grand opening party at the brewery which featured free beer and sandwiches drawing a crowd of 15,000 to town. Products of the Delta Brewing Co. during its years of operation included Hunter Special Beer, Arctic Club Beer, Buckingham Ale, Delta Special Beer, Hiawatha Draught Beer and Pioneer Beer. That company eventually went into bankruptcy and out of business in 1940.

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**1609-1619. Richter Brewing Co. Brew House (1901)**

This is a brick, massed plan, flat-roofed, industrial building whose massive impression is reinforced by the corner towers that anchor its façade. The façade is divided into four bays by brick pilasters that also define the slightly projecting corner towers. These towers are similar but not identical, with the eastern fenestration defining five stories and the western presenting four. They share elements such as parapeted battlements occurring above a corbel table, and upper stories occurring between paired corbelled brick cornices. The fenestration of the eastern tower’s top story consists of a central triple hung sash window flanked by round arched double-hung sash, a pattern that is duplicated on the western tower even though the central and corner voids are blind windows. The tower stories below each occur within a broad arch with a masonry keystone that is supported by wide brick piers rising from the street level. The four piers all incorporate a central, narrow vertical niche that has gauged arches.

Within this arch above the first story the western tower reveals three stories and the eastern tower two stories of fenestration. Descending from the third story, the western tower is pierced by a round-arch triple window, a triple sash window, and a central fixed-pane and sash triple window, while the eastern tower reveals round-arched windows of a triple hung and a double-hung sash on the third and second stories, respectively. The street level of each tower is identical, occurring beneath a masonry belt course and composed of a central entry door with transom and sidelights that are positioned between the brick piers, which are punctuated centrally by a narrow arched niche above a simple masonry belt course.

The buildings two central bays are similar but not identical. The east central bay street level is pierced by an entry door identical to those in the towers. The second story is pierced by two triple hung sash windows with segmental arch brick hood molds that incorporate the masonry belt course as sills, while the third story’s round-arch fenestration consists of a partially infilled void occupied by a double-hung sash window and a wood paneled door. The fourth story presents an arcade formed by four round-arch sash windows on masonry sills. The west central bay’s street level contains a triple display window, while the second and third stories are pierced centrally by single sash windows identical in form to those of the adjacent central bay. The fourth story reveals an arcade of four round arch windows similar to the adjacent bay, but smaller in scale.

The east side elevation facing the administration building continues the formal presentation of the principal elevation. The corner tower’s architectural elements are essentially identical to the façade although the fenestration differs slightly in that the narrower wall plane is pierced by a single window triple sash window in the fifth story, and double sash windows on the second and third, while the street level is occupied by a triple sash window. Behind the corner tower the building steps down to three stories. First story fenestration consists of two double-hung sash windows with French arch lintels that incorporate the masonry belt course as sills. These are flanked by narrow round-arch niches. The second story is pierced by two triple hung sash windows with segmental arch corbelled brick hoodmolds, which also incorporate the masonry belt course as sills. The third story, occurring above a pair of corbelled brick courses, displays an arcade formed by three round-arch windows with corbelled brick hood molds and masonry sills. Rearward of these, the side elevation drops to shed-roof two-story front bays with fenestration composed of ground floor double-hung sash and second story round-arch sash, while a projecting square brick bay wall plane displays a narrow vertical niche. (An early photograph reveal that this bay was the base of a tall brick smoke stack {Stiles 1903: 10}).

The composition of the side elevation from here to the rear is more functional, defined by a synthetic stucco-clad bay pierced by an entry door beneath a pair of double-hung sash, and four brick bays pierced by double-hung sash windows with masonry sills. Interior of the shed roof, the building rises to three stories whose functionally positioned bays are defined by paired, segmental arch, double-hung sash windows. The opposite, west side

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elevation drops from the four story massing to two stories that back to three story bays comprising the core of the structure. This presents a random, functionally determined piercing pattern consisting primarily of double-hung sash windows, a couple entry doors and several fixed-pane windows. The visible third story of the central unit bays are pierced by segmental arch windows.

The architectural composition of this massive industrial building appears to reflect primarily Romanesque Revival influences. The squared massing, use of arcades, pilasters, towers, and ubiquitous round-arch and segmental arch windows reference this style, although the parapeted corner towers and niches might infer other stylistic revival impulses.

This was the large brew house that formed the brewing complex with the administration office building next door at what is now addressed as 1601 Ludington. Sanborn maps reveal the site is vacant in 1899 but by 1906 the Richter Brewing Co. had been built, with Steam Heat and Power, Wood Fuel, Electric Lights, City Water and a Man on Duty Nights. (The Administration Building on the corner of Oak Street (16<sup>th</sup>) (1601) had not yet been built.) The Sanborn records the four stories of the northeast corner bays of this large building housed an Office on the first floor, Wash Tub on the second, Storage on the third and Malt Mill on the fourth floor. Behind this to the south, the three story bay held a Brew Kettle on second floor and storage on the third. The one-story bays at the southeast corner held the heating plant, while the two-story bays adjacent to this on the west housed the Washroom on the first floor and Cookers on the second. The four story bays on the northwest quadrant of the building and the single story bays behind are labeled as “Stock Ho”, apparently a Stock House. A single story detached building directly behind the Brew House to the south is labeled Pitch Kettle, while a 1½ story building and an adjacent 2-story building on the southeast corner of the brewery parcel at 16<sup>th</sup> Street are identified as an Ice House and Bottling Works, respectively.

The 1913 representation is virtually unchanged, although the southern third of the Stock House has been partitioned and is labeled Filling Room. A second Ice House has also been constructed southwest of the main building.

By 1921, the brewery is addressed as the first time as 1607, 1611 and 1617 Ludington. A one-story addition at the southwest corner of the building resulted in removal of the ice house. This addition, adjacent to the south side of the Filling Room, is identified as Keg Stock. The building at 1601 on the corner of 16<sup>th</sup> was also built during this period, housing an Office in the bays fronting on Ludington, while the bays behind are identified as Storage in the Basement and second floors and Bottling Works on the first floor.

The building is unchanged in the 1929 edition, but Prohibition has apparently taken effect, because it is identified Upper Peninsula Produce Co., Not in Operation. The adjacent building at 1601 Ludington is still labeled Bottling Works. In the 1929-50 Updates edition, the complex is not identified, but the northeast corner (at 1607) is labeled Animal Hospital, the adjacent central bays at 1611 are identified as Store behind which is a room marked as Plumbing, with rear bays identified as Bottling Works, while the building’s western bays extending back from the northwest corner, addressed as 1617, house a Store, behind which is Glass Cutting, with rear room identified as Paper Storage. The adjacent building at 1601, former office and bottling works for the Richter Brewery complex, now housed the Catherine Bonifas Technical School.

City directories reveal confirm that the complex was Vacant in by 1941. By 1948, 1609-13 is identified as the Delta Building, occupied by Molinare Animal Hospital & Clinic. By 1953, Ivan Wood, veterinarian, is in the Delta Building at 1609 and Hires Bottling Co. is addressed as 1613, a business that continues there through the

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1963 edition. As for 1609, by 1959 the Animal Hospital is the occupant, followed by the Delta Animal Hospital and Escanaba Hearing Aid Service in 1963.

The building eventually was unoccupied and remained vacant until the current owners, Matt and Beth Sviland, purchased it in 2008 with the intention of renovating it into loft apartment space. Federal and State Historic preservation tax credits were part of the financing used to fund the renovations. The building was formally listed in the National Register of Historic Places in 2009. Rehabilitation divided the brewer building into three street level commercial spaces and fifteen loft apartments. By 2012, renovations were virtually complete, one of the commercial spaces had been rented and 9 of the 12 apartments leased.

**1629. Sorenson's Service Station Building. (1937-41; 2010)**

This is single story, rectangular plan, flat-roofed, concrete block commercial building that occupies a corner lot at the intersection of S. 17<sup>th</sup> Street. The building is set back from the curb and parking lots extend from it to both streets. The façade is sheathed in vertically striated concrete panels and is totally lacking in embellishment. Its fenestration consists of a central overhead door. The side elevation on 17<sup>th</sup> Street is clad in synthetic panels that terminate in a centrally stepped parapet, and is pierced by a single central pedestrian entry and small vent. The east side elevation is connected to the adjacent building at 1609-1619 Ludington by a covered walkway ell, which is clad in the same manner of the façade, and is pierced by a single aluminum-framed glass panel entry door. A Google Maps Street View image available in January 2013 still offered a view of the building prior to renovations that occurred ca. 2010 in relation to the Lofts development. This image reveals that the footprint of the former front façade bays has been extensively altered but the stepped parapet still visible on the side elevation reveals the original building was retained.

Sanborn maps reveal this building post-dates the 1929-50s Updates edition. City directories reveal that no entries occur for 1629 Ludington through the 1937 edition. By 1941 Sorenson Service Station is listed here, continuing in business through 1953, after which the building is occupied by O'Connell's Service Station, which continues here through the 1963 edition. Most recently, before it became part of the Lofts complex, the building was occupied by an Auto Value automobile parts store. This building is now joined to the former Richter Brewery Building next door, as part of the Lofts apartments and commercial development that is addressed as 1609-1619 Ludington. It provides heated indoor parking for the complex.

**1705. Building (1899-1906)**

This is a wood frame, two-story, two-part commercial block with false-front gable. Its three bay street elevation is composed of a slant-sided aluminum-framed entry door centered between two display windows. The first story is sheathed in vertical wood panels, while the second story, pierced by two double-hung sash windows, is clad in vinyl siding. The façade terminates in a simple projecting wood cornice. The vinyl-clad side elevation lacks fenestration in the first story and is pierced by two double-hung sash windows in the second. The rear elevation's vinyl gable drops to a single story shed-roofed concrete block extension with stepped tile coping that is pierced by a steel entry door centered between two steel awning windows.

Sanborn maps reveal this building was constructed between 1899 and 1906, and was occupied by a shop labeled Meat, a use that continued through 1921, after which is the 1929 and 1929-50 Sanborn Updates maps identify it only to the level of Store. While the single story rear bay also dates to the original construction of the building, the stepped parapet concrete block extension to the alley is not illustrated on the 1929-50 Sanborn map.

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City directories reveal that in 1924-25 the building was occupied by Hubert Bubser meats, with Mrs. Alice Garland in a rear apartment. By 1929 it housed Emil Deterville meats. By 1937 it is occupied by the Farm Produce Market and Eugene LeClair, barber, which continue in business here through the 1948 edition. By 1953 it is occupied by Hakala Time Service watch repair and the Cradle children’s clothing. Pam’s Dinette is here in 1959, followed by Marie’s Dinette in 1963. This building is also reported to be the former location of the Coffee Cup Restaurant (UP Magazine 2000: 9).

H. Bubser’s shop was inspected by the state in 1916, an entry that indicates he had been in business since 1906 (Michigan Department of Labor 1916: 135). It is possible that this building was built by Bubser to house his shop.

**1707. Building (1948-53)**

This is a single story, shed-roofed enframed window wall commercial block that is sheathed in vertical wood panels. The fenestration of the angled wall facade is aluminum-framed and is composed of a corner entry door flanked by four display windows resting on a narrow wood panel bulkhead. The visible side and rear elevations lack fenestration and are constructed of concrete block.

When present on Sanborn editions up through the 1929-50 Updates, the lot this building occupies is addressed as 1705½. The building illustrated in the 1929-50 updates edition does not match the footprint of the current structure. This building therefore appears to post-date the 1929-1950 period. Comparing the information for this property and the adjacent lot at 1709 Ludington, it appears that these locations were readdressed between 1948 and 1953. At that time, what is illustrated in the Sanborn editions as 1705½ is presented as 1707 in city directories, while the former 1707 is addressed as 1709. This corresponds with the first appearance of 1709 in the city directories and also appears to correlate with the replacement of an older building at 1705½/1707 by a new one. City directories reveal there is no business indicated for 1707 in 1948 but by 1953, Dean Clayton, barber occupies the building, and remains in business here through the 1963 edition.

**1709. Building (Pre-1906)**

This is a wood frame, two-story, two-part commercial block with false-front gable. Its three bay street elevation is composed of a slant-sided aluminum-framed entry door centered between two display windows, These bays are slightly recessed and enframed by plain corner boards supporting simple wood storefront cornice. The first story is sheathed in vertical wood panels, while the second story, pierced by two sets of paired double-hung sash windows, is clad in aluminum siding. A small louvered vent is located beneath the simple projecting wood façade cornice. The visible side elevation is clad in aluminum siding forward of a covered exterior stairway to the second story and by asphalt siding to the rear. This elevation lacks fenestration in the first story and is pierced by three double-hung sash windows in the second. The rear elevation is aluminum sided, dropping form two stories pierced by a central double-hung sash window to a single story gabled extension that has an off-center steel entry door.

Sanborn maps reveal this building was constructed prior to 1906. Earlier editions of Sanborn maps do not extend coverage to its lot. In 1906 this building, addressed as 1707, was occupied by a Fruit Store, and by 1913, by a store that sold Electrical Supplies. By 1921 it was occupied by the Salvation Army, and is designated only to the level of Shop in the 1929 and 1929-50 Sanborn Updates maps. The latter maps also indicate that the gabled

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single story rear bay was extended to its present configuration sometime during this period.

When present on Sanborn editions up through the 1929-50 Updates, the lot this building occupies is addressed as 1707. City directories reveal 1707 is occupied by Peterson shoe repair and Warpula soft drinks in 1924-25, with Peterson continuing through 1929 when he is joined by Hutte’s Motor Service. The Escanaba Machine Co. is here by 1937. By 1941 it houses the Farm Produce Market, and by 1948, Johnston’s Cash Market grocery, meats. By 1953, 1709 is occupied by RG Beck & Co. plumbing, which continues in operation as RG Beck & Co. contractors at 1707-09 Ludington in 1959 and through the 1963 editions.

**1711 Dairy Queen Building. (1948-53)**

This is a small, single story, rectangular plan, flat-roofed commercial building situated within a small parking lot fronting on Ludington that wraps around the side elevation and extends to the rear. Its character is largely defined by an oversized vinyl pent roof that extends to the adjacent building at 1709 Ludington and wraps around to the side elevation. Constructed of smooth stucco-clad concrete block, the façade and forebays of the side elevation are formed by aluminum-frame window walls whose lower panels are composed of metal panels. The walls beneath the pent roof and rearward of the side elevation fenestration are stucco-clad block. Climate control equipment occurs behind plywood panel screening on the roof. The rear elevation is pierced by a central steel entry door and small fixed-pane window.

The 1929-50 edition Sanborn Updates edition reveals a dwelling was constructed here after 1929, addressed as 1709. It occupies the location and has a different footprint than the current structure. Therefore, the current building post-dates 1950. City directories reveal that no buildings occur at this address until 1953, when Dairy Queen occupied the building for the first time. Dairy Queen continued through 1959, but by 1963 the business here is identified as Dairy Snack, ice cream. Comparing the Sanborn maps with city directories, it appears most likely this building was constructed between 1950 and 1953 to house one of early national confectionary chains in city.

**1<sup>st</sup> AVENUE NORTH, SOUTH SIDE**

**823. Building (1888-93)**

This is a brick, two-story two-part commercial block that occupies a corner lot at the intersection of North 9<sup>th</sup> Street. Its three bay street level façade is composed of a center slant-sided entry flanked by wood panels pierced by central sliding windows. Above a full-width metal pent roof, the second story bays are defined by three double-hung sash windows with flat arches and masonry sills, which occur beneath a simple corbelled brick cornice with imbricated panels. This cornice carries around to the 9<sup>th</sup> Street side elevation. This elevation’s first story rearward from the façade to the mid-block is composed of a field of uninterrupted brick, while the bays to the rear corner of the building rear bays of consists of , whose first story rearward consist of two infilled windows and a corner entry door. The second story presents a symmetrical piercing pattern of six sash windows that are identical in composition to those of the façade. The rear elevation is pierced by two sash windows in the second story and a corner entry door in the first. A 1937 image reveals that while large display windows with paneled bulkheads that flanked the center entry have been altered, the building is generally unchanged.

Sanborn maps reveal this building was constructed between 1888 and 1893, when it housed a Saloon and Boarding House. It continues in this capacity though 1899, and in 1906 through 1913 it is identified as a Saloon.

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The 1921 edition reveals it is occupied by a shop selling Coffee, Teas and Spices. It is identified only to the level of Store in the 1929 and 1929-50 Updates editions. City directories reveal that the Jewel Tea Co. occupied this building by 1924-25. Louis Schuette offered furnished rooms here by 1929, and operated the Schuette Tavern in the building by 1937 through 1941. By 1948, it is Eddie's Tavern, identified as a beer garden operated by Edward Anderson owned beer garden in 1953, before becoming Eddie's Bar by 1959 and through 1963.

This storefront was one of the earlier locations in the city for the Jewel Tea Co., which Sanborn maps indicate was apparently here by 1921 and city directories confirm was here by 1924-25. These directories reveal that this company later operated its Escanaba store at 1215 Ludington by 1929 and through 1937, and at 718 Ludington by 1941.

**1123. Building (Pre-1893)**

This is a frame, two-story two-part commercial block that occupies a corner lot at the intersection of South 12<sup>th</sup> Street. It is clad entirely in vinyl siding. Its street level façade is composed of a central slant-sided entry flanked by paired vinyl display windows, which occur beneath wood paneled transoms and rest on vinyl-clad bulkheads. The east elevation has been extended by the addition of a flat-roofed bay that is clad in brick veneer and wood board-and-batten siding that lacks fenestration. The three bays of the second story are filled by double-hung sash windows. The South 12<sup>th</sup> Street side elevation fenestration consists of four functionally placed sash windows and an entry door towards the rear of the first story and five symmetrically positioned double-hung sash windows in the second story. The rear elevation is extended by a gabled single story addition and displays functional fenestration consisting of double-hung sash windows and an entry door.

Sanborn maps reveal this building was in existence at the time coverage was extended to this area of the city in 1893. In the 1893 edition it is illustrated as a Saloon, a business that continues through the 1913 edition. In 1921, it is identified as the Metropolitan Hotel. The building is identified only to the level of Store in the 1929 edition, but the 1929-50 Updates edition notes a Hotel on the second floor. City directories reveal Ray Semon soft drinks occupied the building by 1924-25. By 1929 it houses the Metropolitan Hotel which continues in business here through the 1963 edition. A circa 1937 photograph illustrates window signs identifying it as the Metropolitan Hotel and Tavern. The Metropolitan Hotel was still in business at least until 1992 (Beck 1992: 137), and therefore was here for at least seven decades.

**1317. Daoust Flats Apartment Building (1899-1906)**

This is a rectangular plan, flat-roofed, two-story apartment building that is built of rock-faced concrete block and incorporates a plain masonry belt course above the water table. The facade is a symmetrical composition, its five street level bays defined by a recessed entry door flanked on each side by two double-hung sash windows, while its second story is pierced by six double-hung sash windows. The entry door is flanked by a paneled sidelight and occurs beneath a glass transom. The windows, while separate, are grouped in pairs, and all are constructed with plain masonry sills and lintels. The classically-inspired entry treatment provides the building's primary stylistic ornamentation. On each side of the entrance, plain masonry columns rise from tall rock-faced block bases to capitals with egg-and-dart molding that support a plain frieze with a simple molded cornice. The upper façade repeats this classical influence, terminating in a simple frieze and cornice. The side elevation is four bays, defined by functionally placed double-hung sash windows with masonry sills. The rear elevation displays functional fenestration including a central ground floor entrance and double-hung sash windows.

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While the use of rock-faced concrete block popular during the early 20<sup>th</sup> century provides this building with an overall utilitarian appearance, the columns and entablature at the entry and roofline cornice reveal that it was influenced by the Classical Revival style.

Sanborn maps reveal this building was constructed between 1899 and 1906, when it was addressed as 1317-1319 Escanaba (Formerly Thomas) which is now 1<sup>st</sup> Avenue North. In 1906 it is described as Flat, “Pat Stone” (presumably referring to patented stone product/rock-faced concrete block construction), and is described as Flats, concrete block, in the 1913 edition. The building and description remains unchanged in the 1921, 1929 and 1929-50 Updates editions, although in this latter identifies the building as Apartments. City directories reveal the Daoust Flats is present by 1913-14, located at 1317-19 Ludington in 1924-25 and continuing through 1941, after which the building is named the Daoust Flats Apartments through 1953. By 1959 it is identified as the Piontek Apartments, and by 1963 as the Brentwood Apartments.

**1<sup>st</sup> AVENUE SOUTH, NORTH SIDE**

**630. Escanaba Motor Co. Building (1920)**

This is a brick, rectangular plan, flat-roofed, single story commercial block that occupies the intersection with South 7<sup>th</sup> Street, occupying the entire southwest quarter of the city block north to the alley. (Although fronting on 7<sup>th</sup> Street, its address is on 1<sup>st</sup> Avenue South.) This building was originally constructed as an enframed window wall type, but the large window voids have been infilled with concrete block pierced by central glass block windows. The building lacks a great degree of style references and is more about function than form. The 7<sup>th</sup> Street façade is composed of 12 bays, defined by brick piers. The bays are composed primarily of the former window walls, seven of which rest on a poured concrete ledge (although in one of these bays the ledge has been removed and an overhead door installed). One of the center bays contains a recessed entrance and appears to have functioned originally as a vehicle access with an overhead door. The four remaining bays are narrow, with the second bays north and south from the building corners occupied by entry doors with transom windows (although the southern is now infilled with concrete block. The other two narrow bays that flank the overhead door bays are also infilled, but rest on the poured concrete ledge and apparently never functioned as entrances. The upper façade is occupied by masonry panels, on one of which ghost paint reveals, “CHRYSLER”.

Four of the first five bays on the 1<sup>st</sup> Avenue South side elevation rearward from the façade are identical to the building’s other infilled bays, composed of concrete block resting on a concrete ledge and pierced by central glass block windows, while the fifth is pierced by a steel entry door. The bays eastward from these are occupied by a recent vintage overhead door and three bays of glass block windows within a continuous wall plane of concrete block that extends to a brick corner pier. The first visible bay of the north elevation east from the façade is defined by a brick pier and window wall on concrete ledge, and continues the same elements of façade. Above the concrete block infill, the upper façade is occupied by a masonry panel whose ghost paint states, “FORD”. Eastward the building’s wall plane is constructed of utilitarian brick, and a repetitive piercing pattern of seven bays of tall infilled window voids, an entry door, four infilled window voids, an entry door and three infilled window voids, all with brick sills. The building’s northeast corner is notable for the tall brick smoke stack that rises above the junction with the east elevation. The east elevation is utilitarian brick and lacks fenestration.

Sanborn maps reveal this building was constructed between 1913 and 1921, when it is identified as a Garage (Buick Service Station) 80 Cars. It is described as having steel girders supporting the roof, and its floor plan reveals a center entrance flanked by an Office and Display Room in the southeast corner and southern bays, Auto

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Accessories and Store Room in northwest corner, Auto Repairing in the northern bays, with a heating plant in the northeast corner, while the majority of floor space in the center is labeled Garage. The 1929 edition describes the capacity as 75 cars, and further states the building has a steel truss roof, steel columns, tile, and brick-faced tile partition walls.

City directories reveal that in 1924-25 the Escanaba Motor Co. is located at the northeast corner of 1<sup>st</sup> and 7<sup>th</sup>, and continues in operation here through the 1937 edition. A circa 1937 photograph of the building illustrates the building painted with signage for Cadillac, LaSalle and Buick. There is no entry for this address in the 1941 or subsequent editions.

The Escanaba Motor Co. was incorporated in 1919, "to conduct a general automobile and garage business, and deal in parts and accessories, Capital, \$60,000" (Automobile Topics 1919: 544). Their combination showroom-garage, at the corner of 1st Avenue South and 7th Street, was worth a visit in itself. When built in 1919-1920, it was regarded as the largest and most complete garage north of Milwaukee. Today the building across 1st Avenue from the old Carnegie Library is used for storage (Lindquist 2011).

**702. St. Joseph Church Gymnasium and Auditorium/Bonifas Auditorium (1937)**

**Foeller, Shoeber and Berners, Architects, Green Bay, Wisconsin,**

**A.M. Arntzen, Escanaba, general contractor**

This is a two-story, L-plan, gabled auditorium clad in random ashlar limestone, which was designed to complement St. Joseph's Catholic Church built one year later directly across the street at 709 1<sup>st</sup> Avenue South. The street level of the entrance façade's gable on 1<sup>st</sup> Avenue South contains three entry doors, each recessed beneath a dressed gauged limestone round arch that is supported by dressed engaged columns with Ionic capitals. Above each door within the round arch tympanum is a square medallion of carved floral motif. Centered in the second story above is an arcade of five round-arch panels, each of which enframes a series of four vertical blocks carved with floral motifs. These occur on a slightly projecting central unit laterally supported by engaged buttresses.

The 7<sup>th</sup> Street side elevation is four bays defined by engaged buttresses with masonry cap stones. The wall planes between these are pierced by three window voids enframed by dressed masonry blocks, and near the façade corner, a diminutive, narrow opening that appears to reference an arrow loop. An entry door is positioned within a full-height projecting shed-roof bay that merges into the ell's bell tower. The elevations of this tower are composed of slightly projecting corner piers that rise to a narrow dressed masonry frieze, above which random ashlar limestone terminates in a dressed masonry corbel table supporting the pyramidal roof. The wall planes within the piers are pierced on the south elevation ground floor by a pair of narrow round-arch windows with dressed limestone surrounds and a shared sill, and on the east elevation by an entry door occurring beneath a large entablature distinguished by masonry urns. On all elevations the third story is pierced by a single, narrow, vertical window with a dressed masonry sill. The tower belfry is composed on each elevation by a double round-arch opening supported by a central column and enframed by dressed masonry block. The arches rise from a dressed masonry balconet that is embellished an arcade of round-arch panels. Positioned above the belfry is a masonry corbel table that supports the dressed stone frieze above.

North of the belfry, the building extends eastward to an end gable, whose broad projecting central bays and narrow end bays duplicate the massing of the façade. Centrally, the wall plane is distinguished by a broad recessed panel occurring beneath a round-arch of dressed masonry. Centered within this and paralleling its form is a dressed

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round-arch masonry panel with a large medallion in floral motif. The gabled roof line is distinguished by a dentilled frieze.

The north elevation is five bays wide, defined by four ashlar limestone piers. The piercing pattern of the three central bays is composed of pairs of fixed-pane windows or filled-in voids, and the end bays by single windows or filled voids. A paneled masonry spandrel occurs in each bay between the first and second stories. The west elevation is comprised of two units. The first is a two-story gabled unit pierced in each story by three bays of double-hung sash windows with masonry spandrels that occur lateral to two engaged buttresses with masonry caps. The bays of the second unit are defined by four engaged buttresses separating infilled voids that formerly contained paired windows with simple masonry surrounds, and a pedestrian entry shielded by a shed-roof porch that is flanked by an infilled entry door separated by a masonry spandrel from a small double-hung sash window.

The building interior has been extensively renovated to serve its repurposing as an art gallery, studios, and cultural center, but retains the theater and its balcony, which is now used occasionally for large meetings and public events. Renovation of the building has been ongoing over the years, and most traces of its former use are now replaced with modern administrative offices, climate-controlled upper and lower galleries, upper and lower level art studios, a pottery workshop, and a theater. The facility is also barrier-free, with an elevator lift for upper level access (Bonifas Arts Center 2012). The galleries are distinctly modern in appearance, with minimal detail, dropped ceilings, and recessed and track lighting.

The use of rough faced limestone and presence of ubiquitous round-arched opening and arcades and particularly the distinctive hipped roof tower with belfry reveal that this building displays strong affinities to the Neo Romanesque style.

Sanborn maps reveal this building was constructed after 1929, and is present on the 1929-50 Updates edition as St. Joseph's RC Auditorium and Gym. The Auditorium, which occupied the front bays from the middle of the building south to 1<sup>st</sup> Avenue South, is described as Tile, Stone-Faced with Plastered Walls, while the Gym that occupies the north half of the building extending to the alley, is illustrated as Brick, Tile-Lined, Stone-Faced with Plastered Walls and steel trusses.

City directories reveal St. Joseph's Church was present here in 1924-25 through 1929. By 1941, the William Bonifas Auditorium has replaced the original church 1941: the new St Joseph Catholic Church is addressed as 701 1<sup>st</sup> Ave S, while the Bonifas Auditorium is at 702 1<sup>st</sup> Avenue South and the St. Joseph Gymnasium is at 700 1<sup>st</sup> Avenue South. These buildings continue in the directories through the 1963 edition.

This Bonifas Auditorium was constructed as the gym and auditorium for St. Joseph Catholic School that was located to the southwest across 1<sup>st</sup> Avenue South. The school (and related convent) were demolished about 50 years ago (Karen Lindquist DCHS Archivist pc 7/27/12), although are still listed at 721-723 1<sup>st</sup> Avenue South in the 1963 city directory). Foeller, Schober & Berniers Architects of Green Bay, Wisconsin designed new church and A.M. Arntzen of Escanaba was construction contractor (St. Joseph Church 2012) The designs of the auditorium and the St. Joseph's Catholic directly across the street at 709 First Avenue, were to complement each other. It is presumed that the same architect and contractor completed the Bonifas Auditorium because of the explicit similarity in design, the proximity in date and location, and relationship to the sponsoring Catholic church. The Bonifas Auditorium was completed first, and in 1938 the St. Joseph Congregation moved to the Bonifas Gymnasium for Masses. The old Church was torn down and the cornerstone was laid for the new building.

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Some of the lumber-based fortune of Luxemburger Bill Bonifas financed the new St. Joseph school gym and auditorium and St. Joseph's Church. William "Big Bill" Bonifas had come to the Upper Peninsula from Luxembourg in the 1880's to cut timber and make his fortune. His Irish-born wife, Catherine, returned another kind of wealth to the area with her donations of cultural and educational value. Catherine sponsored the construction of the auditorium and gymnasium for St. Joseph's parish school in memory of her husband. When the school closed, this handsome Romanesque structure of golden Kasota stone eventually became the home for the William Bonifas Fine Arts Center. The Bonifas Arts Center was established in 1974 (UP Magazine 1999: 100). Incorporated in 1974 through the efforts of various arts groups including the Bay Area Art Association and the Players de Noc, the William Bonifas Fine Arts Center became a regional hub for cultural activities and educational programs.

**1322. Swedish Evangelical Mission Church (1912; 1934)**

This is a brick, rectangular plan, two-story, front-gabled church building occupying a corner lot at the intersection with South 14<sup>th</sup> Street. The building rests on a coursed ashlar limestone water table, but its most distinguishing feature is its three-story corner bell tower with a crenelated parapet. The tower, whose first story is clad in rusticated coursed ashlar limestone, anchors and extends outward from the southwest corner of the building. Brick corner piers rise from its stone water table to the crenelated parapet, which has masonry coping. The tower's façade bay is pierced by a single double-hung sash window in the second story and a pair of casement windows in the third. A dressed limestone corner stone states, "SVENSKA EV. MISSIONS KYRKAN 1912". The tower's 14<sup>th</sup> Street side elevation reveals paired steel entry doors through the water table at the street level, two stained glass windows in the second story, and two casement windows in the third. All windows occur within header bond brick Gothic-arched openings in which the apex has been filled with a field of basketbond yellow brick. All display masonry sills.

Eastward from the tower, the street level of the broad front-gabled façade is anchored by a central entrance shielded by a projecting brick porch with simple masonry corner brackets and coping. This entrance incorporates a transom window and is flanked by a stained glass window beneath a basketweave brick bond arch identical to the tower. The gable is pierced by a single fixed-pane window beneath the typical basketweave arch. The four bays of 14<sup>th</sup> Street side elevation north of the tower are comprised of three large and one small basketweave arched stained glass windows, with the window towards the rear smaller in scale relative to the others. The opposite side elevation is virtually identical, differing only in that the two northern basketweave arch windows are of reduced scale. A 1937 image of the church reveals that the present window configuration of casement and leaded glass beneath basketweave filled arches was present at that time. Crenelations on the tower have been reduced in height and others once present on the door surround at the entrance have been removed.

Sanborn maps reveal that a building with the footprint of the current structure was constructed between 1906 and 1913 when the Swedish Mission Church is first illustrated, addressed as 1320 Wells Ave. (1<sup>st</sup> Ave. South). The building is illustrated as the Swedish Mission Church until after 1929, and in the 1929-50 edition it is labeled Evangelical Covenant Church.

City directories reveal that the Swedish Mission Church is located here by 1924-25 through the 1937 edition. By 1941, the Evangelical Covenant Church occupies the building, and continues to do so through the 1963 edition.

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The Evangelical Covenant Church was organized in Escanaba in 1888. A brick structure was built at 14th St. and 1st Ave. South that was gutted by fire in 1933. The present structure was raised on the old foundation in 1934, about the same time services in the Swedish language were replaced by English (Dunathan 1963: 78). Soon after its centennial, the church merged with a Gladstone congregation (Mead 2012: 65).

This building is part of Swedish historic context of the City of Escanaba (see also Peterson Shoe store, North Star Lodge, Medborgaren newspaper). Bethany Lutheran Church was established by Swedes in 1879, and a beautiful church was built just south of historic district in 1912. As late as 1979 the church was still holding some services in Swedish (Mead 2012: 65).

**1000. Arthur Westby Filling Station Building (1937-50)**

This is a rectangular plan, single story, flat-roofed commercial building that occupies a corner lot at the intersection of South 10<sup>th</sup> Street. The building's elevations are entirely sheathed in vertical metal panels. Although addressed on 1<sup>st</sup> Avenue South, the pent-roofed façade actually faces 10<sup>th</sup> Street, and consists of three large overhead door bays that step down to a corner end bay. This end bay is pierced by an entry door adjacent to the taller garage bays and a chamfered corner containing a sliding window. The 1<sup>st</sup> Avenue South side elevation continues from this corner westward, with fenestration composed of a run of four vertical fixed-pane windows. The rear elevation is concrete block without fenestration.

Sanborn maps reveal this building does not appear on the 1929 edition, but is present on the 1929-50 Updates edition. It is illustrated as a Filling Station built of Cinder Block, consisting of two service bays and a narrow bay along the south elevation, apparently the same footprint as exists today. City directories reveal this address is a residential occupation through 1929. By 1937 the Central Service Station is on the lot. By 1941, the Arthur Westby filling station is here, identified as the Art Westby service station by 1948 through 1959. By 1963 the building is occupied by the Mac Flodin Service Station.

Non-contributing. Although this corner has apparently been occupied by a service station as early as the 1930s, and the central bays of the building are greater than 50 years old, subsequent construction has greatly expanded the building footprint, and extensive renovations have severely impacted the building's architectural integrity.

**1<sup>st</sup> AVENUE SOUTH SOUTH SIDE**

**709. St. Joseph's Catholic Church (1938) (see 702 for Bonifas Center and 709a for Rectory)**

**Foeller, Shoeber and Berners, Architects, Green Bay, Wisconsin,**

**A.M. Arntzen, Escanaba, general contractor**

This is a two-story, cruciform-plan, basilica church building clad in random ashlar limestone, which was designed to complement the auditorium built one year earlier directly across the street at 702 1<sup>st</sup> Avenue South (now Bonifas Auditorium). Perhaps this building's most distinguishing feature is its four-story tall bell tower, positioned at the junction of the nave and east transept facing 7<sup>th</sup> Street.

The street level of the gabled 1<sup>st</sup> Avenue South façade is focused upon a triple round-arch arcade in which are recessed three sets of paired wood-paneled entry doors with segmental arch transoms. Above these is a dressed limestone banner inscribed with the church's name. The dressed masonry arches rest on octagonal columns with Corinthian capitals. Its intrados is embellished with carved limestone floral medallions. Centered above the

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entrance is a huge stained glass rose window, and below it on either side are a series of three narrow fixed-pane windows that increase in length medially to laterally, effectively mirroring the curve of the rose window. The façade terminates at the gable with a corbel table. These central gabled bays encompass the nave. Flanking this on each side are narrower wall planes that appear to be engaged buttresses but which actually front the basilica aisles. Lacking any fenestration, these rise to massive masonry consoles resting on paneled friezes.

The 7<sup>th</sup> Street side elevation repeats this feature as a buttress, and between the two the street level is extended by a pentagonal pent roof entry bay. Above this, a triple round-arch blind window occurs in the clerestory, beneath a masonry squared corbel table frieze supporting a simple cornice. Rearward of this bay, four bays are defined by round-arch windows between engaged buttresses with cymatium masonry caps. The corresponding bays in the clerestory above are defined by large oculus windows within simple masonry surrounds.

The adjacent ell adjoining the transept is occupied by a square plan four-story-tall tower. A single narrow fixed-pane window pierces its ground floor while two identical windows pierce its third story. The tower's impact is defined by its massive belfry and belvedere, which present identical compositions on all four elevations. Each side of the belfry commences a balustraded balcony that is supported by five massive scrolled brackets. Above these is a single, tall, round-arch opening formed by limestone voisoirs extending between dressed masonry pillars with simple capitals. The belfry, which rises to a wide frieze and dentilled cornice, is surmounted by a balustraded pedestal featuring masonry urns on each corner post. An octagonal belvedere rises from this pedestal, created by unadorned masonry columns with simple capitals that support a metal bell roof capped by a cross. The three bells installed in the tower of the new church date to 1898 were made by the E. W. Vanduzen Company at the Buckeye Bell Foundry in Cincinnati, Ohio, and were moved to the tower from the old church (SJSPC 2012a). (The bell tower was stabilized and restored in 2008.)

Rearward, the street level of the gabled transept presents an entrance in a single story projecting flat roof bay. Above this the wall is pierced by a centered arcade of round-arch windows with masonry sills. However, the character of the transept is determined by the huge rose window beneath the corbel tabled gable, which mimics the façade. In the rear ell of the transept the side elevation's rearmost bays are defined by a single story, flat roofed, parapeted section that is pierced by three double-hung sash windows at the street level and by an arcade formed of three round-arch windows in the second story. The opposite side elevation duplicates the primary architectural elements described for the 7<sup>th</sup> Street elevation, although functional consideration result in single story flat roof extensions for entrances and linkage to the adjacent Rectory. The rear elevation of the church, encompassing the rectangular-plan apse, lacks fenestration or ornamental wall treatment.

The interior is elaborate and evocative. The size, finish, and details of this church reflect the importance of this institution in the lives of its parishiners. The plan has a single-aisled wood-trussed nave, two arcaded side aisles and relatively short transepts. The narthex is paneled in black marble panels, and paired paneled doors lead into the nave. The nave's white plastered side aisle wall planes are distinguished by arched arcades supported by dark stone columns. The clerestory walls beneath the nave's wood trusses are pierced by a series of stained glass roundel windows depicting the symbols of Christ's passion and death. The apse is emphasized by employing the contrasting texture and color of natural stone. In the sanctuary are stained glass windows depicting St. Francis, which are flanked by windows representing the four Sacraments. Recesses in the transept on each side of the altar hold sculptured figures of religious figures. The end wall of each transept is bathed in color produced by a large rose window and a series of five smaller, round arch stained glass windows. A massive stained glass rose window defines the character of the rear wall of the interior above the narthex. Large oil paintings of the Nativity and the Resurrection, which were saved from the High Altar of St. Patrick's Church, are installed above

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the confessionals

Marble panels are employed in the interior walls of the church and a variety of marble inlay is also used in floors ranging in color from black to salmon, as well as tile that accentuate the effect of the stained glass rose and clerestory roundel windows. The church is profusely decorated with 36 stained glass windows installed in 1939 at a cost of \$2800. They were designed specifically for this church and crafted in hand-stained glass by the Detroit Stained Glass Works (SJSPC 2012b). Of the eight windows in the aisles, the Four Evangelists are represented at the four corners of the nave.

The pipe organ in the north gallery is original to this church, having been built in 1939 by the George Kilgen & Sons Company of St. Louis, Missouri, and at the time of its installation this was the largest organ in the Marquette diocese, original cost was \$6,500; (SJSPC 2012c).

The use of rough faced limestone and presence of ubiquitous round-arched opening and arcades and particularly the distinctive tall tower with belfry and belvedere reveal that this building displays strong affinities to the Neo-Romanesque style with secondary influences from Classical Revival evident in details such as the friezes, consoles, and dentils.

St. Joseph’s Church, the parish house and the former St. Joseph auditorium (William Bonifas Auditorium) across the street were designed by the architectural firm Foeller, Shoeber and Berners of Green Bay, Wisconsin. A.M. Arntzen of Escanaba is construction contractor. Construction employed stone from Kasota, Minnesota (SJSPC 2012a).

Sanborn maps reveal this building was constructed after 1929 and appears on the 1929-50 Updates edition as St. Joseph’s RC Church, addressed at 703-07 1<sup>st</sup> Avenue South. The building is described as Brick, Stone-Faced, built with Steel Posts, Steel Trusses, and Plastered Walls. City directories reveal this building has always served as a Catholic Church. The original catholics church that was demolished after this current church was constructed was addressed as 703 Ludington in the 1924-25 and 1929 editions, when the new church first appears in directories it is addressed as 701 Ludington, St Joseph Catholic Church.

1938 Congregation moves to the Bonifas Gymnasium for Masses. Old Church is torn down and cornerstone laid for new building. Foeller, Schober & Berniers Architects of Green Bay, Wisconsin design new church and A.M. Arntzen of Escanaba is construction contractor (SJSPC 2012a).

St. Joseph Church, gift of the parish of the late William Bonifas, lumber baron, dedicated in August, 1939, is one of Escanaba's most beautiful edifices. The beginning of the parish, mother organization of those of Catholic faith of the community, goes back to the 1860's. Father Joseph Keenan of the Redemptorist Fathers was the first Catholic missionary to serve the territory. Father Dale of Fond du Lac attempted to organize a parish and in the summer of 1864," The congregation moved into a little building at the present church site in 1869; a new rectory and church were built in 1873; and ten years later the parish was ceded to the Franciscan Order. Later members of Irish descent and French extraction left to establish their churches, St. Patrick's and St. Anne’s (Dunathan 1963: 75).

St. Joseph and St. Patrick Parish timeline (SJSPC 2012a):  
 1865 Father Sebastian Duroc is sent to Escanaba by the Right Reverend Bishop Frederic Baraga as first pastor of St. Joseph Church. First church is built.

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1888 First graduating class of St. Joseph High School.

1901 The Irish members of St. Joseph Church vote to separate and form St. Patrick parish.

1902 The cornerstone for the new St. Patrick church is laid on May 25.

1903 St. Patrick Church is dedicated

1915 Construction of new school begins in June and the school is dedicated on December 12

1937 The William Bonifas Auditorium and Gymnasium is built. This building is named for benefactor of this building and the new church, who passed away on November 24, 1936. His wife, Catherine, would continue to be sole benefactor for the building of the new church and friary.

1938 Congregation moves to the Bonifas Gymnasium for Masses. Old Church built in 1873 is torn down and cornerstone laid on 7/31 for new building. Foeller, Schober & Berniers Architects of Green Bay, Wisconsin design new church and A.M. Arntzen of Escanaba is construction contractor.

1939 Church is completed. The three Vanduzen bells from 1898 are installed in the tower of the new church where they ring to this day. The three-manual pipe organ built by George Kilgen & Sons of St. Louis, Missouri is installed. The church is dedicated on August 6.

1954 Holy Name High School is built, operated by all of the local parishes. St. Joseph High School closes.

1971 Holy Name High School closes and St. Joseph, St. Anne, St. Patrick and St. Thomas elementary schools consolidate into Holy Name Central Grade School.

1972 December 11 St. Joseph School building is torn down.

1997 St. Joseph Parish is suppressed and St. Patrick Parish is suppressed, and the new parish of St. Joseph & St. Patrick is formed. Both church buildings remain open, but all councils, committees and finances are merged. The priest's residence is moved to St. Joseph.

2002 St. Patrick Church is closed.

2003 The St. Patrick complex is sold, a few days over 100 years since its dedication.

2004 A new roof is installed on St. Joseph Church and the gutter system is restored, alleviating the water problem that has damaged the stone for many years. The tower of the church is repaired during October by R. J. Jacques and Whitefield Roofing of Green Bay, Wisconsin at a cost of \$265,000.

2011 Diocese approves the installation of an elevator in the Seventh Street entrance. On December 1, the paintings of the Nativity and the Resurrection, saved from the High Altar of St. Patrick's Church, cleaned and newly framed, are installed in the church above the confessionals.

**709a. St. Joseph Church Rectory (1938)**

**Foeller, Shoerber and Berners, Architects, Green Bay, Wisconsin,**

**A.M. Arntzen, Escanaba, general contractor**

This is a two-story, compound massed plan, hipped roof building, clad in random ashlar limestone, as is the single story, square plan, pyramidal-roof two-bay garage located directly behind it. This rectory was designed to complement St. Joseph's Catholic Church, which was built simultaneously directly adjacent to it at 709 1<sup>st</sup> Avenue South. The façade is three bays, consisting of a center door flanked by sash windows on the first story and three double-hung sash windows in the second. Dressed limestone blocks are used in the building's corner quoins and in the sills of all windows. Dressed limestone also comprises the distinctive enframement of the entry, which consists of simple pilasters and frieze and extends to a shallow, round-arch pediment. The central window above is enframed similarly to the door below and is distinguished by the presence of large masonry scrollwork on each side. The eave above is supported by block modillions. The central bays of the side elevations project outward and employ limestone corner quoins. Fenestration consists of single and paired double-hung sash windows with masonry sills. The rear elevation lacks corner quoins and is extended by a single story hipped roof bay adjacent to an entry door.

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While designed to complement the adjacent Neo-Romanesque style church, this Rectory also reveals Classical Revival influence in its symmetry, façade door and window treatments, and eave modillions.

Sanborn maps reveal this building was constructed after 1929 and appears on the 1929-50 Updates edition as a Dwelling attached to St. Joseph’s RC Church, addressed at 709 1<sup>st</sup> Avenue South. The building is described as Brick, Stone-Faced, built with Concrete Floors and a Wood Roof. City directories reveal that the St. Joseph Church rectory has always been located on this site. The old rectory was addressed as 709 in the 1924-25 through 1929 editions. The new rectory, in place by the 1941 edition and continuing through the 1963 edition, is also addressed as 709.

**NORTH 3<sup>rd</sup> STREET, WEST SIDE**

111. Delta County Jail (1961; 1983; 1999)

**Alliance Construction Co., Grand Rapids, Michigan General Contractor**

This jail building occupies the north half of a city block between 3<sup>rd</sup> and 4<sup>th</sup> streets, as part of the county governmental complex that includes the county courthouse, which occupies the south half of this block fronting on Ludington Avenue. It is a compound massed plan, single-story, flat-roofed building, clad in brick veneer and vertical vinyl panels, extended to the rear (west) by a steel framed addition clad in vertical metal panels. The brick in the main building is laid in an unusual Flemish Common bond, where every sixth course alternates stretchers and headers. The façade’s entry is within a central brick bay that is situated in an ell beneath a flat roof porch. The flanking bays occur within vertical vinyl cladding that rise from masonry panels, and are defined by 8 pairs of casement windows to the south and two pairs of small fixed-pane windows to the north.

The adjacent corner of the south side elevation of the main building, which is partially shielded by grid-pattern metal panels, continues the façade’s brick bond, although the building steps down to a windowless square plan mechanical bay that is constructed employing stretcher bond brick. West of this bay, an ell wraps to a continuum of eight slightly recessed bays pierced by pairs of rectangular fixed-pane windows, which alternate with fields of brick veneer. The westernmost, rear component of the building is composed of a broad, shallow-pitch, gabled unit clad in vertical metal panels pierced centrally by a pair of aluminum frame entry doors and a fixed-pane window. The rear elevation of this component lacks fenestration and the opposite side elevation features functional fenestration consisting of fixed-pane windows.

The gabled bays forming the westernmost component of the jail building forms an unsympathetic, large metal paneled addition to the rear elevation of the original structure, which has also been renovated with infill vinyl panels and replacement windows. However, the original jail building’s low profile, original window wall voids that alternate with brick wall planes and its flat roof reveal that it is a product of Mid-Century Modern architectural inspiration. It was designed to complement a much better representative of this style, the Delta County Courthouse, which was constructed simultaneously on across the adjacent parking lot to the south, in 1961.

The First Delta County Jail and Sheriff's residence was a two-story brick building located on the northeast corner of the present intersection of First Avenue South and South 5th Street, Escanaba. On June 6, 1886, the Board of Supervisors provided for funds and accepted bids for construction of a new jail and Sheriff's residence in the amount of \$5,000. The new building was erected at the rear of the then new Courthouse.

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In the early 1960s the Department of Corrections condemned the Delta County Jail and the Board of Commissioners authorized the Building and Grounds Committee to study the means of obtaining a new jail. A new, modern jail was built on land north of the new Courthouse. This land was donated to the County by the City of Escanaba and the Delta County Building Authority. The cost of the Jail was \$557,000 of which 50% was furnished by the Federal Government and the balance raised by a vote of the people for a special tax levy of two mills for one year. The County Jail was built in 1963 and renovated in 1983 (Beal 1993: 190). The new Jail was fully occupied in December, 1964 (Delta County 2012).

In the spring of 1999, plans were completed for the addition of a 41-bed modular minimum security addition to the Delta County Jail. The estimated cost of this addition was \$868,000 with \$160,000 being funded by the State Department of Corrections. This addition was completed in September, 1999. The jail addition was constructed by Alliance Construction Co. (UP Magazine 1999: 9).

**SOUTH 5<sup>th</sup> STREET WEST SIDE**

110. Harbor Tower Apartment Building (1970) See 501 Ludington Avenue.

**SOUTH 7<sup>th</sup> STREET EAST SIDE**

201 S. 7<sup>th</sup> Street Carnegie Library

This single story, T-plan, flat-roofed building whose main unit fronting on 7<sup>th</sup> Street is constructed of red Lake Superior sandstone, while its rear bays are constructed of brick. Its rigidly formal and symmetrical façade rests upon a rusticated red limestone water table and is constructed of dressed red sandstone blocks. It is seven bays wide, centered upon a projecting pedimented entrance portico. This portico incorporates a colonnade of four Ionic columns sporting an entablature with a wide frieze lettered, "CARNEGIE LIBRARY," beneath a dentilled cornice. This is surmounted by a closed pediment with frieze and dentilled cornice, upon which a classically-inspired anthemion-inspired antefix is placed at the peak and both lateral corners. The three bays on each side of the entry are defined by dressed Tuscan order pilasters that supported a wide frieze. The wall panes between these are pierced by large double-hung sash windows with classically-inspired masonry lintels and sills. Visible from the façade, and all elevations, is the central metal-roofed dome with louvered cupola and finial, which rises from an octagonal sandstone block platform whose sides are pierced by square, fixed-pane and sliding windows.

The 1<sup>st</sup> Avenue South side elevation of the four-bay-deep main building is defined by pilasters and windows identical to those of the façade. It is distinguished by a central pediment, which rises from the classical cornice that carries around from the façade. The opposite side elevation is identical. Rearward, the recessed two-story brick rear bays rest on the rusticated ashlar stone water table that continues from the front of the building. The rear bays reveal functional fenestration of double-hung sash resting on masonry sills, as does the brick rear elevation.

No access was achieved to the interior of this private building, but available descriptions reveal that Interior has generally been converted to domestic purposes. A recent description states that the fiction stacks are now the owner's recreation room, the former reference room is now a living-dining area, and the east wing is a large eat-in kitchen (Hunt 2012).

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The overall presentation of this building and particularly its details as realized in the entablature, pedimented porticos with classically inspired columns, and elements such as the dentils, antefix and anthemion determine that this is a fine example of Neo-Classical architecture.

The Carnegie Public Library of Escanaba is a representative of the broader historical establishment of public libraries made possible by the donations of steel industry leader Andrew Carnegie. The library was designed by Escanaba architect Theodore Lohff and opened in May 1903. The structure continues to fulfill its historic function of serving local schools as well as the general public in providing reading materials and educational programs (until construction of the present city library, which opened in 1994). The Carnegie Library was listed in the National Register of Historic Places in 1977 (MSHPO 2012f).

In 1995 the building was sold by the city, with preservation covenants, to Paul and Marcia Neumeier. Renovation of the former Carnegie Library in Escanaba into a private residence continues. One of the major renovations in recent years has been replacement of the roof dome. "The roof dome was replaced because it was leaking, and I have worked on stripping the wood and have gutted as much of the interior as I desired," said Paul Neumeier, an Escanaba businessman. While progress on the project is slow moving, Paul Neumeier has purchased stone that matches the original exterior stone facade of the building of red Lake Superior sandstone. Some of the changes made to the original structure prior to the sale to the Neumeiers included the removal of a balustrade, which ran from pediment to pediment above the cornice line in 1928, and the removal of a lower dome in 1958. (Harris 2008).

### **NORTH 9<sup>th</sup> STREET, WEST SIDE**

#### **111. Building (1953-1963)**

This is a single story, rectangular plan flat-roofed, one-part commercial block, constructed of concrete block and brick veneer. The fenestration of its brick veneer façade consists of an off-center entry door separated by a brick panel from a ribbon of six vertical casement windows that slant outward to the building's corner. A brick planter occupies the angle between the door and corner and also serves as a bulkhead for the windows. The upper façade is clad in a wood-paneled signboard and terminates in a shingled pent roof. The side elevations are concrete block and lack fenestration.

Sanborn maps reveal this building post-dates the 1929-50 Sanborn Updates edition. City directories reveal that there is no commercial activity at this address until 1963, when the building is occupied by Hurley Hair Fashions 1963.

Edward Hurley opened The Hair Salon at the House of Ludington in 1949, and then, in 1962, opened Hurley's Hair Fashions at 111 North 9th. Street. During that time he also owned and operated the Escanaba Wig Shop with Ralph Peterson (Escanaba Daily Press 2011c). It is possible that Hurly had this building constructed.

This is an example of the simple, small-scale functional commercial construction that occurred sporadically in the downtown district during the mid-20<sup>th</sup> century.

### **SOUTH 9<sup>th</sup> STREET, EAST SIDE**

#### **109. Armory Hall Building (1906-13)**

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This is a one-and-one-half story, end-gabled frame building that rests on a coursed ashlar rusticated stone water table foundation, and is clad in aluminum siding. Double steel entry doors occur in a single story flat-roofed chamfered bay that extends the northeast corner of the South 9<sup>th</sup> Street façade. While the gable end is pierced by two small louvered vents and the stone water table by three basement windows, the façade lacks any other fenestration. The north elevation's single story component, eastward from the entry, is pierced by two double-hung sash windows and a hopper basement window, while the wall plane of the main building rearward lacks windows. A small cross-gabled single story appendage with a central entry door occurs adjacent to a wolmanized lumber deck platform leading to a double steel door near the corner with the rear elevation. Renovations have obscured most of the original fenestration and details. A circa 1937 image of this building reveals it was clad in clapboard with a board-and-batten gable, and the façade was pierced by narrow vertical paired gabled windows positioned beneath a roundel window centered in the gable above.

Sanborn maps reveal this building was constructed between 1906 and 1913, when it is identified as a Hall and addressed as 115 S. Georgia (S. 9<sup>th</sup>) Street. By 1921, it is labeled Storage Second Hand Goods, and in the 1929 and 1929-50 Updates editions it is identified as the FOE Hall. Between these two editions a narrow entry bay extending east from the building's northwest corner has been extended to the north and conforms in size to that of the current building, but its footprint is square rather than containing the chamfered corner entry bay.

City directories reveal that by 1924-25 the building at 113-115 South 9<sup>th</sup> Street is identified as Armory Hall, Moose Club, which continues through the 1929 edition. By 1937 this address is identified as the FOE Hall by 1937 and through the 1941 edition. By 1948 it is occupied by the Carpenters and Joiners Local Union No. 1832, and in 1953 is identified as Carpenters Hall with occupants including Communication Workers of America, the CIO, the Edith Lawrie School of Dance, the Northern Motors Rebuilders Union Local 328AFL, the Musicians Protective Union Local 633AFL, the Brotherhood of Locomotive Firemen Engineers Mineral King Lodge 129, the United Brotherhood of Carpenters & Joiners 1832, the Longshoremen and Dock Workers Union, plus 12 others, which continue through the 1963 edition.

**SOUTH TENTH STREET EAST SIDE**

**107. Building (ca. 1913)**

This is a single story, rectangular plan, side-gabled side-by-side commercial structure that is shielded by a metal panel roof. The façade's three rock-faced concrete block southern bays are composed of an off-center window set within a partially infilled opening with a masonry sill, a synthetic stucco corner panel, and an entrance now also occupied by a synthetic stucco panel. The façade's two T-111 wood panel-sided northern bays are defined by a steel entry door and an adjacent fixed-pane display window. The rear elevation is also clad in wood panels and is pierced by a corner entry door. The differing composition of the storefront bays of this building provides the impression that it was once two small storefronts that are now combined into a single larger one, unified primarily by the recent vintage common gabled roof.

Sanborn maps reveal a small single story building here in 1913 that appears to duplicate the footprint of the current building. In 1921 this building is addressed for the first time, as 107 Ludington, and is described as housing Printing. A view of this building in the background of a circa 1937 image of 923 Ludington illustrates the building.

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City directories reveal that in 1924-25 there is no entry for 105 South 10<sup>th</sup> Street until 1941, and at that time it is occupied by the Needham Electric Co. and Nu-Enamel Northern Michigan Co. In 1948, 105 is still occupied by Needham and an address numbered 107 is occupied by Delta Cab. By 1963 Needham Electric Co. continues at 105, joined by Ruth's Yarn, while 107 is occupied by Wylie Loans. It seems likely that what in the past were separate storefronts addressed as 105 and 107 South 10<sup>th</sup> are now unified in this building addressed as 107.

In 1920, a state report indicated the Needham Electric Co. had 6 employees (Michigan Dept. of Labor 1920d: 57). The Needham Electric Co. was active during the 1910s and 1920s, constructing an electric plant in Detour, Michigan and installing street lamps and wiring businesses and residences (Electrical World 1917), installing 142 electric motors at the new Victory Bag and Paper Co. paper plant in Marinette, Wisconsin (Paper 1920) and completing an electrical line from Waucedah to Spaulding and Powers and connecting homes and businesses in the two villages in 1924 (MMFR 1921b). The company later sold radios to the public (Dunathan 1963: 147). Needham Electrical Contractors were previously located downtown at 923 Ludington in the 1920s through the 1930s.

**109. Building (1921-37)**

This is a single story, rectangular plan, shed-roofed commercial block that is sheathed in stucco. Its distinguishing features include an entrance within a chamfered wall plane set at a 45-degree angle to South 10<sup>th</sup> Street and a random-set synthetic stone field beneath the fenestration. The corner bay is pierced by an entry door set between and adjacent to single double-hung sash windows on masonry sills, all occurring beneath a wide signboard. The building's three bays along South 10<sup>th</sup> Street are composed northward by a large display window with masonry sill, a triple double-hung sash window with masonry sill, and a corner entry door. The alley-side elevation east of the chamfered bay contains a window void now infilled with synthetic stone and a small louvered vent. The rear elevation is sheathed in stucco, with concrete block visible at the base, lacks fenestration, and reveals the roof slopes to the rear between parapets.

Sanborn maps reveal a building here after 1921 that functioned as a Warehouse, with an expansion to the current distinctive chamfer-corner footprint not present until the 1929-50 updates edition. A view of this building in the background of a circa 1937 image of 923 Ludington illustrates the building was constructed of rough-faced concrete block. City directories reveal 109 was occupied by Gust J. Trottier, printer by 1924-25, but the building was vacant by 1929. No entries appear in any of the subsequent editions through 1963.

**SOUTH TENTH STREET WEST SIDE**

**112. Building (1950-63)**

This is a single story, rectangular plan, flat-roofed commercial office block constructed with common bond brick and random ashlar limestone veneer. The recessed corner entry bay is clad in random ashlar limestone veneer and is pierced by a three-light wood door enframed in a wide wood surround with linear striations. The perpendicular adjacent wall plane is brick and extends east to a corner with the façade. It is pierced by a large casement window with a thin masonry sill that carries to the façade corner. Here, a wood corner post abuts a large fixed-pane window and adjacent narrow casement window that set on a thin masonry sill. The other fenestration of the façade is nearly identical in composition, but the fixed-pane window occurs between two narrow casement windows. A random ashlar limestone planter extends northward from this window to the façade corner. The horizontal roofline is cantilevered and displays a plain wood fascia. The visible rear of the

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building is of common bond brick with functional fenestration consisting of a sash window and entry door. The low profile, expansive windows, cantilevered roof and other design elements indicate that this is a good example of mid-century professional building.

Sanborn maps reveal this building was not constructed until after 1929 and is not represented on the 1929-50 Updates edition. City directories reveal a residential use for this property before its commercial use occurs in 1963, when Roy Johnson, dentist, is here. Roy Johnson may have had the building constructed before declining health. His death in 1968 occurred after a long illness. He was a past President of the Michigan State Dental Association (MSDA 1968). Construction date was determined by bracketing Sanborn and city directory information.

#### **114. Goulais Building (1941-1948)**

This is a single story, rectangular plan, flat-roofed, enframed window wall commercial block, with distinctive masonry provided in the form of long and narrow Roman brick. The façade is pierced by a corner entry door with sidelight and a ribbon of five large fixed-pane windows, which are recessed behind and rise from a brick planter that extends to the entrance. A perpendicular brick wall divides the façade between the door and window bays. It is angled in profile, extending outward from its base on the planter through the cantilevered roof, above which it is capped by signage. The visible side walls are brick veneer extending back from the façade, and are then sheathed in vinyl siding, as is the rear elevation, which is pierced by an off center steel entry door placed between two fixed-pane windows. The low profile, glass window walls, cantilevered roof, Roman brick and cross-bay angled brick signage element determine that this is a well-preserved example of mid-century modern commercial architecture.

Sanborn maps reveal this building was not constructed until after 1929, but is present on the 1929-50 Updates edition. The latter also reveals that the extension visible on the rear elevation of this building occurred sometime after 1950. City directories reveal the first entry for this address occurs in 1948, when 116 was occupied by the Art Goulais Insurance Agency. This business continues here through the 1963 edition that indicates this address is identified as the Goulais Building, which then housed Art Goulais Real Estate and the Northern Insurance Agency. Construction date was determined by bracketing Sanborn and city directory information.

Art Goulais, for whom the Goulais addition is named, was an early Escanaba Lions Club President and promoter. He wanted to capitalize on the early smelt runs (Beck 1992: 86). The Goulais addition, along Lakeshore Drive between 16<sup>th</sup> and 18<sup>th</sup> Avenue South in south Escanaba was platted and developed in the late 1950s.

#### **SOUTH ELEVENTH STREET, EAST SIDE**

#### **121. Escanaba City Hall (1902)**

The old Escanaba City Hall is a two-story, compound massed plan, hipped roof building that occupies a corner lot at the intersection of 1<sup>st</sup> Avenue South. Its construction employs rusticated ashlar red Lake Superior sandstone in the water table, broken rangework rusticated red Lake Superior sandstone in the first story, and red brick for the second story. The facade is symmetrical, composed of a central projecting pedimented entry bay that is flanked on each side by slightly recessed three-bay-wide units. In the first story, the character of the central bay is defined and distinguished by the street level's recessed entrance and its broad gauged stone, round-arch that rests on short sandstone columns with Ionic capitals. Above the arch, a wide sandstone frieze supports

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a sandstone egg-and-dart molding beneath a sandstone plaque with a partially exfoliated inscription reading, "CITY HALL." On each side of this plaque the central bay is defined by brick pilasters that rise from sandstone pedestals between which are four grouped double-hung sash with stained glass transoms. These rise to a classically inspired pressed metal cornice with an egg-and-dart motif corona that continues around to the building's side elevations. The central bay culminates in a pressed metal closed pediment within which the carved sandstone tympanum is entirely filled with foliate and floral motifs.

The first story of the slightly recessed flanking bays continue the rusticated sandstone treatment of the central bays, and are each pierced by three double-hung sash windows with rusticated limestone sills and lintels on the first story, while the brick fields of the second story each reveal an arcade of three round-arch windows resting on common sandstone sills. The arches of these windows are composed of gauged soldier bond brick and occur beneath a pressed metal triple eyebrow.

The 1<sup>st</sup> Avenue South side elevation, continuing the sandstone first story and brick second story, is composed of a hipped roof unit extending east from the façade and an ell that connects to the gabled rear bays. The first story of the hipped roof bay is pierced by two double-hung sash windows, while the second story fenestration consists of partially brick-infilled slider windows. The ell is also pierced by two first story sash windows, while the second story presents three sash windows partially infilled with glass block. The gabled bay at the rear of this side elevation displays corner piers that rise to masonry capitals anchoring a parapeted gable. The street level consists almost entirely of a huge, gauged stone, round-arch entrance. The second story fenestration is very similar to the central bay of the façade. It is pierced by an arcade of four gauged brick round-arch windows resting on a common sandstone sill that occur beneath a quadruple pressed metal eyebrow. A dressed sandstone string course above the windows supports a block plaque inscribed, "HOSE HOUSE" in script, beneath which is a second plaque inscribed, "No. 1."

The bays of the opposite, north side elevation continue the sandstone and brick composition, with the bays rearward from the façade defined by three double-hung sash windows in the first story. In the second story round-arch fenestration beneath a double pressed metal eyebrow consists of a sash window and a door opening to a fire escape, while a triple sash window extends eastward towards the corner of the ell. Rearward from here, the common brick fields of the functional hipped roof bays are pierced by replacement windows of single and paired double-hung sash and sliders. The rear elevation's southern bay is composed of elements that wrap around from the gabled 1<sup>st</sup> Avenue South elevation, including sandstone and red brick cladding, and pressed metal second story eyebrow and round arch window. Its other common bond brick bays are defined by brick pilasters. While the two central bays are pierced by single double-hung sash windows that display segmental arches in the second story, the third end bay is pierced by replacement sliding windows.

The interior retains many of its original details, although the building has been renovated to serve office commercial and residential purposes. The paneled wood entry doors lead into a hall with tiled floors and ceramic tiled wainscoted walls. Original oak interior doors and trim survive. At the head of the hall, a solid terrazzo stairway, which occurs beneath a five-sided arch, leads to the second floor. Oak trim and doors occur here also, and lead to the former City Council Chambers, which retains its original plan and height, and is distinguished by oak floors, and paneled wainscot. The former Hose House is now an apartment with some partial height partition walls, but in general, the original plan and height have been retained, as well as defining details such as the original alarm system and fire pole between the first and second floors.

The use of rusticated sandstone and varied wall textures, the massive arched entry doors in the façade and Hose

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House on the side elevation, together with the arcade effect of arched windows in the façade and side elevations on the second story define the style of this building as Romanesque Revival. Some elements, such as the column capitals and egg-and-dart moldings also reveal Classical Revival influences.

Sanborn maps reveal this building was constructed between 1899 and 1906, when the City Hall and Hose House No. 1 are first indicated, (as was the Police Office and Jail on the parcel to the north at the alley). The building is described as Stone and Brick, with Offices on the first floor and the Council Room on the second, while the Hose House to the east mentions Three Men, Two Horses. The entry remains unchanged until 1921 when the Hose House is labeled No. 1 Fire Department, and the 1929 and 1929-50 Updates identify the building as City Hall and Fire Department. City directories reveal it functioned as City Hall up through the 1963 edition.

**NORTH THIRTEENTH, EAST SIDE**

**113. Building (1960s?)**

This is a single story, rectangular plan, flat-roofed, one-part commercial block constructed of concrete block, brick, and limestone veneer. The façade is three bays, composed of a recessed slant-sided entry flanked on each side by large, triple fixed-pane windows. It is clad entirely in random ashlar limestone veneer, which rises to metal panels that sheath the upper façade and contain the centered signage. The south side elevation is concrete block that lacks fenestration, while the north side elevation is constructed of brick and is pierced by three glass block windows with masonry sills.

This building is the product of renovation and may be a synthesis of two previously separate structures or the addition of bays to an older existing building. Strong evidence is provided by the side elevations that are entirely different in composition – concrete block to the south and brick to the north, which appears of earlier vintage.

Sanborn maps reveal this building post-dates the 1929-50 Updates edition.

City directories reveal NEED THIS xxx

**NORTH FOURTEENTH STREET, EAST SIDE**

**110. Building (1929-50)**

This is a single story, rectangular plan, flat-roofed, commercial block constructed of concrete block. The fenestration of the vinyl-sided façade consists of a central recessed entry door between two adjacent fixed-pane windows, and a corner entry door. A shallow pent roof shields the entrance. The side elevation is concrete block and lacks fenestration.

Sanborn maps reveal this building post-dates the 1929 edition. The 1929-50 Updates edition indicates it was constructed as a cinder block storefront, although the footprint has been expanded since that time.

City directories reveal Need this xxx

**NORTH FIFTEENTH STREET, EAST SIDE**

**106. Building (1929-1937; 1990s?)**

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This is a brick, two-story two-part commercial block that has been expanded through the addition of flat-roofed single story masonry bays. The street level bays of the brick two-story component have been extensively renovated, most recently to contribute to create a uniform first story façade that extends northward across the entire single story addition. The corner entry door that leads to the second floor of the two-story unit is aluminum framed and occurs within beige metal panel siding that also sheathes the corner wing wall. The three bays extending northward are defined by narrow fixed-pane windows within textured concrete block. From here, the single story bays are defined by a glass door and three fixed-pane windows identical to those in the two-story component. A synthetic stone pier separates these windows from a steel entry door and an overhead door bay.

A metal horizontal canopy extends from the corner entry door of the two-story component across the façade and synthetic stone pier to the single story’s entry door. Above this canopy, wood panel signage extends from the south corner to the middle of the façade. The fenestration of the brick second story is asymmetrical, composed of a triple double-hung sash window and a single double-hung sash window. The stepped parapet, which has tile coping, conceals a gable. The south side elevation is functional in fenestration, consisting of two bays in the ground floor and four bays in the second, while the visible second story of the north side elevation is similar, but consists of six double-hung sash windows. A circa 1939 photograph reveals the two-story portion of this building had a street level central slant sided entry and three sash windows in the second story

Sanborn maps reveal the southern two-story bays of this building were constructed after 1929 and appear on the 1929-50s Updates edition as a Restaurant. City directories reveal no entry for 106 North 15<sup>th</sup> Street through the 1929 edition. By 1937, the Blanchet Funeral Parlor is located here, followed by the Patrick T Degan Funeral Home by 1941. In 1948 the Eatmore Café occupies the building, and by 1963, Nu-Way Cleaners is here.

This building appears to have been built after 1929 when the address does not appear in city directories, and before 1937, when a building at this location was occupied by Blanchet Funeral Parlors. Extensive renovations that resulted in a large single story addition to the north elevation and renovated the entire first story of the façade occurred apparently during the 1990s.

Joseph R. Blanchet was a licensed embalmer in 1922 according to state records (Michigan Dept. of Health 1922: 13). Nu-Way Cleaners has been at this location for over half a century.

**112. Salvation Army Building (1937)**

This is a brick, two-story, rectangular plan, flat-roofed commercial building. The façade’s symmetrical three bay street level fenestration is defined by a central recessed entrance containing an aluminum frame door with transom and side-lights, which is flanked on each side by triple double-hung sash windows with soldier bond brick lintels and masonry sills. The three bays of the second story are composed of a centered triple double-hung sash window situated between two paired double-hung sash windows. These also have masonry sills and soldier bond brick lintels. The side elevations reveal the building steps down to a single story rear bay. The street levels of each are pierced by four double-hung sash windows and the second story by three double hung sash windows, all with masonry sills. The building terminates in a simple masonry-coped parapet. A circa 1939 photograph reveals that this building is little changed from that time.

Sanborn maps reveal this building was constructed after the 1929 edition and appears in the 1929-50 Updates edition labeled as Salvation Army. City directories reveal the Salvation Army occupied this building by 1937 and continued here through the 1963 edition.

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The Salvation Army began its work in Escanaba in a rented store building on Ludington Ave. on February 19, 1914, with Capt. Alpha Lefgren as the first officer (although Escanaba pioneer Eli P. Royce records occupancy of one of his buildings by the Salvation Army as early as 1905.) Major Arvid Hamilton was instrumental in building the present Citadel at 112 N. 15th St. in 1937 (Dunathan 1963: 83). Prior to this, city directories reveal that the Salvation Army rented space during the 1920s in a building at 506 Ludington.

**114. Building (post-1929)**

This is a single story, rectangular plan, flat-roofed concrete block commercial building. The façade is pierced by a central steel entry door between a sliding window and a paired double-hung sash window. The stepped roofline parapet is capped with tile coping. The fenestration of the side elevation consists of an entry door flanked on one side by a paired double-hung sash window and on the other by an infilled window void.

Sanborn maps reveal this building was constructed after the 1929 edition and appears in the 1929-50 Updates edition as a Dwelling, addressed as 114 N. 15<sup>th</sup> Street.

**STEPHENSON AVENUE, WEST SIDE**

**117. Building (Pre-1899)**

This is a single story L-plan commercial structure that occupies most of the north half of a city block at the intersection with 1<sup>st</sup> Avenue North. Its vinyl-sided façade is composed of two units. The southern six bays occur beneath a stepped parapet and are defined by three fixed-pane windows, an off-center entry door and a corner entry door, both of which contain an aluminum frame glass door. A tall brick chimney is located off-center within the gabled roof surface. The northern component is a single bay defined by a large steel overhead door, which occurs beneath a parapeted roof with a shallow-pitched central pediment with a simple cornice supported by small brackets.

The south side elevation is brick and displays functional fenestration composed of five glass block windows, a vehicular entrance and an entry door. Brick bond in this wall reveals that the vehicle entrance is original, but the other fenestration occurs within voids that were formerly segmental-arched and have been infilled with brick. The north side elevation is vinyl clad, and its eastern bays are defined by two slider windows, while the western bays are composed of a steel overhead door and a corner steel door, all functionally positioned. A four bay, hipped roof, concrete block garage is situated adjacent to the building's northwest corner.

Sanborn maps reveal this building was originally two separate structures addressed as 105 and 107 Stephenson Avenue. Both were in existence when coverage was extended to this area of the city in 1899. Although unaddressed, both buildings are represented in the 1899 edition as Escanaba Electric Street Railway Company Car Barn and Power House, with the southern structure labeled Power House, Dynamos, and the northern building as Car House. By 1906 the Power House's southwest corner had been extended westward by the addition of two rooms and a narrow bay on their southern elevation. The Car House had been enlarged by about one-third, by extending its west elevation, and a narrow bay was also appended eastward from this addition's southwest corner. The buildings remain unchanged in the 1913 edition, although the narrow bay on the Power House is labeled Work Shop Forge.

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In the 1921 edition, the narrow bay on the southern elevation of the Power House had been removed, and a narrow bay was added to the east side of the narrow bay on the south elevation of the Car Barn, creating a continuous straight elevation. The complex has been renamed the Escanaba Power & Traction Co., and the Car Barn capacity is described as 16 cars. The 1929 edition reveals an unchanged footprint with the complex named Escanaba Traction Co. In addition, a detached, square plan, concrete block garage building has been constructed on 1<sup>st</sup> Avenue North just west of the rear of the Car Barn. The 1929-50 Updates edition reveals an unchanged floor plan, but the southern former Power House is identified as the Upper Peninsula Power & Light Co. General Storage, and the northern former Car Barn is labeled Michigan State Highway Maintenance Garage, Capacity 14 Cars and Trucks.

City directories reveal 105 is occupied by the Central Electric Co. and 107 by Charboneau Body Works by 1937. By 1941, the Central Electric Co continues in 105 and 107 is occupied by the Auto Paint Shop in 1939, with both continuing there in 1941. IN 1939 117 is occupied by the Michigan State Highway Department. Maintenance Division shop. By 1963, 115 is occupied by the Upper Peninsula Power Co warehouse and 117 houses the Upper Peninsula Power Co. service department.

The current building configuration combines two previously separate structures formerly addressed as 105-107 and 117 Stephenson. A circa 1939 image reveals that beneath the vinyl siding, the current building's southern bays with a stepped parapet (formerly 105-107) are constructed of brick, while the northern bays (117) with the shallow pedimented gable are frame and were lap-sided.

A trade journal from 1898 reveals the Escanaba Electric Street Railway Co., J.K. Stack President, at that time had \$50,000 in capital stock and no debt, operated four motor cars with McEwen Engines, and St. Louis cars that ran on 4 miles of track powered by Westinghouse dynamos (ASRI 1898: 80). A company summary for 1903 reveals that the Escanaba Electric Street Railway Co., which had been granted a 30-year charter and municipal franchise on March 23, 1891, had been reorganized in 1898. By 1903 it had expanded to 7.5 Miles of track, 12 motor cars a trail car, and was running Pullman, Laclede, American and St. Louis cars operating with Corliss & McEwen engines, the system powered by Westinghouse dynamos, and Westinghouse and General Electric motors (ASRI 1903). The following year, 1904, although its equipment remained stable, it had expanded to 9.5 miles of track, its ridership totaled 666,842, and it had been granted a new 30-year franchise in 1903 (ASRI 1904: 147), The company at that time reported that it planned to extend its lines to Gladstone (Commercial 1904b: 24) and also planned to make improvements to its power house (EWE 1904: 296). In 1909 it was granted a 30-year franchise to operate to Gladstone (Electrical World 1909).

The Escanaba Traction Co was incorporated in Michigan in 1909, and changed its name to the Escanaba Power & Traction Co. 1920. The Escanaba Traction Co. was a consolidation of the Escanaba Electric Street Railway Co. and the Escanaba Power Co. In 1910 its lines had been extended to Gladstone, and it was running cars over 17 of track. Its equipment was generally unchanged from earlier reports, but the power company portion of the business operated three power houses on the Escanaba River, the last of which was completed in December, 1915. The three plants provided electricity to the Escanaba Paper Co. and other industries, with two of them dedicated to generate electricity for the operation of the street railway system and the lighting of Escanaba, Gladstone and Wells, Michigan (Poor's Publishing Co. 1922: 434). (MMFR 1920).

The Escanaba Electric Pulp and Power Co., was established in 1892 to provide electricity, mostly for lighting, to the Escanaba area. It was reorganized as the Escanaba Power Company in 1908, and in 1909 merged with the Escanaba Street Railway to form the Escanaba Traction Co.. After the merger it increasingly focused on

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providing power for the transit system. It controlled several dams on the Escanaba River, including two near Escanaba: Dam No. 1 constructed in Escanaba in 1907 with a larger powerhouse constructed in 1923, Dam No. 2 built in 1911 to service the newly established Escanaba Pulp & Paper Co., and Dam #3 was constructed in 1915 near Gladstone. In the 1930s, the Upper Michigan Power & Light Co. was a successor company to the Escanaba Power & Traction Co. The company and was liquidated in 1958 and its electric distributlon system was sold to the Upper Peninsula Power Co. (Municipal Journal & Engineer 1908: 853; Dunathan 1963: 236-237; Hyde 1976: 88-89).

A recent listing of Escanaba DDA members for 2012 identifies this building was still the address for Upper Peninsula Power Company (EADDA 2012), revealing that it had been occupied by that company for half a century.