

1110 Ludington Street

Before



After

LUDINGTON GRILL
PROPOSED FAÇADE IMPROVEMENTS

Design Goal:
Removal of the "Big Boy" awnings, create a wainscoting below the windows to join the building visually and bring a base to the buildings and dual awnings. Introduce a column to give the tall front appearance the original old bank façade has provided and cap with a new cornice with a large signage space.

Circa 1960's Ludington Grill - Present

Remove wood canopies.
New cornice

New raised letter signage

New cornices

Paint bricks

Remove wood awnings and replace with new canvas awnings

New alum windows
New wainscot band below the windows, create with Smart Side

Tuck point and paint both sides

New windows in second floor

Frame brick with Smart-Sides trim framed columns with the exterior edge and window edge

New door

Additional Work to be Completed:

- Tuck point rear parapet area
- Paint rear of the building
- New roof on lower building

Designed By: Lisa Wrute, AIA
July 16, 2015

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta Co., Michigan

County and State

Name of multiple listing (if applicable)

Section number 7 Page 25

(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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta Co., Michigan
County and State
Name of multiple listing (if applicable)

Section number 7 Page 26

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,