

1204 Ludington Street



1204 Ludington Street - Parcel Number: 051-320-2930-404-017

1204 Ludington Street - Main Storefront: Three (3) Stories tall with a basement - Each floor is 3,000 sq. ft. - Built in 1900
- Glass Storefront - Masonry Construction -
Brick Exterior

Rear of Building: One (1) Story - 500 sq. ft. - Built in 1900

GENERAL INFORMATION

Address:

1402 Ludington St.
Escanaba, MI 49829

County:

Delta

Property Type:

Commercial

All Utilities:

City of Escanaba

Property Owner Contact:

Douglas Summers
719 2nd Avenue South
Escanaba, MI 49829

Community Contact:

City of Escanaba
Attn: Jim O'Toole - City Manager
410 Ludington Street
Escanaba, MI 49829
(906) 786-9402
citymanager@escanaba.org

Current Zoning:

E - Commercial

Desired Development Outcome:

Mixed Use / Residential

State Equalized Value (SEV):

1204 Ludington St.: \$25,565

Sale Price:

Negotiable

Financial Incentives:

[City of Escanaba Brownfield
Redevelopment Authority](#)
[City of Escanaba Obsolete
Property Rehabilitation
Program](#)
[City of Escanaba Façade
Improvement Program](#)
[State of Michigan Incentives](#)

[Click Here to Access the Escanaba GIS](#)



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 28

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

Historic Photo

1204 Ludington Street

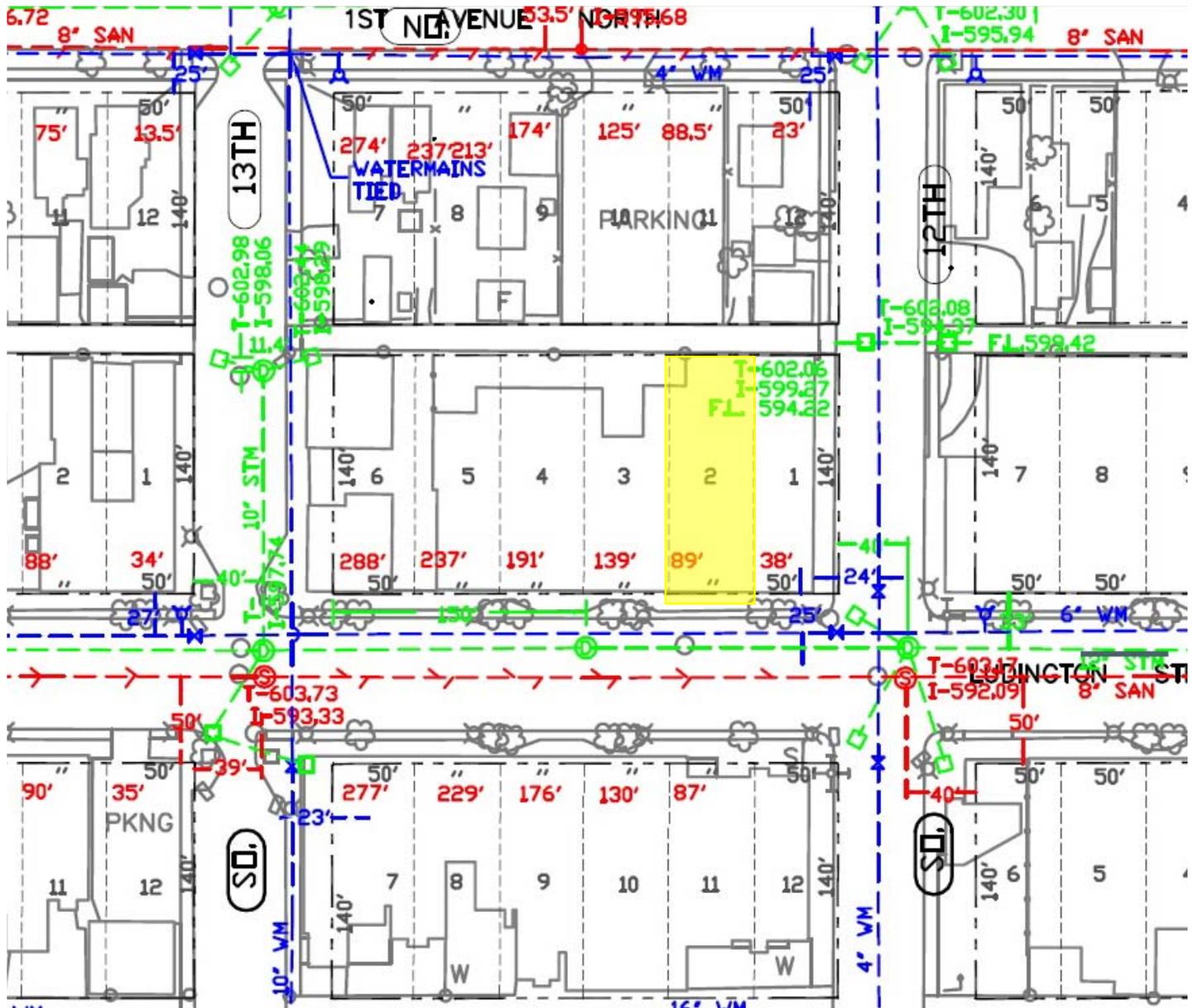


**Anderson-Bloom 1204 Ludington
Main Hotel (2nd, 3rd Floors)**

Utility Information Map

1204 Ludington Street

- Storm Sewer
- Sanitation Sewer
- Water
- Property



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
4 D RENTALS	SUMMERS	40,000	03/02/2009	WD	LC-FULFILL	944/529		0.0					
4 D RENTALS	SUMMERS	40,000	11/10/2004	LC	LC	497-490		0.0					
4D RENTALS	4D RENTALS LLC	0	01/01/1997	QCD	AFFILIATED GROUPS	497/490	DAINA NORDEN	0.0					
DAGENAIS REAL ESTATE INC	4D RENTALS	1	03/15/1994	QCD	QCD	470/924	DAINA NORDEN	0.0					
Property Address		Class: Commercial, 201		Zoning:		Building Permit(s)		Date	Number	Status			
1204 LUDINGTON STREET		School: Escanaba Schools 21010											
Owner's Name/Address		P.R.E. 0%											
SUMMERS DOUGLAS D 719 2ND AVE S ESCANABA MI 49829-3707		Map #:		2017 Est TCV Tentative									
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 20.COM 1							
E 1/2 OF LOT 2 OF BLK 80 OF THE PROPRIETORS 1ST ADDITION		Public Improvements		* Factors *		25 X 140							
Comments/Influences		Dirt Road		Description		Frontage		Depth		Rate %Adj.	Reason	Value	
		Gravel Road		E LUDINGTON		25.00		140.00		1.0000	1.0000	515 100	12,875
		X Paved Road		25 Actual Front Feet, 0.08 Total Acres		Total Est. Land Value =						12,875	
		X Storm Sewer											
		X Sidewalk											
		X Water											
		X Sewer											
		X Electric											
		X Gas											
		X Curb											
		X Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		X High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other	Taxable Value
		Who		When		What		2017		Tentative		Tentative	
		KD		08/11/2011		Inspected		2016		6,438		19,127	
		KD		08/25/2010		Inspected		2015		6,563		18,710	
		EK		08/26/2010		Data Enter		2014		8,832		17,209	
										25,565		25,273	
										26,041		24,461C	
												24,926C	
												24,852C	



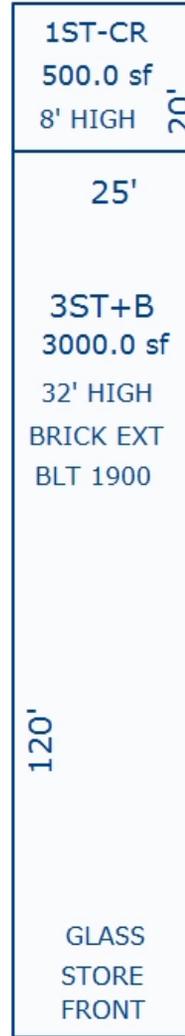
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: RETAIL W/APTS Calculator Occupancy: Shopping Center, Mixed w/Residential		<<<<<< Calculator Cost Computations >>>>>> Class: C Quality: Average Percent Adj: +0					
Class: C Floor Area: 9,000 Gross Bldg Area: 9,000 Stories Above Grd: 3 Average Sty Hght : 10 Bsmnt Wall Hght : 8	Construction Cost			Base Rate for Upper Floors = 60.15 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 60.15			
	<table border="1"> <tr> <th>High</th> <th>Above Ave.</th> <th>X Ave.</th> <th>Low</th> </tr> </table>	High	Above Ave.		X Ave.	Low	** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 3000 Ave. Perimeter Has Elevators:
High	Above Ave.	X Ave.	Low				
Depr. Table : 2.25% Effective Age : 34 Physical %Good: 46 Func. %Good : 45 Economic %Good: 80	*** Basement Info *** Area: Perimeter: Type: Finished/Office (No Rates) Heat: No Heating or Cooling		Total Floor Area: 9,000 Base Cost New of Upper Floors = 711,984 Reproduction/Replacement Cost = 711,984 Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 46 /45 /45 /80 /7.5 Total Depreciated Cost = 53,057 ECF (Com 1) 0.721 => TCV of Bldg: 1 = 38,254 Replacement Cost/Floor Area= 79.11 Est. TCV/Floor Area= 4.25				
1900 Year Built Remodeled 32 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)			*** Sprinkler Info *** Area: Type: Average			
Comments:							

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:			
X Poured Conc.	Footings	Many Above Ave.	Average Typical	X Few Average	X Few Average		
	Brick/Stone			Many Unfinished Typical	Many Unfinished Typical		
(3) Frame:		Total Fixtures	Urinals	Flex Conduit	Incandescent		
		3-Piece Baths	Wash Bowls	Rigid Conduit	Fluorescent		
		2-Piece Baths	Water Heaters	Armored Cable	Mercury	(40) Exterior Wall:	
		Shower Stalls	Wash Fountains	Non-Metalic	Sodium Vapor	Thickness	Bsmnt Insul.
		Toilets	Water Softeners	Bus Duct	Transformer		
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
		X Gas	Coal Stoker				
		Oil	Hand Fired Boiler				
(6) Ceiling:							

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1204 LUDINGTON STREET

Sketch by Apex Sketch

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