

413 Ludington Street

Before



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National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

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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

Historic Photo

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