

# 613-615 Ludington Street

## Before



## After

### WEIGHT WATCHERS AND JADE

#### PROPOSED FAÇADE IMPROVEMENTS

Design Goal:

Removal of the recessed wood framed store front, replacement of the second story windows and restoration of the existing stained glass to bring back the historical integrity of the façade. The plaster and paint on the side of the building will be removed and the brick stored and sealed. Repairs to the soffit at the side will also have to be completed. The side of the building is in full view when walking or driving on Ludington Street. The building has an accessible entrance and parking at the rear of the building.



Historic Photo - Circa 1920

Remove plaster from side of the building clean and seal brick - Reconstruct parapet, Heal Roof, and provide new cap

Clean and Repoint Front Façade as needed

Stained Glass to be Restored

New Windows at Second Floor

Re-paint Decorative Cast Iron Header and Columns

New Aluminum Storefront with opaque transoms and Knee Wall below

Remove ramp (Accessible Entrance at Rear)  
Create new steps of poured concrete



Building - Present

Designed By: Lisa Wrate, 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)

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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 here, 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 capitals 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