

720 Ludington Street



720 Ludington Street - Parcel Number: 051-010-2929-302-004

720 Ludington Street - Two (2) Stories tall with a basement -
Each floor is 7,000 sq. ft. - Second floor holds Seven (7) Apartments - Built in 1900 -
Masonry Walls - Brick Exterior - Glass Storefront

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

GENERAL INFORMATION

Address:

720 Ludington St.
Escanaba, MI 49829

County:

Delta

Property Type:

Commercial

All Utilities:

City of Escanaba

Property Owner Contact:

H2 Development LLC
17674 Otsego Pike
Bowling Green, OH 43402
(815) 210-9075

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):

720 Ludington St.: \$109,711

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](#)



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 13

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 20th 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

Historic Photos

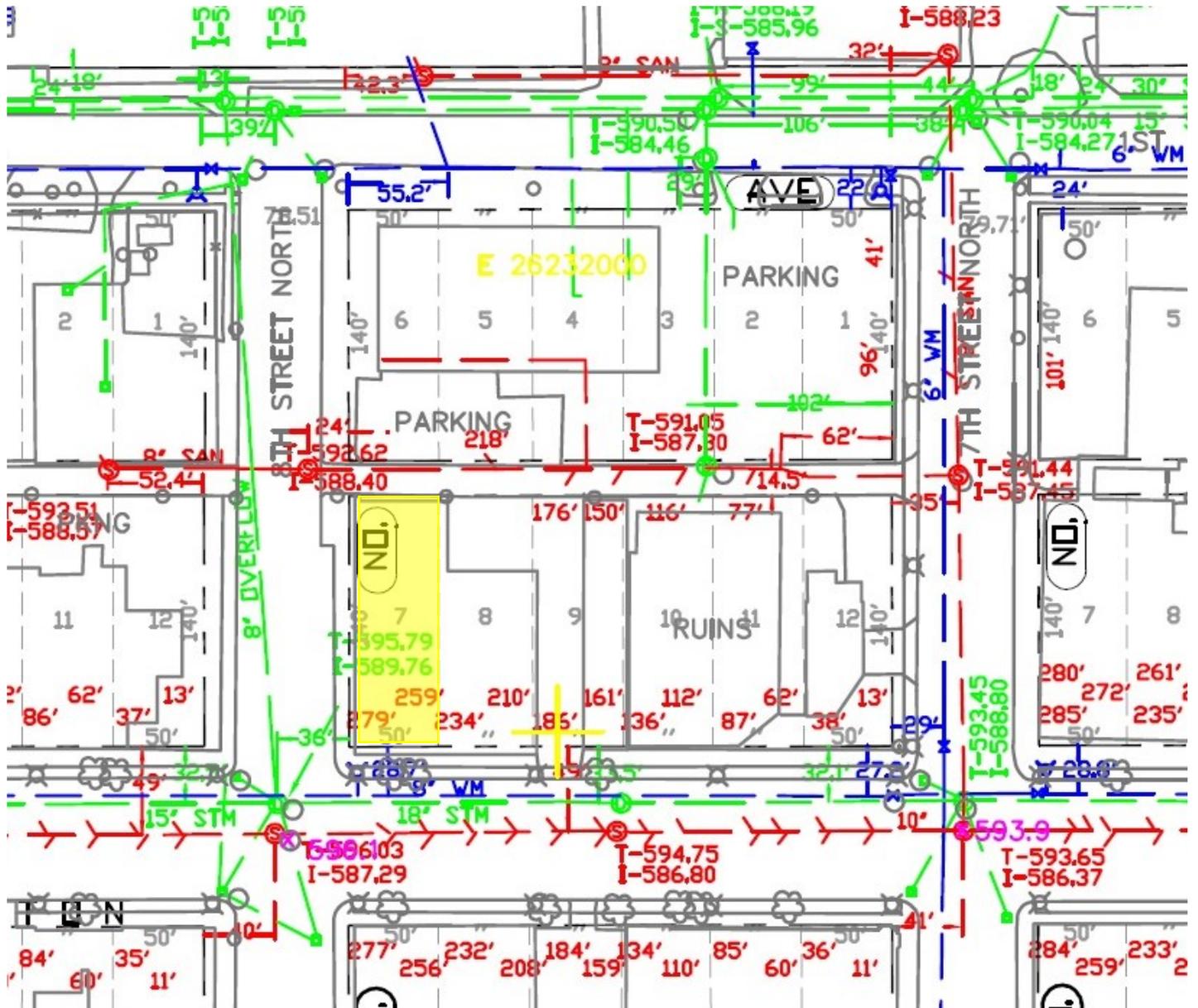
720 Ludington Street



Utility Information Map

720 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.
KITCHEN TIMOTHY C	H2 DEVELOPMENT LLC	202,000	02/28/2009	WD	ARMS-LENGTH	945/170	DAINA NORDEN	100.0
VANDEWYNGEARDE DAVID	KITCHEN TIMOTHY C	180,000	03/31/2005	WD	ARMS-LENGTH	799/574		0.0
SCHITT BERNADETTE	VANDEWYNGEARDEDAVID	185,000	11/09/2001	LC	LAND CONTRACT	623/001 & 407/1		0.0

Property Address	Class: Commercial, 201	Zoning:	Building Permit(s)	Date	Number	Status
720 LUDINGTON STREET	School: Escanaba Schools 21010					
Owner's Name/Address	P.R.E. 0%					
H2 DEVELOPMENT LLC C/O NEAL HENDRICKSON 17674 OTSEGO PIKE BOWLING GREEN OH 43402-9723	Map #:					
	2016 Est TCV 219,421 TCV/TFA: 15.67					

Tax Description	Improvements	Land Value Estimates for Land Table 20.COM 1																																
LOT 7 OF BLK 41 OF THE ORIGINAL PLAT	X Improved																																	
Comments/Influences	Vacant																																	
EXPIRED OPRA FOR 2016	Public Improvements	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>E LUDINGTON</td> <td>50.00</td> <td>140.00</td> <td>1.0000</td> <td>1.0000</td> <td>515</td> <td>120</td> <td>CORNER LOT</td> <td>30,900</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.16 Total Acres</td> <td>Total Est. Land Value = 30,900</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	E LUDINGTON	50.00	140.00	1.0000	1.0000	515	120	CORNER LOT	30,900	50 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 30,900					
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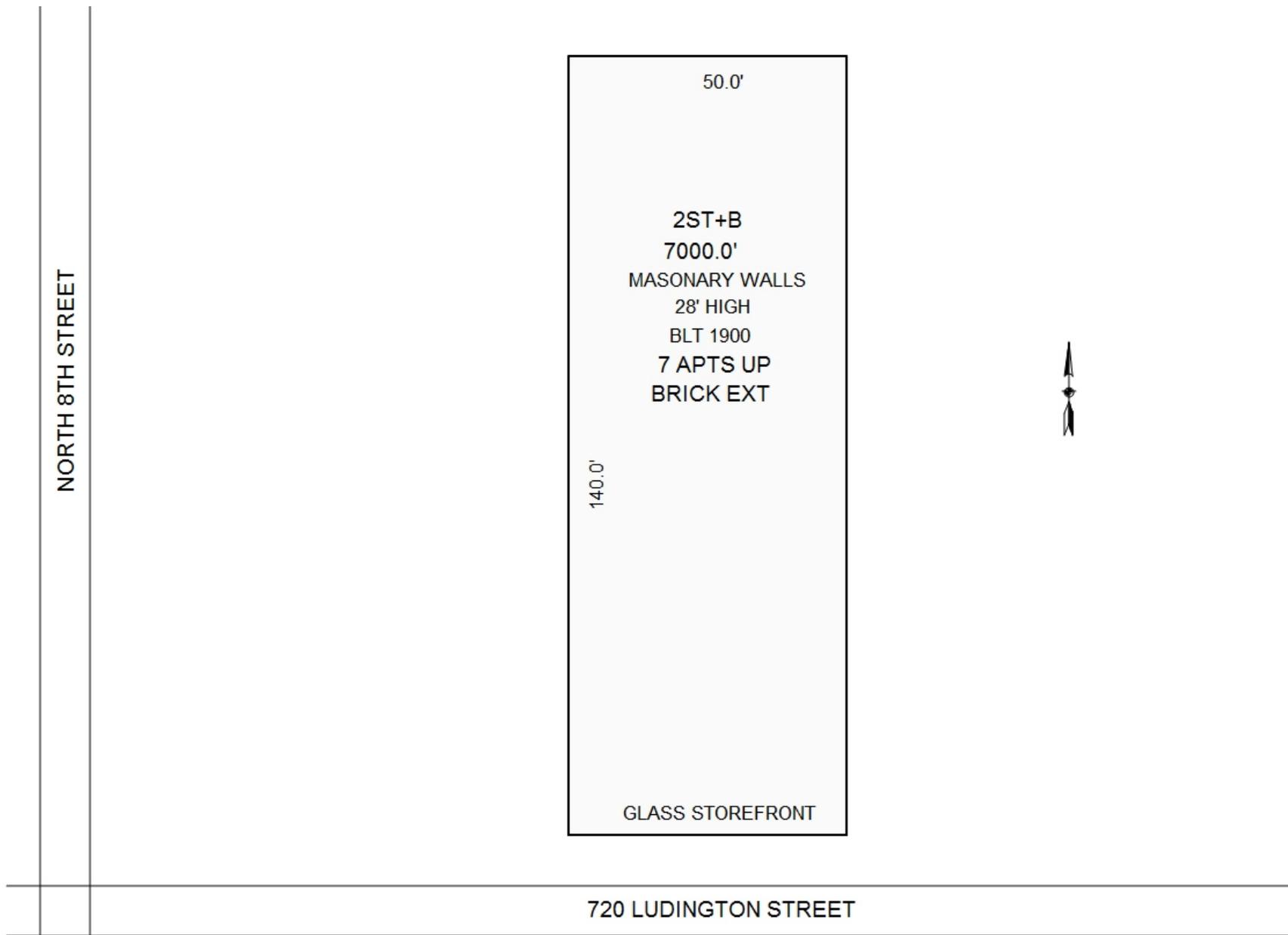


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	15,450	94,261	109,711			109,711S
DRN	02/16/2016	Split/Comb	2015	15,750	1,188	16,938			16,938S
KD	05/17/2011	Inspected	2014	17,112	0	17,112			17,112S
KD	08/18/2010	Inspected	2013	17,245	0	17,245			17,245S

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

Desc. of Bldg/Section: Calculator Occupancy: Shopping Center, Mixed w/Residential				<<<<< Calculator Cost Computations >>>>>			
Class: C				Class: C Quality: Low Cost Percent Adj: +0			
Floor Area: 14,000 Gross Bldg Area: 14,000 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 45.30			
Depr. Table : 2.25% Effective Age : 56 Physical %Good: 37 Func. %Good : 100 Economic %Good: 80		** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 7000 Ave. Perimeter: 380 Has Elevators:		(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100% Adjusted Square Foot Cost for Upper Floors = 48.35 2 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 0.960 Ave. Floor Area: 7,000 Perimeter: 380 Perim. Multiplier: 0.980 Refined Square Foot Cost for Upper Floors: 45.49 County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 62.318			
Year Built Remodeled		Area: Perimeter: Type: Finished/Office (No Rates) Heat: No Heating or Cooling		Total Floor Area: 14,000 Base Cost New of Upper Floors = 872,454 Reproduction/Replacement Cost = 872,454 Eff.Age:56 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/100/80 /29.6 Total Depreciated Cost = 258,246			
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		ECF (Com 1) 0.721 => TCV of Bldg: 1 = 186,196 Replacement Cost/Floor Area= 62.32 Est. TCV/Floor Area= 13.30			
Comments:		* Sprinkler Info * Area: Type: Low					
(1) Excavation/Site Prep: X Excavation (in cubic feet)		(7) Interior: X Masonry, Shopping Center, Neighborhood		(11) Electric and Lighting: X Unfinished Areas, Non-Metallic X Typical, Shopping Center, Neighborhood X Ave.# Outlets, Non-Metallic		(39) Miscellaneous:	
(2) Foundation: Poured Conc. X Brick/Stone Block		(8) Plumbing: Many Above Ave. Average Typical Few None		Outlets: Fixtures: X Few Average X Few Average X Many Unfinished Many Unfinished Typical Typical			
(3) Frame:		Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		Flex Conduit Rigid Conduit X Incandescent Armored Cable Fluorescent Non-Metallic Mercury Bus Duct Sodium Vapor Transformer		(40) Exterior Wall: Thickness Bsmnt Insul.	
(4) Floor Structure: X Concrete, On Ground X Wood Joists and Sheathing		X Typical, Shopping Center, Neighborhood		(13) Roof Structure: Slope=0 X Wood Joists, Wood or Composition			
(5) Floor Cover: X Vinyl Tile X Carpet and Pad		(9) Sprinklers:		(10) Heating and Cooling: X Gas Oil Coal Stoker Hand Fired Boiler			
(6) Ceiling: X Acoustical Ceilings, Tile or Panels				(14) Roof Cover: X Built-Up Composite			



Sketch by Apex Sketch

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