

# 811 Ludington Street



**811 Ludington Street - Parcel Number:** 051-010-2929-305-005

This building is what is known to Escanaba Residents as the Michigan Theater. It is a beautiful historic theater located in downtown Escanaba. This building is begging to be brought back to life.

811 Ludington Street - Exterior Marquee: 14' x 28'

Main Building: Two (2) Stories (on slab) - Each Floor is 5,500 sq. ft. x 24' high - Built in 1890 - Masonry Construction - Plaster Interior

Rear of Building: One (1) Story with Crawlpace - 1,400 sq. ft. x 18' high

## GENERAL INFORMATION

**Address:**

811 Ludington St.  
Escanaba, MI 49829

**County:**

Delta

**Property Type:**

Commercial

**All Utilities:**

City of Escanaba

**Property Owner Contact:**

Fred and Millie Niquette  
PO Box 431  
Escanaba, MI 49829  
(906) 789-0270 - Home  
(906) 420-0270 - Cell

**Community Contact:**

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

**Current Zoning:**

E - Commercial

**Desired Development Outcome:**

Restored Historical Theater

**State Equalized Value (SEV):**

811 Ludington St.: \$15,034

**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       70      

states that the Bijou was at 8<sup>th</sup> and Ludington (Dunathan 1963: 124).

Cloverland Commercial College, founded in 1905 by E.D. Gordon, closed in 1961 after training thousands of persons in accounting, bookkeeping and business methods. George Rusch was the last proprietor of the school whose training function was largely absorbed by high school commercial departments (Dunathan 1963: 94).

**805-807. Beauchamp Building (post-1937)**

This is a brick, two-story two-part commercial block composed of two three-bay storefronts. The storefronts are nearly identical and are separated by a central bay defined by recessed entry door to the second floor. Each storefront is composed of a center slant-sided entrance flanked by large display windows resting on brick bulkheads. Vivid striped awnings above the entrances are centered in the synthetic masonry panels that compose the storefront cornices of each storefront. Such panels also create the only difference between the units, enframing and reducing the size of the western bays' display windows. Above this, the facades are identical, beginning with the course of soldier bond brick above the cornice, continuing through the two second story bays defined by paired double-hung windows, and culminating in the soldier bond stepped parapet. The rear elevations are also mirror images, consisting of concrete block pierced by two first story doors and second story vinyl siding-clad projecting box bays.

Sanborn maps reveal the current building post-dates the footprint of the Stores illustrated in the 1929 Sanborn map at 805 and 807 Ludington. The 1929-50 Sanborn updates map indicates no revisions, but inconsistent updating is not uncommon and architecturally the buildings pre-date 1950. Photographs taken circa 1937 illustrate the two small frame buildings at 805 and 807, obviously replaced by the current brick structure. City directories reveal 805 Ludington was occupied by Alice Reau confectioner in 1937. By 1941 the occupant is Beauchamp grocery, becoming Romeo's Grocery (Beauchamp) in 1948 through 1953. By 1959 Romeo Beauchamp (residential?) is here, as well as a chiropractor, which continue through the 1963 edition. 807 Ludington was occupied by Jas. Ashland, barber by 1937 through the 1948 edition. By 1953 the building is occupied by US Army & Air Force Recruiting Station, becoming a US Air Force Recruiting Station by 1959. In 1963 Winsor Linoleum & Tile is here.

**809-811. Michigan Theater (1935)**

This is a rectangular plan, two-story theater building, whose character is accentuated by its decorated stepped façade and projecting horizontal marquis canopy. The four-bay-wide street level facade is symmetrical, anchored by the two entrances centered under the marquis. Fenestration consists of the two sets of double entry doors and adjacent fixed-pane sidelights, and lateral to these, a double-hung sash window near each building corner. The stuccoed wall planes between each of these features contain an embedded framed glass advertising panel. Perhaps the primary decorative feature of the building is the geometric panels that extend upward across the upper façade from each of the street level bays and advertizing panels. These project slightly from the base wall plane and are highlighted by contrasting color. The three narrow panels on each side of the marquis terminate in a stepped pattern, while the much broader, central panel above the marquis culminates in a series of triangles. Above these features, the façade terminates in a parapet whose broad central stepped component occurs above the marquis. The visible side elevation is constructed of common bond brick and a single story stucco-clad rear bay whose rear elevation is pierced by a pair of double steel doors at each corner and a small sash window. This building's angular silhouette and clean geometric ornamentation on otherwise unembellished stucco wall planes, as well as its adherence to symmetry, indicate it is strongly influenced by the Art Deco style popular during the

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1930s when this building was constructed. Photos from 1937 reveal that the exterior of this building is virtually unchanged from its period of construction.

Sanborn maps reveal The Strand Theater occupied this location from sometime after 1913 until after 1929, with the 1929-50 updates map indicating "Movies, Not In Use", apparently illustrating the vacancy prior to its replacement by the Michigan Theater. City directories reveal 809-811 was occupied by the Stand Theater in through 1929. By 1937 the Michigan Theater occupies 809-811, continuing through the 1959 edition. By 1963 the building is listed as Vacant.

The Michigan Theater opened in 1935, and was owned and managed by the Delft Theaters through 1975, then by Melcorp Theaters until it closed in 1985 (Cinema Treasures 2012a). Although the theater was converted to use as a church and children's second-hand store between 2001 and 2003, at that time the large silver screen was still present in the 340-seat auditorium (which was rented out to local groups), as was the stage, although it had been enlarged, while the concession and lobby area of the theater, was converted to a clothing store (Borrink 2000; Silver Winds Church 2012).

### 813-815. Cleary Block (1899-1906)

This is a brick, two-story two-part commercial block that has experienced significant renovation. The street level façade is composed of three central bays created by an off-center aluminum-framed entry door and two adjacent aluminum-framed glass curtain wall bays, while the flanking bays are large display windows that rest on brick veneer bulkheads. The corner piers are constructed of alternating courses of natural-face sandstone and dressed masonry blocks. These piers extend upward to the building's second story, which is clad in corrugated metal panels relieved only by a slightly projecting wall plane at the building's cornice. The fenestration is composed of two broad fixed-pane replacement windows. The visible side elevation is brick and steps down rearward to a single story, while the rear elevation is a single story shed-roofed concrete block extension that is pierced by two steel service doors. A circa 1937 photograph of this building reveals it originally featured a center slant-sided entrance and a symmetrical second story composed of four pairs of sash windows and a central recessed corbelled panel, beneath a corbelled brick frieze supporting a classically-inspired pressed metal cornice.

Sanborn maps reveal that the current building's site in 1899 was occupied by the western half of a Store at 811-813 Ludington and a vacant lot in at 815. By 1906 a building had been constructed at 813-815 Ludington, with 813 occupied by a Clothing Store and 815 by a Post Office. The east half of the building is still occupied by a Clothing Store in 1913, but the front bay of 815 is identified as Pool Hall and the rear as Bowling. By 1921, the entire storefront addressed as 813 houses Billiards, while 815 then housed Office Supplies in the front bay and Printing in the rear. The 1929 and 1929-50 identify both addresses simply as Stores, although the latter edition indicates the rear bay of 815 as Printing. City directories reveal 813-815 Ludington is identified as Cleary Block in 1907-08, and the Post Office was in 815. By 1924-25 813-815 was occupied by Scanlon Cigars, Scanlon-Wickert Billiards, and professionals. By 1929, 813 was occupied by Goodfellow Cigar Store and 815 by Office Service Co. By 1937, 813 housed Murray Boyle Billiards, Liberty Loan Corp, and professionals, and 815 lists Office Service Corp. and professionals, which continue through 1941, although Liberty Loan is also listed in 815, which continues through 1959, joined by the YMCA, which all continue through the 1963 edition.

John J. Cleary was a partner in Stack & Cleary (with John K. Stack). In 1917 he and Stack were directors of the Escanaba Traction Co. that had been organized in 1909 (Michigan Railroad Commission 1912: 179). An early 20<sup>th</sup> century biography of John J. Cleary, "capitalist", reveals as a young boy he arrived in Escanaba with his

# Historic Photos

## 811 Ludington Street



Michigan Theater 809 Ludington Street

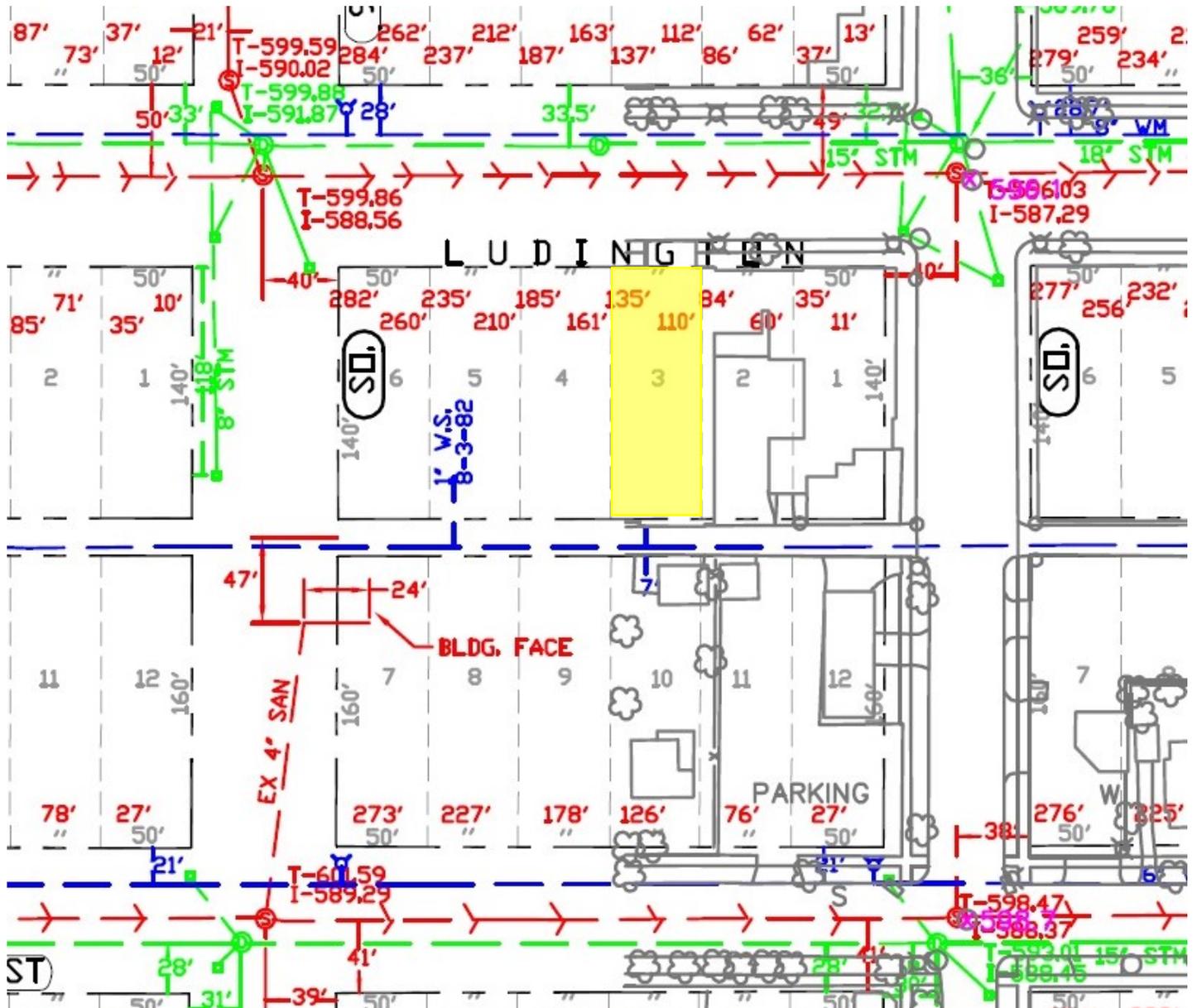
, 1955 25th Anniversary



# Utility Information Map

## 811 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.
	NIQUETTE	26,000	03/13/1996	WD	WD	454/701		0.0

Property Address	Class: Commercial, 201	Zoning:	Building Permit(s)	Date	Number	Status
811 LUDINGTON STREET	School: Escanaba Schools 21010					
Owner's Name/Address	P.R.E. 0%					
NIQUETTE FRED & MILLIE PO BOX 431 ESCANABA MI 49829-0431	Map #:					
	2016 Est TCV 30,068 TCV/TFA: 2.42					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 20.COM 1							
LOT 3 OF BLK 46 OF THE ORIGINAL PLAT	X		* Factors * 50 X 140							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
MICHIGAN THEATER			E LUDINGTON	50.00	140.00	1.0000	1.0000	515	100	25,750
			50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 25,750							

Public Improvements

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- Standard Utilities
- Underground Utils.



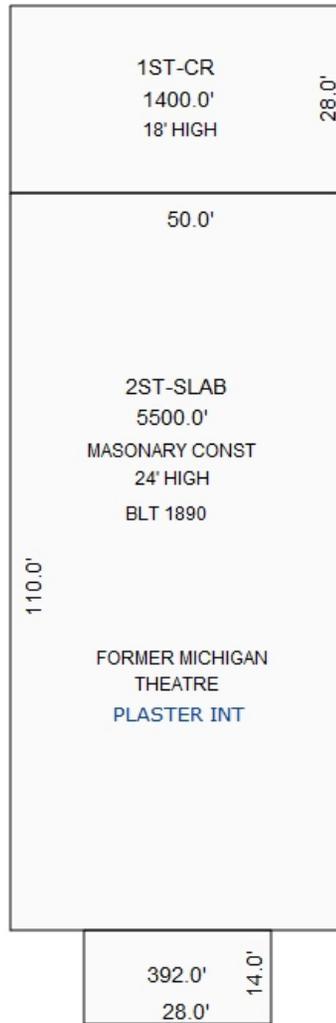
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Licensed To: City of Escanaba, County of Delta, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	12,875	2,159	15,034			15,034S
Rolling	2015	13,125	2,370	15,495			15,144C
Low	2014	12,491	2,415	14,906			14,906S
X High	2013	12,587	2,339	14,926			14,899C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Desc. of Bldg/Section: Calculator Occupancy: Theater - Live Stage				<<<<< Calculator Cost Computations >>>>>			
Class: C				Class: C    Quality: Average    Percent Adj: +0			
Floor Area: 11,000 Gross Bldg Area: 12,400 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost High    Above Ave.    X Ave.    Low		Base Rate for Upper Floors = 105.20			
Depr. Table : 2.25% Effective Age : 51 Physical %Good: 37 Func. %Good : 10 Economic %Good: 80		** ** 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: 5500 Ave. Perimeter Has Elevators:		(10) Heating system: Package Heating & Cooling    Cost/SqFt: 0.00    100% Adjusted Square Foot Cost for Upper Floors = 105.20  2 Stories    Number of Stories Multiplier: 1.000 Average Height per Story: 12    Height per Story Multiplier: 0.740 Ave. Floor Area: 5,500    Perimeter: 0    Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 77.85			
1890 Year Built Remodeled		Area: Perimeter: Type: Finished/Office (No Rates) Heat: No Heating or Cooling		County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 106.652  Total Floor Area: 11,000    Base Cost New of Upper Floors = 1,173,169  Reproduction/Replacement Cost = 1,173,169 Eff.Age:51    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /15 /10 /80 /0.4 Total Depreciated Cost = 5,209			
24 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 = 3,756 Replacement Cost/Floor Area= 106.65    Est. TCV/Floor Area= 0.34			
Comments:				*** Basement Info *** Area: Type: Average			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure:    Slope=0			
		X	Gas	Coal	Hand Fired	(40) Exterior Wall:	
			Oil	Stoker	Boiler	Thickness	Bsmnt Insul.
(6) Ceiling:		(14) Roof Cover:					

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



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811 LUDINGTON STREET

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Sketch by Apex Sketch

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Desc. of Bldg/Section: Calculator Occupancy: Theater - Live Stage				<<<<< Calculator Cost Computations >>>>>																					
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Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Finished/Office    (No Rates) Heat: No Heating or Cooling		County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 125.388  Total Floor Area: 1,400    Base Cost New of Upper Floors = 175,543  Reproduction/Replacement Cost = 175,543 Eff.Age:52    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /15 /10 /80 /0.4 Total Depreciated Cost = 779																					
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: 2 = 562 Replacement Cost/Floor Area= 125.39    Est. TCV/Floor Area= 0.40																					
Comments:		* Sprinkler Info * Area: Type: Average																							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:																			
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