

812-814 Ludington Street

Before



Progress



812-814 Ludington Street (Cont.)

Progress



After

RAYMOND JAMES - FAMILY EYE CENTER
PROPOSED FAÇADE IMPROVEMENTS

Design Goal:
Removal of metal screen and stone work. The screen is projected out from the façade, there are areas on the interior that are still intact and simply covered by the stone and metal. It is proposed to bring back the original storefront look and re-open the second story windows. The right side of the building is planning a significant interior renovation to expose the tin openings.

Additional Work to be Completed:

- Restore original tin ceiling in the Front Office Area
- New Walls to the Ceiling with borrowed lights to the adjacent spaces
- New floor covering throughout
- New light fixtures in Front Office Area
- Remove existing built-ins and refinish walls at the removal

Historic Image, Circa 1940's 

Building - Present 

New Roof
Restore Cornice
Restore Window Hoods
New Second Story Windows
New Insulated Aluminum Store Front System, Transom to be opaque on Eye Care Side
Signage - Letter on glass
Restore Stone Columns

Remove Metal Patch and Repair Brick and Cornices
Sign Panel Below Transom
New Canvas Awning



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)

Section number 7 Page 16

windows and a linear glass block window, all with row lock sills and soldier course lintels. The street level is now sheathed in vertical wood panels while the second story retains its original brick that provides a wealth of decorative treatment. Above the soldier course marking the storefront cornice, stack bond frames each of the windows within borders created by stretcher and soldier bond courses. Above these a large central panel of basketweave bond occurs between two small devices created by diagonal soldier course brick, and the building terminates in a soldier course parapeted cornice.

The Sanborn map 1929-50 Updates edition appears to indicate this building post-dates 1929 when a cinder block building is represented, which replaced an earlier building with a single story rear bay. The building is labeled as a Store in the 1929 and 1929 Updates editions. City directories reveal (Mary Vogel?) Beauty Shop in 1937 photo; LaVogue Shop milliners in 1924-25, the Vogue Beauty Shop in 1929, and a vacant building in from the 1937 through the 1948 editions. In 1953 it is occupied by Thyberg's, Inc. jewelers, appears to have functioned as a residence in 1959, but by 1963 it housed Kenneth's Hair Stylist.

812-814. Building (pre-1901)

This is a rectangular plan, flat-roofed, two-story, double two-part commercial block. The renovated façade is sheathed in synthetic stone on the first floor, while the second story is clad in metal panels. The asymmetrical fenestration of the street level consists of six bays formed by two recessed entry doors lateral to a central entry leading to the second story that is flanked by three linear fixed-pane windows. While most of the ground floor is clad in a synthetic random rubble stone matrix, the corner bays are sheathed in vertical vinyl panels as is the full-width storefront cornice. Perhaps the most arresting feature of this building is the bold geometric patterned metal panels that ensheath the second story. Bold checkered pattern panels enframe even more distinct horizontal pattern panels that apparently are placed across the building's original windows. Currently several downsized fixed-pane windows pierced the metal veneer. A 1937 photo reveals the building is constructed of brick and originally had a central slant-sided entrance flanked by large display windows.

The 1889 city directory reveals the Bean Milling Co. was located at 812 Ludington (DCGS 2012a). Sanborn maps reveal this building was constructed between 1899 and 1906, when it housed a Grocery in 812 and a Saloon in 814, occupations that continued through the 1913 edition. In 1901 Toussaint Martin had moved to and engaged in a produce and grocery business in this building after starting out in 1898 in the basement of the Fair Savings Store (Sawyer 1911: 730-731). By 1921 a Confectionary Store is housed in 812 and a Soft Drinks concern in 814. The 1929 and 1929 Updates editions identify the businesses only to the level of Store.

Gust Iraphos confectioner occupied the building in 1924, but by 1929 GR Kinney Co. shoes had moved in. IN 1937 the Children's Shop in was in 812, continuing through 1941. In 1948 the occupant of 812 is Reynold's Children's Shop, while 814 housed an optometrist. In 1953, 812 is Morrison Shop children's and 814 housed the Escanaba Optometric Center. In 1959, Morrison's continues in 812, with 814 occupied by Garrard, optometrist. In 1963, 812 is still occupied by Morrison, and 814 by the Optometric Clinic.

816. Wolverine Delta Motor Co. Building (ca. 1922)
Hubert & Nelson, Menominee, Architect

This is a single story, rectangular plan, flat-roofed, brick commercial structure with a pent roof. The façade consists of six slightly recessed brick panel bays occurring between brick pilasters displaying quoins. The bays contain fenestration consisting of large fixed-pane display windows and an off-center double entry door with