

# 815 Ludington Street



**815 Ludington Street - Parcel Number: 051-010-2929-305-004**

815 Ludington Street - Main Storefront: Two (2) Stories tall with a basement - Each floor is 2,500 sq. ft. - Built in 1890 - Glass Storefront - Masonry Construction - Brick Exterior

Rear of Building: One (1) Story with an 8' high basement - 4,400 sq. ft. x 18' high - Built in 1890 - Masonry Construction - Brick Exterior

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## GENERAL INFORMATION

**Address:**

815 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:**

Mixed Use / Residential

**State Equalized Value (SEV):**

815 Ludington St.: \$33,791

**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       71      

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

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family in 1896, beginning his professional career as a bookkeeper in 1889 (White 1920: 408). He achieved professional and economic success, and at the time of his death in 1917 was President of the Cleary Brothers Co., Vice-president of the Escanaba Wood Fiber Co., Secretary and Treasurer of the Escanaba Garden Transportation Co. and the Escanaba Hotel Co., Treasurer of the Escanaba-Gladstone Transportation Co., and a Director of the Escanaba National Bank, the Escanaba Traction Co., and the First National Bank of Gladstone.

**819. Building (ca. 1888)**

This is a frame, two-story two-part brick veneered commercial block whose street level façade is composed of a central recessed entry door flanked by display windows resting on brick bulkheads. Above a storefront cornice awning the three bays of the second story are defined by double-hung sash windows. Dressed masonry blocks are employed as corner quoins and to outline a rectangular panel in the upper façade. Limestone is used for carved medallions that occur on each side and centered above this panel. The façade terminates in a masonry coped stepped parapet. The side elevation is clad in vinyl siding with functional fenestration of double-hung sash windows, while the rear elevation second story is clad in asphalt siding and a shed roofed single story rear bay in vertical metal panels. Vintage photographs reveal that the masonry quoins post-date 1937.

Sanborn maps reveal that in 1888 the lot at 819 Ludington was labeled as Store “To Be Built” and the next Sanborn in 1893 reveals a building with the same footprint as that occupying the address today housed a Harness shop. In 1899 it housed a Hardware Store, and in 1906 a Drug Store, but was Vacant in 1913. By 1921 it is occupied by a Restaurant, and is listed simply as Store in the 1929 and 1929-1950 updates editions.

The 1889 city directory (DCGS 2012a) reveals Joseph L. Major operated a second hand store at 819 Ludington. City directories reveal Bergman’s Café was here in 1922, while the Andrew Apostle Restaurant occupies the building by 1924-25, and the Arcadian Restaurant by 1929. In 1937 Hanrahan Bros. Grocery is here, continuing as Hanrahan Bros grocery, meats through 1941. The Gydeson Bakery has moved in by 1948, followed by Vagn’s Bakery Bar in 1953, and Butler’s Bakery by 1959 and through 1963.

**823. Building (ca. 2000)**

This is a single story, pent-roofed, brick office building occupying a corner lot in the business district at the intersection with 9<sup>th</sup> Street. Its entrance is set at a 45-degree angle to the corner and is located between two wing walls. The façade paralleling Ludington Street is composed of three fixed-pane windows resting on masonry sills, and the 9<sup>th</sup> Street elevation consists of eight bays defined by windows identical to the façade.

City directories reveal this site was occupied by a service station in 1963.

Non-contributing because this building is less than 50 years of age.

**901. Building (1888-1903)**

This single story pent-roofed renovated commercial building occupies a corner lot at 9th Street in the commercial district, and is clad in synthetic masonry panels. The façade gradually slants inward from the building corner at the intersection and ends at a wing wall at the opposite corner. It is pierced by a double central entry door flanked on each side by fixed-pane windows set above terrazzo spandrels. The broad pent roof above wraps around to the 9<sup>th</sup> street side elevation, whose fenestration is composed of eleven windows identical to those of the

# Historic Photo

## 815 Ludington Street



813 Ludington  
Murray Boyle Billiards

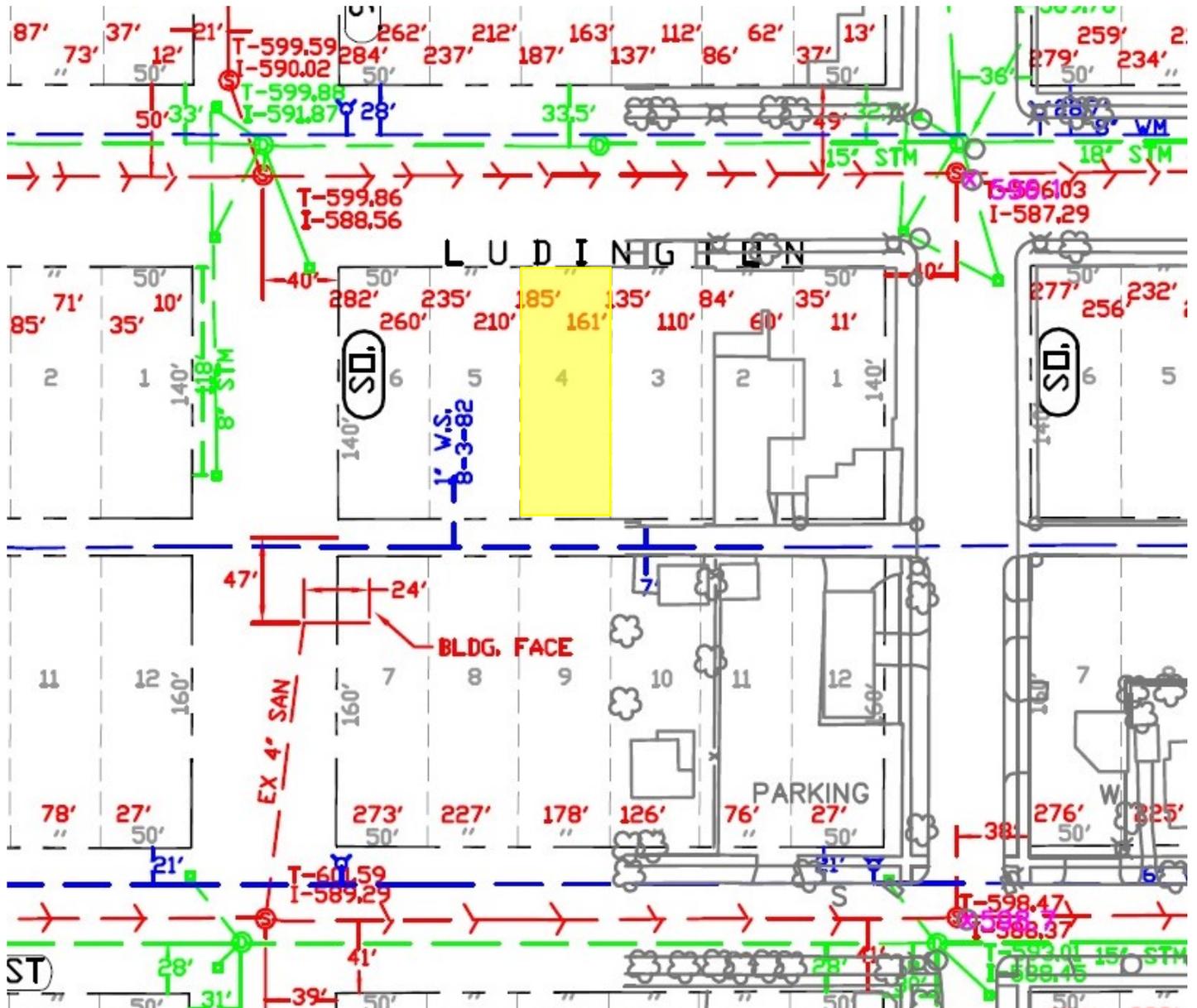
815 Ludington  
Liberty Loans

817 Ludington  
Office Service Co.

# Utility Information Map

## 815 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.
DICKSON W KARL REV LIVING	NIQUETTE ALFRED & MILLIE	40,000	05/21/2003	WD	ARMS-LENGTH	712/279		0.0
DICKSON WALTER K	DICKSON W KARL REV LIVING	0	01/15/1999	QCD	FAMILY	525/755		0.0

Property Address	Class: Commercial, 201	Zoning:	Building Permit(s)	Date	Number	Status
815 LUDINGTON STREET	School: Escanaba Schools 21010		COMMERCIAL	07/20/1993	6344	COMPLETE
Owner's Name/Address	P.R.E. 0%					
NIQUETTE ALFRED & MILLIE PO BOX 431 ESCANABA MI 49829-0431	Map #:					
	2016 Est TCV 67,582 TCV/TFA: 7.19					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 20.COM 1						Value	
LOT 4 OF BLK 46 OF THE ORIGINAL PLAT			Public Improvements							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
OLD OFFICE SERVICE W STORAGE ABOVE			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

Work Description for Permit 6344, Issued 07/20/1993: ALTER ROOF
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.

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	12,875	20,916	33,791			32,824C
Rolling							
Low							
X High	2015	13,125	19,601	32,726			32,726S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

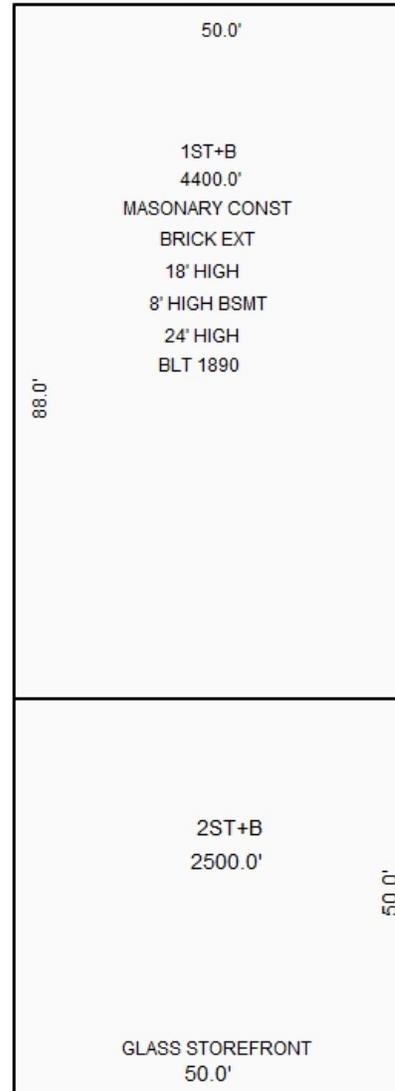
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TW	06/16/2014	Data Enter	2015	13,125	19,601	32,726			32,726S
KD	05/24/2011	Inspected	2014	12,491	19,966	32,457			32,435C
KD	10/20/2008	Inspected	2013	12,587	19,338	31,925			31,925S

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Desc. of Bldg/Section: Calculator Occupancy: Shopping Center, Mixed w/Residential				<<<<< Calculator Cost Computations >>>>>															
Class: C				Construction Cost				Class: C Quality: Low Cost Percent Adj: +0				Base Rate for Upper Floors = 45.30 Storage (No Rates) Basement, Base Rate for Basement = 0.00							
Floor Area: 9,400 Gross Bldg Area: 9,400 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght : 8		High Above Ave. X Ave. Low		** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: Forced Air Furnace 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 4700 Ave. Perimeter Has Elevators:				(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 45.30 Adjusted Square Foot Cost for Basement = 0.00				2 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 0.960 Ave. Floor Area: 4,700 Perimeter: 0 Perim. Multiplier: 1.000 Basement Area: 2,500 Perimeter: 0 Basement Perim. Multiplier: 1.000 Basement Height: 8 Basement Height Multiplier: 0.920 Refined Square Foot Cost for Upper Floors: 43.49 Refined Square Foot Cost for Basement: 0.00							
Depr. Table : 2.25% Effective Age : 52 Physical %Good: 37 Func. %Good : 35 Economic %Good: 80		Area: 2500 Perimeter: Type: Storage (No Rates) Heat: No Heating or Cooling		*** Basement Info ***				County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 59.579 for Basement = 0.000				Total Floor Area: 9,400 Base Cost New of Upper Floors = 560,038 Basement Area: 2,500 Base Cost New of Basement = 0							
1890 Year Built Remodeled		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: Type: Low				Reproduction/Replacement Cost = 560,038 Eff.Age:52 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/35 /80 /10.4 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
(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		X Few Average Many Unfinished Typical		X Few Average Many Unfinished Typical					
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness Bsmnt Insul.							
(6) Ceiling:				X Gas Oil		Coal Stoker		Hand Fired Boiler											

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



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815 LUDINGTON STREET

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Sketch by Apex Sketch

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