

United States Department of the Interior
National Park Service



123

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Escanaba Central Historic District

other names/site number _____

2. Location

street & number Generally, Ludington Street, 200-1800 blocks not for publication

city or town Escanaba vicinity

state Michigan code MI county Delta code 041 zip code 49829

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Brian Muey
Signature of certifying official/Title

2/10/14
Date

Michigan State Historic Preservation Officer
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain): _____

Per Elson H. Beall
Signature of the Keeper

4-7-14
Date of Action

Escanaba Central Historic District
 Name of Property

Delta Co., MI
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only one box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- Private
- public - Local
- public - State
- public - Federal

- building(s)
- District
- Site
- Structure
- Object

Contributing	Noncontributing	
153	32	buildings
		district
		site
		structure
	1	object
153	33	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

1

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- COMMERCE/TRADE department store
- COMMERCE/TRADE specialty store
- COMMERCE/TRADE professional
- COMMERCE/TRADE restaurant
- DOMESTIC hotel
- DOMESTIC multiple dwelling
- RECREATION AND CULTURE Theater

Current Functions
 (Enter categories from instructions.)

- COMMERCE/TRADE specialty store
- COMMERCE/TRADE professional
- COMMERCE/TRADE restaurant
- COMMERCE/TRADE financial institution
- DOMESTIC hotel
- DOMESTIC multiple dwelling
- RECREATION AND CULTURE Theater

7. Description

Architectural Classification
 (Enter categories from instructions.)

- LATE VICTORIAN Commercial
- LATE VICTORIAN Romanesque
- OTHER Commercial Brick
- OTHER Mid-Century Modern
- 19th and 20th Century Revivals; Classical Revival
- OTHER Italian Romanesque; Neo-Gothic

Materials
 (Enter categories from instructions.)

- foundation: Stone, Concrete, Brick
- Brick, Wood/Weatherboard, Concrete,
- walls: Metal, Sandstone, Limestone, Vinyl,
- Terra Cotta, Plywood/Particle Board
- roof: Asphalt, Shingle, Metal
- other:

Escanaba Central Historic District
Name of Property

Delta Co., MI
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Escanaba Central Historic District encompasses the city's historic central business district and adjacent blocks containing the county courthouse complex, historic junior high school, the former city hall and public library, and church buildings. The district is primarily linear in form along a Ludington Avenue axis, extending over one mile from the House of Ludington in the 200 block westward through the former Stegath Lumber Co. building opposite the intersection of South 19th Street. It is generally a narrow district, extending between the back alley lines of buildings fronting on Ludington, which averages about 250 feet in extent. Its maximum width is circa 600 feet at 7th Street when it extends from the rear lot line of the historic Delta Hotel at 1st Avenue North southward to the rear line of St. Joseph and Patrick's Church and the Carnegie Library at the alley south of 1st Avenue South. The district's buildings are mostly two stories in height, and date mostly from the early 1880s to the mid-1960s. Landmark buildings include the National Register-listed 1902-03 Carnegie Library and 1914 Delta Hotel, the 1900 Richter Brewery, the 1902 City Hall, the 1931-32 Escanaba Junior High School, and the 1938-1939 St. Joseph's Catholic Church and Gymnasium/Bonifas Auditorium. The district has over a dozen buildings employing Lake Superior red sandstone, Neoclassical former bank buildings, Late Victorian commercial blocks and Period Revival and Moderne movie theaters, and later representatives of International and Mid-Century Modern influences.

Narrative Description

See Continuation Sheet.

Escanaba Central Historic District
Name of Property

Delta Co., MI
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

- Architecture
- Commerce
- Entertainment/Recreation
- Government
- Industry
- Social History / Ethnic Heritage

Period of Significance

1863-1971

Significant Dates

1863, 1903

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Demetrius Charlton; John D. Chubb; Bernard Barthel; Edwin Kuenzli; G. Arntzen & Co.; Foeller, Schober & Berners; Derrick Hubert; Henry H. Turner; C.E. Edwins; H.R. Wilson

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance begins with the platting of the original part of the downtown in 1863 rather than the date of the oldest building in the district. The oldest building in the district is almost certainly the Ludington House hotel, 223 Ludington, but the age of its oldest section is uncertain (1860s or 70s). The 1971 end date is defined to include the Harbor Tower complex, 110 S. Fifth, which we consider of key importance from a Community Planning & Development/Social History standpoint, and the 1971 First National Bank & Trust Co. Building, 1205 Ludington, a key architectural landmark.

Escanaba Central Historic District
Name of Property

Delta Co., MI
County and State

These two resources possess exceptional local significance. For the district in general, including all other buildings, the period of significance ends at 1963, the fifty-year cutoff under the national register criteria.

Criteria Considerations (explanation, if necessary)

Criteria Consideration G is checked because of the two buildings identified in the Period of Significance justification above that we view as possessing exceptional significance as defined in the inventory entries and significance statement.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

See Continuation Sheet.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

See Continuation Sheet.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

See Continuation Sheet

Escanaba Central Historic District
Name of Property

Delta Co., MI
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property About 75 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>494240</u>	<u>5065740</u>	3	<u>16</u>	<u>496180</u>	<u>5065380</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>496190</u>	<u>5065730</u>	4	<u>16</u>	<u>494230</u>	<u>5065360</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Property in the City of Escanaba, Delta County, MI, described as follows: Beginning at center of Ludington St. then S along E line of 223 Ludington St. to center of rear alley; then W along alley centerline behind remainder of 200 block, 300 block and 400 block to center of S. 5th St.; then S along centerline of S 5th St. to center of intersection with 1st Ave. S.; then west along centerline of 1st Ave. S. to pt. in line with W line of 110 S. 5th St.; then N to center of Ludington St.; then W to point in line with W line of 601 Ludington St., then S to center of alley; then W to point in line with E line of 630 S 7th St.; then S to center of 1st Ave. S.; then W along centerline of 1st Ave. S to point in line with E line of 201 S. 7th St.; then S to south line of 201 S. 7th St.; then W to center of S. 8th St.; the N along centerline of S 8th St to center of 1st Ave. S. at pt. in line with E line of 716 1st Ave. S.; then N to north line of 716 1st Ave. S.; then W to center of S. 8th St.; then N along centerline to point in line with center of alley at 800 block; then W along alley centerline to point in line with E line of 109 S. 8th St.; then S to S line of S 8th St.; then W to center of S 9th St.; then N to point in line with center of alley at 900 block; then W along alley center line to center of S 10th St.; then S along centerline of S 10th St. to center of intersection with 1st Ave. S.; then W along centerline of 1st Ave. S to center of intersection with S 11th St.; then S along centerline of S 11th St. to point in line with S line of 210 S. 11th St.; then W to W line of S. 11th St.; then N to center of 1st Ave S; the E along centerline of 1st Ave. S to point in line with W line of 1106 1st Ave. S.; the N to center of ally; then W along centerline of alley to point in line with E line of 1322 1st Ave. S.; then S to center of 1st Ave. S.; then W to center of intersection with S 14th St.; then N to point in line with center of alley in 1400 block; then W to center of S 17th St.; then N to point in line with S line of 1701 Ludington St.; then W to E line of 1705 Ludington St; then S to center of alley; then W to point in line with W line of 1711 Ludington St.; the N to center of Ludington St.; then W along centerline of Ludington St. to point in line with W line of 1812-1814 Ludington St.

Then N to center of alley in 1800 block; then W along alley center line to point in line with W line of 117 Stephenson St.; then N to center of 1st Ave. N; then E along centerline of 1st Ave. N to center of intersection with Stephenson St; then S along centerline of Stephenson St. to

Escanaba Central Historic District
Name of Property

Delta Co., MI
County and State

point in line with center of alley in 1600 block of Ludington; then E to center of N 16th St; then N along centerline of N 16th St. to point in line with N line of 1500 Ludington St.; then E to center of N 15th St; then S along centerline of N 15th St to point in line with N line of 114 N. 15th St.; then E to E line of 114 N. 15th St.; then S to center of alley in 1400 block of Ludington St; then E to center of N 14th St.; the N along centerline of N 14th St. to center of intersection with 1st Ave. N.; then E along centerline of 1st Ave. N to point in line with E line of 1317 1st Ave. N.; then S along E line to center of alley; then E along centerline of alley to center of N 12th St.; then N along centerline of N 12th St to center of intersection with 1st Ave. N.; then east along centerline of 1st Ave. N to point in line with E line of 1123 1st Ave. N; then south to center of alley; then E along centerline of alley to center of N 9th St; the N along centerline of N 9th St. to center of intersection with 1st Ave N.; then E along centerline of 1st Ave N to point in line with E line of 823 1st Ave N.; then S to center of alley; then E along centerline of alley to center of N 7th St.; then N along centerline of N 7th St to 1st Ave. N; then E along centerline of 1st Ave. N to point in line with E line of 624 Ludington St.; then S to center of alley; then E along centerline of alley to center of N 5th St.; then S along centerline of N 5th St. to center of intersection with Ludington St.; then E along centerline of Ludington St. to center of intersection with N 4th St; then N along centerline of N 4th St to pint in line with N line of 111 N. 3rd St.; then E to center of N 3rd St.; then S to point opposite N line of 230 Ludington St.; then E to E line of 230 Ludington St.; then S to center of Ludington St.; then E along centerline of Ludington St. to point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

This boundary defines the area that includes downtown Escanaba's historic buildings plus the county courthouse, historic school and church buildings, the historic library building and industrial and religious buildings that stand at the edges of the historic downtown area.

- On the east, east of the Ludington Hotel to South 2nd Street along Ludington Street are several recent and renovated buildings and then the expanses of Ludington Park.
- On the north, in the eastern blocks, the district is adjoined by former industrial areas parking lots and a low density assemblage of renovated or undistinguished commercial buildings of recent vintage. On the north in the western blocks is an old residential area.
- On the west are blocks of lower density commercial buildings that are renovated and in which more recent construction is common.
- On the south, the blocks back up to parking lots or residential neighborhoods and exclude recently constructed commercial buildings.
- Where the south boundary extends furthest from the Ludington Street corridor, it includes property south of 1st Avenue South that contains significant historic resources, such as the Carnegie Library and St. Joseph's Catholic Church on South 7th Street, and old City Hall and Bethany Lutheran Church on South 11th Street; where the district narrows because the boundary conforms to Ludington Street results from a lack of historic buildings and the presence of recent construction at the South 6th Street intersection and the north side of the 300 block that is occupied by the City Hall/Library, which was constructed in 1994.

11. Form Prepared By

name/title William E. Rutter, historian/consultant

organization _____ date 7/15/13

street & number 21830 S. Birch Lodge Drive, P.O. Box 135 telephone 906-399-9907

city or town Trout Lake state MI zip code 49793

e-mail werutter@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: See Continuation Sheet.

Escanaba Central Historic District
Name of Property

Delta Co., MI
County and State

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number:

1 of _____

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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 6 Page 1

Function or Use

Historic Functions

SOCIAL Meeting Hall
RECREATION AND CULTURE Theater
GOVERNMENT City Hall
GOVERNMENT Courthouse
GOVERNMENT Post Office
EDUCATION School
EDUCATION Library
RELIGION Religious Facility
RELIGION Church School
RELIGION Church-related residence
COMMERCE Organizational
GOVERNMENT Fire Station
COMMERCE Organizational
INDUSTRY Manufacturing Facility
INDUSTRY Energy Facility
HEALTH CARE Pharmacy

Current Functions

SOCIAL Meeting Hall
RECREATION AND CULTURE Theater
GOVERNMENT City Hall
GOVERNMENT Courthouse
EDUCATION School
EDUCATION Library
RELIGION Religious Facility
COMMERCE Organizational
RELIGION Church-related residence
HEALTH CARE Pharmacy

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 1

DESCRIPTION

The site of the City of Escanaba was initially occupied because of the lumber industry but the primary catalyst of its growth and built environment was the Upper Peninsula iron industry. The establishment of the N. Ludington and I. Stephenson mills near the mouth of the Escanaba River provided the initial boost in the third quarter of the nineteenth century. However, the construction of rail connections linking Escanaba's fine natural harbor northward to the Marquette Iron Range and then westward to the Menominee Range by the last quarter of the century determined the city's future. Ore docks dominated the city's lakeshore and the city developed along Ludington Street, which paralleled the ore docks and rail yards. Development spread westward and buildings that survived fire and demolition reveal a general progression in age from east to west, anchored by the House of Ludington, portions of which may date to the 1860s, in the 200 block on the east, to early twentieth-century small-scale commercial buildings in the 1600 block on the west. Exceptions to this trend are larger complexes that developed on what was then the edge of the commercial district, such as the Richter Brewery in the 1600 block and Stegath Lumber in the 1800 block.

The Escanaba Central Historic District is located at the core of the current city, which has grown outward from this core area. Industrial and port facilities extend north of the district from 1st Avenue North, and residential neighborhoods extend southward from it from 1st Avenue South. The modern commercial district, composed primarily of strip development and big box stores, extends to and northeastward along U.S. 2/U.S. 41/State Route M-35/Lincoln Road, which Ludington intersects several blocks west of the district.

Within the district the grid of east-west and north-south streets is repetitive in plan extending between the northernmost and southernmost streets, 1st Avenue North and 1st Avenue South. Ludington and the intersecting commercial streets are most commonly 80 feet wide, while the streets leading southward into residential neighborhoods narrow to 70 feet in width. 1st Avenue South, which was anticipated to be the primary thoroughfare of the city, was originally 120 feet wide, but after Ludington Avenue developed into the primary commercial artery, some of the lot owners were deeded the excess frontage depth. Rear alleys along Ludington are 20 feet wide. Lots in the business district are generally 50 feet wide and 140 feet deep. However, lots in the west end of the district on the north side of Ludington are 35 and 36 feet wide from 16th westward, while those lots on the south side of Ludington are 33 feet wide.

The linear footprint of Escanaba's business district has long been recognized by locals and visitors as providing a distinctive streetscape. The commercial core extended a single block deep, or less, from Ludington Avenue. Promoters talked about the heart of Escanaba as being comprised of a mile of business, and after electrification was initiated at the turn of the twentieth century, likened the strip as reminiscent of Chicago's Great White Way. The lengthy and linear nature of the district is highly distinctive among Michigan communities of similar size.

The most notable characteristic of Escanaba is the linearity of the business district. The primary business artery, Ludington Street, extends west from near the Sand Point lighthouse on Bay de Noc to the junction of M-35 and U.S. 2/U.S. 41 and beyond. The entire business district is well over a mile and more than two dozen blocks long. As Sawyer notes in his 1911 *History of the Upper Peninsula*, the original city of Escanaba was "really located on a point of land dividing Green bay from Little Bay de Noc, which accounts for the unusual length of its main business street for a place of its size and population" (Sawyer 1911: 364).

The Escanaba Central Historic District contains 184 buildings that exemplify economic and social trends and architectural styles in northern Michigan during the early 1900s. The small city feel of the district is emphasized

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 2

by the consistency of scale and setback seen in the buildings comprising the primary commercial corridor along Ludington Street. It represents the development of the city from c. 1880 through 1960, with the greatest number of buildings reflecting its development from the 1890s through 1920. The architecture illustrates both the rapid development during these years and its function as a commercial and retail market and industrial service center. It also expresses the influence of both the lake and the railroad, related primarily to the mining industry, which fostered its growth, prosperity and evolution during the late nineteenth and early twentieth centuries. The buildings constructed during this period ranged from modest to substantial and were constructed of brick, sandstone, and wood.

The commercial blocks in the Escanaba Central Historic District provide material expression of the city's aspirations during this period. The substantial business blocks demonstrate the success and status of Escanaba's commercial interests. The quality of life is realized through the elaborate buildings housing substantial retail stores, state-of-the-art hotels, and religious denominations, while the old City Hall, Carnegie Library, U.S. Post Office, and Delta County Building embody public architecture in the district. The character of the district is established by the type and style of the buildings. In general, many individual buildings comprising this district retain a degree of their original architectural character, while others have received façade improvements that complement the streetscape.

Commercial architecture ranges from late nineteenth and early twentieth-century one-part and two-part commercial blocks representing Late Victorian commercial style. Later types, such as the Commercial Brick and enframed window wall, are also represented and are associated with early twentieth-century retail and automobile-related design. Some of the buildings have been renovated, and attain interest as examples of mid-twentieth century commercial facades, providing diversity to the district. The vast majority of the historic district predates 1930, although several notable buildings date to the post-World War II period, including several examples of Mid-Century Modern.

The Escanaba Central Historic District is generally bounded to the east by the side lot lines of buildings fronting on Ludington Street in the 200 block (House of Ludington and Chamber of Commerce); most generally on the north by the mid-block alley at the rear of the properties along the north side of Ludington Street; on the south most generally by the mid-block alley at the rear of the properties along Ludington Street; and on the west by the west lot lines of properties fronting on Ludington Avenue in the 1700 block and 1800 block. Primary divergence from this description occurs in the 300 block to include the Delta County Jail, in the 600 and 700 blocks extending south of 1st Avenue South to include the Carnegie Library and the Bonifas Center and St. Joseph's Church, the 1000 block to include the old City Hall on 11th Street and Bethany Lutheran Church on 1st Avenue South, the 1100 block to include the building at 1123 1st Avenue North, the 1300 block to include the Swedish Evangelical Church on 1st Avenue South and the Daoust Flats on 1st Avenue North, the entire 1500 block to encompass the Escanaba Junior High School, and the 1700 block to include the Escanaba Power Co. building on Stephenson Avenue.

Ludington Street comprises the historic commercial core of the city. Although 1st Avenue South, platted as Wells Street, was envisioned to be the city's primary thoroughfare, Ludington evolved and developed as the anchor street. It ran south of and parallel to the N. Ludington Co. docks, the Chicago & North Western Railway yards, the ore docks and the commercial harbor, extending to Stephenson Avenue, which ran north along the expanding port and rail facilities. It lay north of the developing residential neighborhoods of the city. As the city prospered and became the largest ore shipping port for the Marquette and Menominee Ranges, the business district grew and expanded westward along Ludington. Sanborn maps document this expansion, with successive

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 3

editions from the 1870s through 1929 recording new plats and cross streets with lots filling up with new structures. The character of the buildings present also changed, evolving through time from primarily wood to brick and stone. These maps also document the maturing of the business district, with initial occupation characterized as a scatter of structures replaced by dense development presenting a constant streetscape.

The 1884 Sanborn map reveals the densely occupied blocks concentrated in 2nd through 7th streets, extending from warehouse and industrial related buildings across from the Ludington Hotel though a number of dry goods stores, druggists, saloons and more specialized shops. Coverage indicating developed areas extends westward only to 10th Street, and west of 7th Street buildings are separated by vacant lots and were occupied by livery stables, saloons and other concerns. Perhaps reflecting proximity to the port and its workers, by 1888 the majority of businesses on the north side of Ludington in the 300 block are saloons, while commercial blocks offering a variety of goods and services have filled in the streetscape up through 8th Avenue. Coverage at this time was extended to 11th Street, but except for a single saloon and a grocery, occupation was by dwellings and boarding houses. By 1894 densely developed commercial still is indicated generally through 8th Avenue, but scattered commercial frame buildings are indicated in blocks further west. By then, the Sanborns cover west through 14th Street, with the 1300 block less than half occupied and characterized as primarily residential.

The 1899 Sanborn reveals additional infill of commercial buildings though the 1200 block, but west of 13th Street the block is barely changed from the earlier edition, and although coverage had been extended to 15th Street, only two dwellings are indicated and the entire north side of the block is unoccupied. The 1906 edition reveals the continuation of infill and development of the eastern blocks of Ludington. This edition extends coverage west past Stephenson Avenue, but the sparse occupation is primarily by dwellings, and other than a small bottling works and saloon, the commercial component is virtually non-existent. As would perhaps be expected on the outskirts of a commercial district, industrial and manufacturing use is indicated in the 1700 block with Richter Brewing Co., Escanaba Electric Street Railway (on Stephenson) and R. P. Linn Co., a sleigh manufacturer. The primary changes observed in the ensuing editions up through the 1920s are the appearance of automobile-related buildings such as service stations along Ludington, and the construction of automobile dealerships that occur in the previously less densely developed blocks of the western portion of the district, such as Northern Motors in the 1400 block, or further to the east, the Wolverine Delta Motors at the corner of 9th Street.

Since its founding, the city has based its economy on extractive industries – wood and iron and, to a lesser extent, fisheries. The mills of N. Ludington and Isaac Stephenson provided the initial economic spark, complemented by commercial fishing and followed by ore shipping through the Chicago & North Western Railway and ore docks. The population of the city grew very rapidly, generally doubling or more in every census between 1860 and 1920, and the material composition of the city, its building stock, experienced a commensurate expansion. Since the 1920s the city's population has remained fairly stable at about 14,000 residents for nearly half a century, with a slow expansion resulting from the encouragement of recreation and tourism by city boosters that has been a theme as early as the 1880s. While iron ore transport and the railroad remain significant contributors to the economy of the Escanaba area, tourism is also an essential component.

The Escanaba Central Historic District is predominantly commercial in composition, with several government buildings and religious properties, and residential occupation confined to a senior housing complex and a few apartments in the upper stories of several buildings. The oldest buildings in this district date to the third quarter of the nineteenth century, but the majority were built between 1890 and 1920, when they were constructed on bare lots or replaced the initial wave of modest frame buildings comprising the business district. The earlier

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 4

buildings either burned or were demolished as prosperity encouraged construction of the current more substantial masonry structures. However, several buildings in the district are of frame construction. The buildings are generally two to three stories in height, and less commonly single-story, with the most notable exceptions consisting of the 18-story Harbor Tower building at 110 South 5th Street, the five-story Delta Hotel at 624 Ludington, and the four-story Ben's Theater Building at 1001 Ludington, Fair Store Building at 1100 Ludington and Masonic Building at 617-19 Ludington (although the latter's fourth story is an addition).

When Elijah Royce platted the city in 1864, Ludington Street was made 100 feet wide and other streets 80 feet in width. However, it was anticipated that 1st Avenue South would be the city's primary thoroughfare, and was designed to be 120-feet wide (Dunathan 1963: 28). When Ludington developed as the primary commercial corridor, 1st Avenue South was redesignated to the standard 80-foot width, with fronting properties awarded the vacated 20 feet, resulting in lots along this street of 160-foot depth rather than the standard 140-foot dimension prevalent elsewhere in the commercial district.

The scale and continuity of the buildings in the business blocks present a consistent streetscape with common setbacks that foster a solid commercial character. Typical of urban plats, the lots are narrow, but are not of consistent width. The lots are consistently 50 feet in width in the Original Plat and subsequent Proprietor's Addition and 1st Addition plats. However, the S. H. Selden Addition, the last plat involving the historic district, involving its western blocks extending west from about 15th Street, records very narrow lots ranging from 33 to 36 feet wide.

About 90% of the historic district buildings are of brick or masonry construction. The vast majority of the buildings in the district are two-story, two-part brick commercial blocks, restrained in architectural expression. Style, when referenced, is confined to elements associated with the cornice, with motifs revealing vague affinities to the Classical or Colonial Revival. Essentially they are Late Victorian buildings that, at most, confined ornamentation to bracketed metal cornices and window hoods.

Lake Superior Red Sandstone, a distinctive building material used in many buildings in the Upper Peninsula and nationally during the late nineteenth and early twentieth centuries (Eckert 1999), is well represented in the historic district. The two most prominent examples actually occur one block south of Ludington Street. The Neo-Classical Carnegie Library is located at 201 South 9th Street, and the former Escanaba City Hall and Hose House No. 1 is at 121 South 11th Street. Both employ the stone in masonry wall planes and in decorative details. Many other buildings in the district use the sandstone prominently, from structural components such as piers through a continuum down to use in details and accents such as column capitals. The Michigan Building at 614 Ludington employs the stone in both walls and minor elements, while more typical is the use of the stone in piers and courses or sills and lintels in buildings along Ludington such as at 413, 613-615 (Daley Block), 617-619 (Masonic Building), 623 (Rathfon Building), 701 (Stack Block), 720 (Erickson Building), 808 (Citizen's Bank), 813-15 (Cleary Block), 918-20 (Buchholtz Block), and 1214 (Peterson Shoe Building).

Entering the district from the east from Ludington Park along Ludington Avenue west of 2nd Street, the south side of the block is distinguished by the landmark three-story tall nineteenth-century House of Ludington hotel, with its distinctive corner tower. Across the street a counterpoint is provided by the low profile mid-twentieth-century single-story stone-trimmed brick Chamber of Commerce Visitor Center building, a Modernist structure. Between 3rd and 4th Streets this Modernist theme is continued both by the two-story tall yellow brick and masonry Delta County Building, and, directly opposite it to the south, the red brick Escanaba State Office Building.

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 5

Further west, the district narrows to a half block deep opposite the City Hall and Library constructed in 1994. The most notable architecture in small commercial buildings on the south side of the street is the Late Victorian structure at 413, constructed in 1887. The Harbor Tower apartment building, which is the tallest building in the city, and the second tallest in the Upper Peninsula, dominates not only the south side of the 500 block but also the entire skyline of the city, while across the street, the most prominent buildings are the Neoclassical former post office, constructed in 1910, and the period revival Elks Hall building, renovated to its present Mission-inspired form in 1925. The buildings on each side of South 6th Street on Ludington's south side were constructed after 2000, do not blend with the architecture of the district, and thus were excluded.

The 600 block forms an important node in the district in terms of architectural consistency and economic and social context. Although several of the buildings have been altered, fine examples of Romanesque architecture with red Lake Superior sandstone details cluster in these blocks, including, on the south side, the Daley Block and the Masonic Block, both constructed circa 1890, and the Rathfon/1st National Bank Building, built 1903, while on the north side of the street is the Michigan Building, built in the mid-1890s. The classically-influenced five-story National Register-listed Delta Hotel is located at the corner of 7th Street, and the buildings west of here are generally fine two-story brick commercial blocks typical of the district, distinguished by the upper cornice brick work, with notable individual elements such as the red Lake Superior sandstone employed in the Erickson Dry Goods store building, built in 1904. Across the street, a gap in the streetscape is formed by a set-back drive-up teller/parking canopy associated with the adjacent Neoclassical Escanaba National Bank, constructed in 1917.

The district boundary dips south along South 7th Street primarily to include the red sandstone National Register-listed Carnegie Library, built in 1902 at the southeast corner of 1st Avenue South, and, across the intersection, the Neo-Romanesque St. Joseph's Church at the southwest corner and William Boniface Auditorium at the northwest corner, constructed in 1939 and 1938, respectively.

The 800 block and north side of the 900 block consist primarily of remodeled two-story early twentieth-century simple Commercial Brick buildings dating from the 1920s to the late 1930s, with early 1900s buildings interspersed. Perhaps the most distinctive building in the 800 block is the Michigan Theater, a stuccoed Streamline Moderne movie theater built in 1935. Unique in the district is the distinctive cross-gabled former Swanson's Service Station built in the early 1930s at the corner of 8th Street. The south side of the 900 block presents one of the most distinctive and consistent streetscapes in the district, anchored by the Delft Theater. This building was constructed in 1914 in an unusual Flemish Revival style, which carries across to the adjacent four storefront long Arcade Recreation Parlor Building that housed a bowling alley on the second floor, and to a lesser extent, the Bonefeld Furniture Building, built c. 1920. The Buchholtz Block is another example revealing the use of Lake Superior sandstone.

The 1000 block also presents a consistent streetscape of early twentieth-century commercial buildings. The visual highlights consist of two former theater buildings. The original Fair Savings Bank Store/Ben's Theater is a large four-story building constructed c. 1896, which appears to have a façade resulting from later early 20th century renovations. The Grand Theater, built 1906-1913, has been altered at the street level, but is another of the buildings employing Lake Superior red sandstone, and retains its Classically-inspired architectural elements. The J. C. Penney building, erected 1925-29 at the corner of North 11th Street, illustrates the increasing influence of national retail chains in Escanaba during the early twentieth century. Opposite this building to the south, the uniformity of the Ludington Avenue building wall is interrupted by a pocket park associated with a Downtown

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 6

Development Authority visitor center constructed in 1970. The interruption is more than compensated for as the district extends south along S. 11th Street to include the old City Hall, an excellent example of Romanesque employing red sandstone, and, across the 1st Avenue South intersection, the Neo-Gothic Bethany Swedish Lutheran Church, built in 1912, and its associated parsonage.

The 1100 and 1200 blocks of Ludington are composed primarily of remodeled two-story brick commercial buildings. However, the northeast corner of each block is anchored by an Escanaba retail institution. The North 11th Street intersection is occupied by the four-story Fair Savings Store, built in 1903, and the North 12th Street intersection by the three-story Kratze Department Store, built in 1910. Across the street from the Fair Store is the Art Deco-inspired Hughitt Building, constructed in 1930. Some of the remodeled buildings, such as the Manning Shoe Store building that is two doors west of Kratze's, acquire visual interest and significance as prime examples of mid-twentieth century commercial architecture. The most visually arresting of the buildings in the 1200 block is the North Star Building, built in 1892, which is located two doors west of Manning's. This tall two-story commercial block provides one of the most exuberant upper cornices in the district and also was a crucial meeting place for the city's large Scandinavian community for decades. The northeast corner with North 13th Street is occupied by another building representing the district's commercial and social contexts, long known as Union Hall, which was built at the turn of the twentieth century and was later expanded and occupied by another Escanaba shopping institution, the Leader Store.

The 1300 and 1400 blocks are composed primarily of small-scale brick commercial blocks. The corner with South 13th Street creates a gap in the consistent setback, occupied by a parking lot associated with a modern restaurant sited back at the alley. The north side of the street is home to Saykly's, an Escanaba and Upper Peninsula confectionary institution that traces its origins to 1906. Single-story commercial buildings become more common in these blocks, including the simple concrete block UNeeda Lunch diner erected during the 1930s, although the intersection with South 14th Street is dominated by the renovated three-story tall Jepsen Block, an early example of large scale concrete construction, built 1904. The single-story renovated masonry Northern Motors dealership, constructed in the late 1920s, occupies the entire block between South 14th and 15th Streets, and has been the home of a Ford dealership for over eight decades.

The 1500 block of Ludington between North 15th and North 16th Streets is occupied by the two-story, Neo-Romanesque Escanaba Junior High School, built 1930-31, with subsequent additions. Across the street are two two-story commercial blocks, the Clements Building constructed in 1915 and distinguished by its polychrome brickwork, and the adjacent Home Electric building, one of the few monolithic concrete buildings in the district, constructed in 1914.

The south side of the 1600 block contains two of the most distinctive buildings in the district, which comprised the Richter Brewing Company complex, constructed c. 1900. The two-story Classical Revival administration building occupies the corner of South 16th Street, while the mammoth Brew House with its blocky form and four-story corner towers extends westward. Across the street, the block is occupied by renovated single-story commercial buildings. The largest of these, with broad enframed storefronts, located along the stretch east of the intersection with Stephenson Avenue, represent the automobile-related commercial sector that developed in the early twentieth century, through the Nash Service garage, constructed about 1940, and Norstrom Motors, built about 1930.

The district extends northward along the west side of Stephenson Avenue to the alley to include two masonry industrial buildings, one of which housed car barns of the Escanaba Power Co. and successors such as the

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 7

Escanaba Street Railway Co., and was built in 1892.

The east end of the 1700 block is occupied by a concrete block and tile former service station, built in the 1930s, and set at a 45-degree angle to the Stephenson Avenue intersection. The south side of the street contains both single- and two-story commercial buildings, but is distinguished by the presence of two frame false-front storefronts, survivors from the late nineteenth century. The southwest corner of the district here is defined by a former Dairy Queen that was constructed around 1950. The north side, extending into the 1800 block, contains the broad, front gabled, frame former Stegath Lumber Co. building, constructed in the early 1900s, and forming the west end of the historic district.

The south side of Ludington Avenue west of these buildings consists of small twentieth century residential buildings converted to commercial use, while the north side presents a similar streetscape, although renovated and more recently constructed small commercial buildings comprise the building stock.

INVENTORY

Streets are listed in alphabetical order, then numerical order, with east coming before west and north before south, and properties on the east and north sides of the streets are listed before those on the west and south sides. Addresses are listed in ascending numerical order on each side. **All buildings contribute to the district's historic character unless specifically noted.**

LUDINGTON STREET, NORTH SIDE

230. Chamber of Commerce Building (1961) Photo 3
G. Arntzen Architect & Co., Escanaba, Architect
Erling Arntzen, Escanaba, Contractor (Probable)

The single-story building is a rectangular-plan, flat-roofed International Style building constructed of red brick veneer, wood and limestone. The character of the building is defined by its linear profile, created by the façade's seven equal bays that are formed by large, fixed-pane triple windows set within wood frames that rest on low random ashlar limestone bulkheads. The flat roof is cantilevered on large wood beams that extend out from exposed vertical wood posts enframing the building front's bays. The roof projects above each bay, an element that is continued by the flat-roofed metal entrance canopy, which is supported on simple metal poles that rise from brick kneewalls and shield the off-center entry door. The entry canopy, which projects outward from the front, does not show in a 1963 photo, but is present in a 1971 view. At the building corners, the roof is supported on brick wingwalls projecting outward at a 45-degree angle to the front wall plane. Brick is also employed in the rear elevation, which displays window wall fenestration similar to the façade, and the side elevations, which lack fenestration. The west elevation facing the Escanaba business district displays metal letters stating "CHAMBER OF COMMERCE / Project Pride." The interior of the building features a large terrazzo-floored lobby with expanses of glass opening toward Ludington Avenue. To the east and west are hallways leading to offices. The building was renovated in 1993 to address the growing needs of the Delta C of C organization (Delta C of C 2012), but its exterior architectural integrity was not impacted.

The Chamber of Commerce in Escanaba was established in 1921. The current building was designed by Escanaba architectural firm G. Arntzen & Co. At the time it was constructed, Erling Arntzen was President of

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 8

the Chamber, and it is possible he served as general contractor for the building. The Chamber of Commerce Building was financed by public donations and built by tradesmen and contractors who donated their services as a community service, formally organized under "Project Pride" (ECC 1963: 8). On Labor Day, September 4, 1961, the annual Labor Day parade ended in front of the building and 1,000 union members helped formally dedicate the building. The city had donated the land and businesses and labor donated \$25,000 worth of materials and \$20,000 worth of labor over the previous year (*Milwaukee Sentinel* 1961).

Project Pride later built the John F. Kennedy School for Retarded Children that provided classrooms costing \$65,000, for which Governor Romney visited Escanaba and praised the community for its self-help efforts (*Ironwood Daily Globe* 1964). The Project Pride effort inspired other Upper Peninsula communities. Iron Mountain-Kingsford in the early 1960s mobilized "Project Progress" to build a single building of modern design to house the key agencies charged with promoting economic development and as well serve as a symbol of the progressiveness of the county and the cities. Ground-breaking for this building, designed to house the Iron Mountain-Kingsford Area Chamber of Commerce, Upper Peninsula Tourist Assoc., Iron Mountain-Kingsford Builders Exchange, and Dickinson Area Industrial Development Corp., took place 7/7/1964. "Project Progress," as it was termed at the time – the project to build a new chamber of commerce/visitor center building in a highly visible location – was largely built using donated labor and materials (MSHPO 2012: 56, 69)

306 Ludington. Delta County Building (1959-61; 1994-95) Photo 4

G. Arntzen Architect & Co., Escanaba, Architect for 1959-61 building

Erling Arntzen, Escanaba, General Contractor for 1959-61 building

G. Arntzen Architect & Co., Escanaba, Architect for 1994-95 expansion/renovation

Menze Construction Co., Marquette, General Contractor for 1994-95 expansion/renovation

The courthouse building occupies the south half of a city block between 3rd and 4th streets, the anchor of the county governmental complex that includes the county jail, which occupies the north half of the block. It forms one of the largest footprints within the central business district. This building is a massed plan, two-story, flat-roofed masonry building that is the product of two construction episodes. The character of the structure is defined by its long, low profile, relative lack of ornamentation, and fenestration consisting primarily of bands of continuous windows on each floor. The original single-story building, constructed in 1959-61, displayed an International Style finish that included glass curtain walls with enameled aluminum bulkheads and transoms across most of the front and mauve granite trim around the central entrance area. In 1994-95 the building was expanded with a second story and a short southward projection added at the front's east end to complement the existing west end one, and the exterior was refaced.

The façade presents a very broad and shallow U-plan, with a wide central section flanked on each side by projecting end bays that are identical in footprint but not in surface treatment. The east end section fenestration consists of a single large fixed-pane tinted glass window at the west corner of the first story and a full-width fixed-pane dark tinted ribbon window on the second. Its front near the building's southeast corner displays a large polished copper plaque, weathered green, providing a relief map of the county, a distinctive feature that adds much to the building's visual character and appeal. The fenestration of the projecting west end section of the façade is composed of full-width dark tinted ribbon windows on both the first and second stories. The wide recessed central section replicates the predominant fenestration of the end bays, and is composed entirely of two stories of dark tinted fixed-pane ribbon windows with masonry spandrel panels. Perhaps its most notable element is the long horizontal masonry entrance canopy resting on broad and low masonry arches that are supported by square brick piers. The principal elevation is unified by a broadly projecting roofline fascia that is constructed of

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 9

large unadorned masonry panels. The entire building is unified as the primary elements of the façade - the dark tinted ribbon windows, masonry spandrels and upper façade panels - wrap around to the side elevations.

The interior of the building is composed primarily of a combination of glass, stone and wood components and includes terrazzo floors. From the small entry space stairs lead up to broad interior hallways that parallel the façade and side elevations, which are lined with offices backing to the exterior walls. The wall plane at the top of the stairs leading up from the main entrance is sheathed in vertically-fluted wood panels that enframe the entrance to the primary courtroom. The courtrooms are situated in the center of the building's interior, and employ natural woodwork on the paneled walls. The basement contains fireproof storage vaults for county records.

This block long building replaced the earlier county courthouse erected in 1882 on the triangular block bounded by 1st Avenue South, South Third Street and Ogden Avenue (south of the historic district). The County Board of Supervisors adopted articles of incorporation for a Delta County Building Authority in March 1958. Three city-owned lots at the County Building site were deeded to the Authority by the City of Escanaba and remaining lots in the city block were purchased by the Authority. G. Arntzen Architect & Co. was retained to prepare plans for the new Delta County Building, and the contract for construction was awarded to Erling Arntzen, Escanaba contractor. Ground breaking took place in October, 1959, and the new County Building was occupied on May 18, 1961. The cost was \$680,000, of which \$50,000 was donated by the estate of Catherine Bonifas (Delta County 2012; *Brick and Clay Record* 1955: 298).

Ground was broken in May, 1994, for an expansion and renovation of the existing Courthouse to alleviate overcrowding. The first floor also was updated during this construction project to bring the building up to code. The cost of the project was over \$5 million and financed through a low-cost loan from the Farmers Home Administration. The distinctive large bas relief map of Delta County that graces the eastern end of the south front façade was created from a 10-by-11½-foot sheet of copper by T. D. Vinette, owner of the T. D. Vinette Co., shipbuilders, in Escanaba (assisted by Rich Branstrom after Mr. Vinette became ill in 1999) (Fedynski 2010: 46). Open house for the newly renovated Courthouse was held in December, 1995. The plaque in the lobby of the courthouse states that G. Arntzen & Co. of Escanaba was the architect, and general contractor was Menze Construction Company, of Marquette, Michigan. On the exterior the courthouse as it presently stands reflects little but the basic footprint – and that enlarged with the southern projection at the east end – of the building as originally constructed in 1959-61. The building has served as the seat of Delta County government since its completion in 1961.

500 Ludington. Building (pre-1884) Photo 5, far right

The building has been renovated but its character as a wooden Victorian store building is still evident. It is a frame two-story two-part commercial block that displays a three-bay storefront consisting of a slant-sided recessed entry flanked by fixed-pane windows. The building facade is clad in vinyl siding in a brick pattern and ornamentation is confined to four brackets, with pendils, that support a simple roofline cornice with central gable. The three bays of the second story are defined by double-hung sash windows enframed by plain vinyl trim. The side and rear elevations are clad in vinyl and display functional fenestration. The concrete block rear bays that extend to the alley post-date 1950 and appear to be of fairly recent construction. Neither the vinyl brick siding or the projecting bracketed cornice appear in a 1982 survey photo.

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 10

Sanborn maps reveal a building with the footprint of this structure was present when the earliest edition was published in 1884, when it was occupied by a Saloon, and the 1889 city directory reveals that Thomas Barber, bartender, was at this address. It continued as a saloon through 1906, but by 1913 the building housed the Salvation Army. By 1921 and through 1929 the building was used for Tire Vulcanizing, with the business identified as Chamberlain's Tire Shop in city directories. By 1937 the building was vacant, but directories reveal it was occupied by Peninsula Four Wheel Drive Co, auto trucks, in 1941, Richards Printing in 1948, and Coan's Upholstering by 1953 through 1963.

**504 Ludington. Christensen's Furniture Building (east half built 1948; west half between 1899-1906)
Photo 5, far right**

The building is a two-story commercial block whose façade is clad in modern brick veneer and vertical wood siding, while the visible rear elevation is composed of concrete block and vinyl siding. The current building is a marriage of two formerly distinct buildings, consisting of a flat-roof eastern component and a hip-roof western component. While the rear second stories are currently clad in vinyl, the ground floors have each been extended by single-story concrete block additions. The current street-level façade consists of four entry doors set within brick veneer, while the second-story fenestration consists of two pairs of sliding windows that appear to conform to the original two component buildings. A metal pent roof at the building roof line sheaths a parapet that unifies the combined façade. Survey cards and photos from 1982 show the eastern part of the building then faced in stucco and the west half with a simple International Style front, with a vertical wood-clad second story containing a broad three-part window above a storefront with entry at the left. **Non-contributing, because no historic finishes of the component buildings are apparent.**

Sanborn maps reveal this building occupies the addresses of 502 and 504 Ludington. The east half of the current building (formerly addressed as 502) replaced another building in 1948, according to the city directory, which lists it under construction then. The west half storefront at 504 Ludington was constructed between 1899 and 1906, when it is listed as Vacant. Between 1913 and the 1929 it housed a Plumbing concern. By 1953 and through 1963, 502 was occupied by the National Farm Loan Association. For 504, Clement Puissant, Plumber, occupied the storefront in 1924-25 through the 1941 edition, after which M. R. Oslund Co. plumbing is located at this address. By 1953 the State Dept. of Agriculture Laboratory is listed here, and Christensen's, furniture, carpeting, and draperies, occupied the building by 1959. Christensen's mid-century modern storefront and upper façade is apparent in an advertisement in the city centennial guide from 1963 (ECC 1963: 8).

506 Ludington. Building (built between 1899-1906) Photo 5, far right

The building at 506 Ludington is a frame, gabled, two-story, two-part commercial block clad in vinyl siding. The street level consists of four bays defined by two entry doors flanked by sliding windows situated beneath a projecting pent roof, above which are three bays defined by sash windows. The present storefront post-dates a 1982 survey photo, which shows a modernized, though standard-form center-entry front. The façade terminates in a false front and unadorned cornice. The second story of the rear elevation is clad in vinyl while the ground floor consists of a flat-roof concrete block bay. The rear elevation of this building indicates it was likely constructed at the same time as the adjacent structure at 504 because the composition and form of the gabled construction are identical. The interior has been renovated but retains hardwood floors.

Sanborn maps reveal this was a paired structure, identical in plan with the adjacent building at 504 Ludington. In 1906 it is occupied by a Barber, but it is vacant in 1913, and housed a Sewing Machines concern in 1921. The

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 11

Salvation Army is based here in 1929 while the 1950 edition indicates only a Store. City directories reveal the Salvation Army occupied this building in 1924-25 through 1929. It is possible this is the location from which the Salvation Army moved when it constructed and moved to a building at 112 N 15th in 1937 (Dunathan 1963: 83). In 1937 Marie Young Restaurant was here, but it is vacant in 1941, followed by the End Grocery in 1948, Baldwin Printing Co. in 1953, and the Escanaba Clean Towel Service in 1959 through 1963, along with the Escanaba Industrial Towel & Uniform Service.

510 Ludington. Elks Temple Building (1884-88, 1903, 1924-25, 1942) Photo 5, right
John W. Lawson, Escanaba, Contractor (1903 renovations)

This is a two-story rectangular-plan brick building whose symmetrical Mission Revival-inspired façade is distinguished by a slightly projecting, raised central entry bay. The street level consists of double entry doors slightly recessed beneath corbelled brickwork, flanked by triple windows with transoms. A pair of now-infilled windows rises above the entry doors, flanked on each side by three infilled window voids. A pair of small infilled windows occurs in the central bay above the second story. Masonry is employed in continuous lintels beneath all windows and in corner blocks in the first-story and in continuous lintels and sills in the second-story. Decorative brickwork occurs beneath the building frieze, in the form of alternating triple header and stretcher bond in horizontal strips between piers in the façade's outer sections. These outer sections flanking the center one display a bracketed tile-clad pent roof. Masonry coping terminates each of the building's corner piers and a shaped gable caps the central bay. The building's central bay is further distinguished by a masonry panel with corner blocks that, inscribed "B.P.O.E.," occurs above the second story and a smaller masonry date stone beneath the gable inscribed "1925." A single-story functional concrete block addition extends from the west elevation; the rear and upper story elevations are otherwise sheathed in vertical metal panels. The single-story concrete block bay extending from the west elevation was added in 1942 to house the club's bowling alleys (BPOE 354 1946).

Clothing merchant L. A. Erickson was located at the street level of 510 Ludington prior to 1901, when he moved to 1109 Ludington (*Iron Port* 1901d). In 1903 Ed. Erickson sold this building, which he had owned and occupied, to the Elks Lodge and announced plans for a new building at Ludington and Elmore (8th Street) (*Iron Port* 1903a). Extensive renovations were completed after the sale. Describing the work under the direction of Escanaba contractor John Lawson, the local *Iron Port* newspaper stated, "many parts of the old building are torn down and new partitions added" (*Iron Port* 1903p). This article and another two months later (*Iron Port* 1903q) indicated the entire west half and front portion of the east half would be rented for commercial purposes (Dean's Café would occupy one side of the first floor), while the rear part of the east half would house the Elks' billiard and pool parlor. The basement would contain two 11x83-foot bowling alleys, and the second floor had been converted to a large hall or main club/lodge room with an upholstered seat running along all walls and a floor of "the finest hardwood."

The Benevolent and Protective Order of Elks (BPOE) No. 354 Chapter was established in Escanaba between 1890 and 1900 (Ellis 1910: vi), meeting first in the Sons of Herman Hall at 300 Ludington before moving to their current location in 1903 (BPOE 354 1946). The Elks occupied a second-story hall in the building that had been built between 1884 and 1888. Although this building was constructed with a second-story hall, this space is not identified until the 1906 Sanborn edition that states, "Club Room 2nd," while the first specific mention of the Elks Lodge occupying this space does not occur until the 1921 edition. City directories reveal the Elks Temple was addressed as 512-514 Ludington in 1907-08 and as 508-510 Ludington in 1911-12; in 1924-25 508 is listed as the Elks Temple, but 510 as Vacant. The Elks extensively renovated the old building in 1924-25, creating an entirely

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 12

new façade that contains the current 1925 date stone in the cornice, and later, in 1942, added a single-story wing on the west elevation to house their bowling alleys (BPOE 354 1946). By 1929 and through 1963, Elks Temple/BPOE Hall is addressed as 508-510. The Elks continue to occupy the building today.

524 Ludington. Post Office Building/Federal Building (1910, 1936) Photos 5 and 6

James Knox Taylor, Supervising Architect U.S. Treasury Department, Washington, D.C.

Carl F. Lange and R. J. Hoffman, Appleton, WI, Contractor

Louis A. Simon, Supervising Architect U.S. Treasury Department, Washington, D.C. (1936 addition)

J. I. Barnes, Contractor, Culver, Indiana (1936 addition)

This three-story, rectangular-plan, limestone-trimmed brick building is constructed employing Flemish bond brickwork, and rises from a masonry water table through a massive masonry cornice above the second-story to a simple masonry cornice at the parapeted roofline. This rather unusual composition results from the addition of the third story decades after original construction. Each of the elevations is a five-bay symmetrical composition of recessed wall planes enframed by piers composed of brick quoins beneath the massive second-story cornice. The third story repeats this treatment in simpler execution, lacking the brick quoins.

The character of the impressive façade is anchored by the three central slightly recessed entry bays distinguished by the treatment of the enframed paired entry doors. These are flanked by limestone tabbing and massive limestone Ionic columns supporting a segmental pediment. The original entry doors and transom have been replaced by aluminum-trim ones. Fenestration consists of paired double-hung sash windows in the ground floor corner bays and single double-hung sash elsewhere, all displaying masonry sills. The splayed brick lintels of the ground-floor windows feature limestone keystones, while the second-floor lintels are incorporated into the outscaled masonry entablature displaying stylized triglyphs. The third-story window lintels are similar to those of the first story, but lack the keystones. The upper façade culminates in an unadorned masonry cornice. All of these design elements carry over to the five-bay deep side elevations. The southwest corner of the building facing Ludington retains the cornerstone inscribed with the date of construction and names of the then Secretary of the Treasury and the Treasury's Supervising Architect.

The interior of the building has been repurposed to accommodate office suites. The entry lobby now consists of a small vestibule, although the tile floors remain intact. Original interior walls featuring marble detailing now link to partition walls that divide the formerly public open lobby. The original post office building was completed as a two-story building in 1910. During the Great Depression, it was remodeled with the addition of a third floor to house federal agencies (Dunathan 1963: 49). The bays that extended the rear elevation and the northeast corner of the building may also date to that time.

This building is a fine example of Classical Revival architecture so favored in federally-sponsored public architecture during the early twentieth century. The Classical Revival style is recognizable through the rigid symmetry, projecting entrance portico, and classically-inspired ornamentation. These federal projects were meant to inspire allusions to the great democracies of Greece and Rome. They employed general references to both Roman and Greek-inspired elements, combining them into a single product designed to express dignity, strength and permanency.

Prior to the construction of this building, the post office was located in the rear of the Semer Building at the corner of Ludington and 5th Street, then in the Cleary Block, in the historic district at 815 Ludington. The US

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

Congress appropriated \$50,000 for a new U.S. Post Office in Escanaba in 1906 (USCSS 1906: 428). James Knox Taylor is identified as the lead federal architect in bid solicitations for construction of the Escanaba Post Office (*Ohio Architect* 1908: 52). The contract awarded to contractor Carl F. Lange and R. F. Hoffman of Appleton, Wisconsin, in 1907 limited the cost of site and building, including fireproof vaults, heating and ventilating apparatus, and approaches, to \$50,000, but in 1908, this was increased to \$64,000 through a contract signed in October 1908 with Lange and Hoffman (*Bricklayer and Mason* 1907: 154; US Post Office 1910: 100-101, 396).

In 1935 it was announced that the Federal building and post office in Escanaba would be remodeled (*MMFR* 1935: 14). In 1936, when the third floor was added, Louis A. Simon was the Supervising Architect of the U. S. Treasury Department. J. I. Barnes of Culver and Logansport, Indiana, was awarded the contract for an addition of brick, stone and reinforced concrete construction, in the amount of \$107,435 (*Bridgemen's Magazine* 1936: 592). James I. Barnes had also built the U. S. post offices in Culver, Indiana, in 1935 and Buchanan, Michigan, in 1940 (Maxinkuckee 2013; *Michigan Roads and Construction* 1940: xvii). Through the years the city directories reveal that in addition to the Post Office this building has been identified as Government Building and Federal Building, and has housed agencies such as Customs, Recruiting Office, Internal Revenue, Weather Bureau, Income Tax Collector, Post Office Inspector, US Forest Service, Social Security, Railroad Retirement Office, Weather Bureau, Bureau of Entomology and Plant Quarantine, Extension Service, FHA, Soil Conservation Service, and Civil Service Commission. The building was vacated as a federal building c. 1974 and later, after years unused, was renovated to serve as an office building.

600 Ludington. Fogarty Block/Escanaba Daily Press Building (built between 1893-1899; refaced c. 1976)

This is a two-story, rectangular-plan, flat-roofed, two-part commercial block whose street level is clad in concrete aggregate panels and second story in vertical metal sheeting. A 1982 survey card reports the aluminum paneling was installed c. 1976. The fenestration is symmetrical, with the five bays of the first story composed of a center entry flanked on each side by two fixed-pane windows, while the second-story piercing pattern consists of five fixed-pane windows. The surface treatment and fenestration carries around the corner of the building to the seven-bay deep side elevation, which displays an entry door at the rear (northeast) corner. All ground-floor windows are set on masonry sills, the side elevation windows are glass block. The second story displays a pattern of raised grills that may cover the locations of old square-head window openings. The second-story rear elevation shows old common red brick and there is a single-story concrete block rear extension. **Contributing because of the building's long use by the *Press* and despite the massive exterior changes.**

This building may have been constructed after a fire destroyed 10 buildings in the 600 block of Ludington in 1897 or 1898 (*Ann Arbor Argus* 1898; *Escanaba Daily Press* 1936a). Among the losses were Pat Fogarty's Flour & Feed store, Ellsworth's Drug store, D.A. Oliver's Furniture store, Kratze's Clothing store, and Wickert's saloon, and jumping across the street, spreading to L. D. McKenna's saloon, and the American House. This building was originally known as the Fogarty Block in the early 1900s (Stiles 1903: 8). A 1916 trade journal reported that the E. J. French Overland Agency had located at 600 Ludington Street (*Automobile Topics* 1916: 512). A few years later, in 1919 a trade journal reported that the *Escanaba Morning Press* had bought the building at 600-602 Ludington, part of which (600) it had occupied for several years. The *Press* immediately occupied both buildings, moving its business office and editorial rooms one door west, and reserving the entire floor space at 600 Ludington for the operating departments (*Fourth Estate* 1919: 24). The *Escanaba Daily Press* traces its lineage back to the *Morning Press*, which was established in 1909.

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 14

Sanborn maps reveal this building was constructed between 1893 and 1899, when it is addressed as 600-602 Ludington. In 1899, the east half was occupied by a Bicycle and Jewelry Store, while 602 housed a Bakery and a Hall was on the second floor. The 1906 Sanborn indicates a Jewelry store continued in 600 while the west half of the building was occupied by an Auto Garage. In 1913 a Printing concern was in 600 but 602 was Vacant. By 1921 the entire building was occupied by the printers, identified as the *Escanaba Morning Press*, with 600 labeled as Printing and Linotype Machines, the front bays of 602 as Office and its rear bay as Press Rolls Storage. The 1929 edition identifies the building as *Escanaba Daily Press* and Printing, as does the 1950 edition, which also indicates the single-story rear bays of the current building had been added by 1950.

The 1893-95 city directory reveals occupants included the Escanaba Coal Co. office in 600 Ludington, and Ellsworth Albert, Jr., Druggist, Dealer in pure drugs and medicines, toilet and fancy articles, books, stationery, cigars, pipes and notions, in 602 Ludington (DCGS 2012b). No. 602 (and 1102) Ludington is listed as the location of the Cycle Works, auto agent and dealer (Rambler), in a 1908 journal (IMC 1908: 72). The 1913 city directory reveals that the Delta Printing Co., located at 602 Ludington, was organized in 1909 with a capital of \$5,000 (Polk 1911: 27), which published the *Escanaba Morning Press*. The 1924-25 through 1941 editions state *Escanaba Daily Press*, *Escanaba Morning Press*, co-publishers. By 1948 and through 1953 the concern is identified as the *Escanaba Daily Press*. The *Daily Press* and Delta Publishing Co. shares this address with WLST Radio Station in 1959 through 1963. The *Press* has occupied this building for more than a century.

604-06 Ludington. Corcoran Block (1902)

This is a rectangular-plan, two-story, two-part brick double commercial block. The renovated street-level façade is sheathed in wood and brick veneer; however, rockface limestone survives in the building's corner piers and window sills. The street-level façade is composed of centered side-by-side slanting front entrances, each flanked by fixed-pane display windows above brick veneer bulkheads. The second story is defined by a recessed center bay pierced just below the cornice by three small infilled windows on a common limestone sill, flanked on either side by paired windows with common limestone sills and pressed metal lintels executed as classically-inspired cornices. The façade terminates with a broad pressed metal entablature composed of a wide frieze with swag devices and a bracketed cornice with modillions. A pressed metal date plaque is centered just below the roof line and reads "A. 1902 D." The street level storefronts contain features that appear to date c. 1950s and newer.

Sanborn maps reveal this building was constructed on a previously vacant lot between 1899 and 1906, and a photograph of the building soon after construction appears in a c. 1903 souvenir guide (Stiles 1903: 8). In 1906, 604 was occupied by an Insurance Office and the west half by a Pool and Billiards hall. The Insurance Office continued in the east half of the building but 606 was Vacant in 1913. By 1921 an Office is indicated for 604, and 606 was occupied by the *Escanaba Journal*, Printing. The 1929 edition reveals Printing continues in 606, but identifies only to the level of Store for 604. The 1950 edition indicates Stores for both addresses, but the rear rooms of 606 are still labeled Printing. These last maps also indicate the single-story rear bay extending to the alley on 606 was added between 1929 and 50 and the rear elevation on 604 was extended after 1950.

Thomas F. Lohff, the architect who designed the Carnegie Library at 201 S. 7th in Escanaba in 1903, was located at 604 Ludington at that time (*Iron Port* 1903), while Grinnell Bros. Music House was in 606 (*Iron Port* 1903b). An ad in the 1907 city directory reveals that John W. Lawson, contractor and builder who was involved in many of the city's major construction projects in the early twentieth century, such as St. Patrick's Catholic Church, the old City Hall, and the Carnegie Library, was located at 604 (Polk 1907: 36) (See Section 8 of this nomination, Architects and Builders). Later city directories reveal that in 1924, 604, as the Corcoran Block, was occupied by

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 15

E. Enyder insurance, a chiropractor, and wholesale lumber concern, while 606 was occupied by the *Escanaba Advertiser* newspaper. By 1929 the building was known as the Baldwin Block, and 604 housed the Radio Electric Shop of Fred Baldwin, while 606 had the *Escanaba Journal* printers. The Baldwin Block is addressed as 604-606 by 1937, when it was occupied by *Escanaba Journal* printers and Delta Insurance agency, Delta Insurance continued through 1963, while the Baldwin Printing Co. is indicated for 1941 through 1953; in addition to Delta Insurance, UP Insurance Agents Association is listed in 1959, and by 1963, Delta Insurance and Delta TV Signal Distribution Co. are in 604, while WDBC Broadcasting Co. and Radio Station is in 606.

WDBC was Escanaba's second commercial radio venture – the first being the short-lived WRAK in the 1920s. The station signed on in 1941 from a combination studio-transmitter building located just east of the lighthouse on Sand Point. In 1952, the station changed its frequency from 1490KHz to 680KHz, and increased its power and coverage. Within a few years, the station vacated the Sand Point location and moved its studio to the west half of the 604-606 Ludington building (EHDC 2012).

608-10 Ludington. Building (built between 1884-1888; ground story c. 1950)

This is a two-story, rectangular-plan, flat-roofed, two-part commercial block with a simple c. 1950-looking red brick and glass block Moderne/International Style façade at street level and vertical metal sheeting on the second story. The rear elevation is extended by a concrete block addition whose second story is clad in vinyl siding. The c. 1950-looking ground-floor front presents five bays, three containing horizontal glass block windows, a fourth a recessed entry with curving floor-to-ceiling glass block window to its right, and a fifth a second-story entry door at the east end. The second story is pierced by four double-hung sash windows. The building is currently identified as Eagles Hall and is physically linked to the adjacent Eagles Aerie No. 1088 at 614 Ludington.

Sanborn maps reveal this building appears to date between 1884 and 1888 when a building with its footprint was constructed and addressed 608-610 Ludington. In 1888 through 1893, the east half at 608 is occupied by a Dry Goods Store and 610 houses a Clothing Store, while in 1899 and 1906 the addresses appear to be combined into a single business as Shoes, Clothing and Dry Goods, labeled across both storefronts in the former edition and Dry Goods in the latter. By 1913, 608-610 housed a Pianos and Music store, but by 1921 the building had been converted into a Garage, with an Accessories room at the southwest corner on the façade, and Auto Repairing in the rear bay at the northeast corner. In 1929, the building is listed as Tire Storage, while in the 1950 edition it is identified as Garage with a 12 Cars storage capacity.

An early photograph of the Michigan Building next door at 614 Ludington confirms this building pre-dates 1903 (Stiles 1903: 9). The 1889 city directory (DCGS 20121a) reveals Isadore Kratzenstein at 610 Ludington, selling general merchandise. This apparently is an early location for the person who founded what would become one of Escanaba's leading early department stores, Kratze's (see 720 and 1200 Ludington for other related store buildings and history). In 1889, 612 was occupied by Gustave Peterson Boots & Shoes. The 1893-95 city directory (DCGS 2012b) reveals Henry Abenstein Jeweler at 612 Ludington. In 1917 E. O. Anderson purchased the Columbia Building, 608-610 Ludington, remodeling it into a garage and repair shop to be ready April 1 or 15 (*Motor World* 1917: 31). By 1924-25, the Portman Motor Co. was listed in 608, with 608-610 occupied by Portman Bros. autos. By 1929 the building housed the Peninsular Tire Co., by 1937, 606-608 was occupied by EO Anderson auto dealer and radios. In 1941, 610 housed the Escanaba Taxi Service and Northland Greyhound lines. By 1948 and through the present, 610 has been occupied by the Eagles Club Hall of Escanaba Aerie No 1088 (FOE).

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

612-14 Ludington. Michigan Building (built between 1893-1899)

This is a two-story, brick, two-part, double commercial block that is distinguished by the liberal use of brown sandstone decorative elements. The two street-level storefronts reflect c. 1950s renovations. Both are asymmetrical and feature inward-slanting windows on the long side of an offset recessed entry and rock-face random ashlar limestone bulkheads and piers. The west (614) storefront is topped by a projecting pent-roof canopy. Original construction elements include rockface sandstone employed in the piers and round arch enframing the center entry bay as well as the building's corner piers. It is also employed in the storefront cornice and window surrounds, and perhaps most distinctively, as string courses that alternate with every six courses of brick on the upper façade. Of particular note is the stylized inscription proclaiming "MICHIGAN BUILDING" within the rockface stone arch above the central entry bay. The use of arches and copious amount of stonework define this building as a prime example of the Romanesque Revival style. A photograph in a souvenir guide published in 1903 reveals that the original cornice has been removed (Stiles 1903: 9); a plain parapet cap has replaced it.

Sanborn maps reveal this building appears to date between 1893 and 1899 when a building with its footprint was constructed and addressed as 612-614 Ludington. The upstairs may have been a hall, because the building plan notes that the wall dividing the storefronts at 612 and 614 were on the first floor only. In 1899, 612 housed a Grocery and 614 a Boots and Shoes store. While 614 retained Boots and Shoes in 1906, the eastern half was occupied by a Tailor. In 1913, 612 was occupied by an Office Supplies store and 614 by a Clothing store, apparently Klassen's, which purchased a "closing store" newspaper ad in 1916 offering "Wearing Apparel for Men, Women and Children" (*Escanaba Daily Press* 1916). In 1921 Office Supplies continues in the east half of the building, while 614 is again designated as Tailor. While the 1929 edition labels both storefronts as Stores, the 1950 edition places a Printing concern in 614.

The 1893-95 city directory (DCGS 2012b) reveals that the American Express Co. had an office in this building, and in 1902 H. W. Coburn Drugs Books Cigars Candies was located here. An early 1900s photograph on file at the DCHS Archives reveals the building displays business signs for C. R. Williams Shoe Store and H. W. Coburn Dug Store, with Dr. H. W. Banks upstairs. By 1924-25 through 1929, Delta Printing Co. was in 612 and Harriman Electric Co. ("Everything Electrical for the Car") was in 614, with the UP Fair Association also present by 1929; in 1937 Delta Printing Co. continued in 612, while the National Re-employment Service was in 614; Delta Printing continues in 1941, with 614 Vacant. 1948 reveals Delta Printing and Skaug Bros. real estate in 612, with 614, identified as the Pavlick Building, housing Pavlick's Gift Shop and L&R Sport Shop. No. 612 still houses Delta Printing Co. as well as EG Electric Co. contractors in 1953, while 614 still has Pavlick's Gift Shop and Lawrence Pavlick building contractor. Both AEG Electric Co. and Pavlick's Gift Shop continue through 1953.

616 Ludington. Gust Asp Building (built between 1893-99).

This is a brick, rectangular plan, flat-roofed, single-story, one-part commercial block. The façade's three bays are defined by a recessed center entry and flanking fixed glass display windows now partially sheathed in wood panels. The textures of the façade wall planes are emphasized by employing alternating bands of six courses of rockface brick and two courses of polished brick. A series of seven metal paterae in a masonry band would have anchored the original storefront cornice. This small building is distinguished by its upper façade with exuberant triangular-arch brick corbel table. Even more so, its character is defined by the presence of streamline-inspired signage consisting of a full-width horizontal metal banner. Its projecting central segment and each of its curved

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 17

ends are emphasized by strips of horizontal neon. Painted numbers on the central section provide the address, "616," and the lateral sections are lettered "TOBACCOS" and "SOUVENIRS." Above these lateral identifiers are base-mounted neon letters, "GUST" and "ASP." A projecting metal sign in the form of an arrow pointing down to the entrance is mounted on the projecting central segment of the façade signage perpendicular to the façade. In neon on both faces it flashes alternately "GUST ASP" and "JUST ASK." The streamline moderne marquis and neon signage appear to date to the 1930s, apparently soon after Asp bought the building in 1933 (EHDC 2012: 19).

Sanborn maps reveal this building was constructed between 1893 and 1899, and although Vacant in 1899, by 1906 it housed a Ladies' Tailor. One source relates that the Royal Theatre was opened by Ed Spechts in this building (Dunathan 1963: 124), which appears to be confirmed by Sanborn maps that indicate a theater present in 1913. The Sanborns also reveal that by 1921 it is listed as an Office, which appears to be associated with the Stack Lumber Co., identified at this address in the 1924-25 and 1929 city directories, with the Helena Land & Lumber Co. and J. K. Stack Co. The 1937 city directory notes for the first time Gust C. Asp news dealer, an occupancy that continues through the 1963 edition. In 1933, Gust Asp, the son of Danish immigrants, bought the building. He operated it as a cigar store and news stand until he retired in 1968. In recognition of his reputation for being knowledgeable about the area, he coined the slogan "Just Ask, Gust Asp" (EHDC 2012), still illuminated on the store's original neon sign today.

In 1867 John King Stack opened the Stack Wholesale Liquor and Tobacco Company (which he sold in 1896) and later a saloon, both on Ludington Street. In 1890 he was one of the principal organizers of the Escanaba Street Railway Co. that provided trolley transportation around the city and eventually to Gladstone (this firm later was reorganized as the Escanaba Power and Traction Co. and was in operation until May of 1932). Stack was President of the Escanaba Lumber Co. He was president of the Escanaba National Bank, becoming its sole owner after the death of his partner John Corcoran in 1904 (*Iron Port* 1904k), president of the Escanaba Paper Company (he was a principal developer of the water power of the Escanaba River which led to what is now the NuPage Corporation Escanaba Paper Mill). He was a director of the Delta Title, Land and Loan Company. He was involved in the Escanaba and Gladstone Transportation Co. whose ships served communities on both Little and Big Bay de Noque. He served as Mayor of Escanaba for three consecutive terms. Progressive in private life also, he lived in what was reputedly the first home in Escanaba to have electricity. John King Stack died September 1, 1920 (Jones 2012a).

The Stack Lumber Co. was incorporated in 1913 with a capital stock of \$1,500,000 (*Iron Age* 1913: 1198). The predecessor of the Stack Lumber Co. was the Escanaba Lumber Co., formed in 1904 when it was reorganized with J. K. Stack as president, folding in an older Escanaba Lumber Co., the Viola Lumber Co. and A. P. Hopkins Co., forming "one of the largest concerns of its kind in this district" (*Iron Port* 1904k). The mills and lumber yards were located along the Escanaba River near Bay de Noc, north of the city. The Stack Lumber Co. was organized in 1913 as successor to the Escanaba Lumber Co. with John K. Stack as President and John K. Stack, Jr. as Vice President. At incorporation, John K. Stack owned all the preferred stock after investing \$500,000 into the business, which owned 90,000 acres of land, fifty-five miles of standard gauge railroad, and a hardwood flooring factory, with plans to build a new sawmill, planing mill and chemical factory (*Lumber World Review* 1913: 42). In 1915 a trade journal reported that the Stack Lumber Co. had let the "largest single contract ever awarded in the northwestern states" to harvest 80,000 acres of hardwood in Mackinac and Luce counties, the "first big attack upon the enormous hardwood resources of the Upper Peninsula" (*MMFR* 1915: 27). It noted that big pine operations had been common in the past, "but even then, there were few that rivaled the contract just given in the extent of operations." The company eventually had saw mills at Masonville, Manistique, Pike Lake

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 18

and Little Lake. The company manufactured lumber, lath, shingles, cedar products and maple, birch and beech flooring. (Jones 2012a). It continued in operation at least into the 1950s, as indicated by records relating to a land exchange with the State of Michigan (MNRC 1949: 428).

The Helena Lumber Co. was organized by Stack's son, John K. Stack Jr., c. 1929 as successor to Stack Lumber Co. to harvest timber holdings in which he had speculatively invested soon after the onset of the Great Depression (Jones 2012b). Forest fires and the general economy resulted in a short-lived venture. Stack was elected Auditor General of the State Michigan in 1933, and was re-elected shortly before his death in 1935 (*New York Times* 1935; *Political Graveyard* 2012).

See 701 Ludington for another building related to Stack, the Stack Block.

624 Ludington. Delta Hotel (1914-15, 1962, 1994) Photo 8

Listed in the National Register on April 9, 1998. The five-story brick and masonry Delta Hotel is a simplified Neoclassical commercial building which rises sixty-six feet in height. The two main facades exhibit a three-part composition typical of many commercial buildings of the late nineteenth and early twentieth century: a rusticated treatment of the ground level, a relatively simple main section and an attic segment. Horizontal banded brickwork above the building's brick foot wraps the first floor between and above slightly inset window and door openings. The horizontal banding pattern is repeated in paired piers at the corners from the ground to fourth floors. A decorative masonry beltcourse resembling a classical cornice extends across the main facades below the fifth-floor windows. The paired piers at the corners between the fourth and fifth levels also display friezes of classical inspiration. Paneled brickwork outlined in header bricks on the fifth floor above the cornice creates a rectangular pattern that is replicated between all windows on that floor.

The upper section features a slightly lighter colored brick parapet that was added in 1988 to replace the deteriorating main cornice. The building's brickwork at the top of the fifth floor on the two main facades is corbelled outward to the base of the parapet, which is formed by rows of somewhat smaller brick. A broad U-shaped addition extended the east elevation in 1962-63 as part of the original building's conversion from hotel to nursing home use, measures 25 feet by 140 feet and is faced in a lighter, sand-colored brick.

The interior featured a floor plan largely intact today, including the standard lobby, dining room, grill and bar. The bar became a coffee shop during Prohibition (returning to original function when a brewpub opened in the building in the 1990s) (EHDC 2012: 19). The original hotel building retains many original interior features including intricate wooden panels and window frames, manufactured by Escanaba's Stegath Lumber Company, and decorative ceiling plasterwork.

Sanborn maps reveal construction between 1906 and 1913 with the 1913 edition stating Fire Proof and "To Be Occupied About December 1st, 1915. It indicates an Office in the southwest corner on Ludington, a Bar in the southeast corner behind which was a Grill Room, a Dining Room occupying a majority of the first floor behind/north of the Office, and a Kitchen occupying the eastern bay back from the Grill Room and parallel to the Dining Room. The 1921 edition reveals the southwest bay to be occupied by the Lobby and that the hotel had 72 guest rooms. When the Bishop Noa Home addition was constructed in the early 1960s, it was placed on the lot previously addressed as 618 Ludington.

Opening in January, 1914, the Delta was Escanaba's pre-eminent hotel over the next several decades. The hotel

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 19

was built during a boom period in Escanaba's history that saw the population of this major iron ore-exporting port and railroad and industrial community centrally located in Michigan's Upper Peninsula region rise by one-half, from 9500 to 14,500, in the years between 1900 and 1913. Financed by a stockholders' corporation in which local businesspeople apparently played a leading part, the Delta Hotel was a prominent and highly visible symbol of the city's progress and progressivism.

After the hotel had closed, it was sold in the early 1960s to the Catholic Diocese of Marquette, which located the Bishop Noa Home for Senior Citizens there, constructing the five-story light sand-colored brick addition adjacent to the original reddish brown brick building. The Most Reverend Thomas L. Noa became the eighth Bishop of Marquette in August 1947 (SJSPC 2012a) and served until 1968 (Diocese of Marquette 2012).

The 1962-63 addition to the east nearly doubled the building's size. Architecturally distinct in form, style and color, the addition with its colorful mosaic tile window spandrels and mauve granite base is itself a fine example of International Style design and of Mid-Century Modern. This addition was labeled non-contributing when the Delta Hotel was originally listed in the national register in 1998, but is now more than fifty years old, was built to serve as part of the Bishop Noa Home for Senior Citizens, a use that should now be viewed as significant in the hotel building's history, and possesses its own architectural distinction. **The 1962-63 addition is now viewed as making a contribution to the building's overall historic character and significance.**

A garage building was erected at the rear of the original hotel building for the apartment tenants in 1994. An enclosed metal-clad "hallway" connects this garage to the main structure, eliminating the original alleyway. Since 1996, the building has housed Hereford & Hops Steakhouse and Brewpub (first floor) and Delta Apartments (top four floors).

712 Ludington. Building (c. 1930s) Photo 10, far right

This is a two-story, two-part Commercial Brick block, whose renovated street level bays are sheathed in vertical metal panels that enframe a slant-sided entry flanked by fixed-pane glass display windows and a corner entry door, all shielded by a recent vintage vinyl bubble canopy. The second story is pierced by two sets of paired double-hung sash windows with common masonry sill and soldier bond brick lintels, occurring within slightly recessed panels created by corbelling associated with the building's corner piers and cornice. The frieze is the most distinctive feature, employing sawtooth brick in "checkerboard" pattern to create two broad panels beneath a series of small corbelled brick triangles that essentially comprise a corbel table cornice.

The 1950 Sanborn map reveals that the current two-story building replaced a single-story building present in the 1929 edition. City directories reveal the building was occupied by Johnston the Printer in 1929 and by the A&P Tea Co. in 1937. By 1941 the American Red Cross had moved in, and a National Cash Register Co. office was housed here by 1948 through 1963.

716-18 Ludington. New Peterson Building (built c. 1905) Photo 10, right

This is a brick, two-story, two-part double commercial block. The seven bays of the street level façade were renovated c. 1950s with the installation of brick veneer and signage, and are composed of a centered pedestrian entry that occurs between two storefronts each consisting of a slant-sided front entry flanked by fixed-pane display windows over tall bulkheads. The five bays of the second story are composed of a double-hung sash window above the center entry door that is flanked on each side by two sets of paired double-hung sash windows.

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 20

All feature masonry sills and pressed metal lintels with corner blocks. Above each window is a corbelled brick panel; these occur beneath a simple metal cornice matching 720's. The building shows no changes since a 1982 survey photo.

Sanborn maps reveal this building, with a two-story front and single-story rear, was constructed between 1899 and 1906. In 1904 P. M. Peterson purchased a lot "just east of Ed Erickson's store" (which would conform to this location next door to 720 Ludington), on which he was planning to build "next summer" (*Iron Port* 1904b). In 1906 through 1913, 716 housed a Boots and Shoes store and 718 a Clothing Store, continuing to the 1921 edition, although 718 is identified then as Men's Furnishings. The 1929 edition identifies only to the level of Store, but the 1950 edition labels diagonally across both storefronts, "Club."

The 1911-12 city directory identifies this as the New Peterson Building. By 1924-25 it is occupied by Manning Sullivan Shoes, and upstairs, among other professionals, Gothard Arntzen, an architect associated with several buildings in the historic district; by 1929 the building housed Raymond Contracting Co. (and Arntzen has moved on). In 1937 the Delta County Emergency Welfare Relief Commission, Works Program Administration, has moved in, with government occupation continuing into 1941 in 716 as revealed by tenants that include the Delta County Social Welfare Board, State Bureau of Social Aid, the National Youth Administration, Works Progress Administration, as well as the American Legion (cd: 202), with the Jewel Tea Co. in 718. In 1948, 716-718 is identified as the American Legion Building (Cloverland Post No. 82), which also housed the Teamster & Chauffeurs Union Local No 328. In 1953 716's tenants included the American Federation of Labor, Disabled American Veterans, and the American Legion, with Metropolitan Life Insurance in 718. By 1959, 716-18 was occupied by the US Army Reserve and Cloverland College, and in 1963 while the Army Reserve and a Recruiting Office continued in 718, 716 was vacant. Cloverland Commercial College, founded in 1905 by E. D. Gordon, closed in 1961 after training thousands of persons in accounting, bookkeeping and business methods. Its training function had largely been taken over by high school commercial departments and business machine schools (Dunathan 1963: 94).

720 Ludington. Erickson Co. Building (1903; enlarged 1904) Photo 10, center/left
John W. Lawson, Contractor (1904 addition, possibly 1903 original)

This is a brick, two-story, two-part commercial block of Neoclassical inspiration occupying a corner lot. 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. Rockface red 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 classical piers separating the windows in the façade's second story. A band of molded brick or terra cotta executed in an egg-and-dart motif carries upward from the corner piers 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 terra cotta 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 noting that Queens Ware was in the basement, Dry Goods, Notions, Etc. on the first floor, and Ladies' Furnishings in the second floor. City directories reveal 718-722 as the Ed. Erickson Co. in 1911-12, with 718 as

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 21

the E. A. Erickson Co. Clothing store and 722 as the Ed Erickson Co. dry goods in 1924-25. An advertisement in the 1922 city directory proclaims, "The Ed. Erickson Co., Truthfully Told – Truthfully Sold" (Polk 1922: 430). By 1929, the building at 718-722 is Lauerman's Department 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/the 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 1903 Erickson sold his former building at 510 Ludington to the Elks Lodge and announced plans for a new building at Ludington and Elmore (8th Street) which would be a "fine, two-story brick building" and "will be ready for occupancy about August 1st" (*Iron Port* 1903a). A banner ad in the local *Iron Port* newspaper of September 19, 1903, proclaiming the grand opening of "Ed Erickson's Great Style Store," was printed in both English and Swedish (*Iron Port* 1903i). Dry goods were sold on the first floor, while the second offered millinery, and the cloak and carpet and rug departments (*Iron Port* 1903i). Apparently, business was so good that in July 1904 the *Iron Port* newspaper reported the building was being enlarged by a 50x140-foot rear addition, adding 2000 square feet of floor space, and that contractor J. W. Lawson hoped to finish within 30 days (*Iron Port* 1904e). It seems likely that if contractor Lawson was constructing this large addition, he may have also been in charge of the original building less than a year earlier. In 1904, the Ed Erickson Co. that sold dry goods consolidated with the L. A. Erickson Co. that sold clothing (formerly at 1109 Ludington), and announced that the rear of the Ed Erickson Building would house the clothing portion of the combined business (*Iron Port* 1904e). 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 twentieth-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). The successor store, Lauerman's, was a branch of the Lauerman's store in Marinette, Wisconsin, whose massive building still dominates that city's downtown.

800 Ludington. Swanson's Service Station (built between 1929-36)

This is an L-plan, 1½ story, cross-gabled commercial building that is sheathed in EIFS 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 flat-roof 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 gables – a broader, taller side gable and shorter and narrower front-facing subsidiary one – each pierced by a single central small double-hung sash window. A 1982 survey photo shows the gables clad in what appears to be wide-exposure staggered-but wooden shingling, with half-timber stickwork in the front-facing gable and the front window a slant-sided oriele wide one with small lights. The rear elevation reveals this building is constructed of concrete block. The

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 22

projecting vehicle bays extending from the north elevation were constructed after the original building episode, and are also of concrete block, which is pierced by two glass block windows.

This building was constructed as a gasoline service station. Photos taken c. 1937 show the gabled building but without any vehicle bays and it retains its original form, with its steep gables and pent roof. The window voids appear to be similar if not identical to the original. The building was originally clad in shingle with half timbering in the side gable.

Sanborn maps reveal this building was constructed after 1929. City directories reveal Swanson's Service Station (Shell), also present in a c. 1937 photograph, replaced an earlier building by the printing of the 1937 edition. This service station is also present through 1948, and is identified as the Swanson Oil Co. gas station in 1953 through 59, but by 1963 is occupied by Joe's Gulf Service Station.

804 Ludington. Building (Built between 1953-59)

This is a two-story, rectangular plan, flat-roofed commercial building that is clad in vinyl siding and brick veneer. The street level façade consists of an off-center entry and four vertical fixed-pane windows, occurring beneath a tall pent roof. Second-story fenestration consists of five double casement windows, above which is a tall pent roof extending up to the building's flat roof. A 1982 survey photo shows a horizontal window strip outlined in enameled metal panels in the second-story front above an aluminum-trim storefront with its entry at the present location. The side and rear of the building are clad in brick veneer. The building's current appearance results from renovations that appear to date c. 1990s that totally obscure the building's original attributes. The construction date of the building is based on the fact a frame building is visible in 1937 photos, which city directories reveal was occupied by a series of barbers up through 1948, but the 1950 Sanborn map shows this site as a vacant lot, and there is no entry for this address in the 1953 directory. Although city directories list Oliver Groleau, Barber, and Ernest Scherin Watch Repair from the 1937 through the 1948 editions, there are then no entries until 1959, when the building housed Prudential Insurance Co. of America, and, in 1963, Fitch & Hockstad, physicians. **Non-contributing because the composition of the original building is totally obscured.**

806. Oshinsky Building (built between 1899-1906; c. 1920s-30s front)

This is a two-story, two-part, Commercial Brick block. The façade's first story is clad in green enameled metal panels, and incorporates large display windows that run from the building corner to an off-center entry that is flanked by an additional display window and corner entry door. The nearly all glass storefront slants gently inward from left to right. The second story rises from a soldier course brickwork band above the top of the metal panels and displays asymmetrical fenestration consisting of triple and single double-hung sash windows with masonry sills and soldier course lintels. The most distinctive decorative element of this building is a rectangular "checkerboard" sawtooth brick panel occurring above the second-story windows and beneath the unadorned masonry parapet cap. This feature is complemented by single diagonal rowlock and soldier course lozenge panels positioned outside and between the second-story windows. (The metal panel siding appears similar if not identical to the material employed in the façade at 809 Ludington Avenue.)

Sanborn maps reveal this building replaced an existing but shorter two-story building between 1899 and 1906. In 1903 the E. A. Tiffany Piano Store opened in 806 (*Iron Port* 1903j). In 1906 the building is occupied by a store labeled as Jewelry and News, which becomes simply Jewelry by 1913. In 1921 it is identified as Wholesale Ladies' Clothing, perhaps a business owned by F. W. Aronson, who describes himself as a merchant tailor, at 806

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 23

Ludington in a 1919 high school yearbook advertisement (Cotton 1919: xxvii). City directories reveal Herschel Oshinsky wholesale ladies wear in 1924-25, and Oshins women's furnishings in the 1929 through 1941 editions (a 1937 photo indicates Oshin's Women's Wear Shop). In 1948 the building housed Garber's Apparel Shop and in 1953 Colenso's women's clothing. By 1959 it is occupied by Unclaimed Freight general merchandise, and in 1963 it is Vacant. (Oshin's and Colenso's both had Iron Mountain stores as well.)

**808 Ludington. Citizens Bank Building (between 1899-1903; façade renovations c. 1960 and c. 1980s-90s)
John S. Lindsey, Escanaba, Contractor (possible)**

This is a two-story two part commercial block, constructed of brick but with the front now mostly clad in a stucco finish above the storefront. The c. 1960 street-level storefront has low bulkheads and a narrow pier each end of a triple display window built of rock-face random ashlar limestone – the limestone piers and bulkhead and broad window all projecting outward toward the top. To the right is a recessed square-plan entry with narrow sidelight to the left and broader horizontal-light window to its right. The storefront is outlined by modern synthetic stucco panel end piers and transom area. The second-story front is pierced by three double-hung sash windows that occur beneath a beltcourse of painted rock-face sandstone masonry. Three metal shield devices occur above the windows. The storefront appears to date c. 1960, and it and the stucco-like façade treatment both show in a 1982 survey photo (the paneling above the storefront was not present in 1982).

Sanborn maps reveal this building was constructed between 1899 and 1906, where the latter edition identifies it as a Bank. Although it continues as a Bank in the 1913 edition, by 1921 it is labeled a Jewelry Store. The 1929 and 1950 editions identify it only as a store, but reveal that the rear elevation was extended between 1921 and 1929. City directories reveal Chapekis shoe shine in 1924-25 (cd: 58) and London Hat Cleaning Shop in 1929 (cd: 208) and in 1937 (cd: 196). A photograph from this period records it as the London Hat Cleaning Shop & Shoe Repair, its occupant in the 1937 through 1953 editions, although the latter also notes the London Barber Shop. In 1959 it remains the London Hat Shop, but is joined by the County Prosecuting Attorney, other lawyers and insurance agencies. In 1963 for the first time it is identified as the Chapekis Building, with the professional occupants continuing.

Although research did not reveal direct evidence that Escanaba contractor John S. Lindsey built this Citizens Bank Building, a 1938 obituary credits him with "the three Escanaba bank buildings" (*Ironwood Daily Globe* 1938). It is known that he did design the 1915 State Savings Bank Building at 1110 Ludington and the 1917 Escanaba National Bank Building at 723 Ludington. It is therefore possible that this building may be his third Escanaba bank.

The State Bank of Escanaba grew out of a private bank, Citizens Bank, started by Percy L. Catlett & Son in 1902. Investors included grocer E. M. St. Jacques and bottler Jacob Jepsen, who held it as a private company and thus were not required to file financial statements or annual forms or reports. John P. McColl, Escanaba pioneer and civic leader, was cashier. An early image identifies this as Citizens Bank in the 1903 *Souvenir of Delta County* (Stiles 1903: 9). A notice in a trade journal stated that the Citizens Bank of Escanaba would become a state bank in 1904 (*Commercial West* 1904: 20). After the bank received its state charter in 1904, it was reorganized as the State Savings Bank of Escanaba, with Alvin Moore as its president. O. B. Fuller, for many years State Auditor of Michigan, also served as president. It was renamed State Bank of Escanaba in 1944 (Sawyer 1911: 844; Bourke 1977: 11, 16; Dunathan 1963: 114). (See also 1110 Ludington for bank location in 1915.)

Tony Chapekis arrived in Escanaba in 1916 and opened a shoe shine shop and billiard parlor in the 700 block of

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 24

Ludington and then bought this building in 1922, where he is identified as operating a shoe shine parlor in the 1924 city directory. By 1929 the business is identified as the London Hat Cleaning Shop. When he retired, his sons remodeled and built the law offices now there (DCBC 1978: 64). Today the building is still occupied by the Viau & Chapekis law firm. As noted above, the city directories reveal that the London Hat Shop occupies this building through 1959, but by 1963 it is occupied by the attorney sons Nicholas, who was county prosecuting attorney, and Charles, and is identified as the Chapekis Building, so renovations occurred between 1959 and 1963

810 Ludington. Building (c. 1930s)

This is a two-story, two-part tan-brown Commercial Brick block. The street-level façade is composed of an off-center slant-sided entry flanked on each side by two linear fixed-pane windows, as well as a corner entry door. The asymmetrical fenestration of the second story is composed of double and triple grouped double-hung sash windows and a vertical glass block window, all with rowlock sills and soldier course lintels. The street level is now sheathed in vertical wood or T-111 paneling while the second story retains its original brick that provides a wealth of decorative treatment. Above the soldier course marking the storefront top, stacked brick frames each of the windows within panels created by stretcher and soldier bond courses. Above these a large central lozenge panel of basketweave brick occurs between two small devices created by diagonal soldier course brick, and the building terminates in a soldier course low stepped parapet. A 1982 survey photo shows the first floor with a conventional recessed center-entry storefront with bulkheads and piers faced in black (according to description on the card) pigmented structural glass.

The 1950 Sanborn map appears to indicate this masonry building post-dates 1929, replacing an earlier building with a single-story rear section. City directories reveal (Mary Vogel?) Beauty Shop in a 1937 photo; LaVogue Shop milliners in 1924-25, the Vogue Beauty Shop in 1929, and a vacant building in the 1937 through the 1948 editions. In 1953 it is occupied by Thyberg's, Inc. jewelers. It appears to have functioned only as a residence in 1959, but by 1963 it housed Kenneth's Hair Stylist.

812-14 Ludington. Building (pre-1901; c. 1960s-70s front)

This is a rectangular plan, flat-roofed, two-story, double two-part commercial block. The renovated façade is sheathed in synthetic rubble 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 flanking a central entry leading to the second story, these entries flanked by a triple fixed-pane window. While most of the ground floor is clad in a synthetic random rubble stone matrix, the corner bays are sheathed in vertical anodized bronze-finish aluminum panels as is the full-width projecting fascia storefront canopy. Perhaps the most arresting feature of this building is the geometric patterned metal paneling that sheathes the second story. The basic pattern is formed of flattened V-profile shapes in vertical columns, with narrow horizontal spaces between them. Areas of this primary pattern enframe a broad band of horizontal pattern sunscreens that span the central part of the upper façade where six windows were located – five square lights that pierce the sunscreens mark old window locations. A c. 1937 photo shows a brick Late Victorian block with a pair of tall central entry storefronts flanking a central second-story entry and segmental-arch-head second-story windows, with raised brick caps, below a bracketed cornice. The present façade entirely pre-dates a 1982 survey photo. **Non-contributing because none of the historic finishes are now visible.**

The 1889 city directory reveals the Bean Milling Co. was located at 812 Ludington (DCGS 2012a). Sanborn

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 25

maps reveal this present 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). A large ad in the local *Iron Port* newspaper in 1904 places "The Provisioner" at 812, with proprietor T. J. Martin offering groceries and meats (*Iron Port* 1904i). By 1921 a Confectionary Store is housed in 812 and a Soft Drinks concern in 814.

Gust Iraphos, confectioner, occupied the building in 1924, but by 1929 GR Kinney Co. shoes had moved in. In 1937 the Children's Shop 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 Ludington. Wolverine Delta Motor Co. Building (c. 1922)
Hubert & Nelson, Menominee, Architects

This is a single-story, rectangular plan, flat-roofed, brick commercial structure capped by a low-slope mansard. The façade consists of six slightly recessed white brick panel bays occurring between broad red brick piers displaying a quoined treatment. The bays contain fenestration consisting of large fixed-pane display windows and an off-center double entry door with fanlight transom. This present finish shows in a 1982 survey photo. The recessed panels appear to have been full height Colonial display windows and/or vehicular entry door bays for its original auto dealership and garage. A late 1930s photograph shows the building with a Commercial Brick front. The piers, now of uniform broad width, were then more broad flanking the two end bays and narrower flanking the center ones, and each projecting pier displayed a shallow sunken vertical panel in the brickwork. There was a broad plain frieze across the front and first bay on the west side, topped with a shallow classical cornice, and the brick parapet above – now hidden by the mansard roof, presented a low stepped treatment at each end of the front. The front displayed large windows, with prism glass transoms, and sidelight and transomed entries across the front. **Non-contributing in present form because no historic finishes are now visible.**

The November 1921 Sanborn map edition for the addresses 816, 818, 820 and 822 Ludington reveals a Garage "(From Plans)" extending from Ludington across the entire half block to the alley. The 1929 and 1950 editions reveal a Fireproof Garage, Capacity 70 Cars, Built 1921. City directories reveal 816-22 Wolverine Delta Motor Co. in 1924-25 through the 1929 edition, with an advertisement in the latter promoting the company's "new up-to-date fireproof garage (Polk 1929: 203). The Michigan State Liquor Control Commission occupies the building in 1937 through 1963, with the MSLCC Store No. 409 also located here after 1953.

The Wolverine Delta Motor Car Co. was incorporated in Escanaba by M. Perron, Jud Yelland and A. J. Moreau in October 1921 to buy, sell, store and repair automobiles and other motor vehicles, and to construct, own, manage, conduct and establish public garages, with capital of \$200,000 (*MMFR* 1921a: 30). A January 1922 trade journal article stated that the company was requesting bids for a one- or two-story, 100 x140-foot reinforced concrete and brick garage, with an estimated cost of \$68,000, designed by Hubert & Nelson, architects, of Menominee (*Engineering News-Record* 1922: 26). A September 1922 trade journal reported that the Wolverine Delta Motor Co. was erecting a garage in Escanaba (*Automobile Topics* 1922: 656). Wolverine Delta Motor Co. awarded a contract for a one-story, 100x138-foot garage at an estimated cost of \$45,000 (*American Machinist* 1922: 464o). Wolverine publicized its intent to build a new showroom/garage soon after the DeGrand Motor Car Co. began to build its new (now demolished) garage in late 1921 at 1700-1708 Ludington (Lindquist 2011).

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 26

900 Ludington. Building (1980s?)

This is a single-story, rectangular-plan, EIFS-faced building that is shielded by a mansard roof. The façade is four bays wide, defined by single and double fixed-pane windows and an off-center entry door. Decoration is confined to raised panels that occur beneath and flank the windows. The building's finishes match the ground-floor ones of 902 next door to the west. A 1982 survey photo shows a one-story building occupying the west part of this lot – perhaps now incorporated into the larger building here – but retaining nothing of that building's finishes. **Non-contributing because it is less than 50 years of age.**

902 Ludington. Building (built between 1924-1929)

This is a two-story, two-part buff Commercial Brick block, whose street-level façade is sheathed in EIFS and has a mansard roof matching the building next door at 900. The first-story consists of four bays defined by a slant-sided corner entry and three fixed-pane windows, while the second-story fenestration is composed of two sets of paired double-hung sash windows. A modern pent roof extends from above the storefront windows up to the second-story windows. The building's decorative attributes are confined to a horizontal panel above the second-story windows containing a centered concrete or limestone lozenge block and a distinctive low gabled parapet with a low flat-top pedestal at each end.

Sanborn maps reveal this building was constructed between 1921 and 1929 and is the first building addressed as 902 Ludington. City directories reveal there was no address entry in 1924-25, but by 1929 it is occupied by the Vanity Shop women's wear, in 1937 through the 1948 editions by the Smart Wear Shoppe, and by Gartner's women's clothing in 1953. Gartner's had operated a clothing store in Hancock since 1886 and in 1952 opened up a shop in Escanaba at 902 Ludington, experiencing enough success to venture into a new building shared with Roberts Shoes at 1000 Ludington in 1955 (*Escanaba Daily Press* 1955). In 1959 it housed the Gift House Stamp Redemption Store. Congressman Bart Stupak had one of his district offices in this Escanaba building at the turn of the 21st century.

904 Ludington. Building (pre-1884)

This is a two-story, three-bay wide, frame two-part commercial block. The street-level façade consists of a center slant-sided entry flanked by large display window voids that have been largely infilled with wood horizontal siding and occur between brick corner piers and above brick bulkheads. The second story is clad in vinyl siding and is pierced by three double-hung sash windows. The interior retains its original pressed metal ceiling. A 1982 survey photo shows a brick front with three square-head windows set in segmental-arch-head openings upstairs.

Sanborn maps reveal a building with this footprint and internal floor plan was present at this address in 1884, the earliest city edition. In the 1884 and 1888 editions it was occupied by a store selling Groceries and China, in 1893 by a Dry Goods and Clothing Store, and by a Grocery in 1899. In 1906 it housed a Saloon, and by 1913 a Clothing and Millinery shop, which is identified in the 1921 edition as "Ladies' Ready to Wear Clothing, Etc." A history of the building completed by the current owner (Schmidt 2009) states the building was constructed between 1893 and 1895 when it housed the Popular Bell dry goods store, followed by Cash Mercantile Co. in 1897, Frank V. Greenlaw's Millinery Goods and Milliners shop in 1911. City directories show the United Cigar Store from 1924-25 through 1929, the United Tavern in 1934 right after Prohibition, Asselin Creamery Co. in 1937, and the Varsity Shop cigars in 1941. In 1948 it housed the Household Electric Co., in 1953 the Appliance Center, and Ivan Kobasic Furniture & Appliance in 1959. The Escanaba Sport Shop was located here in 1963.

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 27

906 Ludington. Hoyler Building (built between 1913-21)

This is a single-story, one-part, dark red, Commercial Brick block. The three-bay street level facade consists of a recent-vintage center slant-sided entry flanked by large display windows resting on natural-faced concrete block bulkheads. This small building features an impressive amount of decoration above the first-story bubble canopy. Three recessed panels separated by piers resting on rockface limestone blocks occur beneath corbelling, and each of the panels is distinguished by a rectangular field created by header and rowlock brick with masonry block corners. The stepped parapet also displays corbelling and features a masonry capstone.

Sanborn maps reveal this building was constructed between 1913 and 1921, with its distinctive footprint extending all the way north to the mid-block alley. In 1921 it was occupied by a Confectionary. It is identified only to the level of Store in the 1929 edition, but the 1950 map reveals it housed a Restaurant. City directories reveal No Entry in 1924-25, but Louis Hoyler, confectioner, is located here by 1929. Hoyler's Tea Room occupies the building in the 1937 through 1948 editions, but the address is Vacant in 1953. In 1959 it housed Nordstrom Hardware, and in 1963, Griffith V&S Hardware.

908 Ludington. Building (built between 1888-93)

This is a frame, two-story, two-part commercial block. The three-bay façade, sheathed in recent grayish-tan brick veneer, is composed of a broad and deep c. 1950s street-level center slant-sided entry flanked by large display windows, and the second story above is pierced by three double-hung sash windows. The side elevations are clad in vinyl siding. A 1982 survey photo shows a different early 20th-C.-looking red brick front.

Sanborn maps reveal a building with this footprint was constructed between 1888 and 1893. It housed a Saloon from the 1893 through the 1913 editions. The 1893-95 city directory lists John F. Nelson, saloon, and Gust F. Nelson, a bartender, at 908 Ludington (DCGS 2012b). Sanborns indicate the building was occupied by a Gentleman's Ready to Wear Clothing store by 1921. City directories reveal No Entry for the address in 1924-25, but the Ben F. Young & Co. clothing store was here by 1929 through 1941, becoming Young's Haberdashery by 1948, then Ben F. Young men's clothing in 1953, and BF Young & Co. men's clothing in 1959. The store is Vacant by 1963. It has housed the Canterbury Book Store, founded 1966, to the present day.

910 Ludington. Building (built between 1899-1906)

This is a frame, two-story, two-part commercial block with a false-front concealing a gabled roof. The four bays of the T-111 sided street façade are composed of a c. 1950s aluminum-trim storefront, with recessed entry flanked by large display windows, and a steel pedestrian corner entry (with glass block window above), while the three bays of the wide composition siding-clad second story are defined by double-hung sash windows. The side and rear elevations are sheathed in brick-pattern asphalt siding. No original interior architectural details remain.

Sanborn maps reveal this building was constructed between 1899 and 1906, when it replaced the Scandinavian House, a saloon, with a Boots and Shoes store, a use that continues up through the 1921 edition, when the rear room is labeled Cobbler. City directories reveal the building was occupied by Aronson & Anderson Shoes in 1924-25 through 1929. By 1937 it housed Fillion's Shoe Store with Aronson as a tailor. In 1941 Fillion's Shoe Store is teamed with Hildur Aronson, dressmaker, but in 1948 Fillion's Shoe Store is the sole listing. Roberts Shoes is here in 1953. Roberts Shoes opened his shoe store at 910 Ludington in 1950, and experienced enough success to move to a new store jointly occupied by Gartner's Clothing at 1000 Ludington in 1955 (*Escanaba*

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 28

Daily Press 1955). Feldstein's Jewelry is here by 1959 through 1963.

912 Ludington. Building (built between 1899-1906)

This is a frame, two-story, two-part commercial block with a falsefront concealing a gabled roof. The front of this extensively renovated building is sheathed in EIFS. The street-level façade is composed of a recessed corner entry flanked by a four-section fixed-pane window resting on a brick veneer bulkhead, while the second story is also pierced by a centered four-section window set in a raised frame. The front roofline has a broad and low center gable and a low flat-top pedestal at each end. The side and rear elevations are clad in vinyl siding. The present front, except for the basic storefront configuration, entirely post-dates a 1982 survey photo. **Non-contributing because the present front displays no visible historic features.**

Sanborn maps reveal this building was constructed between 1899 and 1906, at which time a Saloon had replaced an older building that had housed a Millinery. Use as a saloon continued through the 1913 edition, but by 1921 the building is occupied by a Newspapers and Magazines business, and the rear elevation had been extended by a single-story bay. City directories reveal Escanaba News Services occupied the building in 1924-25. By 1929 it housed Alex Perrin, barber, in 1937 Sam & Art's Barber Shop, and in 1941 Samuel Cahee, barber. By 1948 its occupant was Floyd Duchaine, barber, who apparently continued in business here as Floyd's Barber Shop from 1953 through 1963.

914 Ludington. Building (presumably moved to this address c. 1930s) Photo 18, right

This is a frame, two-story, two-part commercial block clad in brick veneer with a falsefront gabled roof. The c. 1950 first story consists of three bays defined by a slant-sided center entry flanked by large display windows resting on brick bulkheads, while the second-story fenestration is composed of two double-hung sash windows. The building's primary decorative attributes are created by use of differing brick bond veneer. The stepped parapet with masonry coping occurs above alternating fields of triple soldier and stretcher bond brick, while the masonry silled second-story windows employ soldier bond lintels. A small unadorned lozenge-shape masonry plaque is centered within the raised central parapet. The side and rear elevations are clad in asphalt siding. The brick storefront occurs at the front of a frame cross gabled dwelling. (The detailed brickwork is similar to the building next door to the west at 916 Ludington.) Although the interior has been renovated, hardwood floors remain.

Sanborn maps reveal that this building replaced a building whose footprint extended further north from Ludington. This occurred after 1929 and before 1950, but the building now occupying the site is much older than this period. It appears likely that this building was moved to this address from elsewhere. City directories reveal Abenstein, jeweler, was the occupant in 1924-25 and Sami Bashour, grocer, in 1929. The Rose Ann Beauty Shop was here from 1937 through 1941, and the Delft Beauty Shop in 1948, identified as Delft Beauty Shoppe in 1953. In 1959 it was occupied by Nelson's Floral Co., becoming Nelson's Floral & Gifts as of 1963.

916 Ludington. Building (built between 1913-1921) Photo 18, center

This is a two-story, two-part red and tan Commercial Brick block with a falsefront masonry-coped parapet concealing a gabled roof. The renovated street-level façade is clad in brick veneer and consists of an off-center entry flanked by fixed-pane windows of differing dimensions. The second story is largely composed of a tall cedar shake mansard roof that is pierced by three double-hung sash windows. Ornamentation is confined to the

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 29

upper storefront, and similar in execution to that of the adjacent building to the east (914 Ludington) employing varying patterns of brick bond. Alternating fields of triple soldier and stretcher bond brick form a horizontal band below the parapet, whose coping curves upward from the building's margins to a raised flat-top central area. The parapet's horizontal center coping rests on soldier bond brick. The front looks the same as in a 1982 survey photo. The side and rear elevation are clad in vinyl and wood panels. No original interior architectural details remain.

Sanborn maps reveal this building was constructed between 1913 and 1921, when a saloon was replaced by a Barber and Shoe Shine in an adjacent narrow bay, with both sections of the building labeled as "Plastered." The 1929 edition identifies the business only to the level of Store, but the 1950 one indicates the building housed a Restaurant. City directories reveal Young & Fillion Co. clothing, barber and shoeshine in 1924-25 (apparently moving here after having occupied the adjacent storefront at 918-920 Ludington, see below). The Eat Shop restaurant is located here by 1929 and continues through 1953. The building housed Andrew's Café in 1959 and 1963, and more recently the Downtowner Restaurant.

918-20 Ludington. Buchholtz Block/Fillion Block (built between 1899-1904) Photo 18, center

This is a rectangular-plan, flat-roofed, two-story double two-part brick commercial block displaying symmetrical fenestration. On the street level, a central entry to the second story separates the two three-bay storefronts, each of which is composed of a center recessed entry flanked on each side by large display windows resting on masonry or tile bulkheads. The west store front and center entry door have prism glass transoms, while glass block is now present in the eastern storefront. Painted rockface sandstone or brick masonry occurs in piers at the building's corners and on either side of the center door between the two storefronts. Brick piers carry up from the sandstone, enframing the five bays of the second story, which are defined by two large window voids (now infilled) on either side that flank a narrow central panel and former window occurring above the center entrance below. This fenestration occurs with panels slightly recessed within brick corbelling that carries up to the classically inspired pressed metal cornice. The frieze reveals Greek key pattern motifs beneath the modillioned cornice, and other classically-inspired elements occur in the form of the dentilled cornices above the second-story windows.

Sanborn maps reveal this building was built between 1899 and 1906, when 918 was occupied by a Boots and Shoes store and 920 by a Clothing store, with a partition wall on the first floor only. In 1904, Judge Emil Glaser moved his office from over the post office to "the new Buchholtz (sic) Building on Ludington Street" (*Iron Port* 1904f), indicating the structure was standing at that time. Furthermore, a later edition of the newspaper that same year noted that Young & Fillion were moving from the Masonic Block "to occupy store in New Buchholtz Block," having leased both 918 and 920, and that "the building is one of the best in the city" (*Iron Port* 1904j). Occupation remained unchanged in the 1913 edition but by 1921, while the east storefront is still occupied by Boots and Shoes, the western one is identified as Gentleman's Furnishings, and the second floor is occupied by a Telephone Exchange. The 1929 edition identifies to level of Store only, although the Telephone Exchange is still labeled for the second story. The 1950 edition classifies 918 as Store, while 920 is identified as Paints.

City directories identify this building as the Buchholtz Block in 1907-08. A 1910 newspaper advertisement places the Young & Fillion Company here, merchandisers of Hart, Schaffner & Marx clothes, among others (*Escanaba Morning Press* 1910a). By 1924-25 it is called the Fillion Block, with Harry Tilbert at 918 and Michigan Bell Telephone in 920. Young & Fillion clothing, a dentist and Michigan Bell Telephone are located at 918-920 in 1929. In 1937, 918 houses the Lieungh Music Store and Smart Cousin Dress Shop and 920 the Home

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 30

Supply Co., electric appliances, as well as law and insurance offices. In 1941, 918 is occupied by Jergeson Palmer tavern and Lou's Beauty Shop, and 920 still houses Home Supply. In 1948, 918 is occupied by The Tavern and Lou's Beauty Shop, while the tenants in 920 are Charlotte's Beauty Shop and a tailor, all of which continue through 1953, although the Tavern is identified as a beer garden and Thos. Wilkinson floor coverings is added. In 1959, Joe's Tavern is present and Charlotte's continues, with Hawe's Paint & Floor Coverings added. In 1963 King's Tavern and Michigan Claim Service join Charlotte's and Hawe's.

922 Ludington. Building (built between 1888-93; c. 1920s-30s front) Photo 18, left

This is a two-story, two-part buff Commercial Brick block. The street-level façade is clad in white brick that doesn't match the rest of the facade and consists of a slant-sided entry door between two large display windows and a second entry door at the building's southeast corner. Hexagonal prism glass forms the storefront transoms. The second-story fenestration consists of three double-hung sash windows, each with a four-vertical-light upper sash, resting on masonry sills. Above these windows is a panel outlined by rowlock and header bond brick and masonry corner blocks, above which the building terminates in a masonry-coped parapet. The side elevation is of brick and displays functional fenestration. The Commercial Brick front, extending one bay around the side, is built of different brick from the side and presumably reflects a c. 1920s-30s renovation. No original interior architectural details remain.

Sanborn maps reveal this building was constructed between 1888 and 1893, when it housed a Hardware Store. By 1899 it was occupied by a Flour and Feed Store, in 1906 and 1913 by a Saloon, and in 1921 a Restaurant. The state gazetteer indicates that in 1897 this address was occupied by Ed Donovan, Flour and Feed, also selling hay and wholesale and retail coal (Polk 1897: 753). Gazetteers reveal Knute C. Peterson's "Knute's" at 922 Ludington in 1907 (Polk 1907: 937). The 1924-25 city directory reveals the building was occupied by Tilbert's Café, which continued through 1929, but by 1937 it housed the DeLuxe Café. In 1941 the tenant was Maytag Sales & Service, in 1948 Novack's Jewelry, in 1953 Larry's Clothing Store, in 1959 G. W. Benson, physician, and William Hemes, Optometrist, and in 1963 the Delta Furnace Co.

1000 Ludington. Papadakis Building (1955) Photo 22, right edge

Chipman & Pratt, Chicago, Architects

Walter Arntzen, Escanaba, Supervising Architect

Erling Arntzen, Escanaba, Contractor

This is a single-story, rectangular-plan, enframed window wall commercial building occupying a corner lot. Its nine-bay façade is composed primarily of aluminum-framed display windows resting on narrow black metal bulkheads, with a central bay occupied by an entry door beneath a transom window and flanked by vertical fixed-pane windows. Coursed ashlar limestone forms piers at the ends of the facade. A metal awning-like canopy wraps around from the façade to the first third of the side elevation, which is partly clad in yellow brick and partly in wood panels, covering a former display window that faced North 10th Street. Beneath the west pier coping is embedded a masonry plaque that, partially obscured by the non-original awning, states, "1955 / SAM & GEO PAPAD___". The rear façade is of red brick.

This 50x110 foot building was constructed in 1955 by Escanaba contractor Erling Artzen from plans provided by Chicago architects Chipman & Pratt, and with supervising architect Walter Arntzen, of Escanaba (*Escanaba Daily Press* 1955). The "luxurious store" building was designed as a "new joint store" to house Robert's and Gartner's retail businesses. The newspaper article stated that Albert Chipman of the firm visited the store to

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 31

inspect the work (and had a local connection that may have assisted the firm in obtaining the work, because he had married a local Escanaba woman). Albert B. Chipman, of Chipman & Pratt, established an architectural firm that specialized in retail planning and design in 1952, and worked in this field for 40 years (Chipman Design 2013). The store was built for owners Mr. and Mrs. George Papadakis of Merrill, Wisconsin, who had owned the property for years and previously operated the Boston Sweet Shop at this location. The Arntzens were involved in many Escanaba buildings over the decades, including the county courthouse constructed in 1961. In addition to being a fine example of a mid-twentieth century commercial block, this building may represent one of this firm's earlier commissions.

City directories reveal the Boston Sweet Shop was here for many years through 1953. The Boston Candy Store was founded in the early 1890s and was bought by Mike Lafkos and Sam Papadakis, who owned it until 1911. Papadakis and his brothers changed the name of the store to the Boston Sweet Shop, and it served as an Escanaba institution for half a century. The store was replaced by the current building in 1955 (DCBC 1978: 63-64). In 1955 Gartner's women's clothing and Robert's moved from 902 Ludington and 910 Ludington, respectively, and opened up jointly in this newly constructed store (*Escanaba Daily Press* 1955). Gartner's had operated a clothing store in Hancock since 1886 and in 1952 opened up a shop in Escanaba at 902 Ludington, experiencing enough success to venture into this new building. Roberts had opened up a shoe store at 910 Ludington in 1950. Gartner's was still here through 1963.

1006 Ludington. Fair Savings Bank/Ben's Theater Building (built c. 1896; current façade c. 1920s)
Photo 22

This is a rectangular plan, flat-roofed, four-story, double two-part red-brown commercial block with plain Commercial Brick façade that appears to date from the 1920s. The street-level facade is composed of two similar three-bay-wide storefronts on either side of a now-sealed center entrance (which led to a theater upstairs), each composed of a central recessed entrance flanked by large display windows, all framed in aluminum. The storefront's transom area currently is sheathed in wood panels supporting a modern awning. The façade above the street level displays symmetrical fenestration, the four bays composed of paired double-hung sash on the second story and infilled voids in the upper two stories. All windows present rowlock bond sills and soldier course lintels. Decoration is confined to the area between the fourth-story windows and the masonry parapet, and consists of four stringcourses of projecting rowlock bond brick, including a course of soldier bond linking the two middle courses. The side elevation is of plain dark red brick and displays functional fenestration. The interior consists of renovated commercial storefront display areas and offices, while the former theater retains its opens space, stage and proscenium arch, although the seats have been removed and the area is now used for storage (Karen Lindquist, Director DCHS Archives and HDC member, personal communication 3/27/13).

In the interior, hidden behind a first-floor display case, a central front staircase provides access to a former theater space that fills the second to fourth floors of the building, the building's front windows visible from inside the room. A stage with square-topped proscenium remains in place across the north (rear) end, and there is a large U-shaped balcony, deep toward the rear and with narrow arms extending nearly to the stage and terminating on either side of the proscenium in rounded ends that may have served as boxes. The boxes display vertical beaded board fronts. The balcony has a very low breastwork topped by round iron railings. The ceiling, supported by a single row of round columns down the center of the building that rises to a large cased central beam, is flat but with coved treatments around the edges and flanking the center beam. The painted plaster ceiling, wallpapered walls, and painted proscenium front display a salmon, off-white, and bluish-green color scheme with decoration including panel treatments and what seems to be plant forms – all of it severely

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 32

deteriorated. The theater space as a whole retains much of its basic character but is in disrepair. It is used only for storage.

Sanborn maps reveal this building was constructed between 1893 and 1899 when a three-story building with an iron-clad façade replaced a Chinese Laundry and Saloon at 1004-1006 Ludington. A photograph of the building taken c. 1902 prior to subsequent renovations illustrates a prominent cornice lettered "THE FAIR SAVINGS BANK" and a date of 1896 (Stiles 1903: 7). By 1906 the Sanborn map illustrates the building as having a brick facing and housing a Saloon in 1004 and a Restaurant in 1006, while the second floor was occupied by Ben's Theater, which included a Stage and Scenery Storage at the rear of the building. The first floor businesses remain unchanged in the 1913 edition, but Ben's has been renamed the Orpheum Theater. By 1921 Music is listed at 1004 and Billiards at 1006, while the second floor is identified as, "Theater 2nd/3rd Not Used."

Although the Fair Savings Bank department store was the original occupant of this building, that store business is most consistently associated with the large store building at 1100 Ludington to which it moved in 1903 (which see for discussion of the business). After 1903, the upper part of this former store building run by the Salinskys at 1006 Ludington was converted by Ben Salinsky into a vaudeville theater that opened in 1904 (*Iron Port* 1904h). (The two primary businessmen associated with the Fair Store, Herman Salinsky and Herman Gessner, were half-brothers [Dunathan 1963: 63], and Ben and Herman Salinsky were brothers. Another source states Herman Salinsky changed his name to Gessner in the 1920s {Beck 1992: 246}) The theater was on the second floor, and, with its balcony, occupied the entire three-story high upper portion of the building. The street level had Snyder's Saloon and Mrs. Brown's Café (Dunathan 1963: 63).

The 1907-08 *State Gazetteer* listing states Ben Salinsky was the proprietor of Ben's Theater, described as a "High class Vaudeville house, commercial men enjoy an evening at Ben's, 1004-1006 Ludington," and the building also housed the Avon L. Porter Café (Polk 1907: 932). A 1910 newspaper advertisement for the Fox Café (formerly Harwood's Café) reveals the building at that time was identified as Ben's Theater Building (*Escanaba Daily Press* 1910a), which is identified as a Public Building in the 1911-12 city directory. However, another source states the theater may have been named The Garrick by 1910 (1910 city directory in Beck 1992: 246). By 1913 the building housed the Orpheum Theater, and by 1937 the name had been changed to the Rialto Theater. There are no listings for a theater after that.

In 1924-5 the street level shops were the Hong Kong Co. restaurant in 1004 and Wickert's Floral Shop in 1006, and Wickert's still occupies the building today, although variously identified in the directory through the years as Wickert's Flower Shop (1937-1941) and Wickert Floral Co. (1948-1963). In 1937 Mitzi's Hat Shop was in 1004, and continued its business here through 1963. Wickert's was founded by Walter and Hazel Wickert in 1923 "a few doors west" of its current location, and operated a greenhouse until the 1960s in the 2000 block of Ludington (ECC 1963: 23; *Main Street Magazine* 1998: 11; *UP Magazine* 1999: 10). The business had grown to 30 employees at four locations, including Iron Mountain and Marquette, by the late 1990s, and continues in business at 1006 today, 90 years after its founding. The present Commercial Brick front appears to date from a 1920s renovation. The 1921 Sanborn map shows the building with a metal cornice, while the 1929 one shows none – suggesting that the building front may have been remodeled during that time period. A late 1930s photograph shows the present front.

1008-10 Ludington. Building (built between 1937-50) Photo 24, right

This is a rectangular plan, flat-roofed, single-story double commercial block now clad in EIFS. The symmetrical

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 33

façade consists of two identical four-bay units, anchored by a broad central round-arch recess containing the two entry doors and flanked on each side by three fixed-pane windows. The wall planes are relieved by a keystone arch treatment for the recess and recessed joints between the stucco panels. A 1982 survey photo shows a light-colored brick front with broad recessed center entry containing a door at each end and large display windows to either side. The rear is sheathed in vertical metal panels. **Non-contributing because it no longer presents any original architectural fabric.**

Sanborn maps reveal a building with this footprint was built after 1929 and before 1950, replacing an earlier structure, perhaps to house the National Food Store that appears in City Directories in 1941. A Gambles store is listed in the directory by 1959. A circa 1937 photograph indicates a frame building at this address that was replaced by the current structure. City directories reveal the National Food Stores grocery was located here in 1941 through 1953, and the Gambles Store occupied the storefront in the 1959 through 1963 editions.

1014 Ludington. A&P Supermarket Building (built c. 1938) Photo 24, right center

This is a single-story, brick, enframed window wall commercial block. The façade displays a recessed corner entry and is primarily composed of fixed-pane aluminum frame display windows. These windows occupy voids partially infilled above and below by vertical wood panels. The low brick bulkhead beneath is punctuated by simple masonry blocks. The visible rear elevation is of concrete block.

Sanborn maps reveal this building, addressed as 1012-1014, was built after 1929 and before 1950, appearing on the 1950 map as a cinderblock structure. It was built by Charlie Gunderson to combine the company's two formerly separate locations in Escanaba, which were in the Sherman Hotel and at 1109 Ludington in an A&P Supermarket that was reputed to be the first supermarket in the Upper Peninsula (Bryson, *Escanaba Daily Press* n.d., c. 1990). The city directories show Carl Jackson, tailor, here in 1937. A c. 1939 photo shows A&P here, confirmed by the 1941 city directory that lists the "A&P Super Market," which remained here until about 1990.

1016 Ludington. Building (c. 1990) Photo 24, center

This is a rectangular-plan, flat-roofed, single-story, brick commercial block. The seven-bay façade is composed of a recessed central entry flanked on each side by large fixed-pane display windows. A double course of soldier bond brick forms the bulkheads, which occur between projecting brick corner piers supporting a large awning. A 1986 survey photo shows the burned-out ruin of the two-story Wickert Building at this site. **Non-contributing because it is less than 50 years of age.**

1018 Ludington. J. C. Penney Building (built between 1924-1929) Photo 24, left

This is a rectangular-plan, flat-roofed, two-story, double enframed window wall commercial block whose brick façade has been sheathed in thin coursed ashlar limestone-look block veneer that extends one bay around the corner. The street-level façade is composed of two identical mirror-image storefronts, each consisting of three recessed bays that, adjoining one another in the center of the façade, are formed of an entry flanked by a large fixed-pane display window on each side, and, forming the front's outer bay at each end, a pair of additional display windows that flank or edge the broad central recess and face the street extending to the building corner. The second-story façade consists of eight bays of low slider windows within window voids that have been mostly infilled with vertical vinyl or T-111 panels. The limestone-look masonry veneer faces piers that edge the façade and a transom-level strip and strip above the second-story windows that both span the façade. The top of the

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 34

façade, a blank smooth white masonry structure, rises above the ashlar part and terminates in a broad, simplified classical cornice with plain cap. These façade elements carry around to the first bay of the side elevation, which exhibits a large display window at the street level and three more sliding windows above. The remainder of the side elevation is of plain red brick, pierced by a single off-center entry door at the street level and by nine narrow fixed-pane windows in the second story. A 1971 renovation provided the building's front with "an attractive new look" (*Escanaba Daily Press* 1971a). A 1982 survey photo shows the upper façade clad in textured aluminum sheeting.

Sanborn maps reveal this building, addressed as 1020-1022 Ludington, was constructed between 1921 and 1929. City directories reveal no entry for 1020 and Paul Jaeger soft drinks in 1022 in 1924-25. By 1929 the J. C. Penney store is listed at 1020-1022, continuing through c. 1985. Therefore the building appears to date after 1924 and before 1929. This appears to be one of the earlier chain department stores in Escanaba, reflecting the development and spread of national chains in the city's downtown (along with S. S. Kresge Co. at 1104 Ludington and F. W. Woolworth at 1112 Ludington). A c. 1937 photo of 1020-1022 illustrates J. C. Penney in the current building.

1100 Ludington. Fair Savings Bank Department Store (City Clock) Building (1903; 1915) Photo 30
John D. Chubb, Architect, Chicago (1903 and 1915 Addition)

This is a rectangular-plan, flat-roofed, four-story, brick two-part commercial block that occupies a prominent corner in the business district. The street-level facade is a symmetrical seven-bay composition, formed by a recessed central entry flanked on each side by large, triple fixed-pane display windows, all employing aluminum framing. Modern awnings span the front above the windows and above is a wide storefront sign panel extending up to the second-story windows. It bears the building's current name, LUDINGTON CENTRE, in large raised letters. Square-plan piers mark the building's front corners and rise to the top of the second story. Each is of stylized classical form, topped by a square capital, and is finished in smooth, alternating thicker dark and thinner light stone courses. Masonry plaques on the corner pier at the storefront cornice read "1903 / LUDINGTON STREET" and "1903 / MARY STREET" (the original name of 11th Street). The fenestration of both the second and third stories consists of three bays of large triple fixed-pane aluminum frame windows that rest on a masonry sillcourse and are also shielded by modern awnings. Above the third-story bays are three groups of three small, low, fixed-pane windows with masonry sills, which align with the window units below. The façade terminates in a plain frieze and projecting cap that occurs above a brick corbel table.

The façade's elements generally carry around to the side elevation, with large display windows along the half of the side elevation nearer Ludington and an entrance, behind which is functional fenestration on the ground floor. The upper stories each present five bays of alternating triple and single fixed-pane windows and four bays of triple fixed-pane windows. The rear facade displays a functional piercing pattern of segmental-arch double-hung sash windows. The interior consists of much renovated commercial display areas and offices.

A c.1937 image of the building reveals some now lost features – a projecting metal cornice, with large modillions or console brackets beneath it across the top of the front and front half of the side elevation, a second, more simple classical cornice across the top of the second story spanning between the tops of the corner piers and around half the side elevation, and simpler still storefront cornices that also spanned the front and half the side elevation. The fenestration was much the same as today but with Chicago windows (large central fixed-pane flanked by double-hung sash) in the upper stories of front and front half of the side, and simple double-hung windows in singles and doubles behind the front section. The center bay of the second-story front and center bays

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 35

of the second and third stories in the front half of the side elevation displayed slant-sided bay windows.

This building was constructed for the Fair Savings Bank Department Store and opened for business October 22, 1903. City directories identify the building as both the City Clock Building and the Fair Savings Bank Building in 1907-08. No. 1102 (and 602) Ludington are also listed as the location of the Cycle Works, auto agent and dealer (Rambler), in a 1908 motorist guide (IMC 1908: 72). By 1924-25 the building housed other businesses such as Anderson and Bonefeld Co. Furniture and Undertaking on the third floor, and it is still referenced as the City Clock Building as well as the Fair Store Building, and then simply as the Fair Store through 1963.

This building was constructed from designs provided by Chicago architect John D. Chubb. A notice describing the Chicago architect's recent commissions states he "designed a three story building, 50x140 feet, to be erected at Escanaba, Michigan. It will be occupied as a department store. It will be constructed of pressed brick and will be finished in hardwood and heated with steam. It will cost \$26,000" (*Economist* 1903: 735). John D. Chubb is identified as the building's architect in a local newspaper article describing the new building's owner's fight with city hall (*Iron Port* 1903k). City Council authorized an injunction against the new store building's projecting entry vestibule entrance after construction was complete. Chubb was instrumental in overturning the injunction. He described the building's "metropolitan appearance" and stated that "the two large plate glass windows on Ludington are surpassed in size by only one or two in Chicago" (*Iron Port* 1903k). The building was apparently expanded and remodeled in 1915, when a trade journal identifies Herman Salinsky as the client for designs submitted again by Chubb for a "store building, remodel and addition," for a pressed brick and stone structure of three stories and basement (*American Contractor* 1915a: 80). This apparently refers to the rear section of the Fair Store building, which wraps behind the rear of the building at 1104 Ludington and now seems to form part of that building.

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. The oldest was the Ed Erickson Store, which began business in 1878 and built a two-story department store at the corner of Ludington and 8th Streets around 1903. The second oldest of the big department stores, at the corner of Ludington and 12th Street, was begun by Isadore Kratze circa 1880. The third of these big stores was the Fair Savings Bank Store/the Fair Store. A 1903 article in the local *Iron Port* newspaper summarized the store's history (*Iron Port* 1903n), summarized here. Ben Salinsky operated a dry goods store in Escanaba and was joined by his brother Herman in 1887. In 1897 Herman went into business by himself, starting the Savings Bank store (which would have been in the building at 1006 Ludington). In 1899 Ben and Herman consolidated their stores under the Fair Savings Bank Store name. In 1902 Herman bought out his brother, and in 1903 built the big new store at 1100 Ludington. This state-of-the-art department store had a double stairway to its balcony but also was equipped with elevators, had a mail order department, as well as "the finest basement in this part of the country, being 53 x 143 feet in size and 9 ½ foot ceilings and filled with groceries, household goods, crockery, glassware, stationery and toys." General merchandise filled the street level, while the second floor offered cloak, millinery, children's clothes, drugs, china, trunks and travel bags, etc. The third floor not only housed the "finest furniture department north of Chicago," it also provided a "room all furnished in white for the undertaking department." Some sources have called this the City Clock Building, which must result from the fact that "a fine new city clock has been placed on the corner of the building," which had three 36-inch dials that were lighted at night. A 1904 newspaper story celebrating the store's first anniversary in the new building does not correlate entirely with the 1903 article, stating that brothers Herman and Benjamin Salinsky founded the store and Herman bought out Benjamin in 1896. The 1904 newspaper reveals that the store operation had grown from seventeen clerks in 1898 to 110 in 1904, with six delivery teams, and attributed Salinsky's great success in business to prices that competed with the large

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 36

city stores, up-to-date business practices, extensive use of advertising, and to a flourishing mail-order business that served out-county areas and beyond (*Iron Port*, 10/22/1904).

Despite some small setbacks, such as Salinsky's conviction for selling cranberries on short weight (MDFC 1915: 255), the store prospered. Herman Salinsky was apparently an enlightened owner, at least one time providing his employees a mid-week day off, "the first time in the history of that city that a business house closed its doors against a day's business in order that others might enjoy themselves" (ACSR 1914). Salinsky sold the store to Herman Gessner c. 1918 (*UP Magazine* 2000: 1). Herman Salinsky and Herman Gessner were half-brothers. When the Fair Store building was constructed, the former store building at 1006 Ludington was converted by Ben Salinsky, Herman Salinsky's brother, into a vaudeville theater that opened in 1904 (Dunathan 1963: 63). By the mid-1920s Mr. Gessner had turned this firm into the largest business of its kind in the Upper Peninsula, with 80-100 employees and 35,000 square feet of space (Lindquist 2010a). Gessner sold the business to the Stein family in 1966, who moved the store across the street to a smaller venue formerly occupied by JC Penney at 1018-20 Ludington in 1987 (*UP Magazine* 2000: 1). After more than a century in business, the Fair Store closed in 1993 (*Escanaba Daily Press* 1993).

1104 Ludington. S. S. Kresge Co. Building (c. 1928) Photo 31
A. M. Arntzen, Contractor, Escanaba

This is a single-story, brick, enframed window wall commercial building, with a three-story rear unit. The broad façade contains a recessed square-plan recessed entry, with angled outer corners, near the east end flanked by a single large display window to the west and five more windows to the east, all resting on granite bulkheads pierced by small brass vents. Buff brick corner piers rise beyond a former transom area now occupied by signage, and support a limestone block-trimmed brick frieze with limestone cap. The parapet has a raised central area anchored on each end by a masonry urn and bordered on either side by a masonry console. The rear third of the building rises to three stories (apparently incorporating what was the rear ell added in 1915 to the former Fair Store building next door at 1100 Ludington), and displays a functional piercing pattern of square-head double-hung sash windows.

Sanborn maps reveal this building was addressed as 1104-1106 Ludington and constructed between 1921 and 1929. City directories show no entry for 1104 in 1924-25, but by 1929 the address of 1104-1106 is occupied by the S. S. Kresge store, which continues through 1963. A trade journal article from 1928 reveals, a "contract for construction of a store building in Escanaba for the S.S. Kresge Company has been awarded to A. M. Arntzen, Escanaba contractor" (*MMFR* 1928: 16). The building is currently occupied by T&T TrueValue Hardware, which began business downtown in 1935 at 1113 Ludington, and was there at least until 1963 before moving to this location. The store represents one of the first national department store chains in downtown Escanaba (with J. C. Penney at 1020-1022 Ludington, and F. W. Woolworth at 1112 Ludington).

1110 Ludington. Elias Bros. Big Boy (originally State Savings Bank Building [no. 1108], built c. 1915, and 2nd Building [no. 1110], built between 1913-21; current façade c. 1967-75) Photo 29, right

Combined as a single building since c. 1975, 1110 was constructed as separate buildings at 1108 and 1110 Ludington. This is a rectangular-plan, brick double commercial building that combines what were formerly two separate buildings into a single one with a single brick facade. The east section is faced in a dark red brick, the west in multi-hued brick that reads as lighter. The facade is composed of a two-story, three-bay wide eastern (1108) unit that contains a center entry door flanked by fixed-pane windows, and a single-story (1110) western

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 37

unit whose fenestration consists of four fixed-pane windows. The east section's second-story elevation is pierced by a large triple fixed-pane window, the upper façade capped by a shake mansard roof. The brick facades are linked by the full-width green-stained shake mansard roof and the use of stained wood wainscot panels beneath the windows in both sections. The rear of this building, which displays functional fenestration, confirms it is composed of separate units that are constructed of brick. **Non-contributing because none of original building fabric or details survive.**

The two-story building at 1108 was originally built in 1915 to house the State Savings Bank of Escanaba. It was a limestone-clad enframed-window-wall Neoclassical building whose front displayed a broad pier at either end of the façade capped by a flat-topped entablature, with a central entry and large windowed area above filling much of the space outlined by the piers and entablature. A trade journal article reveals that the State Savings Bank building was constructed in 1915 by Escanaba contractor John Lindsey from plans provided by Chicago architect H. R. Wilson & Co., with structural and ornamental iron work let to Union Foundry Works and cut stone and marble work to Furst & Fanning, all of Chicago (*American Contractor* 1915b: 60). The cement contractor was Samuel Mills and the steam heating and plumbing contract was awarded to George Hogan of Escanaba (Bourke 1977: 21; *American Contractor* 1915c: 86). The total cost of the building, which opened its doors on January 12, 1916, was \$42,000 (Bourke 1977: 22-23). The bank remained in business at this location until about 1966. For several years in the late 1960s and early 70s the building was occupied by Wolverine Discount department store.

The single-story 1110 Ludington was built between 1913 and 1921, first appearing in the 1921 Sanborn map, which map shows it housing a jewelry and drug store, and the 1924 city directory lists 1110 as housing Peoples Drug Store, almost certainly the business identified in the 1921 Sanborn as a jeweler and drug store. J. S. and A. F. Gaufin incorporated the Peoples Drug Co. which opened in Escanaba about May 1, 1919, and carried a line of drugs and jewelry. One of the brothers had been a druggist in Escanaba and the other had operated a jewelry store in Indiana. (See 1208 Ludington for discussion of People's Drug Store.)

In the 1929 through 1941 directories, 1110 was occupied by G. R. Kinney Shoes, and the 1948-53 directories list the Singer Sewing Machine Co. No. 1110 shows as Vacant in 1959 and in the early and mid-1960s housed the Fashion City women's clothing store. In the late 1960s the building shows as vacant.

By 1970 an Elias Bros. Big Boy restaurant moved into 1110 Ludington. The directories indicate that Big Boy expanded into 1108 as well by 1976. Big Boy may have remodeled the front of 1110 when they moved in c. 1970, and either remodeled the front of 1108 to match c. 1975 or remodeled the whole 1108-10 front c. 1975 in their trademark style. The current building appearance pre-dates a 1982 survey photo. Big Boy remained the occupant until about 1984. Since then the building has housed several other restaurant/lounge businesses.

1112 Ludington. Richer/F. W. Woolworth Building (built between 1906-11; storefront remodeled c. 1940)
Photo 29, right center

This is a rectangular plan, flat-roofed, two-story, brick double two-part commercial block. The ground floor façade contains a single broad storefront with large display windows above low granite bulkheads and a recessed entry near each end. The entries are square-plan but with angled outer corners. The storefront end piers and the façade's second story is clad in white concrete tiles in coursed ashlar form. The second-story façade, supported by two large columns visible just behind the store windows, contains eight bays of double-hung sash windows, each with a recessed rectangular panel above the main window's featureless lintel. A panel inscribed "RICHER" occurs between two raised stringcourses, above which is a pressed metal cornice that incorporates both dentils

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 38

and modillions. The visible side elevation of the building is sheathed in metal panels while the rear is encased in stucco. The building is currently joined as a single business to the building next door at 1116 Ludington.

Sanborn maps reveal this building was constructed between 1906 and 1913, when it was occupied by an "Auto-Livery," although the rear one-third is partitioned and this section is denoted by the symbol for a stable. In the 1921 edition the building occupies the same footprint and is addressed as 1112-1114 Ludington. The identification is illegible, but appears to no longer be an Auto-Livery. City directories reveal that in 1902 Thomas Richer ran the City Livery Stable next door at 1110 Ludington. The building was reportedly constructed in 1909, and by 1916 and through 1970 the storefront at 1112-1114 was leased to the F. W. Woolworth store, followed by Goodman's Drug Store, in later years housing the Elias Bros. Big Boy restaurant (*Escanaba Daily Press* 1973; *UP Magazine* 2000: 9). The storefront appears to have been remodeled for Woolworth's c. 1940 to provide an updated appearance. Rosy's Diner (across the street) displays a photo showing the building exterior after Woolworth's moved in but before Neisner's (1116) was built during the 1940s. The Richter Building's exterior already had the current storefront and concrete tile façade, suggesting both resulted from work Woolworth's had done to update the building's appearance.

"Thomas Richter [Richer] has opened sales rooms and a garage at 1112 Ludington Street, Escanaba, Mich. He will sell Cole cars" (*Motor World* 1911: 821). The building thus appears to be among the earlier automobile-related buildings in Escanaba. It also represents one of the earlier chain department stores in Escanaba, reflecting the development and spread of national chains in the downtown (along with and J. C. Penney at 1018 Ludington and S. S. Kresge Co. at 1104 Ludington).

1116 Ludington. Neisner Bros. Department Store Building (built between 1941-48) Photo 29, center

This is a broad-fronted rectangular plan, flat-roofed, single-story enframed window wall commercial block of Moderne design, with its broad front divided into a wide eastern section with parapet raised via three low steps at either end and a one-third-as-wide west extension with slightly lower flat-top parapet. Smooth white rectangular concrete tile paneling faces the piers at each end of the main section and the building's far left end and also the upper front above the windows. A square-plan recessed entry, with angled outer corners, is located at about the façade's midpoint. The windows (modern replacements similar to the old, according to the present owner) rise above low granite bulkheads and are sheltered by a full-width bubble canopy below the signboard area and storefront cornice. The visible side walls are of concrete block and the rear elevation is brick. The building is currently joined as a single business to the building next door at 1112 Ludington.

Sanborn maps reveal this building was constructed after 1929, and is addressed as 1116-1118-1120 in the 1950 edition, identified only as Store. City directories reveal small businesses through 1937 and no entry for this address in 1941. By 1948, the Neisner Brothers Department Store is present here, continuing in business through the 1963 edition. Neisner Brothers was a national store chain from the 1920s into the 1970s. The company prospered during the Great Depression, and by 1935 had 103 stores in 63 cities in 16 states (Elvins 2004: 147). The construction date for this building is based on bracketing provided by the data from Sanborn maps and city directories. A c. 1960s post card view shows the lower west section as part of the Neisner's store. Neisner's remained here until c. 1976, followed by a Ben Franklin store.

1122 Ludington. Building (built between 1893-99) Photo 29, left

This frame, two-story two-part commercial block occupies a corner lot at 12th Street. The much renovated, vinyl

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 39

siding-clad building has a street-level façade composed of a center slant-sided entry flanked by narrow single fixed-pane windows and, at the far right, a corner entry door. A pent roof spans the first-floor front and extends slightly around the corner. The second-story front contains two double-hung windows, and there are five more widely spaced ones in the second story facing 12th. Windows in the ground story are primarily smaller fixed single-pane ones. The rear elevation is clad in synthetic stucco. A c. 1960s post card view shows three taller upstairs front windows and a bracketed cornice. In a 1982 survey photo the bracketed cornice and center upstairs window are gone, but a recessed center-entry storefront with tall transoms and storefront cornice remains in place.

Sanborn maps reveal this building was constructed between 1893 and 1899, when a Grocery replaced a Boarding House. By 1906, it is a Dry Goods Store and a two-story addition had extended the rear elevation. It continues as a Dry Goods store through the 1921 edition, when Boots and Shoes and Clothing are added to the description. City directories list Otto Gustafson in 1924-25 and Otto Gustafson men's furnishings in 1929. By 1937 it is occupied by F&G Clothing Co., an identity that continues through 1953, after which it is F&G Fineman's Clothing Co. department store through 1963.

1200-02 Ludington. Kratze Building/Montgomery Ward Building (1910) Photo 33
Arntzen Brothers (A.M., Richard and Gothard), General Contractors

This is a very large, rectangular plan, flat-roofed, three-story, brick two-part commercial block. The two street-facing brown brick facades of the Neoclassical building display broad slightly raised piers, with simplified Doric capitals, subdividing the facades above the tall ground story and supporting a simplified entablature with metal classical cornice and plain brick parapet above. A low stone beltcourse separates the tall base from the two upper stories. The mostly glass aluminum-trim storefront facing Ludington, with its recessed center entry and low terrazzo bulkheads, appears to date from the 1940s or 50s. It is now capped by an asphalt shingled mansard roof that spans the entire front and extends around the corner. A storefront transom area is now infilled with vertical boarding. The building's second and third stories in the front contain large window openings, rising above stone sills, between the piers, with most openings infilled with T111, while the second and third-story side elevation features tall paired window openings between the piers – also mostly infilled. In the rear end of the side elevation, what reads in front as a tall single story contains small upper and lower double-hung windows. The visible side and rear elevations are of brick, with the rear displaying functional fenestration consisting of a single entry door and segmental arch double-hung sash windows. Ghost signs in fading paint for both Montgomery Ward and Feldstein Jewelers occur on the visible upper portion of the west wall.

Sanborn maps reveal this building was constructed between 1906 and 1913, when it is occupied by a Department Store. It is identified as the Boston Store Co. Department Store in 1921, with the 3rd floor labeled Furniture Crating. City directories reveal Boston Store Co., the Emporium Cloak & Suit Co. in 1924-25, but by 1929 it housed Montgomery Ward & Co.

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. The oldest was the Ed Erickson Store, which began business in 1878 and built a two-story department store at the corner of Ludington and 8th Streets circa 1903. The second oldest of the big department stores, at the corner of Ludington and 12th Street, was begun by Isadore Kratzenstein, later shortened to Kratze, circa 1880. The 1889 city directory locates his store at 610 Ludington (DCGS 2102a). Kratze's store apparently was destroyed by fire in 1898 when a newspaper reported losses from a large fire that destroyed 15 buildings in Escanaba, the largest loss of \$55,000

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 40

being suffered by I. Kratze (*Ann Arbor Argus* 1898). The store was continued by Kratze's sons after he committed suicide in late 1898. The three-story building at 1200-1202 Ludington was built in 1910. A photo of the building under construction by the Arntzen Bros – A. M., Richard and Gothard – carries a sign stating "New Home of Kratze's" (ECC 1963: 6). In 1916 the state reported the Kratzenstein Brothers store had 26 employees (Michigan Dept. of Labor 1916: 388). In 1920 the family sold the business to a group of local businessmen who reorganized it as the "Boston Store." The Montgomery Ward chain bought this business by 1930 (Lindquist 2010a) and occupied this location until about 1974.

1204 Ludington. Main Hotel Building (1911) Photo 33, left edge

This is a rectangular-plan, flat-roofed, three-story, two-part red Commercial Brick block. The street level façade consists of a deeply recessed storefront, with sides slanting inward almost from either side to a central entry, at the left and recessed upstairs entry at the right – the whole outlined by brick now painted white. The storefront has aluminum trim and low glazed tile bulkheads. The two bays of the upper stories are defined by broad piers formed of brick with every sixth course recessed, quoin-like, rising to corbelled brick capitals that in turn support a *tour de force* of corbelled brickwork below a plain brick parapet that now lacks any cornice. Large window openings in the upper-story bays now mostly contain modern slider windows set in infill. The composition and fenestration of the side elevation is distinctive because the window bays in each story step back in several stages, with the windows themselves angled at 45 degrees, resembling a half-bay window in profile.

Sanborn maps reveal this building was constructed between 1906 and 1913, when it is identified as housing a Saloon and Hotel. A 1911 newspaper notice reads, "For Sale New Hotel and Saloon Building, 1204 Ludington Street . . . Building Just Completed . . . Tile floors throughout the first floor and hardwood floors and trim throughout second and third floors . . . Electric lights and steam heated, with bath rooms and toilets on each floor . . . Reason for selling, Misfortune of the Owner . . . Inquire of John Magnuson, 1200 Ludington Street" (*Escanaba Morning Press* 1911). By 1921 it is listed as the Main Hotel, with a dining room and kitchen in the first floor rear bays. The 1929 and 1950 update editions identify the first floor of this building only to the level of Store, with Hotel for the second and third floors. Although city directories reveal no entry in 1924-25, it is listed as the Main Hotel in the 1929 through 1953 editions, and as the Peterson Hotel in the 1959 and 1963 editions and until c. 1988. The hotel had opened by 1918 because the State of Michigan inspected the business at that time (MDL 1919b: 550). In a circa 1939 photograph, the building is marked Anderson-Bloom, Main Hotel.

1206 Ludington. Building (built between 1906-13; current appearance 1972) Photo 32, right

This is a frame, two-story, two-part commercial block, with a modern façade with falsefront shielding a gabled roof. The street elevation is composed of a broad recess between small display windows on either side that extend out to the front wall plane. The off-center doors are set at the back of a smaller recessed entry at the back of one end of the broad recess. Low bulkheads are faced in irregular pieces of black slate. A flat canopy, with a broad arch aligned with the entrance, projects from the front. Above the canopy the building front is defined by an off-center, wide vertical panel formed of irregular pieces of black slate that carries to the roofline, superimposed over a field of nearly square white panels set in a grid formed by dark batten strips. The visible rear and side elevations reveal a gabled roof and frame building clad in asbestos siding.

A brick veneer had been applied to the façade of a typical two-story two part commercial block by the time this building was photographed circa 1937. The current appearance appears to date to 1972 when "New Look Remodeling" provided a "Fabulous New Appearance to an Old and Established Downtown Business" (*Escanaba*

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 41

Daily Press 1972). It is an intriguing example of a vernacular frame building that embodies the evolution of buildings in the central business district. Starting as a frame building in the early twentieth century, it was clad in brick veneer by the mid-1930s and c. 1972 was renovated again with the present synthetic masonry façade. **Non-contributing because current façade is not yet 50 years old.**

Sanborn maps reveal this building was constructed between 1906 and 1913 when a Saloon was replaced by a Barber Shop. By 1921 it housed a Restaurant with Lodging on the second floor. City directories reveal it was occupied by the Jas. Wilson Restaurant in 1924-25, and by Wilson's Café and Taylor soft drinks in 1929. By 1937 it housed Manning & Sullivan Shoes, which became the Manning Shoe Store in 1941. A 1972 newspaper article (*Escanaba Daily Press* 1972) identified Manning's as Escanaba's oldest shoe store, dating back to 1916 when John J. Manning and Taylor M. Peterson purchased the business from their employer, C. R. Williams (who had previously been in business in the Michigan Building at 614 Ludington) and founded Manning & Peterson Shoes. Manning Shoes transitioned into Manning Shoes & Skis in the late 1970s and operated here until 1997 (*Delta Historian* 2003: 4).

1208 Ludington. Peoples Drug Building (c. 1929) Photo 34, right edge

This is a single-story Commercial Brick building. Its three-bay façade is composed of a center slant-sided entry flanked by large display windows resting on low brick bulkheads. A simple full-width metal horizontal canopy projects from beneath a transom level sign panel for "PEOPLES DRUG STORE." Brick piers flanking the storefront rise to a soldier brick beltcourse. The wall plane above is divided into three shallow panels by brick piers and each contains in its center a raised rectangle outlined by rowlock and header brick strips. The panels are capped by corbelled courses above, and the facade terminates in a low stepped parapet with masonry coping. Images from 1937 reveal that this is one of the least altered buildings in the downtown district. A 1982 survey photo shows the front with the same transom-level signage as is present today.

A trade journal reported that J. S. and A. F. Gaufin incorporated the Peoples Drug Co. which opened in Escanaba about May 1, 1919, and carried a line of drugs and jewelry. One of the brothers had been a druggist in Escanaba and the other had operated a jewelry store in Indiana (*Jewelers' Circular* 1919: 106c-106d). The store was inspected by the state and listed in its 1920 report (Michigan Department of Labor 1920c: 347).

Sanborn maps reveal this building was built after 1929 when the address was occupied by a two-story building identified only to the level of Store. The 1950 edition indicates a single-story Drug Store of Cinder Block construction had replaced the two-story building. City directories reveal that People's Drug Store was located here in 1929, apparently moving from 1110 Ludington, where it was situated in the 1924-25 edition. The drug store continues in business here today. People's Drug Store opened in Escanaba in 1918 (*UP Magazine* 1999: 10), and has been at its current location for over eight decades.

1210 Ludington. North Star Hall Building (1892) Photo 34
John Moe, Architect and General Contractor

This is a brick, two-story, two-part commercial block of Late Victorian design. The street level facade contains an I-beam-capped storefront at left, with a central entry and the display windows on either side slanting gently inward toward it, and a doorway to the upstairs on the right – both topped by large transom windows. The tall second-story front displays four pilasters rising to a pressed metal cornice featuring small brackets, urn finials, the name, NORTH STAR, and a central gable displaying a star-in-circle motif and the building's date of

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 42

construction – 1892. The front displays tall segmental-arch-head windows, the central a double window – now sporting a mix of infilled tops and modern double-hung windows below. The visible sides and rear of the building are brick, with the rear displaying functional fenestration.

Sanborn maps reveal this building was constructed prior to the 1893 edition, when the first floor is Vacant and the second floor contains a Hall. By 1899 the building housed a Grocery, in 1906 a Barber, and in 1913 a Grocery again, all with a Hall listed for the second floor. By 1921 the building still housed a Grocery, but the second floor was listed as Lodging.

The 1893-95 directory reveals the building then housed the North Star Society and Knights of the Maccabees UP Tent No.4 and G. M. Bice Tent 24. The 1911-12 edition indicates occupation by the Scandia Cooperative Assoc., incorporated May 1910 (capitalization \$6,000), and North Star Hall, a use repeated in the 1924-25 edition. In 1929 the listing states, North Star Hall, Scandinavian Fraternity of America. The 1937 and 1941 editions list North Star Hall, the Delta Store, grocery and meats, and the same listings appear in 1948, but with North Star Lodge No. 27 added, while the 1953 directory continues with North Star Hall and North Star Lodge No. 27. By 1959, Coast to Coast Stores hardware store occupies the storefront, with the upper floors still occupied by North Star Hall, North Star Lodge No. 27 Scandinavian Fraternity of America. Use was then shared with Morning Star Lodge No. 2 SFA, Evening Star Lodge No. 270 Order of Vasa, and Bricklayers and Plasterers Int'l Union Local No. 34. This series of occupants is repeated in the 1963 edition. Neither the hall nor these other organizations are listed at this address after 1963.

North Star Lodge No. 27 brought together prominent Swedish-American men in the community (Mead 2012: 65). An account from the period stated that the Scandinavians, “form a prominent element in the civic population, and with that untiring energy, so characteristic of their race, are making for themselves a reputation in spiritual as well as temporal affairs. Their new national society, Nordstjernan, (the North Star) though only instituted in 1888, now numbers 130 members” (Nursey 1890: 36). North Star was founded as part of what was called in English translation (the Swedish initials are S. H. & E. F.) the Scandinavian Aid and Fellowship Society, established in Ishpeming, Michigan, in 1872. This organization merged in 1915 with two other Swedish American organizations to form the Scandinavian Fraternity of America. Like S. H. & E. F., the Scandinavian Fraternity served both as a social organization and as a mutual benefit group dedicated to aiding members threatened by sickness, unemployment, or death. The organization was open to both women and men, and their non-Scandinavian spouses as well. The Fraternity attracted new immigrant members largely through an influx in Scandinavian immigration to the United States during the early 1920s (North Star Lodge 2012).

This building is a key landmark of Escanaba’s long established Swedish heritage (also represented elsewhere in the historic district by such buildings as Bethany Lutheran Church at 202 S. 11th Street, the Swedish Evangelical Mission Church, 1322 1st Avenue South, and Peterson Shoe Store, 1214 Ludington).

1212 Ludington. Peterson Furniture Building (built between 1937-1941) Photo 34, left edge

This rectangular-plan, flat-roofed, single-story enframed window wall commercial block retains the original yellow-buff brick in the upper façade, while the rest of the façade is finished in modern mottled red brick. The façade is composed of a recessed corner entry that is flanked to the left by a triple fixed-pane display window. A string course of older yellow header brick occurs above the storefront signage where a more recent vintage brick stretcher bond veneer abuts the older stack bond that runs to the building’s masonry-coped roofline. A 1982 survey card reports that the storefront was then faced in “pink and white one-inch tiles.” The visible sides and

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 43

rear of the building are also constructed with stretcher bond brick, with the rear pierced only by a single entry door.

Sanborn maps reveal this building was built after 1929 and before 1950, when this one-story building replaced a two-story structure. The 1950 edition identifies it as a Furniture Store, of brick-faced cinder block construction. City directories reveal that the Cho San Beauty Shop listed in the 1937 directory and photographed at this address circa 1937 was replaced by the Peterson Furniture Shop by 1941. The furniture shop continues in 1948, and is listed as the Peterson Furniture Store in the 1953 and 1959 editions. The building is listed as Vacant in 1963.

1214 Ludington. Peterson Shoe Store Building (built between 1899-1906) Photo 32, left

This is a brick, two-story, two-part commercial block. The renovated street-level façade retains the worn sandstone piers that form the ends of the façade and outline the second-story staircase entry at the right end, but the rest of the lower façade has been rebuilt in mottled red brick similar to 1212's for office use, with a double fixed-pane window flanked by a recessed corner entry on the west. Modern brickwork containing a signage panel in a broad horizontal panel outlined by strips of soldier and stacked brick fills the former transom area. Above, just below the second-story windows, is a narrow panel of sawtooth brickwork that extends across the façade. The upper front is divided into two bays, each defined by a partly infilled large window retaining low paired windows in their lower portions. The windows rest on sandstone sills. The upper façade between the raised piers at either end is recessed slightly and capped with a corbelled brickwork band that forms a transition to the flat uppermost façade. The stretcher bond in the side and rear elevations duplicates that employed in the second story of the façade. A c. 1937 photograph reveals the building originally had an elaborate pressed metal cornice. A 1982 survey photo shows a mostly vertical board "Western" storefront and tall wood shingle pent roof – this finish associated with then tenant Mr. Ed's Grotto North, "Food – Pizza – Spirits."

Sanborn maps reveal this building was constructed between 1899 and 1906. In 1906 it was occupied by a Boots and Shoes store, and it housed this type of business up through the 1921 edition. The 1907 state gazetteer lists John Peterson, Shoes (Polk 1907: 937). City directories reveal John Peterson Shoes and professional offices were here in 1924-25. By 1929 the store is identified as Peterson Shoe Co. This listing continued through 1953, after which it is Peterson Shoes in 1959 and Peterson Shoe Store in 1963. John Peterson emigrated from Sweden and arrived in Escanaba in 1898, finding work in the Nelson & Anderson Grocery Store. In 1902 he started a shoe store with Frank Finman, at 1212 or 1214 Ludington (DCBC 1978: 16); he bought out Finman a year later. The Peterson Shoe Store remained in the family, with son Gust becoming a partner in 1926, continuing until 1955 when another son, Harold, took over while another son, Edgar, repaired shoes there, continuing until the shoe store was sold in 1966 (DCBC 1978: 16; Mead 2012: 65).

1216 Ludington. Building (pre-1893) Photo 32, left

This frame, gable-front, single-story building presents a simple Commercial Brick front. The three-bay façade consists of a slant-sided central entry flanked by large display windows. While the street level is clad in vinyl siding below the front windows and around the door, the storefront transom is clad in wood panels, above which rises the gabled brick upper front. Brick corner piers, now sheathed in vertical wood planks at the street level, enframe the façade. The brick upper façade contains a horizontal panel between short piers linked by projecting string courses positioned centrally above the entrance. The front's gable has a flat-top raised pedestal at its cap, and the gable's lower ends at the eaves also display flat tops. The visible rear and side elevations are clad in vinyl siding, although asbestos shingle is employed in the rear gable. A c. 1937 photograph indicates at that time the

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 44

façade was clad in brick.

Sanborn maps reveal this building was built prior to the publication of the 1893 edition that is the first to extend coverage to the 1200 block of Ludington. It then housed a Saloon and Restaurant, was used as a dwelling by 1899, and housed a Chinese Laundry in 1906. A source who was 79 years old in 1992 wrote that he remembered that in the 1200 block, next to the Leader Store (now 1222 Ludington), was the home of Charlie Fung (Beck 1992: 220). The building was occupied by a Clothing Store in 1913, and an Optician in 1921. It is identified only to the level of Store in 1929, but the 1950 update edition indicates it then housed a Restaurant and that a cinder block bay had extended the rear elevation. Wm. Auerbach, Optician and Optometrist, at this address, purchased an advertisement in the 1919 Escanaba high school yearbook (Cotton 1919: xxvi); city directories reveal Auerbach Opticians in 1924-25, and Blomstrom optician in 1929. By 1937 the building was occupied by Sandberg's Restaurant, continuing through 1941, becoming Sandberg's Restaurant & Tavern in 1948 and Sandberg's Restaurant & Bar in 1953 through 1963.

1222 Ludington. Union Hall/The Leader Store (built between 1899-1906; expanded between 1921-24)
Photo 35

This is a red-brown brick, two-story, double two-part Late Victorian commercial block occupying a corner lot. The street-level facade consists of two identical three-bay storefronts separated by a central brick pier, each composed of a central slant-sided entry flanked by large display windows that rest on low brick bulkheads. The storefront transom windows run the full width of the façade and are rimmed by header and rowlock brick courses. The metal storefront trim and frosted glass transom lights all appear to date from the 1920s. The second-story front is pierced by six double-hung sash windows with slightly projecting segmental-arch lintels of double rowlock brick and rockface masonry sills. The upper facade contains upper and lower string courses of corbelled brick dentil-like details separating a band of six small rectangular panels outlined by raised borders formed using corbelled stretcher brick. The design elements of the façade wrap around to the side elevation, with a transomed display window at the street level and five bays of segmental-arched windows in the second story, as well as the ornamental brick upper facade. The other visible side and rear elevations are of brick, with the rear presenting five bays of functionally positioned doors and squared and segmental-arched windows.

Sanborn maps reveal that this building, addressed as 1220-1222 Ludington, appears to result from two construction episodes. The western storefront, addressed as 1222, was constructed between 1899 and 1906, when it was occupied by a Saloon, a business use that continued through 1913. By 1921 it is labeled Soft Drinks, with a Lodge Hall on the second floor. The eastern storefront, addressed as 1220, replaced a dwelling between 1921 and 1929, and the building then achieved its current footprint. Although the façade appears uniform in composition, the rear elevation reveals that the two halves of this building were joined, employing different color brick and displaying differing architectural components, such as the use of segmental-arch windows in 1222 and flat lintels in 1220. A 1937 photo of the façade reveals that the window sills in one-half the building are much lighter in tone than those in the other. Note that in the city directories, Union Hall, referencing primarily the second-story space, continues to be addressed at 1222 as in earlier editions, while the Leader Store, occupying the first story in the same edition, is addressed as 1220-1222 Ludington. City directories reveal Union Hall in the 1907-08 and 1913-14 editions and at 1222 in 1924-25. The Leader Store, men's and women's clothing, was also listed the first time in 1924-25, occupying 1220-1222. The Leader Store opened here in 1923, apparently coinciding with the expansion of the building that Sanborn maps reveal occurred between 1921 and 1924, and remained in business for 67 years, until it closed in 1990 (*Escanaba Daily Press* 1990).

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 45

Philip Stein began selling supplies to logging camps before opening the Stein Department Store on Hartnett (now Sheridan) Street near the railroad depot in 1914. In 1922, he purchased the building on the northeast corner of Ludington and 13th Streets, built another building next to it, and opened the Leader Store, which continued in business for seven decades (Beck 1992: 319).

1300 Ludington. Building (pre-1893; expanded and brick façade c. 1941-1948)

This is a red brick, two-story, two-part commercial block that occupies a corner lot in the business district. The three-bay street-level façade is composed of a slant-sided corner entry and two left-side fixed-pane display windows that rest on vinyl bulkheads. The storefront displays classically-inspired fluted vinyl pilasters capped by low "entablature" strips containing small regularly spaced raised blocks displaying colonial-inspired fluting. These elements all carry around from the façade to the first bay of the street level of the side elevation. The two bays of the façade's second story each display a single vinyl casement window with soldier brick lintel and rowlock sill. The façade is unadorned except for a broad horizontal panel of basketweave brickwork above the second-story windows. A 1982 survey photo shows a pent-roof canopy over the front and side of the storefront and paired double-hung second-story front windows. The side street elevation is also of brick, with the eight bays containing a combination of functionally positioned casement, fixed and infilled windows and three street-level entry doors. The visible opposite side elevation closest to the façade is clad in aluminum siding and confirms the frame construction of the original building, but rearward the remainder of the side elevation and the rear elevation are constructed of concrete block.

Sanborn maps reveal this frame building was constructed prior to the 1893 edition that is the first to cover this portion of the city. In 1893 through 1906 it is listed as a Saloon, and by 1913 as a Saloon and Hotel. In 1921 it is identified as the Green Bay House, with ten guest rooms, and a Soft Drink store on the first floor. In 1929 it is identified only to the level of Store. The 1950 update edition reveals the building footprint had been extended northward to the alley, and the façade and side elevations faced in brick. City directories reveal Marcel LeFleur, soft drinks, in 1924-25 through the 1929 edition. By 1937 this address is occupied by the Green Bay House hotel, which continues through the 1941 edition. A BF Goodrich tire/auto repair store is here by 1948 and through 1963, with Automatic Amusement Co., vending machines, also listed as an occupant in the 1959 through 1963 directories.

Based on evidence provided by the 1929 and 1950 Sanborn Fire Insurance maps, the 1937 image of 1300 Ludington and on-site examination, it appears that the current structure was expanded from the original building after 1937 by adding the concrete block rear bays, which probably occurred simultaneously with the application of the brick veneer to the façade and side street elevations. It is likely this occurred with the change in use and occupancy from the Green Bay House hotel to B. F. Goodrich indicated in city directories during this period.

1302 Ludington. Building (built between 1921-1924)

This is a red-brown brick, two-story, two-part block of simple Commercial Brick design. Its modernized street façade has bright red brick bulkheads and piers and a corner entry at the far right and three fixed-pane display windows. A broad sign panel of vertically seamed vinyl panels extends across this and the adjacent façade to the west. Like it, the bright red brick storefront finish also carries over to the adjacent building to the west at 1304 Ludington. The four bays of the second story are defined by double-hung sash windows with simple corbelled brick lintels and masonry slab sills. The second story's brick end piers rise to a brick corbel tabled frieze. The rear of the building is sheathed in vertically seamed metal siding. The building has been combined with the

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 46

adjacent storefront to the west as a single address of 1304 Ludington. A 1982 survey photo shows a storefront of different configuration faced in gray enameled metal panels.

Sanborn maps reveal this building was constructed between 1921 and 1929 on a previously vacant lot. City directories reveal John Novack, jeweler, at this address in 1924-25 through 1929, with Reg's Beauty Shop also listed in the latter edition. By 1937 and through the 1941 edition, John Strom, grocer, is located here. By 1948 the Provencher Gift & Sport Shop occupies the building, and in 1953, Cele's Gift Shop and Upper Michigan Real Estate. The Kobas Electric Co. wholesale store is housed here by 1959 and through 1963. The merging of this building with the adjacent storefront at 1304, Saykly's, occurred in 1994 (*Escanaba Daily Press* 1994). (See 1304 for Saykly's history).

1304 Ludington. Saykly's Building (built c. 1926) Photo 38

This is a two-story, two-part buff-brown Commercial Brick block that is joined by function and signage to the adjacent building to the east at 1302 Ludington. The storefront, with its recessed entry at the far left and large windows to its right that slant gently inward toward the entry, complements 1302's in its bright red brickwork. Matching signage also forms a continuation of 1302's to the east. The second story is pierced by a large central fixed-pane picture window flanked on each side by a double-hung sash window. Above these windows a strip of basketweave brickwork is present beneath the simply detailed upper parapet. The visible side and rear elevations are clad in vertical metal panels and vinyl siding, with a rear extension constructed of concrete block. It has been combined with the adjacent storefront to the east (1302) as a single address of 1304 Ludington.

To the immediate west of 1304, filling the lot between it and 1308, stands a one-story flat-roof addition to the Saykly's 1304 building. Its front is faced in vertical siding and contains only a single plain door, painted to blend with the rest of the façade, and no windows. Most of the front displays advertising material for Saykly's. The west end of the long sign panel strip containing the Saykly's name that also spans the front of the 1302-04 buildings covers this addition's upper front below the roofline. The entire sign reads:

"The Sweetest Store in Town! Saykly's Confectionary & Gifts Since 1906."

Sanborn maps reveal 1304 was constructed between 1921 and 1929 when it replaced a Carriages and Auto Livery structure. The 1929 and 1950 editions identify the business only to the level of Store, but indicate the current concrete block rear bays were extended to the alley prior to 1950. City directories reveal the Phillip Maynard livery in 1924-25. That was replaced by Joseph Saykly, confectioner, by the publication of the 1929 edition. Saykly's continues in business at this address through the present day, expanding into the adjacent storefront for 1,000 additional square feet in 1994 (*Escanaba Daily Press* 1994).

A state business inspection report indicates the firm of Frenn & Saykly was selling candy as early as 1900 and ice cream as early as 1905 (Michigan Department of Labor 1916: 136), before Lebanese immigrants Joseph and Mary Saykly opened a grocery store in 1906. It therefore appears likely the Sayklys arrived in the city to join earlier Lebanese immigrants, and likely relatives, some of whom were engaged in the confectionary and ice cream business. Joseph Saykly started in business by himself at 1320 Ludington Street, making homemade ice cream entirely by hand, packing it with rock salt and crushed ice (DCBC 1978: 55). In 1926 he moved to the current location, a "new store at 1304 Ludington several stores east" of where he had been located for the "last 20 years" (*Escanaba Daily Press* 1926). One of his sons and other family members started making candies, while two daughters ran the shop. A third daughter started marketing religious goods, which evolved into the gift shop

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 47

that is still in business today. As these other business areas grew and prospered, the Saykllys eventually exited the grocery business in 1960 to focus on their candy and gift lines. Joseph Saykllly Jr. developed the wholesale candy component that forms the bulk of the Saykllly business today. Saykllly's remains in the family and now ships 400,000 pounds of chocolate candy a year (Saykllly 2012; Stupak 2006; *Escanaba Daily Press* 2008a; Hunt 2011).

1308 Ludington. Thompson Bakery Building (built between 1906-13; expanded to rear and west between 1921-29) Photo 38, far left edge

This is a brick, two-story two-part commercial block. Its street-level façade is composed of a central entry storefront beneath the second story of the front. To the west (left) stands a one-story slanting-roof extension that, mostly clad in vertical wood paneling on the street façade, contains a single entry in a brick-faced portion adjoining the two-story part; it functions as a garage with an entrance to the rear. The two-story building's storefront has a slant-sided central entry flanked by large display windows on brick bulkheads. It retains its prism glass transoms. The two bays of the second story above are defined by a pair of double windows, one much broader than the other, with rowlock bond brick sills. A 1982 survey photo shows the storefront transom area covered with a pent-roof canopy. The upper façade lacks ornamentation and terminates in a low stepped parapet. The visible side and rear elevations feature functional fenestration and are clad in aluminum siding. The west garage extension's rear façade is faced in vinyl siding and contains an overhead door.

Sanborn maps reveal this building was constructed between 1906 and 1913, when a Bakery with a Portable Oven is present. The 1921 edition labels the front part of the building a Bakery, fronting on a Bake Shop room. Alterations since 1913 are added concrete rear bays that hold Iron Ovens, including a narrow lateral room on the west elevation that is labeled Fried Cake Kettles. The rearmost added bay extending to the alley was a garage. This map also reveals that the bakery has expanded westward in a single-story bay labeled as an Annex (at 1310 Ludington). The 1929 edition labels the rear bay Bake House and Oven, while the 1950 update edition identifies 1308 only to the level of Shop, but the Annex at 1310 is labeled Bake Shop, with an Iron Oven. City directories reveal Charles Thompson, baker, in 1924-25, then Thompson Baking Co. by 1929 and Thompson's Bakery by 1937 through 1963. Charles Thompson started a bakery during the 1910s (Beck 1992: 154). Thompson Bakery is included in a state inspection report for 1920 (MDL 1920d: 57). The bakery was last listed in the 1969 city directory (DMM 1969: 152, 404).

1310-14 Ludington. Building (built between 1906-13; present storefronts c. late 1960s) Photo 36, right

This is a brick, single-story, triple commercial block that is comprised of three identical storefronts. Each of the storefronts is composed of a slant-sided corner entry to the east flanked by a large display window, all with aluminum frames. The storefront corners lateral to the entry doors and the bulkheads are clad in rectangular light blue enameled metal panels. The upper façade is clad in vertical seamed metal panels that terminate in a parapet with masonry coping. The visible rear of the building is of concrete block and displays functional fenestration consisting of four entry doors and three hopper windows. Photos of the building from 1937 reveal the storefronts were of brick with paneled wood bulkheads. The present storefronts may have been installed in the early 1960s, the metal upper facades perhaps later (a 1982 survey photo shows the upper facades as they presently exist).

Sanborn maps reveal this group of stores was constructed between 1906 and 1913 with addresses then listed as 1312, 1312½, and 1314 Ludington Avenue. The 1913 edition lists a Restaurant in 1312, 1312 ½ as Vacant, and 1314 housing a Barber, and 1312 having a small concrete block rear room. By 1921 the Restaurant and Barber

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 48

continued in the end stores, while a Tailor was in 1312½, which had added two small rooms to the rear elevation. By 1929 the three storefronts are identified only as Stores, and the rear room of 1312½ had been enlarged into an L-plan. The 1950 edition reveals unchanged floor plans, and while 1312½ and 1314 are identified only to the level of Stores, 1312 is labeled Restaurant.

City directories reveal in 1924-25 through 1929 the J. W. Albrecht restaurant was in 1312. By 1937 the building housed the Kewanee Café, while a circa 1939 photograph places the Orville Wieland Service Café here. By 1941 the Dinner Bell Café set up shop, and by 1948 the Star Café restaurant. Herro's Electric Shop occupied 1312-14 in 1953, followed by DeCamp's Art Paint Spot in 1959. The storefront was Vacant in 1963.

No. 1312½ housed Carl Johnson tailor in 1924-25c through 1929. The Poudre Box Beauty Salon was located here by 1937 and through 1948. In 1953 this storefront was part of Herro's Electric Shop addressed as 1312-14. There is no entry for this store in the 1959 and 1963 editions.

No. 1314 was occupied by Samuel Rogers Barber Shop by 1924-25 and through 1929, followed by Frank Fisher Barber Shop by 1937 through 1941. It was home to Herro's Electric Shop contractors by 1948 and through 1953, with Herro's expanding to occupy 1312-14 by 1953. This storefront is listed as Vacant by 1959 through 1963.

Herro was the electrical contractor for a number of Escanaba buildings, including the drive-in facilities of the Escanaba National Bank at 723 Ludington, which was completed in 1957, and the new First National Bank Central Office downtown at 112 N. 11th Street in 1958 (*Commercial West* 1958: 29).

The current street addresses of 1310, 1312, and 1314 first appear in the 1970 directory. The pattern of vacancies in much of the 1960s and a number of new tenants in the late 1960s and early 70s suggests the building may have been rehabilitated and updated with the baby blue storefronts in the late 1960s.

1316 Ludington. Building (built between 1941-50) Photo 36, center right

This is a single-story commercial block that is joined to the adjacent building to the west, with both now addressed together as 1318 Ludington. The façade consists of a recessed entry containing two separate doors – the left leading to the second story of the adjacent building at 1318 Ludington – on the left and two large display windows resting on a wood paneled bulkhead to the right. The modern façade is clad in wood panels that carry over the design of the adjacent storefront, including the storefront signage above the doors and windows. The visible side and rear elevations of the building are constructed of concrete block with tile coping. **Non-contributing because no historic finishes are evident.**

Sanborn maps reveal that this building post-dates 1929, and is illustrated in the 1950 edition as a single-story concrete block structure that is described only as a Store. City directories reveal the site was occupied by Harrington Brothers plumbers in 1924-25 through 1929. By 1937 it housed the Midget Beauty Salon, which continued in business there as the Midget Beauty Shop through 1941. By 1948 it housed Sisters Shop, dressmakers. The diminutive rock-faced concrete block building housing the Midget Beauty Salon illustrated in a circa 1937 photo was replaced by the present building by 1950. The Ranch House Restaurant was listed as the occupant of the present building in the 1953 and 1963 directories. Bill Grenfell operated the Ranch House here for many years (Beck 1992: 205).

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 49

1318 Ludington. Building (pre-1893) Photo 36, center

This is a two-story, frame, two-part gable-front commercial block, with falsefront, now joined to the adjacent building to the east (1316 Ludington). The three-bay street-level façade is composed of a central slant-sided entry between large display windows resting on low wood paneled bulkheads. Wood corner piers flank the storefront and rise to a broad frieze board, with simple cornice, located above a signboard for Ferdinand's, a Mexican restaurant that occupies the street level of 1316-18. The façade's wood trim and signage carry over to the design of the adjacent storefront. The second story is clad in wood lap siding that is pierced by three double-hung sash windows. Triangular zones of diagonal wood siding divide the horizontal lap siding of the upper façade, which terminates in a bracketed cornice. The visible side elevation reveals the building's two-story wood panel-clad front conceals a gabled roofline clad in wood and vinyl siding that extends back to a rock-faced concrete block rear section. The long gable roof comes to a hip at the far back. The rear elevation is of rock-faced concrete block and displays functional fenestration. A 1982 survey photo shows a much modified building façade, with "Olde English" half-timber storefront finish and a blank upper façade that, while dark and hard to read in the photo, appears to retain no historic finishes. The present storefront and upper façade closely resemble the historic wooden façade shown in a photograph taken c. 1937, the main difference being that the upstairs front windows are broader than the originals.

Sanborn maps reveal this building was built prior to 1893 when coverage was first extended to the 1300 block. In 1893 it is a Saloon and Boarding house, and in 1899 and 1906 is illustrated as a Saloon. By 1913 it is labeled a Saloon and Hotel and the rear elevation has been extended through a concrete block addition that created the current footprint. In 1921 it is identified as the Appleton House for the first time, a hotel with 16 Guest Rooms, while in 1929 it is labeled Store with Hotel on the second floor. The 1950 edition lists the building as Store.

The 1893-95 city directory (DCGS 2012b) reveals that this building housed the Appleton House. City directories reveal Eli Cholette soft drinks was here by 1924-25 and through 1929. In 1937 it is listed as the Appleton Hotel. Although not listed, the hotel or rooms were probably in use when the Beauchamp & Viau tavern was located here in 1941, and in later years. By 1948 the storefront business is Al's Tavern, followed by Lee A. Wiles beer garden in 1953, but returning to Al's Tavern by 1959 through 1963. Ferdinand's was established in 1989 and expanded into the building next door at 1316 formerly occupied by the Ranch House Restaurant (*Escanaba Daily Press* 1994).

1318a Ludington. Building (built between 1906-1913)

This rectangular plan, frame, one-and-one-half story, side-gabled building stands along the alley and occupies the rear of the lot addressed as 1318 Ludington. It is clad in vinyl siding. The altered fenestration of the gable end consists of an off-center entry door and double-hung sash window above, while the alley-side elevation is pierced by a single double-hung sash window. This small building, which currently functions as storage, was constructed as a dwelling. A 1937 photograph reveals it had a symmetrical three-bay façade with a center entry beneath a porch stoop that was flanked on each side by a double-hung sash window.

Sanborn maps reveal this building was constructed between 1906 and 1913, addressed as 1318½, and labeled as a Dwelling. It retains the same footprint up through the 1950 update edition, but is not designated with an address in the last edition. City directories reveal it served as a private dwelling.

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 50

1320-22 Ludington. Building (c. 1893) Photo 36, left

This is a frame, two-story, two-part double Victorian commercial block, with bracketed cornices, that occupies a corner lot. It is clad with a veneer of buff-brown brick on the side and first story of the front and wood lap siding on the second-floor front. The façade is composed of two similar storefronts that are separated by a center entry door leading to the second-story. Each three-bay storefront consists of a slant-sided entry door between two large display windows resting on wood panel bulkheads. Transom windows above the street level are now occupied by signage. The brickwork courses above the signage rise to a wooden cornice that spans the entire front below the clapboarded second story. The second story above each storefront is pierced by three double-hung sash windows, and the upper façade culminates in a wide frieze with bracketed wood cornice. The rear elevation is clad in asphalt shingle and displays functional fenestration. The façade components carry around to the first street-level bay of the side elevation, after which functional fenestration consists of two entry doors and small low slider windows, while the second-story symmetrical piercing pattern is composed of six double-hung sash windows. A photo from 1937 reveals that the façade's brick veneer was already in place, while the brick veneer applied to the side elevation post-dates 1937. Brick-pattern asphalt siding that covered the upstairs front in a 1982 survey photo has been removed.

Sanborn maps reveal this building was constructed circa 1893, because the 1893 edition notes that a double storefront with the footprint of the current building was "Being Built." In 1899 the addresses 1320 and 1322 are each designated as School. In 1901 the Escanaba Fish Co. went into business at 1320 (*Iron Port* 1901i). In 1906 and 1913, 1320 housed a Confectionary and 1322 a Saloon. In 1921 the east storefront is labeled Fruits and Confectionary and the west Gentlemen's Furnishings, while the second floor contains Lodging.

City directories reveal that in 1924-25, the Jos. Saykly confectionary was located in 1320 (see Saykly's discussion under 1304 Ludington), and 1322 housed C. A. Schram Men's Furnishings. By 1929, 1320 was occupied by Mathiesen grocery, and 1322 was identified as Schram's Toggery Shop. By 1937 the Delta Made Dairy Store and Green Glo Beauty Salon are in 1320, while 1322 is occupied by the Wahl Drug Store, a business that continues there through 1959. The Delta Made Dairy Store continues in 1320 through 1941, but by 1948 through 1953 the Nantell Electric Service is located there, followed by Berger & Robinson contractors in 1959 through 1963. By 1963 Ernie's Party Store had replaced the Wahl Drug Store in 1322. Louis Schram was listed as owning a store selling dry goods as early as the 1897 state gazetteer (Polk 1897: 756). In 1919 the state inspected and reported on the business known as Schram Hide House, clothing (MDL 1919c: 66).

1402 Ludington. Building (built between 1921-29; 1980s)

This is a single-story, rectangular-plan, flat-roofed former gasoline service station that, clad in vertical-seamed metal panels, with some brick veneer, is set well back from both streets. The façade of the main building is composed of a fixed-pane corner display window and an adjacent entry door that is flanked by a former service bay entry void that has been infilled with wood panels and a fixed-pane window. Two active service bays with overhead garage doors are located to the north. Beyond the service bays the facade has been extended to the north by a single-story pent-roof addition that joins the primary building at a 45-degree angle. The side elevation carries the fixed-pane window and bulkhead-height brick veneer over from the façade. The visible rear of the building is of concrete block, while the side elevation of the addition is clad in vinyl siding. A c. 1937 photograph reveals this was a four-bay Art Deco-inspired building with an angled corner entrance, complete with urns on its parapet. The present building occupies the same footprint, except for the angled corner now built out, and appears to be the 1920s one beneath the sheathing. **Non-contributing due to insensitive renovations and**

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 51

because original architectural fabric is not evident.

Sanborn maps reveal this building was constructed as a Filling Station between 1921 and 1929, when it is addressed as 1404 Ludington. Although the footprint of the greatly renovated current building does not replicate the angled corner bay visible in the 1929 and 1950 editions and a circa 1937 photograph, its location on the lot, massing, overhead door bays configuration, and small bay and tall brick chimney along the north elevation appear to confirm its age. The current building appearance appears to date to extensive remodeling that occurred during the 1980s. City directories reveal a service station first appears at this address by 1929, when the Escanaba Oil Co. filling station is here. By 1937 it is identified as Wadham's Oil Co. filling station (a photograph from that time illustrates Mobilgas), which continues through the 1941 edition. By 1948 and through the 1953 edition it is identified as Carlson's Service Station. By 1959 it is Nault's Mobil Service gas station, and by 1963, Emil's Mobil Service Station. It is also referred to as the former location of Don's Mobil Service (*UP Magazine* 2000: 9).

1406 Ludington. Building (built between 1899-1906)

This is a brick, two-story two-part Late Victorian commercial block. Its street-level façade now features a modern treatment with a storefront at the right, with a deeply recessed slant-sided corner entry and large display windows resting on metal panel bulkheads to its left, and a recessed second-story entry on the left. Metal panel-clad piers at the building corners and beside the display window rise to the storefront transom and sign area, which is clad in vertical metal paneling and is occupied by signage. The brick second story is pierced by three double-hung sash windows with rockface masonry sills and segmental-arch heads with brick caps. The upper portion of the façade displays an impressive amount of embellishment. Three courses of rockface brick form a beltcourse that runs from the building corners and connects the window caps, which also employ the same brick in double rowlock bond. The same type of brick is employed for corbelled details in the elaborate frieze above, which is composed of raised strips, zigzags, and modillion-like bands. The façade terminates in a plain masonry-coped parapet. The visible side elevation is clad in vertical metal panels pierced by functionally placed double-hung sash windows, while the rear elevation is brick with two bays formed by a ground floor entry door and window beneath two double-hung sash windows.

Sanborn maps reveal this building was one of the first built in this block, between 1899 and 1906. In the 1906 though 1921 editions it housed a Millinery store. City directories reveal this building was occupied by Carolyn Fredenburg, hairdresser, in 1924-24, but the storefront was vacant by 1929 except for John J. Fredenburg, building contractor. The storefront is recorded as Vacant in 1937, but a photo from the period indicates Stop and Shop was here. By 1941 Beaudoin, a confectioner, occupies the building. By 1948 it houses Helen & Bud's Delicatessen, by 1953 Nap & Ben's Delicatessen, and by 1959 Ed & Mae's Delicatessen. In 1963 the building was occupied by Quayle Travel Service.

1408 Ludington. Building (built between 1899-1906; upper front c. 1920s-30s)

This is a gabled frame, two-story, two-part commercial block with a tan-brown Commercial Brick upper façade. The three-bay street elevation is composed of a broad slant-sided recessed central entry flanked on each side by large display windows resting on metal panels. Sheet metal panels also sheath the first-story corner piers and the storefront transom area now occupied by signage. The Commercial Brick upper façade rises to a stepped parapet with low pedestal at each end and a central gable rising from a raised central area. It has a plain masonry parapet. The second story consists of three symmetrical bays defined by double-hung sash replacement windows that

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 52

possess simple masonry sills and lintels. A rectangular concrete or limestone block is centered in the wall between each outer window and the end of the façade, and another lozenge-shape block separates each interior window from the one next to it. Two smaller lozenge-shape dressed limestone blocks also flank a larger one embellished with floral devices that is centered in the upper façade. This occurs within a larger lozenge pattern formed by dark brown brick that is centered above the central second-story window and extends into the gable above. The visible side elevation is clad in vertical metal panels and is six bays in length formed by double-hung sash windows. The three-bay wide rear elevation, also clad in metal panels, is pierced by a second-story entry flanked by sash windows.

Sanborn maps reveal this building was one of the first built in this block, between 1899 and 1906. In the 1906 through 1913 Sanborn editions it housed a Saloon. The 1921 edition identifies it as the Windsor Hotel with 14 Guest Rooms. City directories reveal it housed Old Gangstad soft drinks in 1924-25. By 1929 it was occupied by the Windsor Hotel, followed by the Cloverland Hotel in 1937 (which a circa 1937 photograph indicates is Bud's Cloverland Hotel), and the Central Hotel in 1941. No hotel is indicated after this date, and the Friendly Tavern is located here in 1948 through the 1970 edition. This building is also the former location of Lord Insurance (*UP Magazine* 2000: 9).

1410 Ludington. Building (built between 1921-29)

This is a single-story commercial block with brick-clad office area below a stuccoed upper facade. The façade contains a central slant-sided entry with blank side walls and low triangular-footprint planter beds squaring off the entry floor space. The brick front on either side is just wide enough to contain a single domestic-size window. The ends of the facade are defined by stucco-finished piers that, formed into quoins, extend upward past a pent roof clad with cedar shakes that spans the storefront. The stuccoed upper façade is unembellished and terminates in a very low stepped parapet. The rear of the building is clad in vinyl siding and is occupied largely by a garage bay. Photographs from 1937 reveal this building has the same form today, although brick veneer has enclosed the storefront bays.

Sanborn maps reveal this building was constructed between 1921 and 1929 when a concrete Store occupied a previously vacant lot. City directories reveal no entry for this address in the August 1929 edition; thus it is possible the building was constructed about that time. The Swedish Home Bakery is located here in 1937. A photograph from the period illustrates it with the name the Swedish Bakery/Tastee Bake Shop. By 1941 it is occupied by Refrigeration & Electric Service, listed as Gene's Refrigeration & Electric Service Co. in 1948 through 1959, and as Refrigeration & Electric Service Co. and Chaltry Electric Motor in 1963.

For many years Bunze Williams ran the Swedish Bakery (Beck 1992: 154). Roger "Bunze" Williams worked for the Hoyler Baking Company from 1912 to 1937; when it closed, and from about 1938 to 1943 he owned and operated the Swedish Bakery (Spieth 2012).

1414 Ludington. Building (rear built between 1906-13; expanded between 1921-29; expanded to street between 1929-50)

This is a brick, single-story commercial block that is clad in EIFS. The façade consists of a central entry door that is flanked by sidelights and large display windows. The storefront transom area and above is occupied by signage, with that of the upper storefront within a panel enframed by a projecting curvilinear stuccoed border. This panel cuts through two narrow stuccoed bands that imitate the corbelled brick bands in the building next

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 53

west (1416) and rises nearly to the center of the building's low stepped parapet. The rear of the building is constructed of poured concrete and is pierced by a single garage door bay. A 1982 survey photo shows the building front looking much the same but without the raised signage area containing the Sviland's name.

A c. 1937 image shows Barning Auto Spring and Iron Works, set well back from the street behind a banner sign suspended between adjacent building facades at 1410 and 1416 Ludington. It is a brick building with a stepped parapet façade and large center entry. This building would now comprise the middle section of the current building.

Sanborn maps reveal that the concrete rear part of the current building opening onto the alley was constructed as the first building on the lot between 1906 and 1913. Identified as a Concrete Stable in 1913, it still stood alone on the lot in 1921, identified as Blacksmith and addressed as 1414 Ludington. By the 1929 edition, an addition has been constructed southward from the original concrete building on the alley (which would comprise the middle section front-to-back of the current building). The use is still labeled Blacksmith, and the lot, although undivided, has been renumbered 1412 and 1414. By the 1950 edition, a cinder block front section out to Ludington has been constructed, and the previously existing middle section behind is labeled "Carp'r & A" (carpentry and assembly?). In this edition, the lot has been formally split in two, with the east half containing the building under discussion here addressed as 1412 and the west half as 1414-1416 Ludington.

City directories reveal no entries for 1924-25, but by 1929, 1412 is listed as Etienne Boisclair, tailor, and 1414 is occupied by the Barning Spring Works, with an advertisement for the latter proclaiming, "Automobile Springs, Repairing Our Specialty" (Polk 1929: 200). By 1937 there is no entry for 1412, and 1414 is listed as Vacant. The 1941 edition still has no entry for 1412, but 1414 is occupied by John Fredenberg, shop. There is no entry again in 1948 for 1412, and at that time 1414 housed Auto-Way Sales & Service. In 1953, 1412 is occupied by Northern Equip & Mfg Co., restaurant equipment, but there is no entry for 1414. By 1959, 1412 houses Lee's Studio, photography, and in 1963, Deloria Sales, fireplaces, with no entry for 1414 in either edition. The building now is home to Sviland's Paint & Wallpaper, a business that opened in downtown Escanaba in 1915 (*UP Magazine* 1999: 10). Sviland Paint and Wallcovering is a business that has been in the Sviland family for three generations. The building was renovated by the current owner, Matt Sviland, who is also the entrepreneur behind the large-scale project that renovated the former Richter Brewery complex into the Lofts Condominiums, at 1609-19 Ludington Avenue.

1416 Ludington. Anderson's Paint Store Building (built between 1929-1937)

This is a brick, single-story white and buff Commercial Brick block with a c. 1950s storefront with black enameled metal piers and bulkheads. Its three-bay façade is composed of an entry door, with jalousie sidelights, centered between two large display windows that rest on low bulkheads clad in metal panels. Metal panels run up the building's corner piers to a flat-roofed, full-width projecting horizontal aluminum canopy. Above the canopy transom windows span the front between the white brick corner piers beneath a header of soldier bond brick. The upper façade displays a broad band of buff colored brick below a low cream colored brick stepped parapet that contains a string course of rowlock brick and more rowlock brickwork capping the parapet. A 1982 survey photo shows since removed blank metal sheeting that then covered the upper façade above the canopy. The visible side elevation is clad in vinyl siding from the corner with the façade to mid-building, and rearward is then exposed concrete block. The rear is not visible beyond a tall privacy fence.

Sanborn maps reveal this building was constructed after 1929. It first appears as a cinder block store building in

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 54

the 1950 update edition, when it is addressed as 1414-1416 Ludington and is occupied by a Wall Paper Store. City directories reveal this lot had been readdressed to 1416 Ludington by 1937. They also indicate 1414 Ludington was occupied by Anderson's Paint Store by 1937 (although a photo from the same period records it as Anderson's Paint Shop) until about 1964, when it became the Anderson-Sviland Paint Store. Since about 1972 the building has housed Lee's Photographic Studio/Portraits by Lee's.

1422 Ludington. Max Hansen Filling Station Building (built between 1937-50; remodeled c. 1980s)

This is a single-story, mansard-roofed, service station with a curved corner façade that is clad in synthetic stucco above brick bulkheads. The office/entry door occurs in the multi-sided "rounded" corner section, with the entry at the curve's midpoint flanked on each side by a double fixed-pane window, all framed in aluminum. Other fenestration includes a corner entry door with transom, and two overhead doors, the more easterly set within a slightly projecting corner bay. The visible side elevation is of brick and concrete block. A 1982 survey photo shows a rounded-corner service station building with two service bays at the east end and a window-fronted office area at the rounded west corner. The present appearance appears to be the product of a remodeling that occurred during the 1980s. **Non-contributing because no historic finishes are visible.**

The current building replaced a much smaller structure recorded in a 1937 photograph, and may be associated with a change in ownership that occurred by 1941. Sanborn maps reveal the first filling station on this site was constructed at 1420 Ludington between 1921 and 1929. The 1950 update edition illustrates that combined lots 1420 and 1422 were occupied by a larger structure in a different location having the footprint of the current building. City directories reveal the earlier Standard Oil filling station at 1420 Ludington in 1929. By the 1937 edition, the Max Hansen filling station is present, as recorded in a photograph from the period. By 1941 the business is recorded as the Hengesh Service Station, also known as Hengesh Standard Service (*UP Magazine* 2000: 9), which continued in business here for over half a century, until 1995 (*Escanaba Daily Press* 1995).

1500 Ludington. Escanaba Junior High School (1930-31; 1960; 1999-2000) Photo 40

Henry H. Turner, Grand Rapids, Architect (1931)

Erling Arntzen, Escanaba, General Contractor (1960)

Diekema-Hamann Architects, Inc., Kalamazoo (2000)

The footprint of the Escanaba Middle School is the largest in the business district, occupying more than a full city block on Ludington Avenue north to 1st Avenue N. between N. 14th and N. 15th Streets. The school is a brick, two-story, flat-roofed, compound massed plan academic building of Italian Romanesque-inspired design featuring a central open courtyard. The front façade on Ludington is a studiously symmetrical, five-part composition formed by a six-bay central unit with stepped parapet that is flanked on each side by a narrow slightly projecting entry bay, while recessed end bays extend to the corners of the building. The building corners and corners of the projecting entries are each embellished with a terra cotta spiral column. Above the masonry foundation, the building's brick wall planes support a masonry belt course that also serves as a sill course to the first-story windows. The six bays of the central mass are defined at the street level by pairs of small double-hung sash windows. These occur beneath six, two-story tall, paired, round-arch windows, each pair set within a terra cotta surround and beneath an arched head. The two end bays differ from the central units by employing plain tile panels in place of the rectangular lower fixed-pane lights. The window surrounds incorporate arabesque columns and rise to an imbricated brick tympanum that occurs within a projecting brick arch with masonry keystone. Above the windows is a terra cotta belt course of arched motif that is carried across as an antefix to each of the adjacent flanking entry units, and is identical to that employed in the central bays' parapet. The central parapet is

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 55

further distinguished by bronze letters stating, "ESCANABA JUNIOR HIGH SCHOOL."

The two entry bays that flank the central mass on each side repeat many of the elements of the central unit in overall use of terra cotta and window treatment. Each contains two sets of paired entry doors recessed within broad round-arched terra cotta panels with arabesque columns and spandrels. Square tiles extend upward to triple round-arch windows whose treatment is identical to the paired windows of the central bays. Each occurs beneath a corbel table employing masonry consoles, and spiral engaged columns lateral to the window panels culminate in a masonry figural owl (perhaps referencing wisdom in education?). The tile antefix at the parapet carries over to the recessed flanking end units, whose two bays are composed of paired double-hung sash windows set within slightly recessed panels employing sawtooth bond brick beneath the parapet. A brass plaque adjacent to the east entry doors states, "WILLIAM W. OLIVER MEMORIAL AUDITORIUM."

The west side elevation of the original building duplicates the fenestration of the façade's end units. Two bays are composed of paired double-hung sash windows set within slightly recessed panels employing sawtooth brick beneath the parapet. Fourteen of the sixteen bays are defined by paired double-hung sash windows resting on the masonry sill course that continues from the façade. The other two bays are formed by central and rear entrances that generally repeat the composition and elements of those of the façade. They differ in that the second-story terra cotta-enframed round-arch windows are paired rather than triple, and the first-story projecting bay corners are marked by brick buttresses that extend outward at a 45-degree angle to the wall plane. These feature masonry coping that support the corners' second-story terra cotta spiral column. The first six bays of the east side elevation rearward from the façade repeat the composition of the opposite side. The central entry bay intersects a right-angle the wall plane pierced by two small round-arch windows. The side elevation then corners and continues northward, with eight bays of fenestration composed of two sets of paired round-arch windows flanking six large round-arch windows. All occur well above the masonry belt course at the first-story and employ masonry sills. Other details common to the rest of the building, such as engaged spiral terra cotta corner columns and antefix, are repeated.

The northern rear sections of the building visible from the side elevations were added in 1960 and 2000, extending from the auditorium and classroom wings, but they blend in style and scale with the original building without providing a false sense of authenticity. The additions also employ references to the original building in the simple masonry belt course and coped parapet and masonry sills for the windows. The west side elevation bays are composed of a projecting central entry bay pierced by a set of paired double entry doors with fixed-pane transom windows beneath a second-story square block of nine fixed-pane windows. Flanking the entrance in each story are triple fixed-pane windows beneath metal panels, while the end bays are formed by plain brick wall panels. The opposite east side addition elevation incorporates a recessed entry bay at the rear of the original building and then is composed of four bays defined by vertical ribbon windows composed of six panels of fixed-pane glass and metal panels.

Escanaba Junior High School was constructed 1930-31 from plans provided by Grand Rapids architect, H. H. Turner (*MMFR* 1930a: 20). The 1950 Sanborn map shows the Fireproof building has "steel beams and trusses, some exposed, Concrete Floors, Precast and Slab Roofs, Cinder Block Brick-Faced Curtain Walls, and Cinder Block Interior Walls." The building was constructed on a U-plan, with the Auditorium in the southeast quadrant, and a Gymnasium with exposed steel trusses occupying the northeast wing. It boasted progressive, state-of-the-art facilities with the "latest special equipment and using the newest approved methods, including a sight-saving room, an open-air room, ungraded rooms, an oral deaf room, orthopedic and physiotherapeutic departments" (Polk 1937: 10).

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 56

In response to growing enrollments and changing educational environments, in 1960 a seven-room addition was constructed on the north/rear elevation of the school. It consisted of six classrooms and a shop room, costing \$127,683, paid out of the Bonifas Fund, with the work supervised by General Construction Contractor, Erling Arntzen of Escanaba (*Milwaukee Sentinel* 1960).

In 1999-2000, rather than constructing a new school, Escanaba residents passed a bond levy to expand and renovate the school to modern educational requirements. Kalamazoo-based Diekema-Hamann Architects, Inc., designed the project, combining renovations of the existing structure with a 48,000 square foot addition to the north elevation. The construction resulted in a new classroom wing and gymnasium and a remodeled original building with a new media center, music room, and shop. The rehabilitated school building and addition, costing about \$7,000,000, won a Governor's Award for Historic Preservation (MSHPO 2012e).

In 2013 the junior high, now housing grades 7-8, moved into a newly renovated wing of the high school building at 500 S. Lincoln. The former junior high is now called the Escanaba Upper Elementary School and serves grades 4-5-6.

1606 Ludington. Building (built between 1929-1937)

This is a narrow single-story one-part commercial block that is located next to a vacant lot at the corner with N. 16th Street used for parking by Escanaba Junior High School. The façade is composed of a central recessed entry flanked on each side by large display windows resting on bulkheads clad in metal panels. Metal panels also sheath the building corner piers to an out-sloping pent roof that occurs beneath the upper façade, which contains the business's signage. The stepped side elevation is clad in metal panels capped by tile coping, while the rear elevation, constructed of concrete block, is pierced by a single entry door and small fixed-pane window. **Non-contributing because no historic material is visible.**

Sanborn maps reveal this building was constructed after 1929 and appears in the 1950 edition as a cinder block structure identified to the level of Store. City directories do not show the building's address until 1937, when the building is described as Vacant. By 1941, the address provided as 1606-08 is occupied by Modern Appliance Co. By 1948 the address of 1606 houses Northern Bar Supply Co., and by 1953 through 1963, the Peninsula Agency, insurance. The construction date assigned is based on Sanborn maps and city directories bracketing.

1610 Ludington. Building (built between 1929-37)

This is a single-story, double one-part commercial block that is clad in vertical vinyl paneling. The façade consists of six bays: three bays on the west composed of a recessed entry door between two large display windows that are separated by a pier from three additional bays of large display windows to the east. All occur beneath a tall mansard roof, above which the plain upper façade displays the store signage. The visible side and rear elevations are also sheathed in vinyl siding and lack fenestration. The entire storefront is sheathed in vinyl, and may originally have been composed of two distinct three-bay storefronts with separate entries. **Non-contributing because no historic material is visible.**

Sanborn maps reveal this building was constructed after 1929 and appears on the 1950 edition as a side-by-side cinder block structure identified to the level of Store. City directories reveal no entries prior to 1937. In 1937 through 1948, 1610 is occupied by Typewriter Service & Exchange, while 1608 is not listed in 1937 but in 1948

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 57

houses Browne Radio Co., wholesale radio parts. By 1953 through 1959, the Upper Peninsula Credit Association is in 1608, with the Toledo Scale Co. in 1610, replaced by Sidney Rydings Studio, photographer, in 1959. Production Credit Ass'n loans is in 1608 in 1963, and Rydings Studio continues in 1610. Date assigned based on Sanborn maps and city directories bracketing.

1612 Ludington. Thinnes Building (built between 1913-21)

This is a brick, single-story, commercial block whose front has been much renovated and partly clad in vinyl siding. The broad three-bay façade consists of a broad slant-sided central entry with an aluminum framed door and sidelights, flanked on each side by a vinyl siding-clad bay pierced by a fixed-pane window. Old red brick corner piers rise to a cedar shake mansard roof above which are vertical vinyl or metal panels that house the upper storefront signage. A 1982 survey photo shows the same general storefront configuration, but c. 1950-looking finishes with large display windows above low bulkheads. The mansard canopy and paneling above were already in place. The visible side elevation is of brick with a stepped parapet and tile coping, while the rear elevation consists of an added concrete block section, pierced by a steel pedestrian and overhead garage door. **Non-contributing because no historic material is visible.**

Sanborn maps reveal this building was constructed between 1913 and 1921, when it was addressed as 1608-1610 Ludington. In 1921, 1608 housed a Soft Drinks shop, and the front room of 1610 was occupied by a Display Room behind which was a room labeled Sweater Knitting, Hand Power. The 1929 and 1950 editions reveal no changes in the building, but the latter indicates the building has been re-addressed as 1612-1614 Ludington. City directories reveal the original address of 1608 was occupied by Nick Thinnes soft drinks in 1924-25 through 1929, while during this period 1610 housed John P. Nalden in 1924-25, and John Noldan clothing (probably the same business as previous edition) in 1929. By 1937 the re-addressed storefront at 1612-14 apparently carries on the previous business management, as it is occupied by Nick Thinnes tavern, which continues through the 1948 edition, becoming Thinnes beer garden by 1953. In 1959 the building is occupied by Hiawatha Chef's Supply, and is Vacant by 1963. Date assigned based on Sanborn maps and city directories bracketing.

1616 Ludington. Kammeier Jewelry Building (1929-1937)

This is a brick, single-story, double one-part Commercial Brick block. Its façade is composed of mirror image storefronts, with center, side-by-side slant-front entry doors each flanked by a large double display window. The renovated entrances occur behind an aluminum-framed glass vestibule, situated between EIFS-clad piers, a cladding that also covers the transom above and the bulkheads below the windows. This renovated storefront is outlined by brick corner piers and the Commercial Brick upper façade, which rises above a soldier bond brick course above the transom level and displays a long rectangular panel outlined by rowlock and header bond brick strips. The façade terminates in a low stepped parapet with masonry coping. The rear elevation is sheathed in vertically seamed metal panels pierced by a door and small sash window.

Sanborn maps reveal this building was constructed after 1929. The 1950 edition labels it a double store built of cinderblock with brick facing, addressed as 1616-18 Ludington. City directories do not list this address prior to the 1937 edition. In that year 1616 is occupied by Wm. Kammeier, jeweler, and 1618 by Rehnquist Paint Shop. By 1941 there is no entry for 1618, and 1616 apparently carries on the business present in the previous edition, Kammeier jewelry, which continues here through the 1948 edition. By 1953 the storefront is occupied by Wise Bros. jewelers, who continue at 1616 until about 1967. Date assigned based on Sanborn maps and city directories bracketing.

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 58

1620 Ludington. Building (built between 1937-41; new front c. 1960)

This is a single-story enframed window wall block with recessed façade sections between piers that extend out to the sidewalk line. The façade consists of an aluminum-framed entry and corner sidelight that stand at one end of a wall of four full-height display windows that extends to the building's opposite end. The aluminum-trim storefront is sheltered by a flat-top, full-width aluminum canopy. At each end the all-glass storefront terminates at a flat-top random ashlar pier that projects out to the sidewalk line, their street ends corresponding with the front edge of the canopy and the concrete terrace in front of the recessed storefront. Above the canopy, the upper façade is clad in rectangular aqua metal panels held in raised aluminum borders. Side elevations are not visible but the sloping roof is masked by stepped parapets that appear to be constructed of concrete block, while the rear elevation is clad in vinyl siding that is pierced by glass block windows. The current appearance appears to date to renovations that occurred in the late 1950s or early 1960s. This is an appealing and highly intact example of Mid-Century Modern commercial architecture in the downtown district.

Sanborn maps reveal this building was constructed after 1929. In the 1950 edition it is described as of cinder block construction with brick facing. City directories reveal no business is present at this location prior to the 1937 edition, which lists 1620 as Vacant. By 1941 the Delta News Agency is located here and by 1948, the Moderne Appliance Co., electric appliances, which continued at 1620 through the 1963 edition. LeCaptain's Dance Studio, shown as the occupant in a 1982 survey card, continues to use the building today. Construction date is assigned based on Sanborn maps and city directories bracketing.

1628 Ludington. Nash Service Garage Building (built between 1938-1941)

This is a brick, single-story enframed window wall Commercial Brick block that is one of the most expansive of its type in the commercial district. The façade is composed of nine bays, one of which is a slightly off-center double-door slant-sided entry, with the others formed by large display windows resting on low brick bulkheads. A recent vintage full-width awning sheathed in metal panels occupies the transom area, partially obscuring an upper façade panel occurring within a projecting masonry border. The façade terminates in a flat masonry coped parapet. The rear elevation consists of concrete block additions with a functional piercing pattern that includes an overhead door, which accesses a garage forming the rear of the building.

Sanborn maps reveal this building was built after 1929. The 1950 map illustrates it was built of concrete block, with brick facing on Ludington and plastered walls in the largest room forming the northwest bay, while the northeast bay is labeled Upholstering. It retains the same footprint today it had in this edition. City directories reveal the first time this address appears, as 1626-28 Ludington, is in 1941 for the Nash Service Garage, autos. It is occupied by the Michigan State Highway Sign Shop by 1948. By 1953 two separate businesses are indicated, with 1626 housing Lavelle's Treasure Shop, and 1628 Ness Glass Co.. While Lavelle's Treasure Shop continues in 1626 in the 1959 through 1963 edition, 1628 houses Don's Muffler Shop.

1636 Ludington. Norstrom Motors Building (built between 1929-1937; eastern extension post-1950 (perhaps 1957))

Currently a Chinese restaurant, this one-time car dealership/garage is a brick, single-story enframed window wall commercial building that occupies a corner lot near the west edge of the central business district. The building is comprised of two parts, a larger, slightly lower main part toward the west and much narrower but slightly taller eastern addition. The former fenestration of broad window areas has been infilled with T-111 panels now pierced

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 59

by fixed-pane windows. The main west section has seven bays, composed of a center entry flanked on each side by a brick pier separating it from three fixed-pane windows set within wood paneling, all beneath a modern bubble canopy. Brick corner piers and bulkheads enframe the wood panels, rising past the awning to the upper façade, which displays a brick panel inset within a border of rowlock and header bond brick. The east extension is comprised of four additional bays, whose plain brickwork differs in bond pattern, bulkhead and piers, and height from the bays to the west, although the recent vintage fenestration infill treatment is identical (including encasing a corner entry door). The building is topped by a tile-coped parapet. The elements of the façade carry around to the first bays of the west side elevation, which are composed of an entry separated by brick piers from more windows and wood panels. The panel approaching the façade corner is pierced by three fixed-pane windows and the other by a single fixed-pane window. The remaining fenestration of the side elevation consists of six infilled window voids with masonry sills, a pedestrian entry adjacent to an overhead door, and four other bays running to the rear of the building that contain four steel industrial 20-light awning windows. The rear elevation is constructed of concrete block pierced by a single corner entry door flanked by an overhead door bay.

The composition of this building, combining two discrete construction episodes, reveals an expansion of the footprint of the original building on the east. This is supported by the rear elevation, where modern concrete block was employed in the eastern bays. This eastern section occupies a previously separate address, formerly occupied by a dwelling, at 1630 Ludington.

Sanborn maps reveal this building was constructed after 1929, and the 1950 update edition addresses it as 1632 Ludington. It is described as a Garage, Capacity 30 cars, constructed of Cinder Block with Brick Facing on the façade and side elevation. The footprint of the building was expanded eastward to incorporate the lot addressed as 1630, which was previously occupied by a small frame building up through the 1950 update edition. A 1982 survey card lists the date of this eastern addition as 1957 (information presumably from the city assessor). This more recently constructed eastern section extends the full length of the lot from Ludington to the rear alley. City directories list Norstrom Motors in 1937 for the first time, continuing through the 1941 edition. By 1948, the business located here is Ludington Motors, which continues through the 1963 edition. Fred W. Schmitt was President and Ole E. Norstrom Secretary-Treasurer of Norstrom Motors. For many years Ole and his wife Edna operated Chrysler dealerships in Escanaba and Gladstone (*Escanaba Daily Press* 2008b). The building was renovated and became Chang's Restaurant within the past few years.

1700 Ludington. Ludington Shell Service Station (built between 1929-1937)

This is a single-story, five-sided, flat-roofed commercial building that occupies a corner lot near the edge of the central business district. This renovated synthetic stucco and glazed tile-clad former gasoline service station is set at an angle to the intersection and has one long side facing the intersection, a second shorter side parallel with the side street, a third short side facing Ludington, and two rear facades parallel with Ludington and Stephenson Avenue. The building is now renovated into a café. The fenestration of the angled façade consists of an entry at the right flanked by three fixed-pane windows to its left, while the more narrow elevation facing Stephenson Avenue is pierced by a door flanked by a fixed-pane window, and the short wall facing Ludington Street contains only a single fixed-pane window. All fenestration occurs at street level within wall planes clad in synthetic stucco, while the upper façade is clad in yellow-buff glazed tiles, as is the rear (west) elevation, which faces an alley and is pierced by a single fixed-pane window.

Sanborn maps reveal this filling station was constructed after 1929 on a portion of the lots formerly occupied by the large DeGrand Motor Co. building (the same period when a large building was constructed at 1702-04

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 60

Ludington that occupied the remainder of the DeGrand footprint). The 1950 edition records a building with the distinctive footprint of the current building labeled Filling Station and Greasing. City directories reveal that 1700-08 was the DeGrand Motor Co. in 1929. By 1937, the Ludington Shell Service filling station is addressed as 1700 Ludington, becoming Louie's Service Station by 1941. In 1948 the DeGrand Oil Co. office and filling station is located here, while the 1953 edition places the DeGrand Oil Co., wholesale, and Johnny's Shell Service filling station at 1700. By 1959, 1700 houses Snyder's Shell Service gas station, continuing through 1963.

1704 Ludington. Escanaba Machine Co. Building (built between 1929-37)

This is a brick-fronted, single-story, flat-roofed, concrete block commercial building facing Ludington Avenue, with a rear concrete block extension fronting on an alley to the north and extending east to Stephenson Avenue, which together creates the structure's L-plan. (The building abuts the north and west side elevations of the building at 1700 Ludington Avenue.) The façade consists of a recessed off-center entry vestibule and three broad bays formed by large display windows with aluminum framing. The entry is located on the west side of a deep square-plan recess. Stack bond brick that is pierced by a glass block window is employed in the rear wall plane of the recessed entrance, while common bond brick is used elsewhere, punctuated by rowlock bond employed in the display window sills and in two separate string courses above the windows. The large window unit east of the entrance consists of six sections with aluminum muntins, while the equal-size two to the west of the entrance are comprised of four or six units. The upper rowlock course separates the buff-colored stack bond brick employed in the upper façade from the common bond red brick used elsewhere in the street elevation. The visible west side elevation is concrete block, pierced by five large glass block windows with masonry sills.

The concrete block rear ell component extends eastward to Stephenson Avenue, with fenestration composed of a large central overhead door and adjacent steel entry door that are flanked on each side by two bays of glass block windows with masonry sills. The north elevation is pierced by five bays of glass block windows identical to those on Stephenson Avenue, which leads to an angled corner bay at the northwest corner containing a large overhead door and an adjacent steel entry door. The west elevation of this unit is pierced by three bays of glass block identical to the others described, with a wall plane that steps down slightly from that extending back from Ludington Avenue.

Sanborn maps reveal that the current building, addressed as 1702-04 Ludington, replaced the former DeGrand Motor Co. building after 1929, the same period when a new service station was constructed at the corner of Ludington and Stephenson (1700 Ludington) occupying the remainder of the footprint of the earlier structure. The 1950 edition reveals an L-plan building (with the service station at 1700 in the ell) constructed of concrete block, with wood and metal posts, that was occupied by a Tractor and Implement Sales and Service concern. The southwest quarter of the building is identified as Storage. City directories reveal that 1700-08 Ludington was occupied by the DeGrand Motor Co. in 1929. By 1937, Wallie Motor Service is located at 1706 (apparently having moved from 1710 Ludington), with no entry for 1704. By 1941, the Escanaba Machine Co. (agricultural machinery) occupies 1704, while Wally Motor Service (auto repairs) continues in 1706. By 1948 the Escanaba Machine Co. has apparently expanded and occupies 1704-06 Ludington, continuing at this address through the 1963 edition.

1710 Ludington. Building (c. 1929) Photo 46, right

This is a rectangular-plan, one-and-one half-story frame bungalow that is clad in vinyl siding and is shielded with a gable-front jerkinhead roof. The renovated façade presents three bays, composed of a central entry door,

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 61

beneath a small projecting stoop, that is flanked by fixed-pane windows, all beneath a modern awning. The side elevations are each pierced by two fixed-pane windows. This building appears to have been built as a bungalow-type dwelling but was later converted to commercial use. Although it has been renovated, its basic form survives and it is an example of the process by which former residential building constructed near the edge of the business district were converted to commercial use.

Sanborn maps reveal the location of this building was a vacant lot in 1929, and a structure illustrated as a Dwelling first appears in the 1950 edition. Although the Sanborn maps indicate this building post-dates 1929, the address of 1706 Ludington is listed in the 1929 city directory. The first time this address appears in city directories, in 1929, it is listed as Wallie Motor Service (which apparently moved to 1706 Ludington by 1937). The building appears to be a residence from 1937 through the 1963 edition. It is a commercial building today.

1806 Ludington. Richer House (built between 1929-37)

This is a rectangular plan, 1½-story hip-roof house whose ground story is clad in buff-red brick and broad hip-roof second-story dormers are clad in wood shake shingles. The façade is two bays, composed of an entry door, with sidelights, on the left and a triple double-hung sash window that rests on a masonry sill on the right. The entrance is shielded by a projecting hip roof corner porch supported by wooden Craftsman piers resting on square-plan brick ones. White-painted concrete or tile is used in the building's corner quoins and is employed as corner blocks in the windows' soldier bond brick lintels. The house's cross-shaped second story is visible in hip-roof dormers that, clad in cedar shake and pierced by triple double-hung sash windows, project from the front and side roofs. The side elevation repeats the bricks, masonry and dormer treatments of the façade, but the fenestration is more functional, consisting of single and paired double-hung sash and a small fixed-pane window. A deep concrete block, end-gabled, two-car garage stands behind the building. Originally built as a residence, the house was converted to commercial use as early as 1953.

Sanborn maps reveal the location of this building was a vacant lot in 1929. It was constructed as a Dwelling after 1929, as illustrated by the 1950 edition. The garage behind the dwelling is identified as Private Garage and General Storage, 2 Trucks. City directories reveal Walter C. Richer occupied this address the first time it appeared, in the 1937 edition and continues to occupy the house through the 1941 edition. Note that these editions place the Richie Bottling Works next door, at 1808 Ludington. The 1939 city directory identifies Walter Richer as President of the Richie Bottling Works (Polk 1939: 156). By 1948, the dwelling is occupied by Charles C. Houle. The 1953 edition indicates the building's first commercial use, as Ida Dulek used furniture, followed by Michigan Farm Bureau Inc. insurance from 1959 through the 1963 edition.

1808 Ludington. Richie Bottling Works Building (built between 1929-1937) Photo 46, right center

This is a two-story, red brick and concrete block, two-part commercial block of simple Commercial Brick design. Its three-bay-wide façade rises above a foundation whose front is clad in wood siding. Masonry steps lead up to the recessed center entry that is flanked on each side by a fixed-pane display window, which rests on a masonry sill. A full-width cedar shake-clad mansard roof shelters the front beneath the second-story windows. The second-story front features paired and triple windows of double-hung sash. These windows display rowlock brick sills and soldier bond brick lintels. The frieze above contains a horizontal brick panel whose borders are formed by header and rowlock brick strips. The side elevations are constructed of concrete block, descend toward the rear in steps following the roof slope, and reveal a functional piercing pattern consisting of four to eight bays of variously sized sash windows, infilled window voids, and an infilled entry door. The rear elevation

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 62

is of concrete block pierced by a single entry door, and has been extended by the addition of a corrugated metal shed.

Sanborn maps reveal the location of this building was a vacant lot in 1929. Constructed after 1929, the building appears in the 1950 edition as "Bottling Works (Not in Operation)," with a rear room containing a Cooler. The current building first appears in the 1937 directory and through 1941 with the Richie Bottling Works as the occupant. The 1939 city directory identifies Walter C. Richer as President of the Richie Bottling Works (Polk 1939: 156), and he lived next door at 1806 Ludington by 1937 through 1941. By 1948, the business located here was the Menominee & Marinette Brewing warehouse and Vernor's Ginger Ale bottling. Northern Heating & Supply and then Roland Peterson, landscape gardener, occupied the building by 1953 through 1963.

1812-14 Ludington. Stegath Lumber Co. Building (built between 1906-13; 1929; 1990s) Photo 46, center

This is a broad, compound massed plan, single-story, front-gabled building with large shed and flat-roof extensions to either side. The broad front on Ludington and part of the west side facing the parking lot is faced in whitish random ashlar synthetic stone material in plastic sheets. The front contains a double entry centered in front of the broad shallow-pitched vertical-board-clad gable, with a large bank of windows to the east and west. The east three large display windows are flanked on either side by a glass block vertical window resting on an ashlar thin stone veneer bulkhead, and the three smaller fixed-pane windows to the west and an entry door beyond them are set within a veneer of synthetic stone panels. This same cladding is employed east of the display windows bay to the southeast corner, where there is a fixed-pane corner window. A cedar shake mansard roof occurs above the entrance, and the low front sections of the building to either side of the gable-roof center section have wood shingle mansard roofs that carry around to the sides as well.

The fenestration of this wood panel-clad elevation rearward occurs beyond an ell within a shed-roof unit, and consists of three windows, three pedestrian doors and an overhead door at the rear elevation corner. The visible portion of the east side elevation includes the roof, which is broken by a cross-gabled dormer, and the rear bays that are clad in composition shingle. The rear elevation perhaps reveals more directly the original form of the building, consisting of a frame central shallow-pitched gabled unit resting on a concrete block kneewall that is flanked on each side by shed-roofed bays. The central and west bays are clad in asphalt shingle and the east bay is clad in vertical metal panels. The street level of the central gabled bay is pierced by a large central overhead door shielded by a pent roof and occurring beneath a louvered gable vent, while the east bay displays a pair of wood overhead track-suspended doors, and the west bay lacks fenestration. The complex composition of the building's bays, roofline and footprint reveals that the façade cladding unifies several construction episodes.

A broad rectangular plan, frame, metal panel-clad, gable-roof lumber shed, open to the east and west, is positioned west of the primary commercial building across a blacktopped parking lot from the main building.

Sanborn maps reveal that a portion of this building may date back to between 1906 and 1913, when a 14-foot-tall rectangular structure identified as a Lumber Shed, with a small narrow room identified as Storage at its southeast corner, was built at this location, which was then addressed as 1728 Ludington Avenue. The building is unchanged in the 1921 edition, but is identified as Stegath Lumber Co. Lumber Shed. In the 1929 map the main building, still recorded as 14 feet tall, has expanded by about a third in size by extending the west elevation, which also has an open bay appended to it extending from the rear corner about 2/3 of the way towards Ludington Avenue. A small square shed was built just north of the northwest corner of the building along the rear alley (no longer extant). In the 1950 edition there are no building or property changes from the 1929 edition.

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 63

Comparison with the building today reveals that the majority of the building was in place at the time of the last Sanborn edition. Since 1950 the middle bay of the eastern elevation has been extended slightly, and the previously open section of the west elevation has been enclosed and extended southward to Ludington Avenue. The current façade treatment is obviously of more recent vintage, perhaps dating to the 1990s. The open-sided lumber storage shed west of the main building is of recent vintage, probably the 1990s. City directories reveal the Stegath Lumber Co. was addressed in earlier editions as 1808-12, such as in the 1924-25 and 1929 editions. By 1937 it has been readdressed as 1810-20, and Stegath continued in business here until about 1985.

Otto C. Stegath arrived in Escanaba in 1872, and between 1890 and 1900 was with the I Stephenson Co. In August 1900, he organized his own company, dealing in retail lumber, and later adding coal, lime, brick and cement. He established saw and planing mills, reputedly operating the first electric sawmill in the **region after** 1909 (near the Birdseye Veneer Co. off East Lincoln Road near the railroad tracks), and by 1910 owned 2500 acres of virgin timber land near Escanaba, employing 50 men (Sawyer 1911: 861; Strom 2002). The 1911 *History of Northern Michigan* mentions Stegath Lumber Co. as among the leading industries of Escanaba (Sawyer 1911: 373). The company was initially organized as the Stegath Manufacturing Co., and owned about 2,500 acres of timber lands in Delta County to supply its planing mill and carpentry shop. Stegath produced interior trim products for homes and businesses, including window frames, doors, sashes, scrolls, steps and risers, banisters, and paneling. Their wood products, including interior woodwork, were installed in the Delta Hotel, built in 1914 at 624 Ludington, and in CCC camps in the Manistique area in 1933 (Strom 2002). In 1919, after the founder Otto Stegath died, the company moved its milling operations to 1812 Ludington. As the timber industry faded, the company emphasized the retail trade, becoming more of a retail lumber yard and relying on lime and coal to carry it through the Depression of the 1930s. Stegath's passed from the family when it was sold to Delta Home Co. in 1984.

Even though architectural integrity is not well preserved, this building is significant as one of the few surviving buildings relating to the lumber industry that was a major component of Escanaba's growth at the turn of the twentieth century.

LUDINGTON STREET, SOUTH SIDE

223. Ludington House/Ludington Hotel/House of Ludington (1870; expanded between 1880-1913)
John Lindsey, Escanaba, Contractor (1903 addition) Photos 1 and 2

The Ludington House or House of Ludington hotel is a compound massed plan, three and four-story (with one-story sections), painted brick Late Victorian structure that faces north on Ludington Avenue. It is designed to present its best face to the street and toward the city's downtown to the west. The massive building has a three-story hip-roof front section facing Ludington, with a semi-octagonal corner topped by an octagonal turret with conical roof at its northwest corner and a west-facing gable behind it. Behind the main front section are a three-story wing that extends straight south from the main building's east end and another, four-story wing, with L-shaped footprint, that extends south, then west, from just east of the main section's west end. The east wing's roof slants gently toward the south/rear, while the west wing's slants gently to the east and south. Between the two wings and behind the west wing stand a complex of interconnected one-story additions with low shed and gable roofs. The hotel has square-head double-hung windows throughout, but these are set within segmental-arch-head openings, most displaying raised brick caps with ears.

The main front section's hip roof is broken by three hip-roof dormers. From west of its midpoint a metal

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 64

framework supports signage in large red letters for the HOUSE OF LUDINGTON that has itself become a historic feature of the building. The 1950 *Delta County Tourist Guide* (2) shows the hotel with the present sign stanchion and, it appears, H of L sign. The asymmetrical front's street level presents an off-center main entry door beneath a projecting horizontal canopy displaying a classical column at each front corner. Just to its east a projecting square plan, three-story elevator tower with glassed-in front rises to a flat-roof top just above the building's front façade. An advertisement in the 10/3/1959 *Escanaba Daily Press* illustrates the newly installed elevator tower and the adjoining hotel roof signage.

The ground level of the northwest corner tower wraps around the building corner and is pierced by a double door beneath a brick label mold lintel. Its second and third stories are in essence large-scale oriel windows with fishscale and diamond pattern shingle areas separating the windows. Each of the fourth-story tower bays is enframed by vertical wood molding, and the double-hung sash window in each face is topped by a paired wooden panel treatment. Both the walls and conical roof above are sheathed in asphalt shingle in a fishscale pattern.

The west side elevation of the primary building is two bays deep, and is distinguished by an exterior chimney constructed with a tall fieldstone base and brick stack that rises nearly to the height of the adjacent tower (unpainted in contrast to the building's other masonry). Vertically down the center of the west face of the chimney, the word "LUDINGTON" is spelled out in bright red brick against the lighter red-brown background brick. The west end gable is pedimented. This elevation opens onto a courtyard or garden between the street and the west wing's west and north facades. The garden area is set off behind a fieldstone wall that fronts its north and west sides, with an open gateway between taller fieldstone gateposts at its northwest corner. The west wing's west and north sides display windows with caps like those of the main section, but the west wing's west end elevation lacks fenestration.

In the street level of the east side elevation the first two bays nearest the street are defined by a large and somewhat smaller fixed-pane window and there are two projecting flat-roofed entry bays. In the east wing the windows in each story are grouped in threes, with a smaller sash window occurring between larger double-hung sash, all with masonry sills as well as brick segmental arch caps, but lacking the ears present elsewhere. This side elevation is topped by a stepped parapet that follows the roof slope. The east wing's rear elevation lacks fenestration.

Entering the carpeted lobby from the building's main entrance toward the west end, a paneled and marble topped registration desk occupies the southeast corner. Plastered beams subdivide the ceiling, which is punctuated by vintage light fixtures. Opposite the front entrance a staircase with iron spiraled balusters leads up to the guest rooms. The lobby leads to a gift shop and commercial display areas, some of which are wood paneled, while there are dining rooms to the east and west. The rooms are distinguished by wide wood trim and cove moldings. The Emerald Room is accessed through paired doors and presents carpeted floors, wainscoted walls with cove moldings, chandeliers and wall sconces. The King George Room overlooks the bay across Ludington to the north, and is distinguished by its elaborately trimmed French doors, large stone fireplace, wood floors, wainscoted pillars and walls and elegant chandeliers. The Ludington Pub is located to the rear of the hotel, offers a reproduction backbar, wood and carpeted floor, and individual booths set behind decorative fretwork around the perimeter walls. The upper floors are occupied primarily by apartments but do offer a number of guest rooms. The narrow carpeted halls are punctuated at regular intervals by doors to the rooms. Rooms have been renovated; most are wallpapered but some have knotty pine paneling. Most are carpeted but some have wood floors and fireplaces.

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 65

The first, 1884 Sanborn maps for Escanaba show that the hotel then occupied a rectangular footprint that included much of the west end of the hotel's present main section facing Ludington plus part of the one-story complex behind it. The front section was then three stories in height but finished in clapboarding. By 1888 the hotel's front section had been extended a short distance to the east for a total length of fifty-six feet, perhaps to a point between the first and second window east of the elevator tower, and today's L-footprint west wing constructed. The east wing extension may date from 1886, and the west wing certainly dates from 1887 (*The Iron Port*, 2/27 and 3/20/1886; 2/12/1887). Between late 1893 and late 1899 the small section at the west end of the building's front that includes the tower and the west-facing gable behind it was added.

By late 1899 the west wing's south façade and the west and north facades of its westerly L were faced in brick veneer. Between then and late 1906 the hotel was expanded with the east end of the main section, adding thirty-six feet to the existing fifty-six foot length, and the north half of the four-story east wing. In 1903, *The Iron Port* newspaper announced that the New Ludington Hotel would be enlarged and its capacity "largely increased" (*Iron Port* 1903c). The fireproof, three-story, 28-by-42 foot addition, to be constructed by Escanaba contractor John Lindsey, would have four large display rooms on the first floor and increase capacity by 16 rooms on the upper floors. (An old photograph that appears to illustrate this construction is on file in the Delta County Historical Society Archives. The print is dated October 16, 1904, and has a smaller photo attached to its upper left corner that shows construction scaffolding over what are now the façade's eastern bays and is labeled "Add. to Hotel 1903 - 20 Rooms.") By then the entire building had a brick façade. By late 1913 the south half of the east wing and a one-story southerly extension of the west wing were added, giving the building most of its present form. One-story heating plant and service extensions located between the east and west wings and to the west wing's south expanded between the 1880s and 1913, but further renovations or rebuilding of parts of this area took place by 1950 and an aerial view from about 1980 shows some further expansion, so that the U-shaped area between the two wings and south of the west wing is now almost entirely filled in with one-story structures. The glass-walled external elevator structure on the façade was constructed in 1952 (Aronson 1952).

The Ludington House/House of Ludington is the oldest hotel still operating within the city of Escanaba and perhaps in the entire Upper Peninsula. The 1883 *History of the Upper Peninsula of Michigan* states that "Ferdinand Armstrong [in 1864] put up a small hotel, a portion of the Ludington House. This pioneer hotel stood in the center of Ludington street, and was afterward moved back to its present site" (234). The same source (244) reports that E. Gaynor, a native of Ireland who came to Escanaba in 1865 and first ran a store, built the Ludington House in 1870 and ran it for about ten years before opening another hotel in Norway, Michigan. Perhaps he incorporated Armstrong's smaller building as part of a larger and more up-to-date hostelry. A December 31, 1870, advertisement in the *Escanaba Tribune* calls attention to the Gaynor House, E. Gaynor, proprietor, stating that, "Having newly fitted up the above Hotel and being now prepared to keep a first class House, the Proprietor solicits a share of the Public Patronage." Another ad in the *Tribune* dated Jan. 21, 1871, lists the Ludington House name. State gazetteer and business directory editions from 1870 to 1879 list Gaynor as either a hotel proprietor in Escanaba (1870) or specifically as proprietor of the Ludington House.

Succeeding directories down to the 1885 one list other proprietors, but in 1885 John Christie became the proprietor (*The Iron Port*, 12/19 and 12/26/1885). When Christie acquired ownership, the Tilden House, several blocks away on Michigan Avenue and owned by the C&NW Railway, was its primary competition. A tourist guide published by the C&NW Railway in 1875 describes "unsurpassed" hotel accommodations offered by the Tilden House - owned by the C&NW - as the "largest" and "first-class in all its appointments," and in passing, notes, "the Ludington (sic) House has accommodations for 100 guests" (Stennett 1875: 37). Another tourist guide by the railroad describing a visit in 1881 spent several paragraphs describing the Tilden House, "the first-

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 66

class hotel of the place” and then noted merely, “the Ludington House also offers good accommodations” (Stennett 1882: 55). To compete, Christie expanded and updated the hotel, and renamed the place the New Ludington Hotel. The *Iron Port* edition of January 9, 1886, describes Christie’s extensive renovations at the Ludington. “Only the dining room will be the same in the new, everything else will be changed. Including the upper floors were raised and brought to a uniform level, the hall wider, and a sample room and several sleeping rooms added.” Two months later, the *Iron Port* of March 20, 1886, reported that Christie would be ready for the public the following week and stated he had completed extensive renovations to the hotel, such that it is “hardly to be recognized, except by its location, as the old Ludington.”

A newspaper clipping on file in the Delta County Historical Society Archives dated 1887 (no specific date) reported that “Christie finds the new Ludington too small for the business that comes to him” and that he was constructing an addition, “a wing at the west side, which will add about 50% to its capacity.” After completion “the guests will not need to go outside for anything necessary to their comfort, as the wing (which is 74 by 26 feet on the ground) will add to the house 15 sleeping rooms, single and en suite, a private parlor, billiard and sample rooms, an ‘ordinary’ dining room and a steam laundry and admit of the enlargement of the kitchen to twice its present capacity.” Advertisements in the 1893 and 1897 state gazetteer and business directories read, “New Ludington Hotel – The Largest and Only Hotel in the city having Baths, Steam Heat and Electric Call Bells – \$2.00 per day,” and note that the entire building was lighted by gas. John Christie, followed by son James, owned and operated the hotel until 1939 (although leasing the hotel to several other operators during the 1920s and 1930s {DCHS n.d.}), through all the years of its great expansion.

Harold C. (“Pat”) Hayes, an energetic, colorful individual from Chicago, bought the hotel in 1939. The hotel had always enjoyed an enviable reputation, but Hayes’ skills and eccentric personality made it grow into legendary proportions. Under his ownership the hotel hosted Prince Bertil of Sweden when Escanaba was the only Michigan stop on his Swedish Pioneer Centennial Tour (Mead 2012: 65), and all the governors of Michigan during his ownership (*Escanaba Daily Press* 1969). Hayes was responsible for the change in name to House of Ludington. This name appears in the 1948 city directory. Throughout the years, Hayes implemented many renovations to the house, the most outstanding of which was the external glass walled elevator, installed in 1952. The hotel originally offered over 100 guest rooms, but currently offers twenty-five, with many of the others converted to suites and apartments. Prominent guests recorded through the years include Mr. and Mrs. Henry Ford and their guests the Harvey Firestones and Thomas Edison, while musicians and entertainers associated with the hotel include John Philip Sousa, Jascha Heifitz, Yehudi Menuhin, and Paul Robeson.

The hotel fell on hard times and was sold at auction in the late 1970s. Gerald and Vernice Lancour acquired the business and after 1982 completed extensive remodeling and redecorating. However, the hotel closed again in 1996. After lying vacant for nearly two years, it reopened in 1998 with new owners Edward and Suzell Eisenberger, and remains in operation today (House of Ludington 2012).

225 Ludington. Upper Michigan Law of Escanaba Building (c. 1995)

This is a rectangular plan, single-story, flat-roofed building that occupies the intersection with South 3rd Street. It is clad in brick veneer and vertical vinyl panels. The vinyl-clad upper portion of the building is cantilevered above an off-center entrance and partially infilled window bays containing triple casement windows. **Non-contributing because this building is less than 50 years of age.**

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 67

305 Ludington. Escanaba State Office Building (1955-56)

G. Arntzen & Co., Escanaba, Architect

Erling Arntzen, Escanaba Contractor

The two-story limestone-trimmed red brick International Style building is a compound massed plan structure shielded by a flat built-up roof. The building presents an L-shaped front footprint to the street, with a projecting east end containing a limestone-clad entry area, with projecting flat-top canopy supported by limestone pylons at the ends, displaying three entry doors flanked by fixed sidelight panels. Adjacent to the entry doors is a large bronze plaque stating, "STATE OFFICE BUILDING." The second-story wall plane above is devoid of fenestration. The larger setback part of the front westward from the entrance features ten bays of strip windows, each containing a group of four fixed-pane awning windows enframed within limestone surrounds, in each story above red brick bulkheads. The roofline is fronted by utilitarian pipe railings. The side elevations reveal functional fenestration, with the east containing four fixed-pane windows in the second story, and the west primarily a double-door pedestrian entrance. The public areas of the interior are restrained in decorative treatment, and the main lobby is finished in pinkish marble panels. A dedication plaque in this lobby reveals that G. Arntzen & Co. designed this building and that the general contractor was Erling Arntzen.

The building was first listed in the 1959 city directory, with occupants including agencies such as Department of Revenue, University of Michigan Extension Service (Upper Peninsula), Workmen's Compensation, Employment Security Division, State Library Upper Peninsula Information Center, Department of Mental Health, State Department of Agriculture Pathological Lab, Department of Conservation Geological Survey, US Department of the Interior Geological Survey, Liquor Control Commission, and Secretary of State. The 1963 edition repeats this information, but also adds other agencies including the State Attorney General and Municipal Court.

By the middle of the twentieth century the City of Escanaba had been acquiring distressed properties to clear blight and pave the way for redevelopment. Included in this program was the 300 block of Ludington Street, which had suffered as the economic heart of the city moved westward towards the state highway. The death of Catherine Bonifas, widow of lumberman William Bonifas, revealed a bequest of \$300,000 to the City of Escanaba to be used towards financing a state office building, recreation building, and city-county building. With consent of the court, the city invested most of the funds in a State Office Building to house state and federal agencies, with rentals dedicated to restoring the fund (Dunathan 1963: 69-70). The 20,000 square foot Escanaba State Office Building was constructed in 1955-56 with the objective of gaining long-term state jobs for the city's residents. It was sold to the state of Michigan in 1964 (State of Michigan 2011).

401 Ludington. Skaug & Co. Building (built between 1959-63)

This International Style single-story office building has a distinctive roofline composed of a shallow-pitch shed roof section to the west and a built-up flat roof to the east. The façade is composed of alternating sections of broad brick panels and wide aluminum-framed window bays. The entry, which is oriented perpendicular to the façade, is recessed within the shed-roofed component of the building where it meets the flat roofed part. A fascia canopy clad in raised-seam vertical metal paneling projects above this entry and the adjacent windows on either side. The same paneling is also employed on the facing exposed where the upper end of the shed roof overlooks the flat-roof part of the building, at a right angle to the façade. The walls above the window areas are faced in terrazzo in both the shed and flat-roof sections of the front. The east side elevation continues the aluminum framed fenestration and use of terrazzo, and is anchored by an off-center entry door beneath a fascia canopy similar to the front's. This elevation is distinguished by a full-height window wall treatment from the corner back

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 68

to the entry, the horizontal-light windows separated by heavy vertical aluminum mullions. The rear elevation of the flat-roofed section is of brick and pierced by three aluminum frame windows and an entry door, while the shed-roof part is clad in vertical seamed metal panels and lacks fenestration. The visible west side elevation also lacks fenestration. This use of differing geometric components that emphasize a low profile and horizontality, and combination of brick and glass wall planes with aluminum framing define this building as an example of the Mid-century Modern style.

City directories reveal no entry for this address in the 1959 edition, but by 1963, Andrew M. Skaug & Co., accountants, is located here. Andrew M. Skaug provided the address 401 Ludington in a 1961 application to the Michigan Natural Resources Commission for mineral rights (MNRC 1961: 162), perhaps indicating the building was to be constructed. The current firm occupying the building, Schneider, Larche, Haapala & Co.; was founded in 1963 (*UP Magazine* 1999: 10) and has been here for decades.

411 Ludington. Building (built between 1899-1906)

This building is a frame, two-story, two-part commercial block, whose falsefront façade conceals a gable roof. The front is clad in vinyl siding. The three-bay façade is defined at the street level by a center entry flanked on each side by sliding windows, and on the second story by double-hung sash windows. The façade terminates in a falsefront whose simple cornice is supported at each end by a single bracket sheathed in siding. The side elevation is clad in wide exposure composition siding and is pierced by an entry door within a shed-roof enclosed bay and two double-hung sash windows above. The gabled rear elevation includes a single-story bay and functional fenestration.

The 1906 Sanborn map reveals the building has a slightly narrower footprint than that illustrated in the 1899 edition, apparently indicating a new building constructed since the previous, 1899 map. In 1906 the building is occupied by a bakery. The 1913 Sanborn map identifies the use as a hardware store, same footprint. In 1921 the building is listed as a dwelling, and in 1929 as a store. The 1950 Sanborn does not reveal any changes from the 1929 edition. City directories show that in 1907 the building was occupied by Lewis O. Kirstine, merchant tailor and manufacturer of awnings and tents (Polk 1907: 935), but list only residential use in 1924-25. The building is listed as Vacant in the 1929 and 1937 editions, but a photograph from the period shows it occupied by Bohemia Lunch. It is also listed as Vacant in the 1941 and 1948 editions, but by 1953 through 1959 is occupied by Arthur Houck, restaurant supplies, and in 1963 housed Hauk's Live Bait.

413 Ludington. Building (1887)

This Late Victorian building is a brick, two-story, two-part commercial block. The street elevation presents a three-bay storefront, consisting of a center entry flanked on each side by a fixed-pane window, with a second-story entry at the building's left end. Limestone-trim brick piers that each rise from a masonry base through two separate, foliate pattern limestone blocks and culminate in a masonry capital edge the lower façade and rise to a simple molded metal storefront cornice. The ground story retains its original iron columns flanking the store entry (though with their upper segments hidden) and a squared-off decorative iron column separating the second-story entry from the rest of the storefront, but otherwise the ground-floor finish is all modern – vertical infill boarding, with modern doors and windows, in place of the large windows with transoms typical of such structures. The elaborate second-story rises from a limestone sillcourse that rests on brick corbel brackets. The upper façade's two pairs of double-hung windows rest on the sillcourse. Paneled brick piers edge the façade and separate the two window pairs. The piers are distinguished by recessed corbelling and sandstone accents at

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 69

window lintel level. A broad limestone beltcourse at window lintel level connects the second-story windows' elaborate limestone window caps incised with foliate motifs. Rounded-corner corbelled brickwork tops the two recessed bays between the outer and center piers and rises to a massive bracketed pressed metal cornice that, anchored by metal rosettes, displays the building's date of construction on the peripheral end brackets, "18" (east) and "87" (west). The visible side elevation reveals a stepped parapet with tile coping. The rear elevation includes a single-story extension, and is four bays wide, defined by segmental arch doors and windows.

Sanborn maps reveal that in 1884, 413 was occupied by a Jewelry store with a different footprint than the current building. By 1888, 413 was occupied by a bakery with a footprint approximating that of the current building, which appears to support the 1887 date in the building's cornice. The 1888 through the 1899 editions reveal no changes, but by 1906 the building has been enlarged by the addition of a room to the rear that houses an oven, which apparently replaced the original. The 1913 edition identifies 413 as Bakery and Confectionary, and 1921 identifies this building as Confectionary and Cake Baking connected to the Hoyler & Bauer Bakery that occupies the adjacent building at 415-17 Ludington. The 1929 edition identifies this building only to the level of Store, connected to the bakery next door at 415 Ludington. In the 1950 edition, 413 is labeled Dough Mixing.

City Directories reveal that the Hoyler Baking Co. occupied 413 Ludington in 1911-12. By the 1924-5 edition, Hoyler & Bauer Confectioners and a residential occupation are recorded at 413, while the 1929 edition appears to indicate residential use only, although 415-417 Ludington, next door, is listed as Hoyler & Bauer. In 1937 and 1941, 413-17 Ludington is recorded as Hoyler & Bauer, bakers, becoming 413-17-21 Ludington by the 1948 edition. Hoyle & Bauer are listed as wholesale bakers at this address in 1959 and 1963, although 413 is also listed as the State Library UP Branch in the latter edition. R. Hoyler bakery was established in 1883 and had the same number of employees as the later Hoyler Baking Co. based on information provided by state inspectors in annual surveys (MBLIS 1908: 53). The Hoyler Baking Co. was incorporated in June 1907 with capital of \$5,000 (Polk 1911). When inspected by the state in 1908, the Hoyler Bakery had 7 employees (MBLIS 1909: 141).

415-19 Ludington. Hoyler & Bauer Building (built between 1913-1921; expanded between 1941-48)

The building at 415-417-419 Ludington is a single-story dark red Commercial Brick block that was built in two phases. The original building to the east presents a five-bay façade composed of an off-center entry and four four-light fixed-pane windows, separated by plain brick piers. The door and window openings are spanned by a soldier brick lintel course that spans the front from end to end. The upper façade is embellished with three rectangular brick panels outlined with rowlock and header brick bands, which occur beneath a masonry coped parapet with a raised low central gable and small masonry capstones at the ends of the facades. The western addition has a similar form and frontage. Built of a lighter red brick, it has a flat-top parapet, with raised central section, that matches the building to the east in its height. The addition presents a four-bay front with four broad double fixed-pane windows. The windows have masonry slab sills but are topped by standard stretcher bond masonry. The upper façade contains three horizontal panels outlined by header and rowlock bands. The visible sides and rears of the building units have been extended through the addition of concrete block bays and display functional fenestration, with tile coping visible on the forebays of 415-417 and masonry coping on 419. The western addition was apparently made to the original Hoyler & Bauer Bakery building next door, addressed as 413-417, after the 1937 image that shows a frame predecessor to the current brick building. Reflecting this expansion, the address for the bakery is revised from the 413-417 Ludington listing in 1941 to 413-417-421 Ludington in 1948.

Sanborn maps reveal that in 1913, 415 is vacant and 417 and 419 are occupied by an awning and tent making

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

store and a meat market, respectively. By 1921 Hoyler & Bauer Bakery and Confectionary occupy 415-417, which has the same footprint as today, while 419 is still occupied by a meat market. By 1929, 415-417 is identified as Bake House and 419 as a Store. The 1950 edition reveals a single building that, addressed as 419, replaced and occupies the location of two stores previously addressed as 419 and 421, and results from the expansion of the bakery next door at 415-417 Ludington. It is built with steel beams, has plastered walls, contains an oven and is also labeled Loading.

City directories reveal that in 1924-25 no occupants are listed at 415 or 417 Ludington, but 419 is occupied by Nicholas Gunter Meats, becoming Gunter grocery and meats by 1929, and a Vacant store in 1937. The address of 415-417 is occupied by Hoyler & Bauer by 1929. This business is addressed as 413-17 by the 1937 edition through 1941. The 1941 directory lists 419 as a residence, while there is no entry for this address in the 1948 directory, and the bakery address is listed as 413-417-421. This appears to indicate the bakery was expanded with the western addition by 1948, replacing the previous residence. Hoyler and Bauer is addressed as 413-21 Ludington in the 1953 edition, where they are identified as wholesale bakers, continuing until about 1965. Note that the 1963 Sanborn also locates the State Library UP Branch at 413 Ludington.

R. Hoyler bakery was established in 1883 and had the same number of employees as the later Hoyler Baking Co. based on information provided by state inspectors in annual surveys (MBLIS 1908: 53). The Hoyler Baking Co. was incorporated in June 1907 with capital of \$5,000 (Polk 1911). When inspected by the state in 1908, the Hoyler Bakery had 7 employees (MBLIS 1909: 141). The bakery may have also occupied a different retail outlet or office space elsewhere downtown, because an advertisement in the 1919 Escanaba High School yearbook provides an address at 607 Ludington (Cotton 1919: xii).

423 Ludington. Building (Pre-1884)

This is a frame, hipped-roof, two-story two-part commercial block that occupies a corner lot near the east edge of the business district. Its renovated street-level façade is three bays wide, composed of a central entry flanked by walls on either side that slant gently inward from near the façade's outer edges. Each side is pierced by a broad fixed-pane window. The windows occur above random ashlar stone masonry veneer within wall planes otherwise clad in vinyl shake panels. A pent roof separates the first and second stories, and the second is pierced by two double-hung sash windows and capped by a central gable. The façade cladding and pent roof elements carry around to the west side elevation, whose street level is pierced by a broad paired fixed-pane window near the front corner, while three double-hung windows occur in the second story. The rear elevation lacks fenestration and is partially occupied by a square plan, hipped roof extension.

Although extensively renovated, this building occupies the same footprint as a structure shown in the first, 1884 Sanborn map. It appears to be a pre-1884 building that has experienced a series of renovations over its century and more in existence. The Delta County Historical Society believes it is one of the oldest surviving buildings in downtown Escanaba (Karen Lindquist, DCHS Archivist and HDC member, personal communication 3/26/13).

Sanborn maps reveal that the building at this site was occupied by a Saloon in 1884 and through 1906, with a rear room added by 1888. By 1913 it was occupied by a Tailor. By 1921 the building housed a Tire Vulcanizing business with a dwelling in the rear. City directories reveal this building had residential occupancy only in 1924-25. By 1929 it housed barber Octave LeDuc and three residents. Thorin Motor Sales occupied the building in 1937, followed by Northern Swedish Bakery in 1941. By 1948 Peninsula Home Improvement/Peninsula Home Service is listed here, continuing through the 1953 edition. By 1963, Robert Coolman, junk dealer, is at this

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

address.

501 Ludington. See 110 S. Fifth Street

613-15 Ludington. Daley Block (c. 1888-1893)

This Late Victorian red brick, rectangular plan, two-story two-part double commercial block displays trim in red Lake Superior sandstone and red terra cotta. 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 (on one side) to an off-center entry door and a squared bay on the other side that contains paired fixed-pane windows above a 1950s-looking random ashlar bulkhead. The primary architectural interest of the first story is provided by the decorative cast iron piers marking the ends of the façade and flanking the center entry; all display a manufacturer's mark, "Cochran Co. Escanaba, Mich." Their faces feature scroll-decorated lower segments and fluted upper segments. Horizontal iron beams capping the storefronts display 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 symmetrical second-story front is divided into three-bay sections flanking a slightly projecting center bay that contains a single window. Panel Brick piers separate the narrow center bay from the wider areas on either side and separate the central bay in each side section, containing paired windows, from the narrower single-window section on either side. The piers in the center section rise from a projecting sandstone base above the upstairs center entry, those in the side sections from corbelled brick bases above the storefronts. The double-hung windows, each with a stained glass transom, rest on a smooth sandstone beltcourse that extends from side to side. The two central-bay piers on either side and the piers in the central bay each support sandstone springblocks for arches spanning between them, the side arches of rockface sandstone, the center one of brick but with a sandstone drip molding cap rising to a pointed-arch detail. The arches' springblocks together with broad detailed sandstone lintels for the windows below them and low gabled sandstone lintels for the outer windows in each side are aligned and form a continuous beltcourse. The spandrels within the arches feature reddish terra cotta plaques that display elaborate curvilinear and floral motifs. The simplified parapet now presents a plain masonry cap, but originally there were gables over the arches and a low tower with tall hip roof over the front of the center bay.

Sanborn maps reveal that between 1888 and 1893 this new building replaced buildings containing a clothing store at 613 and a bazaar at 615. In 1893 this double store housed 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 1950 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, John A. Johnson, a Notary Public and Justice of the Peace, is located in the building, while the 1902 directory indicates D. A. Oliver, Furniture and Carpets, here. By 1924-25, the Peninsula Oakland Co. occupies 613, but

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 72

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.

This building is a most architecturally distinguished remnant part of the Daley Block, which once extended all the way to the corner to the east, the roofline of its symmetrical front capped by two small towers and six gables. The building is illustrated in the circa 1903 publication, *Souvenir of Delta County* (Stiles 1903: 9). Far better this remnant survives than none of the building; it deserves a thoughtful renovation that brings back some of the lost features. The eastern two-thirds of this business block were destroyed by fires during the mid-twentieth century (EHDC 2012: 11), no. 611 since 1982. The cast iron pilasters flanking the 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).

617-19 Ludington. Masonic Building (1890; 1914-15) Photo 9, left
Demetrius Frederick Charlton, Marquette, Architect (1890)
Derrick Hubert, Menominee, Architect (1915 addition)
John S. Lindsey, Escanaba, Builder (1915)

This is a four-story, dark red brick, two-part Richardsonian Romanesque commercial block whose overall impression is that of an arcaded facade. The street level consists of three bays divided by broad piers constructed of rockface sandstone and brick, containing a central entry flanked by triple display 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 capitols with elaborate foliate carving, which support a pressed metal storefront cornice. The two stories above are defined by a six-bay "arcade" that, formed by raised brick piers rising above sandstone plinths, enframes the windows. The second-story windows employ straight rockfaced sandstone lintels and sills. In the third story between the windows the piers become paired round brick columns with rockface sandstone capitals. The third-story windows also employ rock-faced sandstone sills but have round-arch heads. The brick flanking the second and third-story windows and forming the arches over the third-story ones have rounded edges. The piers/paired columns support shallow arches that span the arched windows. Above is a metal drip molding that, rising in a shallow arch over each arch beneath, spans the entire façade.

A fourth story was added to the building in 1914-15. The addition rises above a simple cornice of dressed sandstone block. Fenestration consists of three groups of windows, each comprised of a broad central double-hung window flanked on each side by a narrower double-hung window. There is another cornice consisting of four dressed courses of corbelled brick. Historic photos and surviving plans show the additional story was topped by a massive metal cornice supported by four sets of large paired corbels whose lower ends were about at the level of the window heads. Above was a masonry parapet with low pedestals aligned above the corbel brackets. This metal cornice has been removed, and above the fourth-floor windows the top of the façade is now faced in a broad band of recent vintage vertically seamed metal paneling. 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 Masonic Temple has been empty for several years, but reportedly retains its historic finishes. The building's exterior closely resembles the First National Bank Building next door to the west, at 623 Ludington.

The 1893 Sanborn reveals the building occupied by a Clothing and Boots & Shoes Store, Offices on the second floor and the Masonic Hall on the third floor. Its site had been occupied by the Lewis House Hotel in the 1888

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 73

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 "stage and scenery." These businesses continue through the 1950 update edition, although 617 is identified only to the level of Store.

The 1889 city directory identifies Carl and Samuel Rathfon, tailors, located at 511 Ludington, and additionally relates that Samuel was the Second Ward Alderman (DCGS 2012a). An 1890 advertisement reveals that Rathfon Brothers were now located in the Masonic Block, as well as D. A. Brotherton, Civil Engineer, who served as Escanaba's City Engineer and the Delta County Surveyor during the 1890s (Nurse 1890; Lewis 1895: 69). The 1893-95 city directory reveals that Delta Chapter No 118 RAM and Delta Lodge No 195 F&AM utilized the Masonic Hall. The Masonic Building is listed as the location of Cadillac auto dealer L. K. Edwards in a 1908 publication (IMC 1908: 72). By 1911 the Mashek Lumber Co., incorporated in May 1906 with a Capital of \$50,000, is in the Masonic Block. By 1924-25, Mead Drug Co. occupies 617-19 Ludington, joined by Vogt Laboratories in 1929, with both continuing through 1937. The Masonic Temple is listed with this building through the 1963 edition. By 1953 Ken Voght Products, medical manufacturers, is listed in the building, and in 1959 through 1963, Investors Diversified Services Inc. is here. An early photo of the building is available in the circa 1903 *Souvenir of Delta County* (Stiles 1903: 7).

This building was designed by Marquette architect Demetrius Frederick Charlton, who also designed 623 Ludington Street, the First National Bank Building. It was constructed in 1890, for a cost of \$22,000, and housed the Rathfon men's clothing store and tailor shop, and the Sterling dry goods store, on the first floor. Rathfon Brothers was the scene of a strike in 1891, when the tailors working in the company's clothing shop struck for higher wages. Their average weekly earnings in 1891 were \$15 to \$18, and the men were seeking a twenty per cent raise in wages. The men said that some work days were necessarily as long as fourteen hours to earn this wage. The shop was one of the first union shops in the city; however, the refusal of the Rathfons to pay the increase caused the demise of the union and the return to work by the tailors at their earlier wages in a non-union shop (*Iron Port*, March 7, 1891).

Following the move of Rathfon to new quarters next door in 1904, the main commercial space was occupied by the R. R. Sterling shoe store, which later became the C. R. Williams Shoe Store and ultimately the Manning shoe store, which continued in business in other downtown locations for over 100 years. Law offices and insurance agencies were also located in the building (EHDC 2012).

From the first the building also housed the Masonic Temple. In 1890 when the building was built, Masonic Lodge #195 had already been in existence for many years as the city's oldest fraternal organization. The official charter of the Lodge was given in 1867, and first meetings were held in a small railway building. As membership expanded the lodge moved to quarters in the 300 block of Ludington Street, followed in 1885 by a move to the Elks Block in the 500 block of Ludington. In 1890 the lodge moved to the present building. The Masons eventually purchased the building, and in 1914-15 added a fourth floor and rebuilt the lodge's quarters (EHDC 2012). The expansion/remodeling was designed by architect Derrick Hubert of Menominee, and was constructed by Escanaba builder John S. Lindsey (EHDC 2012; the *American Contractor* journal notice in April 1914 reported the proposed building addition and renovations and identified the architect as D. Hubert).

When the new Temple was dedicated in March 1915 the *Escanaba Daily Mirror* reported that a crowd of between eight hundred and a thousand attended the ceremonies, and "roamed around through the structure

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 74

viewing the splendid halls, lodge room and other features." One attendee said, "When I stepped into the doorway (of the lodge room) I was struck with the feeling that this was a veritable Greek temple" (*Escanaba Daily Mirror*, March 24, 1915; see EHDC 2012). The current owners of the building, the Sterling Investment Properties, are pursuing historic preservation tax credits as they explore renovation possibilities, including restoring the Masonic Temple for use by that organization.

623 Ludington. Rathfon Department Store/First National Bank Building (1903-1904) Photo 9, right
Demetrius Frederick Charlton, Marquette, Architect

This building occupies a corner lot in the heart of the business district. It is a red brick, three-story two-part commercial block that liberally employs Portage Entry red sandstone as trim and features a modicum of Richardsonian Romanesque elements, complementing the adjoining building at 617-19 in its general design. The street level consists of three bays divided by broad brick piers. A central recessed entry is flanked by triple leaded glass windows with transoms. The entry and windows are enframed by slightly projecting brick surrounds painted in contrasting color. The street level's four engaged piers include a dwarf column of rock-faced sandstone and brick at the east corner, while the others are of brick and incorporate masonry plinths and elaborate sandstone capitals employing foliate and acanthus motifs. The construction date of 1903 is carved into the sandstone capitals of the piers nearest the door. A rockface sandstone block occurs above each capital, dividing the pressed metal storefront cornice above each of the three bays. The two stories above are defined by a seven-bay "arcade" that is formed by broad stone-trimmed brick piers that rise to support a series of arches spanning slightly recessed areas containing the windows.

The second-story fenestration employs straight rockfaced 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 rockfaced sandstone sills but have round-arch heads. The wall plane above is unadorned, and the building terminates in a projecting pressed metal cornice with a dentilled frieze. The street level of the 7th Street side elevation lacks embellishment, consisting of double-hung windows, including several similar to the front ones, with plain masonry lintels and single entry doors arranged in a functional piercing pattern beneath a pressed metal cornice with a wide frieze band beneath. The upper two stories present a run of double-hung sash windows occurring beneath a plain continuous shared masonry lintel. Old photos show the side elevation's upper stories displaying a series of large windows similar to those in the front's ground floor – this façade may have been renovated around 1910 for the First National Bank. The interior retains mosaic tile floors, marble wainscoting, and classical columns supporting a coffered ceiling in the former banking room. The entrance lobby's tile floor presents embedded brass letters proclaiming, "FIRST NATIONAL BANK."

Sanborn maps reveal that between 1899 and 1906 the current building, housing a Wholesale Grocery, replaced previous buildings that housed a barber shop at 621 and a store at 623. By 1913 the building was occupied by a Bank, with the rear bay housing "Baths," and there was a Business College on the second floor. By 1921 the building is labeled Bank 1st, offices second, lodge hall third floor, with the rear bay occupied by offices – the same configuration as in 1929 and 1929-50.

City Directories list the First National Bank Building at 621 in 1911-12. The 1924-25 and 1929 directories reveal the bank building also housed a number of lawyers and insurance agents, with the latter edition locating there as well the American Red Cross, Bonifas Lumber Co., Bonifas-Gordon Lumber Co., and the Michigan State Highway Department. By 1937 the bank and Red Cross are joined by the Chamber of Commerce and numerous professionals, which continue through 1941. By 1948 this building counts the US Veterans Administration

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 75

among its tenants, and by 1953 the State Liquor Control Commission.

The Rathfon Building was built in 1903-1904 for the Rathfon Department Store from designs provided by Marquette architect Demetrius Frederick Charlton, who also designed the Masonic Building next door at 617-619 Ludington (*Iron Port* 1903m; EHDC 2012). At the time of its construction, the local *Iron Port* newspaper proclaimed "architecturally and artistically the building is a beauty" and that it "will rank with any of its class in any city of Escanaba's size in the country" (*Iron Port* 1903o). Following construction in 1903-04, the building was home to the Rathfon Department Store which had earlier occupied the first floor of the adjacent Masonic Building. Early photos show large display windows along both north and west sides of the main floor with large windows repeated on the west side of the upper two floors as well. The department store went into bankruptcy shortly after opening in the new building, and closed in July 1904 (*Iron Port* 1904d). The building then saw a number of short-term occupancies, and stood vacant for several years following the sale of the property to the First National Bank. The bank extensively remodeled the interior, at a cost of \$10,500, and a grand opening was held in October of 1910 (EHDC 2012). At this time office suites were created on the second floor, followed later by offices on the third floor. The *Escanaba Daily Press* of October 28, 1910, calls the bank "the finest financial institution in the Upper Peninsula" and says "the banking rooms were unquestionably the most beautiful and most commodious to be found in this part of the United States," and further relates that the vault was the "heaviest construction in the Upper Peninsula" (EHDC 2012). (That vault is still in place within the building. At least one additional vault was installed for offices on the second floor.)

The First National Bank is the oldest financial institution in the city, opened in 1871 as the Exchange Bank. It was renamed the First National Bank when it received its charter in 1887, the same year it moved to 414 Ludington Street (which was later demolished to make way for the Escanaba City Hall and Library). In 1971, the First National Bank moved into a new building at 1205 Ludington Street; it eventually was purchased by the Wells Fargo Bank, which remains in that location today (Dunathan 1963: 231-232; EHDC 2012). Throughout its history, the First National Bank made many loans to local businesses and was especially known as the bank that was willing to take a chance on local farmers by recognizing the value of crops in the ground in making loans to help farmers weather bad times. A long relationship existed between the First National Bank and the Gessner family, owners of the Fair Store, Escanaba's leading department store, and Herman Gessner served on the bank board for many years. Many of the commercial developments in Delta County during the early years of the twentieth century were financed by the bank (EHDC 2012). The building at 623 Ludington has been empty for a number of years, and current owners, Sterling Investment Properties, LLC, are pursuing historic preservation tax credits as they develop renovation options and uses for the building.

701 Ludington. Stack Block (c. 1894) Photo 11, left

This two-story Late Victorian brick two-part commercial block occupies a corner lot at 7th Street. Its most distinctive feature is its corner bay that projects outward, with the corner entry angled at 45-degrees from either street and topped by a second-story oriele window. The street-level front contains two store spaces, the corner one with a recessed entry, with sidelights and transom, and an adjacent large window facing each street. The second storefront, with a recessed central entry flanked by windows on either side, is located beyond a transomed second-story entry. The corner entry is framed by projecting brick piers, which support a projecting five-sided pressed metal cornice embellished with swags. This is surmounted by a narrow sandstone beltcourse that serves as the base for the oriele window with its double-hung windows with transoms. These occur beneath an attic of Panel Brick detailing above a corbelled brick band. This is faced in three rows of shallow sunken panels that, corresponding with the window bays beneath, each displays a regular pattern of smaller sunken rectangular

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 76

panels. The cornice above is formed by a brick corbel table.

The street-level facades on either side of the corner bay are composed of large, transomed display windows that rest on painted rock-face masonry block. Above these is a wide cast-iron beam, punctuated by a series of rosette anchors, which extend to the frieze of the corner bay's pressed metal cornice. The Ludington Street façade west of the display window is composed of an entry door with large transom that leads to the second story, and a three-bay wide storefront composed of a slant-sided entry with large transom that is flanked by large display windows resting on brick bulkheads. The second story of the Ludington elevation rises above the dressed sandstone belt course and is pierced by two double-hung sash windows above the display window near the corner and four more above the west storefront – all with transoms – while the upper façade brick wall treatment duplicates that described for the corner bay.

The 7th Street elevation south of the display windows contains a second storefront at its far south end, with only a single entry and two windows in the otherwise blank ground-floor façade. The second story, like the front, displays numerous transomed double-hung windows, with the attic's Panel Brick finish duplicating that on the Ludington façade. The rear elevation is clad in vertical metal panels with a concrete block rear addition. A photograph of this building reveals how it appeared prior to renovations, in the circa. 1903 publication, *Souvenir of Delta County*.

The 1893 Sanborn map shows 701 as a "Foundtn," apparently indicating the foundation of a building under construction. By 1899 the same footprint is occupied by a completed building at 701-705, housing a Drug Store in the east half in 701 and an office in the west half that is numbered 705. A rear space numbered 110 S. 7th is occupied by a Music Store. An advertisement in a 1901 newspaper placed Ellsworth's Drug Store at 701 (*Iron Port* 1901). By 1906 the section numbered 701 is still occupied by a Drug Store, and 703 houses a Music Store, while the rear store at 110 S 7th houses an American Express Office. In 1913 the occupations are the same except that the Music Store at 703 is labeled Music and Pictures. In 1921 the Drug Store continues in 701, but 703 is occupied by a Carpet Cleaning Store. The rear store is now addressed as 108 S 7th and continues as an American Express Office, while a single-story addition numbered 110 S. 7th has been constructed at the corner of the alley to function as a Receiving Room, which connects to the west to the rear bays of Escanaba Steam Laundry. The same occupations and configuration continue in 1929 and 1950.

The 1889 city directory (DCGS 2102a) reveals the Delor & Adolph LaComb barber shop at 705 Ludington. City directories list 701-07 Ludington as the Stack Block 1907-08. The 1907 state gazetteer places the Brotherton Co., D. A. Brotherton, Manager, Civil Engineers and Surveyors, in this building (Polk 1907: 933), while the local directory locates the Pittsburgh & Lake Superior Iron Co. here in 1911-12. D. A. Brotherton served as Escanaba's City Engineer and the Delta County Surveyor during the 1890s (Nurse 1890; Lewis 1895: 69).

Except for 701, later city directories appear to list businesses that occupied offices above the street level. In some directories, while 701 and 703 are provided as separate addresses, 703-07 is also given for the building next door, the Escanaba Steam Laundry. By 1924-25 and through 1929, 701 is occupied by Ellsworth's Drug Store, Diamond Pole & Piling Co., and various professionals, while 703 lists the County Road Commission, Joseph Kenneally Cedar Products, and several professionals. By 1934, the same occupants continue in 701 with the road commission replaced by the Michigan State Highway Department, but 703 lists Bichler Bros. stone and gravel, Semer Land Co., and the Marquette Land Co. By 1941, the drug store in 701 is renamed Goodman's Drug Store, and the state highway department continues, while in 703, the Bichler Bros. and the Semer and Marquette land companies are joined by Singer Sewing Machine Co. By 1948, the occupants of 701 and 703 remain unchanged

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 77

except that Singer is no longer listed. In 1953 and 1959 only 701 is listed, housing the state highway department and the Escanaba Surplus Store. In 1959, 701's occupants are the highway department and Singer Sewing Center, and in 1963 just the highway department.

John King Stack opened the Stack Wholesale Liquor and Tobacco Company in 1867 (he sold it in 1896) and later a saloon, both on Ludington Street. In 1890 he was one of the principal organizers of the Escanaba Street Railway Co. that provided trolley transportation around the city and eventually to Gladstone (this firm later was the Escanaba Power and Traction Co. and was in operation until May of 1932). The Stack Lumber Co. was organized in 1913 as successor to the Escanaba Lumber Co. with John K. Stack as President and John K. Stack, Jr., as Vice President. At incorporation, John K. Stack owned all the preferred stock having investing \$500,000 into the business, which owned 90,000 acres of land, 55 miles of standard gauge railroad, and a hardwood flooring factory, with plans to build a new sawmill, planing mill and chemical factory (*Lumber World Review* 1913: 42). The company eventually had sawmills at Masonville, Manistique, Pike Lake and Little Lake. The company manufactured lumber, lath, shingles, cedar products and maple, birch and beech flooring (Jones 2012a). Stack also was involved with many other significant Escanaba enterprises. He was President of the Escanaba National Bank, President of the Escanaba Paper Company (he was a principal developer of the water power of the Escanaba River which led to what is now the NuPage Corporation Escanaba Paper Mill). He was a director of the Delta Title, Land and Loan Company. He was involved in the Escanaba and Gladstone Transportation Co. whose ships served communities on both Little and Big Bay de Noque. He served as Mayor of Escanaba for three consecutive terms. His home reputedly was the first in Escanaba to have electricity. John King Stack died September 1, 1920 (Jones 2012a). See 616 Ludington for another building related to Stack, the offices of the Stack Lumber Co.

705-07 Ludington. Escanaba Steam Laundry Building (c. 1901) Photo 11, center right

The 110-year old Escanaba Steam Laundry continues to operate out of this brick Late Victorian two-story two-part double commercial block as it has since its founding in 1903. The building's street elevation is composed of two storefronts, between which is a central entry to the second-story. The eastern storefront is partly infilled with brick below the transom, the brick pierced by an entry at one end and a large modern display window to its right set at ground level. Two separate modern three-light aluminum transom strip windows fill most of the old transom location. The c. 1950s aluminum-trim western storefront is a standard three-bay composition, with a broad center slant-sided entry flanked on each side by large display windows resting on brick bulkheads and aluminum transoms above. A signboard extending entirely across the façade lists the Escanaba Steam Laundry name. The six-bay second story is defined by three double-hung sash windows with masonry sills and segmental arch corbelled brick hood molds above each storefront. A low attic above a simple corbelled brick course contains recessed rectangular panels aligned with the windows below. Above this, the building terminates in a frieze displaying four courses of sawtooth brick beneath a simple corbelled cornice. The visible side elevation displays a functional piercing pattern of double-hung sash windows, while the rear elevation is clad in vertical metal panels with a concrete block rear addition.

Sanborn maps reveal a vacant lot in 1899 and the present building by 1906, housing a Steam Laundry with a Tailor in a middle room and a Dye House in a corner rear bay. The 1913 map reveals the Steam Laundry continues to occupy the façade bays, but the middle of the building is occupied by a larger Dye Room. In 1921 the business is labeled Escanaba Steam Laundry and Dye Works, with Office and Ironing rooms extending back from the 707 façade from an expansion eastward into 705 Ludington. The middle building bays are occupied by Washing and Marking. A rear ell along the alley extends to a single-story addition constructed since 1913 that is

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 78

numbered as 110 S 7th, and is identified as a Receiving Room. This configuration remains unchanged in the 1929 and 1950 Sanborn maps.

An advertisement in an 1890 publication and the 1902 city directory lists Oscar Lokke's Studio at this address (Nurse 1890). W. H. Stonhouse & Co. electrical contractors are located at 707 in 1903 (*Iron Port* 1903). The 1907 state gazetteer reveals that the Escanaba Steam Dye Works, Office and Works is at 705-07 Ludington, while the 1907-08 city directory lists Escanaba Steam Laundry, as well as Doherty & Lewis Real Estate. Dr. Ernest P. Guild, osteopathic physician, is listed here in 1911-12. City directories reveal that 703-07 is occupied by the Escanaba Steam Laundry through 1963, with upstairs offices numbered variously as 705 and 707 occupied by professionals and business offices. The 1922 city directory places Gothard Arntzen, the architect, at 707. The sign on the current building identifying the business states "Established January 24, 1891," while a labor publication dating to 1908 lists an incorporation date of February 1, 1902, with a then capital of \$15,000 (Michigan Federation of Labor 1908: 279). A 1914 state inspection report for the business reports that the laundry was apparently one of the larger employers in the central business district at that time, with 30 workers (MBLIS 1914: 53).

709 Ludington. Walker's Barber Shop (appears at this location between 1888-93; new front c. 1960s)
Photo 11, right

This is a rectangular-plan, single-story enframed window wall commercial block with a nearly all glass storefront below a tall vertical panel upper facade. The storefront end piers and window bulkheads are clad in dark blue-green enameled metal panels and the door and windows are trimmed in aluminum. The six-bay storefront slants gently inward in the third bay from the left, with the entry in the center of the three recessed right-hand bays and the other bays containing windows. The upper façade is framed in wide wood boarding but clad in vertical siding that appears to be vinyl. The rear elevation consists of a vinyl-sided, single-story, gabled extension pierced by an overhead door.

Sanborn maps reveal that a building at 709 housing a Clothing store in 1888 was replaced by a one-story building with the footprint of the current building, labeled a Saloon, by 1893. This building is numbered 707 and 709 and occupied by a Tailor and Barber, respectively, in 1899. Numbered as 709 in 1906, it is occupied by a Barber and Cobbler. The building is occupied by a Barber in 1913 and 1921, but labeled only as Store in 1929 and 1950. City directories reveal Josephine Walker, barber, occupied this address by 1924-25 and through the 1937 edition. George Walker, barber (possibly related), is located here, with a shoe shiner, by 1941 and through 1953, becoming Walker's Barber Shop by 1959. Walker's was a downtown institution frequented by many of the city's prominent residents. During the 1930s and 1940s Tom Harris, a Black, was a fixture at Walker's Barber Shop where he ran a shoe shine stand. In fact, prominent lumberman "Big" Bill Bonifas would send five pairs of shoes at a time for Harris' attentions (Abramson 2008). The building housed Walker's Barber Shop and then Walker's Family Salon into the late 1990s and finally the Family Salon until about 2010. Although it is possible this building, which is entirely sheathed in c. 1960s and later cladding, post-dates 1929, the fact that barber shops continued to occupy it virtually uninterrupted over the decades supports an earlier construction date.

711 Ludington. Johnston Print Shop Building (built between 1888-1893)

This is a frame, two-story two-part Late Victorian commercial block with c. 1960s-70s storefront renovations. The street-level façade slants inward gradually beneath an aluminum canopy to a narrow storefront with a center entry flanked by two tall and narrow shop windows. The street level's vertical wood paneled wall cladding is also

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 79

pierced by a double casement window and second-story entry at the left end. The second story is clad in wide exposure vinyl siding, and its fenestration consists of a centered picture window composed of a large central fixed-pane between two double-hung sash. The façade is capped by a narrow projecting vinyl-clad cornice supported by the widely separated old wood scroll brackets. The visible side elevation is clad in vinyl and is pierced by a single small awning window while the rear contains a single-story gabled extension pierced by an overhead door. Old photographs indicate this building originally presented a centered door, slant-sided-entry storefront beneath three symmetrical sash windows. Other than narrow-exposure vinyl siding replacing what appears to have been asbestos siding in the upper front and west side in a 1982 survey photo, the building appears unchanged from that time.

Sanborn maps show a vacant lot in 1888 and a structure occupied by a Harness shop in 1893. The building continues to be occupied by the same business through 1906, when a separate, iron-clad two-story building identified as a Shop had been constructed behind the original building. In 1913, 711 and the building behind are listed as Vacant, but by 1921 a Fruits and Vegetables store occupied 711, with the rear building labeled as Storage. In 1929 the building is listed only to the level of Store, with the rear building not shown and apparently demolished. The 1950 Sanborn labels 711 "Printing." The current rear section was added after this time. City directories reveal that Etienne Boisclair, tailor, occupied this address in 1924-25, but by 1929 it apparently housed the residence of Daisy Nixon. The Johnston Print Shop moved in by 1937 and still occupies this building today. The owner states this building was moved to its current location from DePere, Wisconsin, in 1884 or 1888; a plaque on the wall inside the store entrance provides some history.

723 Ludington. Escanaba National Bank Building (1916-17; 1957)
John S. Lindsey, Escanaba, Builder

This rectangular-plan, three-story limestone-clad Neoclassical bank occupies a conspicuous corner lot in the heart of the business district at 8th Street. The grand scale of the façade is created by the massive recessed *in antis* portico that, containing two Tuscan columns, spans most of the front between broad quoined corners. The portico's columns and end piers stand on tall square pedestals and the rest of the front and west street-facing side rest on a smooth limestone base. The front's windows and doors, set at the back of the shallow recess behind the portico, are all aluminum-trim ones, and spandrels between the ground-floor entry and windows and the second-story windows are flat metal sheets – these aluminum-trim features show in a 1971 photo and apparently date from 1957 renovations. The central bay is composed of a central double entry door with transom and sidelights, above which the metal spandrels extend to triple fixed-pane windows with awnings. The third story is distinguished from the second by masonry spandrels with incised rectangular panels, and is defined by a central large fixed-pane window flanked by double-hung sash windows. The first bay at either end of the west side elevation presents a single window in each story. The quoined corner treatment is carried out at each end of the west side and flanking the inner side of the end bays as well. Between there are three large two-story arched windows (the arched upper parts infilled with a stucco-like treatment) and, above each, a paired window. A flat-topped dentilled entablature, with massive parapet interrupted in front above the outer section of the portico on either side by short sections of decorative balustrade, caps the building. The frieze above the portico contains applied letters spelling out "ESCANABA NATIONAL BANK." The east side elevation is of red brick and features functional fenestration, composed primarily of segmental arch-head sash windows. The rear elevation's piercing pattern also consists primarily of segmental arch windows.

Directly adjoining the south and east façades stands a wide, shed and gable-roofed, steel-frame parking/night depository shelter that was added in 1957. It is supported by steel posts along the east edge and its gently sloping

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 80

roof is concealed behind a vertical sheet metal screen. Behind or south of the building the canopy shelters a drive-through banking operation.

The building housed the Escanaba National Bank for much of its history. Upstairs offices in the building were occupied by a number of businesses and professionals over the decades, including Aley Co. forest products, Remington Rand Business Service, McGillis & Gibbs Co. cedar products, and Gunderson contractor supplies during the 1920s and 1930s.

John K. Stack and John Corcoran organized the Bank of Escanaba, a private bank, in 1892. For the first twelve years there was no change in the management, and then Mr. Corcoran died and the interest of his estate in the bank was bought by Mr. Stack. The Bank of Escanaba obtained a national bank charter and became the Escanaba National Bank in 1907. The growth of the bank is illustrated by the fact that the deposits, which were \$405,861.08 in 1907, rose to \$1,009,773.07 at the end of 1916, a gain of 250 per cent (*Bankers Magazine* 1917: 417).

Originally located at 524 Ludington (now the location of the Old Post Office Building), the Escanaba National Bank moved to 723 Ludington in 1917. The contracts for the new building were awarded in 1916, and John S. Lindsey of Escanaba was the general contractor for \$10,500, with the interior finish and fixtures costing \$12,300 (Worth 1971: 29). The new bank building was occupied on the firm's 25th anniversary in 1917: "In pursuance of its policy of favoring home industry, the bank had a great deal of the work on the new building done by local firms."

The drive-in facilities at the rear of the bank were added when the interior was renovated in 1957, and were described at that time as the "introduction to drive-in banking in the Escanaba area" (*Michigan Investor* 1957: 3). Although always an Escanaba institution, the bank also established a branch at Rapid River. The building now houses the Northern Michigan Bank & Trust Co.

801-03 Ludington. Frechette Building (E 1/2 built between 1884-88; W 1/2 between 1888-93); brick façade c. 1918) Photo 15, left
Derrick Hubert, Architect, Menominee and C.H. Danielson, Peshtigo, Contractor (1918 remodel)

This is a limestone-trim dark red brick, two-story two-part double Commercial Brick block occupying a corner lot at 8th Street. Its street level is composed of similar side-by-side four-bay storefronts and a second-story entry at the west end. Each storefront consists of a corner entry door flanked on one side by three fixed-pane windows. The storefronts are faced in a smooth finish designed to resemble the building's historic limestone features that fills the entire storefront except for the door and three window openings. A c. 1937 photo shows conventional early twentieth-century storefronts, with large prism glass transoms above right-hand entries and large display windows above low brick bulkheads, and a 1982 survey photo shows the limestone-like storefront area finishes still not in place. The storefronts are separated by a brick pier with a central stack bond panel framed with vertical stretchers and rising to a masonry capstone. Identical piers occur at the building corners and separate the west corner entry from the storefront.

The transition to the second story is marked by an elongated rectangular panel above each of the storefronts and the corner entry door, which are created using soldier bond brick horizontally and header bond vertically with masonry blocks at the corners. Larger square or lozenge-shaped limestone blocks separate the panels. A masonry sillcourse above the panels also serves as sills for the four sets of paired double-hung upstairs windows. These

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 81

windows are set in modern (post-1982) surrounds also formed of the smooth limestone-looking material that run up to flat-top architrave-trim limestone hoods suggestive of Tudor hoods. The c. 1937 photos shows these windows originally lacked the masonry-like surrounds but were simple paired wood windows set beneath the limestone hoods. Above the windows, the upper façade begins with a course of soldier bond brick spanning the front between plain limestone blocks and culminates in the roofline with a second soldier bond course that is punctuated at regular intervals by a series of large and small limestone blocks. The 8th Street side elevation reveals seven street level bays defined by sets of double windows plus two entry doors. The doors and windows display surrounds identical to those of the front. The rear 1½-story elevation is shed-roofed and clad in synthetic stucco over a brick first story, with fenestration limited to two pedestrian entry doors.

The 1888 Sanborn map shows a two-story frame building at 801 occupying the east half of the footprint of the present building, and the 1893 map shows the west half, 803, standing. The east half shows in 1888 as being occupied by Clothing Store and Tailor in 801, and the west half as Steam Printing in 1893. The tailor continues through 1899 when the west half of the building is occupied by a restaurant. An interesting juxtaposition occurs in 1906, when 801 is occupied by a Saloon while the adjacent front houses the Salvation Army. It is possible this establishment was owned by Nick Tianes and John Lemmer, who leased a building to open a saloon in 1901 (*Iron Port* 1901g). In 1913, the east half houses a Barber and Wall Papers and Paint store, while 803 is occupied by Motion Pictures. Early Sanborns show the buildings as being frame, but the Nov. 1921 map shows a brick façade. In 1921, 801 is identified as Insurance and 803 as Office, and for the first time, the entire second floor is occupied by a Commercial College. In 1929, 801-803 is identified simply as Store, but for the first time a small square room at the rear of 801 shows as a Vault. The 1950 Sanborn update indicates 801 continues to be identified as Store, while 803 houses a restaurant.

The 1889 city directory (DCGS 2012a) reveals that LeDuke & Henry operated a saloon at 801 Ludington. By 1924-25, 801-803 is identified as the Frechette Building and occupied by Cloverland Commercial College (second floor), Cheeves Buckbee Lands, Cloverland Sheep Corp., Delta Insurance and Delta Title. The commercial college use continues in 1929, as well as a gift shop. Cloverland continues but Belle's Coffee Shop is also listed in 803 by 1937, with both continuing through 1948, although the coffee shop becomes Bell Restaurant and Fountain. In 1953, 801-803 is identified as the Zastrow Building, with Cloverland Commercial College continuing, and other businesses such as Detroit & Northern Savings & Loan, Delta Abstract, and professional offices, with similar occupations continuing through 1959, and with Viits Cupboard restaurant in business by 1963.

It appears likely that the renovation that occurred between 1913 and 1921 was completed in 1918 under Menominee architect, Derrick Hubert, in association with the arrival of Cloverland Commercial College. Trade journal notices from that year describe a store building remodel for a two-story 50x85-foot structure at 803 Ludington for Cloverland Commercial College, identified in the notices as either the lessee or owner (*American Contractor* 1918a: 46, 56). (These notices mistakenly reference the client as "Cleveland Commercial College.") The contractor is identified as C. H. Danielson of Peshtigo, while electrical work was completed by the Home Electric Co. of Escanaba.

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).

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 82

805 Ludington. Beauchamp Building (built between 1937-1950) Photo 15, center

This red Commercial Brick, two-story two-part commercial block contains a three-bay storefront below a double paired-window upper facade. The storefront contains a recessed center entry flanked by a large display window on either side resting on a brick bulkhead. The transom area is now faced in a smooth stucco-like material. The upper facade, beginning with a course of soldier bond brick above the transom area, contains two second-story bays defined by paired double-hung windows, and culminates in a soldier bond stepped parapet. The rear elevation is a mirror image of 807's, built of concrete block and pierced by a first-story door and second-story vinyl siding-clad projecting box bay.

The 1950 Sanborn map is the first to show this two-story building here, replacing a one-story wooden building that appears in the 1929 map and a c. 1937 photo. City directories list 805 Ludington as occupied by Alice Reau, confectioner, in 1937. By 1941 the occupant is the Beauchamp Grocery, becoming Romeo's Grocery (Beauchamp) in 1948 through 1953. By 1959 Romeo Beauchamp is listed here, as well as a chiropractor; both continue through the 1963 edition.

807 Ludington. Store (built c. 1950s) Photo 15, right

This red Commercial Brick, two-story, two-part building contains a three-bay storefront below a double paired-window upper facade. The storefront contains a recessed center entry flanked by a large display window on either side resting on a brick bulkhead. As in 805, the transom area is now faced in a smooth stucco-like material, but in 807 this material also infills the outer edges of the shop windows, including those facing the recessed entryway. A 1982 survey photo shows large glass display windows and transoms. At the facade's far left is a deeply recessed second-story entry that may provide access to 805's second story as well. The upper facade, beginning with a course of soldier brick above the transom area, contains two second-story bays defined by paired double-hung windows, and culminates in a soldier bond stepped parapet. The rear elevation is a mirror image of 805's, built of concrete block and pierced by a first-story door and second-story vinyl-siding-clad projecting box bay.

The 1950 Sanborn map shows a one-story wooden store, occupying a smaller footprint, at this site. The present building was likely erected soon after. A 1982 survey card lists a date of 1951 provided by the city assessor's office. Its design closely resembles that of the building next door at 805. The 1953 directory lists the occupant as the US Army & Air Force Recruiting Station, and the 1959 directory shows an Air Force Recruiting Station. In 1963 Winsor Linoleum & Tile is here.

809-11 Ludington. Michigan Theater (1930) Photo 16

Derrick Hubert, Menominee, Architect

Theo Klaver & Son of Marinette, Wisconsin, General Contractor

This is a rectangular plan, two-story tall Moderne movie theater building, whose character is accentuated by its decorated stepped parapet, zigzag and stepped arch motifs in shallow relief across the facade, and projecting neon-decorated horizontal marquee canopy. The broad facade is symmetrical, anchored by the two entries centered under the marquee. Each entry is comprised of a double door with adjacent fixed-pane light on its outer side. The facade's outer edges each contains a small center double-hung ticket window flanked by a square movie poster display case on either side (there is another poster case between the center double door sets). The otherwise flat, smooth stucco-clad facade has an ivory hue background, but features very slightly raised areas rising into zigzag and steep stepped gable tops – a broad zigzag-topped area above the center part of the marquee,

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 83

and the stepped gables, two tall, skyscraper-like, flanking a low one above the ticket window, on either side of the marquee. The visible side elevation is constructed of common bond brick and has 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. Photos from 1937 reveal that the exterior of this building is virtually unchanged from its period of construction. The Michigan is the best example of Moderne architecture in Escanaba.

Sanborn maps reveal the Strand Theater occupied this location from sometime after 1913 until 1929. It is possible that the original name of the Strand may have been the Bijou Theater. A trade journal from 1915 noted that a new theater was being erected at Escanaba, which would seat 700, to be called the Bijou (*Moving Picture World* 1915: 681), and a second source states that the Bijou was near 8th and Ludington (Dunathan 1963: 124). Another trade journal from the same year reported that a 650-seat theater was to be constructed on Ludington Street by contractor J. S. Lindsey from designs provided by architect J. D. Chubb (*Construction News* 1915: 27).

The Strand was replaced by the Michigan Theater in 1930. The dedication program for the theater, dated December 2, 1930, proclaims the new venue is a "commodious auditorium, distinctive and elaborate in its appointments and designed to be acoustically correct for presentation of modern sound pictures, an ideal that the magic of motion pictures had brought to life here, in Escanaba" (Delft Theatres 1930). Thus, the advent of "talkies" appears to be the primary reason the Michigan replaced the Strand. The program reveals that the architect for the theater was Derrick Hubert of Menominee, and his plans were implemented by contractor Theo Klaver & Son of Marinette, Wisconsin, interior decorating planned and executed by the Komp Studio of Marinette, and plaster and ornamental work by Peter Nohlochek of Menominee. Electric signs and the marquee and all sheet metal work was completed by George Bishoff of Marinette, seats were manufactured by Heywood-Wakefield Co. of Chicago, and stage settings and drapes were designed and furnished by the National Theater Supply Co. of New York, which also installed all the projection and sound equipment. Three Escanaba contractors provided services – the Needham Electric Co. furnished all electrical fixtures and wiring, George Hogan installed the plumbing, and the heating system was installed by Moersch & Degnan, while another local, the Fair Store, provided the carpeting. The program reports that the exterior of the completed building was "finished in richly colored cement, relieved by long vertical lines, by ornamental iron, by chromium-plated hardware and silver-finished frames for the mounting of ornamental glass . . . The auditorium is preceded by a modern foyer and lobby, the latter flanked by a small, but enticing ladies' lounge and men's room. Lighting fixtures are pewter. The decoration of the "modernistic background of the auditorium" was implemented by black, silver and gray tones enriched with brilliant colorings of red and green.

The Michigan Theater was owned and managed by the Delft Theaters through 1975, and 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 Ludington. Cleary Block (built c. 1904) Photo 15, right
John W. Lawson, Escanaba, Contractor

This is a brick, two-story two-part commercial block whose upper façade is now clad in vertical ribbed metal paneling. 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 window wall bays, while the broad flanking bays on either

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 84

side contain large display windows that rest on brick veneer bulkheads. The ground stories of the corner piers are constructed of blocks of rockface red-brown sandstone. The building's tall second story is clad in corrugated metal panels relieved only by a slight outward projection of the upper metal facade. The upper façade's fenestration is composed of two broad horizontal fixed-pane windows. The visible side elevation is of 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 shows the building with a broad center slant-sided entrance and tall nearly all-glass storefronts and a symmetrical brick second story containing four pairs of sash windows separated by a central recessed panel with corbelled brick head, beneath a corbelled brick frieze supporting a classically-inspired swag-decorated pressed metal cornice. The present storefront shows in a 1982 survey photo, but the metal sheeting-clad upper façade treatment with the horizontal window openings had not yet been done.

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 at 815. A 1903 newspaper article that announced the construction of this building revealed Escanaba contractor John W. Lawson had won the contract at a cost of "nearly \$15,000" and the structure would be on the site occupied by the existing Cleary Bros. store, which would be moved about 35 feet to the east (*Iron Port* 1903a). The proposed building would be a two-story brick building, 50-by-90 feet, finished in hardwood, with the first floor housing Cleary Clothing Co. and the second floor offices. By 1906 this new building had been constructed at 813-815 Ludington, with 813 occupied by a Clothing Store and 815 by the Post Office, and a building matching the footprint of the building formerly at 813 that had been identified as "Men's Furnishings" had been moved to the lot adjacent and east of the new building, and was occupied by an undertaker. A 1910 newspaper advertisement identified 813 as the location of The Continental, a store offering "better clothes for father and son," whose proprietors were the Cleary Brothers (*Escanaba Daily Press* 1910b). A 1911 local newspaper advertisement revealed that M. A. Burns was opening up a new millinery and women's furnishings store in the Cleary Block (*Escanaba Daily Press* 1911). 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 1950 maps identify both addresses simply as Stores, although the latter edition indicates the rear bay of 815 as Printing. City directories identify 813-815 Ludington as the Cleary Block in 1907-08, with the Post Office in 815. By 1924-25, 813-815 was occupied by Scanlon Cigars, Scanlon-Wickert Billiards, and professional offices. 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 professional offices, and 815 lists Office Service Corp. and more offices. These continue through 1941, although Liberty Loan is listed in 815. The billiards is gone by 1953 but Liberty Loan 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 twentieth century biography of John J. Cleary, "capitalist," reveals as a young boy he arrived in Escanaba with his family in 1869, 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.

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 85

819 Ludington. Building (c. 1888)

This is a frame, two-story commercial block with two-part buff brick front. Its street-level façade is composed of a central recessed entry flanked by display windows resting on brick bulkheads. Above a bubble canopy at the transom location 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 rectangular medallion blocks beyond either end and centered above this long horizontal panel. The façade terminates in a masonry coped stepped parapet. The west side and rear elevations are clad in painted brick-pattern metal siding with functional fenestration of double-hung sash windows, while the rear elevation second story is clad in asphalt siding and there is a shed-roofed single-story rear bay in vertical metal panels. A c. 1937 photo shows a Commercial Brick façade but using a different brick and with different details from the present Commercial Brick-inspired front. A 1982 survey photo shows this earlier façade still in place.

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 housing a Harness shop. It housed a Hardware Store in 1899, and a Drug Store in 1906, but was Vacant in 1913. By 1921 it is occupied by a Restaurant, and is listed simply as Store in the 1929 and 1950 update editions.

The 1889 city directory (DCGS 2012a) reveals Joseph L. Major operated a second-hand store at 819 Ludington. An ad for Schemmell Hardware reveals it was located at 819 in 1903 (*Iron Port* 1903). 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 and 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. The building has housed the Swedish Pantry restaurant, bakery and gift shop since c. 1980.

823 Ludington. Building (c. 2000)

This is a single-story, mansard-roofed, brown brick office building occupying a corner lot at the intersection with 9th 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 9th Street elevation consists of eight bays defined by windows identical to the façade. **Non-contributing because the building is less than 50 years of age.**

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

901 Ludington. Building (built between 1888-1893)

This single-story mansard-roofed much renovated commercial building occupies a corner lot at 9th Street, 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 tall mansard roof above wraps around to the 9th Street side elevation, whose fenestration is composed of eleven windows identical to those of the façade, and an off-center entry door. The mansard roof steps down slightly beyond the middle of this elevation. The rear is clad in vertical metal siding, but its western bays rise to incorporate an additional two-story concrete block unit. A 1982 survey photo shows a one-story flat-roof building, with lower rear portion, but with a c. 1950s-looking black

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 86

enameled metal panel storefront. **Non-contributing because none of its original fabric is visible.**

Sanborn maps reveal this building appears to date to after 1888 and before 1893 when a single-story building had been constructed, with 901 occupied by a Drug Store and 903 by a Boots and Shoes store. A drug store continued in the east half in all Sanborn editions through 1950, while a Grocery was in 903 in 1899, a Hardware in 1906, a Jewelry store in 1913, and a Grocery again in 1921. An *Iron Port* newspaper article from 1903 reveals the transition from grocery to hardware occurred in that year and involved Oliver Hardware Co. replacing Henry Wilkie's grocery store (*Iron Port* 1903d). That there is an old building surviving under extensive modern renovations is supported by 1937 images showing a building that appears to match the current one in massing and scale.

The 1889 city directory (DCGS 2012a) reveals that Sourwine & Hartnett druggists (John M. Sourwine, John M. Hartnett) were at 901 Ludington, and Scandia Supply, grocers, were at 903 Ludington. In 1905 Sourwine and Hartnett sold the two drug stores they owned in Escanaba, this Hill Drug Store and the West End Drug Store (1221 Ludington), to Chicago investors who would continue in business under the Hill Drug Co. name (*Iron Port* 1905). The news article stated the sellers had formed their partnership 17 years earlier (1888), and planned to "focus on their Blood Berry Gum Business." City directories reveal that in 1924-25 the Hill Drug Store was in 901, and 903 housed Gilbert Flenke, grocer. No. 901 continues to house the Hill Drug Store up through the 1941 edition, while 903 is occupied by the Holland Furnace Co. in 1929 up thorough 1948. In 1948, the County Social Welfare Board has moved into 901, continuing there through 1953, when 903 is occupied by Ness Sporting Goods. By 1959, 901 is Vacant, and 903 houses a Toledo Scales dealer and the Escanaba Sport Shop. By 1963, 901-903 houses Ivan Kobasic Furniture. The 1907 obituary of the manager of Hill Drug and West End Drug noted he had arrived in Escanaba a year earlier (*Pharmaceutical Era* 1907a: 36), indicating the Hill Drug Store had been here at least as early as 1906.

907 Ludington. Delft Theatre (1914) Photo 20

**Charlton & Kuenzli, Marquette and Milwaukee, Architects
Foster Construction Co., Milwaukee, General Contractor**

This brick, two-story theater is one of the most distinctive buildings in the central business district. The Delft's stone-trimmed, Flemish bond red brick front with its crow-stepped gable-dominated front and red (originally tiled) front roof slope is loosely modeled after Dutch Renaissance buildings of the early seventeenth century. The broad bichromatic three-section façade is faced in alternating six course tall bands of Flemish bond brickwork and narrow limestone strips (now painted white for additional contrast) that continue up to a bracketed cornice that supports the lower end of a steeply pitched roof covering much of the upper facade. (Identical brick-and-masonry wall planes also occur in the adjacent buildings to the west at 909-911-915 Ludington Street.) The roof's brackets and exposed rafter tails impart an Arts-and-Crafts feel not at all at variance with the otherwise affectedly Dutch Renaissance detailing. The central façade presents a large crow-stepped gable with segmental-pediment cap and scrollwork-decorated steps that rises above a broad arch, with alternating stone and brickwork voussoirs, that caps the street level's recessed central bay containing the theater entry. The entry contains two glass-paneled doors, with sidelight, that are separated by a brick pier. The eastern section of the ground story is composed of an aluminum-framed glass signboard over a set of French doors and an adjacent large glass block window, while the western bay contains a pair of double entry doors. The ground floor's door and window openings are capped by exaggerated flat-arch caps that have a very pronounced outward flare, the caps displaying narrow white-painted stone voussoirs alternating with broader brickwork ones, this feature complementing the façade's horizontal banding. Between the first and second stories a large yellow marquee canopy of streamlined

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 87

Moderne design projects outward, displaying movie signboards across either slanting end topped by the DELFT name in mauve hue (the DELFT name also appears in the front of the marquee's street-facing central section).

Above the marquee, the façade is dominated by the central stepped gable. It is flanked on each side by identical sloping tall pent roof planes, each broken by a single hipped-roof dormer with a casement window. The roof's outer edges are each distinguished by a stepped masonry coped parapet. The visible side elevation is of plain brick, with minimal functionally-positioned segmental-arch windows and a second-story entry door. The first two stories of the rear elevation of the building are of brick, above which are two additional stories sided in corrugated metal panels lacking fenestration. The interior, including balcony and stage, remains generally intact today, and is used as a night club and entertainment venue. The 1921 Sanborn map lists the capacity at 830 (another estimate is 1000), and indicates the building had both a balcony towards the façade and a stage and scenery area at the rear behind asbestos curtains. The buildings adjacent to the theater, which continue its distinctive architectural style, were built at the same time.

Along a street that contains block after block of impressive and interesting historic commercial buildings, the Delft stands out for visual impact. But the building would be improved by two restorations – first, the restoration of the red tile front and dormer roofs that would contribute so much to the Dutch Renaissance character, and second, the replacement of the overly long/large marquee with the smaller one that shows in the c. 1937 photo that would render the rest of the façade so much more visible.

The grand opening souvenir program for the Delft Theater, dated November 16 and 17, 1914, reveals the building was leased and operated by the Delft Theatres, Inc., which also operated the Delft and Grand Theatres in Marquette, as well as the Delft in Munising (“to be opened about December 20, 1914”) (Delft Theatres 1914). This program reveals that the theater was designed by the Charlton & Kuenzli architectural firm of Marquette and Milwaukee with Edwin O. Kuenzli, who headed the firm's Milwaukee office, credited with the design (Peavy et al. 2012a, 2012b). It was built by the Foster Construction Co. of Milwaukee (which also built the Delft Theatre in Munising) under the “Foster System” with the building being started before plans were completed, and the entire project, including decorations and seating, completed in 153 days “including bad weather” (Delft Theaters 1914: 17). The theater was built by and for the Semer Land Company and leased to M. W. Jopling, manager of the Marquette Opera House, who then usually booked the same theater companies into his venues (Brisson 1992; Peavey et al. 2012a; Eckert 1993: 530; Cinema Treasures 2012b). Mr. Jopling, who was also President of Delft Theaters, Inc., provided “the ideas carried out in the design of the theater” by the architects and “personally superintended the work from the start” (Delft Theatres, 1914: 4). Conrad Schmitt of Milwaukee, “an experienced artist who has decorated several theaters in Milwaukee and Chicago, has decorated the interior of the theater and furnished the draperies.” Electrical wiring was by Henry Newgard & Co. of Chicago, a skylight “of Belgian make” was produced in Milwaukee by Wagner Brothers, and the movies were shown on the latest equipment, two No. 6A Powers Cameragraph projecting machines (Delft Theatres 1914: 6-10).

A trade journal from 1914 reveals that the Foster Construction Co. of Menominee was finalizing plans for “a separate building to house the heating plant for the opera house to be constructed at Escanaba for John A. Semer . . . west of the theater site and will be of sufficient size to furnish heat to several of the surrounding buildings” (*Heating and Ventilating Magazine* 1914: 65). It is therefore possible this heating plant also served the adjacent business blocks at 909-915 Ludington, which may also have been designed by Charlton & Kuenzli.

909-15 Ludington. Arcade Recreation Parlor Building (1914) Photos 19 and 21
Possibly Charlton & Kuenzli, Marquette and Milwaukee, Architects

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 88

This is a brick, two-story, two-part commercial block containing three, three-bay storefronts. Its distinctive façade treatment of horizontal light-hued stone strips between broader bands of dark red brick complements the front of the adjacent Delft Theater to the east. The street-level façade of the eastern unit (909) consists of an aluminum-framed storefront with a recessed corner entry and two adjacent display windows resting on metal paneled bulkheads and set beneath an infilled transom. This east storefront is set within a red classical frame, with cornice, that shows in a c. 1937 photo. The middle storefront (911) also employs aluminum framing but consists of a center slant-sided recessed entrance between two display windows on metal bulkheads. Its transom area is sheathed in a vertical ribbed metal name panel that rises above the store cornice. The westernmost unit (915) also has a slant-sided entry with display windows, but these rest on T-111 siding bulkheads. The transom treatment is similar to 909.

The brick piers separating these three storefronts and the brickwork in the second story above are built with alternate bands of Flemish bond brickwork and narrow light-hued stone strips. A masonry course above the storefront cornice parallels a second sill course for the nine double-hung, six-over-six second-story windows, with their three-light transoms (one window is boarded up below the transom and a second bay has been bricked in since as long ago as 1937 if not from the beginning). The stone-trimmed brick piers that separate the window bays support a broad frieze formed of rectangular basketweave brick panels that, aligned with the windows, are outlined by stone strips above and below and low rectangular pyramid-profile stone blocks between. The façade is capped by a simple pressed metal cornice. The two-story rear elevation is of brick and is punctuated by a series of segmental-arch windows and doors, most of which have been infilled.

While the street level of this building was divided into three distinct storefronts, the entire second floor was a single commercial space and served most consistently through the decades as a bowling alley. An unusual feature of this commercial use is that entry to this second-floor recreation parlor took place through paired entry doors that are actually located in the west corner of the Delft Theater next door at 907 Ludington. Thus, these buildings are linked by more than just identical architectural façade components. We can logically assume that this building was built simultaneously with the Delft Theater, which dates to 1914, and that its design is likely by the same architecture firm that designed the theater, Charlton & Kuenzli.

This building was constructed at the address listed as 909-913 Ludington between 1913 and 1921, when the first floors of 909 and 911 were occupied by Gentleman's Furnishings and a Jeweler, respectively, while the second floor housed a Bowling Alley. A room at the rear of 909 appears to hold a boiler. (This appears to refer to the heating plant constructed by Foster Construction Co. that also served the adjacent Delft Theater (*Heating and Ventilating Magazine* 1914: 65). Meanwhile, 913 housed a Hardware Store on the first floor and an Arcade on the second. All three storefronts are identified only to the level of Stores in the 1929 and 1950 Sanborn editions, although the rear room of 911 is identified as "Heating Plant" and the 1950 edition further describes 913 as containing Oils, Tires and Batteries.

An ad in the 1922 city directory places the Arcade Bowling and Billiard Parlor at 909-13, while later city directories reveal that the second floor of 909-913 was occupied by the Arcade Recreation Parlor Bowling Alleys by 1924-25 through 1929, identified as the Arcade Bowling Alley (or Bowling Lanes) by 1937 and through 1963. The Arcade was also known as the Delta Bowling Alley and was initially six lanes, later expanded to nine, as its popularity among patrons in the early years resulted in its operation 21 hours a day seven days a week (Beck 1992: 130). From city directories, it appears that the bowling alley may have operated until about 1970. The second floor, mostly unused since then, still retains the bowling alleys along with calendars dating from the late 1960s on the walls.

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 89

For 909 Ludington, the 1924-25 edition reveals occupation by Mackillican Clothing in 1924-25 and Anderson-Bloom Co. men's furnishings in 1929. Although there is no entry for this address in 1937, a photograph taken during this period indicates the storefront is occupied by C. Jackson Tailor Shop and Lorette's Women's Clothes, who are listed here in the 1941 edition. By 1948 Kiddie Kloz children's clothing was here, and by 1953 through 1963 this storefront was occupied by a Sherwin Williams Paint store. For 911 Ludington, Blomstrom & Petersen jewelers was here from the time it was built in 1914 through its sale to Nystrom Jewelers in 1972, which continues in business at this location today (Seymour 1999). For 915 Ludington, Carl Johnson Hardware was located here in 1924-25 through 1929, followed by the Firestone Auto Supply & Service Store by 1937 through 1948, and identified as Firestone Stores in the 1953 and 1959 editions. The 1963 edition indicates no individual address for 913, but rather shows it as a component of the address 913-915-917 Ludington, occupied by the Bonefeld Furniture Store. Bonefeld had occupied the building next door, at 915-917 Ludington, for years. Thus, this building had several long-term tenants, including Blomstrom and Peterson Jewelers, who were located in 911 for at least a half century, and the Arcade Bowling Alley, that occupied the building's second floor for at least five decades.

Advertisements in the Escanaba High School year book for 1919 reveal that this address was apparently known as the Delft Building and that the Delft Club, "A Public Club for Ladies and Gentlemen, Bowling and Billiards," was also located here (Cotton 1919: XXVIII).

917 Ludington. Arcade Hall Building (built between 1913-21) Photo 19, right

This is a brick, two-story two-part commercial block that exhibits Mission Revival elements in its roofline. Its street level is comprised of a slant-sided entry centered between sets of three fixed-pane display windows that rest on masonry-coped brick bulkheads, and a corner entry door shielded by a shallow arched stoop hood. The façade's corner piers are of stack bond brick, outlined in header and rowlock brick bands, which rise to a course of soldier bond brick that spans the whole front above the storefront transoms, which are sheathed in wood panels. The transition to the second story is marked by a masonry stringcourse that rests on brick "dentils." The second story features a central bay that extends above the flanking pent-roofed bays and culminates in a broad segmental-arch parapet with masonry coping. It is pierced by a centered double window beneath a slightly recessed round-arch header brick panel, which is located beneath an oculus window. The flanking bays are each pierced by triple windows with masonry sills, positioned beneath pent roofs supported by a large wooden bracket at each end, and with exposed rafter ends. The corner piers each project above the roof line, each top incorporating a small niche with a masonry sill and terminating in a masonry cap with rounded center section above the niche. The side and rear elevations are of buff brick. From the back a low arched roof that spans the building from side to side is evident. The rear façade is pierced by five double segmental-arch windows on the first story and two quadruple segmental-arch windows separated by a central segmental-arch door on the second, all occurring beneath a single segmental-arch window above. Although the interior has been renovated, hardwood floors are present in some areas.

Sanborn maps reveal this building was constructed with an address of 913-915 Ludington between 1913 and 1921, when the east half of its first floor was occupied by a Dry Goods Store and the west half by a Boots and Shoes Store, while the second floor housed a Dance Hall. (The second floor interior of the former dance hall retains its open space, with hardwood floors and an arched steel truss roof.) The 1950 Sanborn map identifies its use as a Furniture store. The 1924-25 city directory identifies the building as Arcade Hall with the J. C. Penney Co. occupying the storefront. By 1929, Anderson & Bonefeld Furniture (and Undertaking) is here. Bonefeld Furniture was still in business through at least 1983 (*Milwaukee Journal* Part 1983).

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 90

919 Ludington. Mata Brown Building (built c. 1917)

This is a brick, single-story enframed window wall commercial block. Its fenestration is composed of a recessed corner entry door and three large display windows that rest on a paneled wood bulkhead. The full-width transom is composed of narrow vertical panels supporting a signboard. A broad brickwork band – with raised header and rowlock strips at its outer edges framing stretcher and rowlock bands – outlines the storefront on either side and across the top. The upper façade contains a broad central horizontal panel flanked by smaller vertical panels, while a diamond panel is centered above the central panel. The building is capped by masonry slab parapets, with a raised low-gabled central section and a lower raised pedestal at each corner. The rear elevation is of brick with fenestration composed of three paired sash windows with segmental-arch lintels and masonry sills, and a segmental-arch double entry door. A c. 1937 photograph reveals this building today virtually unchanged, although the original slant-sided entry was altered and its space extended to the façade in 1964 (*Escanaba Daily Press* 1994a).

Sanborn maps reveal this building replaced an earlier building between 1913 and 1921, at which time it is occupied by a Ladies' Ready To Wear Garments Shop. The 1929 and 1950 Sanborns indicate no changes and identify the occupation as Store. City directories reveal this building was occupied by a Sample Garment Shop in 1924-25. The Mata Brown Shoppe was established in 1929 and continued in business at this location for three-quarters of a century (*Escanaba Daily Press* 1994a; *UP Magazine* 1999: 10).

Construction details of façade and rear elevations, such as brick bond patterns and architectural details, support simultaneous construction of this building and 917 Ludington, next door. A real estate listing for this building indicates it was constructed in 1917 (Zillow 2012a).

923 Ludington. Building (pre-1884) Photo 19, far right edge

This is a frame, gable-front, two-story two-part commercial building that occupies a corner lot at the intersection of 10th Street. The three-bay street-level façade is composed of a central recessed entry flanked on each side by fixed-pane windows, while the second-story fenestration is composed of two double-hung sash windows. The entire building is clad in large flat wood panels covered with a synthetic masonry coating. The gable-front roof's lower ends, except for the eaves themselves, are concealed by flat-top extensions of the upper front façade that rise to nearly half the roof height. A balustraded second-story veranda cantilevered out from the facade wraps around the front and 10th street side elevation. The side elevation features functional fenestration of an entry door and sash window at the street level and triple and single double-hung sash in the second story. The rear elevation is gabled and clad in vertical wood panels with plank battens. **Despite substantial exterior renovations, the building contributes to the district's historic character as one of the downtown's oldest buildings.**

The 1884 Sanborn map reveals a building with a footprint conforming to the current building at this location, housing a Saloon and Boarding House. This use continued through 1906, and in 1913 the building was identified as a Saloon. In 1921 the building was occupied by an Electrical Supplies store, while the 1929 and 1950 update editions identify it only to the level of Store.

The 1889 city directory (DCGS 2012a) reveals Johnson & Gibson (Charles Johnson, Louis Gibson) operated a saloon at 923 Ludington. Later city directories reveal that this building was occupied by Needham Electric Co. in the 1924-25 through the 1937 edition, although the businesses are also identified as Needham Electrical

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 91

Contractors with Nu Enamel Northern Michigan Co. in a photograph of the building from this period. By 1941, the French Nook, gifts, was located here, but by 1948 AEG Electric, electrical contractors, and Kiddie Korner toys occupy the building, and continue to do so through the 1963 edition.

Needham Electric Co. was active during the 1910s and 1920s. It constructed an "electric plant" in Detour and installed street lamps and wired businesses and residences (*Electrical World* 1917), installed 142 electric motors at the new Victory Bag and Paper Co. paper mill in Marinette, Wisconsin (*Paper* 1920), and completed an electrical line from Waucedah to Spaulding and Powers, connecting homes and businesses in the villages, in 1924 (*MMFR* 1921b). Needham later sold radios to the public (Dunathan 1963: 147). After leaving this building, the company continued to be located downtown, and was at 107 S. 15th from the late 1940s into the 1960s.

1001 Ludington. Building (1968)

This is a broad-fronted and low front-gable-roof one-story commercial building that occupies a corner lot at the 10th Street intersection. Although it is clad in random limestone veneer and metal panels, much of the streetfront elevations are composed of aluminum-framed window walls. The façade is composed of a recessed aluminum-framed corner entry and a triple-window wall with narrow metal panel bulkheads that are recessed between expanses of masonry. The front end of the 10th Street elevation is similar; divided into three recessed bays by projecting masonry piers, it is composed of a double display window wall with narrow metal panel bulkheads, a five-pane window wall, and a rear bay now infilled with wood panels. The facade masonry and side elevation piers support a wrap-around flat metal canopy. The façade gable, side elevation below the eave, and upper portion of the rearmost bay are clad in vertically seamed metal panels. The visible side elevation is constructed of concrete block, and the rear elevation, which is pierced by utilitarian entry doors, is of concrete block below metal panels. **Non-contributing because it is less than 50 years of age.**

The 1950 Sanborn update reveals this building's location as vacant and there is no entry in the 1963 city directory. A real estate listing for this building indicates it was constructed in 1968 (Zillow 2012b). A 1982 survey photo shows the building displaying a large sign for the PhotoArt store.

1005 Ludington. Building (built between 1893-99) Photo 23, left

This is a frame, single-story one-part commercial block. Its renovated, falsefront gabled façade is sheathed in vertical T-111 wood panels that occur above a low base of rubble pattern synthetic stone. The wood panels rise through the cedar shake pent roof that tops the storefront, and continue up to the façade's plain parapet. Fenestration is composed of a recessed corner entry door and a bank of five casement windows. The rear elevation consists of a single-story gable clad in wood siding and a shed-roof rockfaced block rear extension that is pierced by an entry door and infilled window. A 1982 survey photo shows few changes from today's appearance. **Non-contributing because none of the original architectural fabric is visible.**

Sanborn maps appear to indicate that this building was constructed between 1893 and 1899 when a building with its footprint replaced an earlier structure. In ensuing editions, although the primary construction footprint is consistent, this building is variously described as either 1 or 1½ stories, which would appear to relate to differing interpretations of its front-gabled composition that is now obscured by a falsefront. In 1921, this building was occupied by a Music Store.

City directories reveal that Lang & Hess Music Shop as well as a chiropractor were at 1005 Ludington in 1924-

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 92

25. By 1929, the building is occupied by the Style Shop, continuing in business through 1941 and identified as Lee's Style Shop in the 1948 through 1963 editions. A trade publication from the period reveals that the Style Shop began business in 1921 (*Millenary Trade Review* 1921).

1007 Ludington. Groos Block (built between 1899-1906) Photo 23, center

This is a two-story, two-part commercial block with front constructed of rock-face coursed ashlar limestone. Its street-level façade consists of a recessed slant-sided entrance between a large display window to the east and a narrow display window and corner entry door to the west. These occur beneath a full-width prism glass transom. The display windows occur above distinctive bulkheads that are faced in lozenge-shaped yellow and black glazed tile. The upper façade is supported by a metal I-beam punctuated by rosette anchors. The second-story front is pierced by two sets of paired double-hung sash windows whose sills are incorporated into a slightly projecting masonry sillcourse extending across the façade. Each lintel is a single rock-face slab. The entire façade is enframed within projecting stone corner piers, which carry to the upper façade and are linked by a stone ovolo molding band beneath the simple stone parapet whose corners are anchored by squared limestone finials. The visible side elevations are of red brick and lack virtually any fenestration, while the brick rear elevation is pierced by two sets of paired double-hung sash windows on the second story and a door and window beneath a first-story shed-roof open porch. Between the first and second stories is painted ghost signage stating, "RX GROOS DRUGS."

Sanborn maps reveal this building was constructed between 1899 and 1906 when a building addressed as 1007 was built on the site of a Chinese Laundry that had been addressed as 1005. All Sanborn editions from 1906 through 1950 identify this as a Drug Store building. City directories reveal this building was identified as the Groos Block in 1907-08. The Groos Drug Store continued in business here until c. 1986 (*Hayes Druggist Directory* 1982: 317).

1009 Ludington. Building (built between 1893-99; c. 1960 storefront renovation) Photo 23, right edge

This is a frame, single-story, gable-front commercial block with a recessed storefront below a vertical-board-clad gable. Its recessed, angled storefront slants gradually inward to a corner entry door and incorporates three display windows beneath a transom-height band of crimped metal sheeting. This fenestration is recessed between end wingwalls constructed of narrow horizontal rock-face coursed yellow-buff limestone ashlar. The upper façade above a modern bubble canopy presents a gabled profile that is clad in vertical wood panels. The rear elevation consists of an asphalt shingle-clad gable above a shed-roof concrete block extension.

Sanborn maps reveal this building was constructed between 1893 and 1899, when it was occupied by a Clothing Store. In 1906 it is occupied as a Saloon, and in 1913 by a Pool Hall, while a 1910 newspaper advertisement indicates it was occupied by the Fashion Suit Company, which was vacating the building (*Escanaba Morning Press* 1910b). In 1929 it housed a Boots and Shoes store. The rear extension to the alley was added after 1929 and before 1950. City directories reveal O'Leary & Finley Shoes was in this building in 1924-25, followed by the Children's Shop by 1929. The building is Vacant in 1937, but is occupied by the Tots to Teens Shoppe, children's clothes, by 1941. The Lieungh Music Store is here by 1948 and through 1953. By 1959 it houses G&G Freight Sales, general merchandise, while in 1963 Beneficial Finance is located here. The storefront wingwalls and layout may date from c. 1960 improvements for Beneficial Finance. A 1982 survey photo shows the present finishes already in place.

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 93

1011 Ludington. Building (built between 1893-99) Photo 25, left

This is a frame, two-story, two-part commercial block with a gable roof behind its falsefront. Its renovated façade is sheathed in wood panels. Street-level fenestration is composed of a center entry, with adjacent display window on a wood-sided bulkhead to the east, and a slant-sided display window and panel-infilled corner bay to the west. At the far east end is a second-story entry. The second-story fenestration consists of a triple window with a fixed-pane flanked by sash windows, and a double-hung sash window. A 1982 survey card and photo show/describe the bulkheads and upper façade clad in maroon-hue horizontal enameled metal panels. The visible side bay reveals the storefront is an extension of a cross-gabled former residence that is now clad in vinyl siding. The two-story gabled rear elevation is extended by a single-story shed-roof addition.

Sanborn maps reveal this building was constructed between 1893 and 1899 when its ground floor was occupied by a Grocery. In 1906 it housed a Bicycle Shop, in 1913 an Office, and in 1921 a Photo Finishing and Supplies shop. In the 1929 and 1950 editions it is listed only to the level of Store, with the latter map indicating the rear elevation had been extended to the alley. A 1909 publication reveals that this building at 1011 and also 602 Ludington were both locations of the Escanaba Cycle Works, classified under auto agent and dealer (Rambler), in a 1909 publication (*Motor Cyclopaedia* 1909: 205). City directories reveal that by 1907-08, *Medborgaren* (Swedish weekly), Louis Johnson, publisher, was located at 1011 Ludington, and continued in operation here through at least the 1913-14 edition. By 1924-25 the Photo Art Shop is located here, and continues to do business from this location through the 1963 edition.

The Swedish language newspaper *Medborgaren* (*The Citizen*, or *The Compatriot*), was published weekly in Escanaba between 1892 and 1915 (Prescott 1905: 276; Dunathan 1963: 142), or 1920 (Ander 1956: 165). Prior to moving to this building, the 1893-95 city directory (DCGS 2012b) reveals, "P. William Axelsen, publisher and proprietor of *The Medborgaren*, a weekly Swedish Paper, Job office in connection," was located at 1101 Ludington (now demolished). Louis Johnson was publisher in 1911 (Polk 1911: 29). **Contributing because of the important Swedish community association.**

1013 Ludington. Grand Theater Building (built between 1906-13) Photo 25, center

This is a red brick, two-story, two-part commercial block of Neoclassical inspiration. Its renovated street-level façade is sided in vertical wood boarding that covers corner piers and a tall transom/signboard area above. The aluminum-trimmed recessed storefront is angled inward from left to right, with the entry at the far right and double display windows on a very low rock-face coursed ashlar bulkhead. The three bays of the brick second story are defined by four rockface dark red brick piers that, with pressed metal capitals, support a metal classical cornice with swag decorations in the frieze. The metal cornice frieze extends only between the two piers on either side, the central part of the cornice being slightly recessed and comprised only of the cornice proper without the decorative frieze, because of a window arch that extends into that space. Each of the three bays contains a double-hung sash window resting on a masonry sill. The window bays are constructed of smooth red brick, and each window is set beneath an arched head displaying raised brick cap with large, perhaps metal keystone. The central window's arched head is finished in red brick matching the red brick surround but may once have had an ornamental metal sunburst or batwing panel like the square-head side bay windows still retain. A 1982 survey photo shows the present finishes already in place. The visible side elevations are of brick and appear to lack fenestration, while the two-story rear elevation merges to a single-story, shed-roof rear section that displays tile coping, is clad in metal panels, and is pierced by an overhead door.

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 94

Sanborn maps reveal this building was constructed between 1906 and 1913 replacing an earlier two-story structure that had housed a saloon. The 1913 Sanborn map lists Motion Pictures, with Stage and Scenery to the rear. The building then housed the Grand Theater. James Tolan (who had also served as Escanaba's fire chief) operated the theater. His sons then performed in the orchestra pit, and Gene Sullivan, who later directed the orchestra at the Delft, played violin (Dunathan 1963: 56; Beck 1992: 246; Lewis 1895: 294-95). By 1921, the small movie theater was replaced by a Furniture Store and the rear elevation had been extended to the alley. City directories reveal William Andrews Furniture was in this building by 1924-25 and continued in operation through 1937. By 1941 the Kalamazoo Stove & Furnace Co. had a store here, followed by Kesler's Sporting Goods & Appliances and an A&P Food Store in 1948. The building was occupied by Quality Home Furniture by 1953, and by 1959 through c. 1969 housed a Sears, Roebuck & Co. catalog sales office.

1015 Ludington. Building (built between 1893-99; c. 1960s-70s renovations) Photo 25, right

This building is a poster child for c. 1960s-70s modernizations of older buildings. The brick, two-story two-part commercial block now displays storefront and upper façade renovations that have made the entire façade a period piece from that era. The aluminum-trim street level contains a recessed square entry centered between storefront windows and, at the far left, a recessed corner entry door. The first story, including the tall shopfront window bulkheads, is clad in a pebbled concrete veneer and occurs beneath a projecting horizontal aluminum canopy. The second story is sheathed in a patterned metal skin, similar to 812-14 Ludington, leaving only a broad central horizontal strip outlining a paired and a triple window and the old red-buff brick building façade between them exposed (a 1982 survey photo shows a now removed open grillwork screening the horizontal window area). The visible side elevation is pierced by several double-hung sash windows. The rear section contains a second-story balustraded veranda and fenestration in each story consists of functionally placed entry doors and double-hung sash windows. Behind this facing on the alley is a two-story, concrete block, pyramid-roofed extension that is pierced by two overhead door bays beneath double-hung sash windows.

Sanborn maps reveal this building was constructed between 1893 and 1899 when a Meat shop, including a small building to the rear identified as "Sausage" and an outbuilding at the alley, replaced an earlier building with a different footprint. The building continued to house a meat market through 1929, with an Ice House added to the rear elevation by 1921. City directories reveal that in 1907-08, H. A. Breitenbach, Meat Market and "Dealer in fresh dried, salted and smoked meats, game, fish, and poultry in season," was located at 1015 Ludington. Later directories reveal that Ehnerd's Meat Market and William Ehnerd occupied this building by 1924-25, becoming Ehnerd's Meats and Groceries by 1937, and Ehnerd's Food Market, grocery and meats, through 1948. (The 1889 city directory reveals that Charles and Robert Ehnerd operated a meat market at 913 Ludington; Charles Ehnerd joined the city's police force in 1890 and became chief of police in 1892 {Lewis 1895: 537}). By 1953 the Ivory Drug Store occupies the building, and by 1958 it is occupied by Thyberg's Inc., jeweler, which continues in business here through the late 1990s, for nearly the whole time under the management of Donald S. Breault. The storefront may date from 1960s renovations for Thyberg's, the upper-façade metal paneling perhaps from the 1970s.

1017 Ludington. Building (built between 1888-93; present front added between 1913-21)

This is a frame, single-story, falsefront gabled, one-part commercial block with a red-buff Commercial Brick front with tall stepped parapet. The façade is composed of a slant-sided recessed entry between two display windows on brick bulkheads. A second entry door, with soldier brick lintel, stands at the far right beneath a low parapet with sloped masonry coping. A full-width signboard fills the former transom location. The upper façade

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 95

is embellished with a rectangular brick panel created by contrasting dark red header brick and incorporating dressed masonry blocks inside the corners. The building is capped by a stepped parapet employing masonry coping on soldier bond brick, which is embellished by a floral motif lozenge-shape limestone plaque centered below the central parapet. The tall parapet front above the storefront does not extend over the right-hand entry. The rear elevation's visible gable is clad in vinyl siding, and a shed-roofed concrete block rear extension is pierced by a single steel door.

Sanborn maps reveal this building was built between 1888 and 1893 when it housed a Meat shop. It was occupied by a saloon from 1899 through at least 1913, and was occupied by a Fruits and Vegetables store by 1921. Between the 1929 and 1950 editions, an extension to the rear that had incorporated a previously existing dwelling and extended to the rear alley was removed. The Escanaba Fruit Store, Krist and Lito, proprietors, was in business at 1017 as early as 1919 (Cotton 1919: XXV) and continued in business from this location through 1948. By 1953 the building was occupied by Reese's Appliance Store. The building is Vacant in 1959, but houses the Delta Sewing Center in 1963.

1019 Ludington. Building (built between 1899-1906)

This is a red brick, two-story two-part commercial block. Its street-level angled façade slants from a corner entry door on the west across two display windows to a second entry door on the opposite corner. A full-width recent vintage bubble canopy occurs above the fenestration. The second story is pierced by four large fixed-pane-with-lower-hopper replacement windows that rest on masonry sills and display pressed metal label mold lintels. Above these, corbelled header with stretcher bond brick is used to create a façade-wide band of raised cross shapes below corbelled brickwork that supports a pressed metal frieze and classical cornice. The visible side elevation is of brick and pierced by multiple double-hung sash windows with masonry lintels, while the rear elevation's second story is pierced by two paired double-hung sash windows above a single-story, shed-roofed, concrete block extension that is pierced by a single steel door.

Sanborn maps reveal this building was constructed between 1899 and 1906, when it is described as housing a Boot and Shoe Store. In 1913 it housed a Pool Hall, and in 1921, a Music Store. It is listed only to the level of Store in the 1929 and 1950 editions, which indicate the concrete block rear extension was added sometime between 1929 and 1950. City directories reveal Schrader's Music House and professional offices were in this building in 1924-25. By 1929 the Land & Ness Music Shop was here. Cash Way Store grocery had moved in by 1937 and continued in business here through 1941. The building was occupied by Maytag Sales and Harry's Beauty Shop by 1948, with Maytag also continuing through 1953. This building is identified as the Johnson Building by 1959, when it housed Lasnoski Appliance-Maytag Sales, which continued in business here through 1963.

1025 Ludington. Center Court Downtown Development Authority Building (1970 and later)

This is a rectangular plan, single-story, flat-roofed building set back on the lot and with its front facing west rather than north on Ludington. The building is clad in synthetic stucco. Its entrance occurs within an off-center two-story, pyramid-roofed tower whose 45-degree angled front projects from the building's front wall plane. The tower has a steel entry door and sidelight that occur beneath fixed-pane windows on the northwest face, while the building's south front is defined by a triple window composed of a central fixed-pane and casement windows. Vinyl tympanums above the first-story fixed-pane and second-story tower windows produce an arched effect. The side elevations lack fenestration. **Non-contributing because this building in its present form is less than**

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 96

50 years old.

City directories reveal Fred's Standard Service was located here in 1963, and a plaque indicates the site and building were donated to the city by the Standard Oil Company in 1969 and the building remodeled through the city and downtown merchants and dedicated in 1970. Gas stations stood here well before 1963, but the present footprint appears much larger than that shown in the last, 1950 Sanborn.

1101-03 Ludington. Hughitt Building (1930) Photo 28, left

This is a broad-fronted two-story, two-part limestone-trim tan Commercial Brick block that occupies a corner lot at the intersection of 11th Street. The street-level elevation is composed of a storefront that angles inward from the streetcorner (east) end to a deeply set-back entry near the west end and contains three triple display windows on metal panel spandrels and an aluminum frame entry door at the right end, the four sections separated by brick piers. At the façade's right-hand end there is a second aluminum-framed door in a narrow bay that extends outward to the building's upper façade wall plane. Above the fenestration, there is a slightly projecting canopy and, above that, the façade up to a limestone beltcourse beneath the second-story windows is faced in wood panels. The upper façade is divided into three sections by narrow projecting limestone piers that rise to a narrow projecting limestone parapet coping. The central bay is pierced by two combination fixed-pane-over-slider windows with metal panel transoms, and each of the lateral bays by a double window of the same configuration. The upper façade is distinguished by closely spaced vertical panels each composed of a single rise of stack bond brick between a masonry sill and triangular stone cap, totaling six in number in each of the lateral bays and ten in the wider central bay. Resting on these masonry capstones centered near the top of the central bay is a masonry plaque bearing the inscription, "1930 / HUGHITT BUILDING." The façade terminates in a parapet with low, double-stepped center section.

The 11th Street first-story elevation reveals repetitive fenestration that is composed of a series of four glass doors, which are flanked by single and paired fixed-pane windows, all with transoms shielded by recent vintage awnings. The second story replicates the architectural details of the façade, although fenestration differs somewhat, consisting of three central bays of sets of two paired windows flanked on each side by a bay pierced by a single paired window. The rear bays of the side elevation are stepped down from the main body's parapet, although mostly maintaining consistency of the architectural composition. This portion of the building presents a first-story elevation clad in vinyl board-and-batten siding and a horizontal fascia zone of vinyl shakes that enframe a slant-sided entry and adjacent double pane display window. The second story is pierced by four fixed-pane and sliding windows. In response to the reduced height of these bays, the second-story windows lack transoms. The board-and-batten and shake siding wrap around and sheathe the first story of the rear elevation, while the brick second story contains two fixed-pane and slider windows. The visible side elevation is brick and contains one of these windows and a couple double-hung sash replacement windows.

The Hughitt Building, addressed as 1101-1105 Ludington, appears for the first time in the 1937 edition, at which time it was occupied by the Delta Hardware Co., with professional offices upstairs. The hardware continues through 1941 and the professionals are joined by the Escanaba Clinical Laboratories. By 1948 the building is addressed as 1101-1103 Ludington and is occupied by the Home Supply Co., furniture, which continues in business at this location through 1963, by which time Cook Dental Laboratories has replaced the clinical laboratory. Among those occupying offices upstairs through the years are the County Prosecuting Attorney, the County Office of Veteran's Affairs, and the US Selective Service..

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 97

The Delta Hardware was organized in 1900 and was first located and in business for decades at 400-412 Ludington (Polk 1908: 29). Orrin Hughitt and his son, Herbert H., bought the Escanaba Hardware Company located in the Walch Block at 1101-1103 Ludington Street, in the early 1900's. The Escanaba Hardware Co. was formed in 1903 as successor to the E. Olson & Co. and occupied the entire Walsh Block in January 1904 (E. Olson was President and A. J. Walsh was a stockholder of the company (*Iron Port* 1904h; Sanborn 1893, 1906; Polk 1908: 30; Sawyer 1911: 725; Ogle 1913). The Hughitts replaced the original building with the current building in 1930. They owned the company and building until the late 1940s (Sundstrom 2001: 38).

1107-13 Ludington. Olson Block (built between 1899-1903; current appearance largely 1971)
Photo 28, right center

This is a red brick, two-story two-part, quadruple commercial block whose three eastern sections' upper facades are currently clad in concrete-look panels while the fourth retains its Late Victorian upper facade. Its street-level façade is composed of four storefronts. The easternmost storefront (1107) presents a variant of the slant-sided entrance. The approach to the entry is bordered by four, each more inward-angling narrow sections of vertical display windows atop EIFS panel bulkheads. The large display windows on each side of the entry bay also rest on EIFS bulkheads, and the same material is employed to sheath the storefront transom area above. The street level of the next storefront west (1109) is also sheathed in EIFS panels. It presents an angled façade that incorporates three display windows, with transoms, and slants to a corner entry door. The street level of the next storefront west (1111) is sheathed in thin wood panels and displays fenestration consisting of a recessed corner entry door and three vertical fixed-pane windows. These three storefronts are unified by the consistency of the second-story's facing of large concrete-look panels and the repetitive pattern of the eleven square-head window openings with double-hung sash. The concrete panel upper façade sheathing was applied in 1971 as an "attractive new look" and "facelift" by the Brandt Construction Co. using an "aggregate-fused sandspray treatment." The same project also included barnwood paneling on the lower level and installation of a new entrance and windows (*Escanaba Daily Press* 1971).

The westernmost section of the building (1113) retains much more of its historic features than are visible in the others, including its Late Victorian upper facade. Its street-level recessed slant-sided central entry storefront, with large windows on low brick bulkheads, and west end second-story entry appear to date from the 1930s or 40s. Brick piers on either side of the corner door rest on rockface painted stone bases. The storefront transom location is occupied by signage. Above a zone of smooth-faced brick rises to the second-story windows. The upper façade is distinctive in its use of rockfaced dark red brick. The second-story fenestration consists of four bays of partially infilled double-hung square-head sash windows, set on rockfaced masonry sills and below corbelled brick segmental-arched and labeled hoodmolds. The façade culminates in a plain brick cornice above a brick corbel table with arched underside.

The building's plain red brick rear elevation contains eleven bays of segmental-arch-head door and window openings, some infilled or partially infilled. Ground floor fenestration is functional and includes single-story shed-roofed concrete block extensions.

Renovations have covered and/or removed all style details from the three eastern storefronts of this building. The second story of the fourth (1113) provides evidence of the original architectural composition of the other three storefronts. These details are confirmed by an early photograph of the Olson Block in a souvenir guide that was published c. 1903 (Stiles 1903: 8).

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 98

Sanborn maps reveal the current block was constructed after 1899 and a souvenir guidebook photo shows the building standing by 1903. Otherwise, the footprint of the building today is consistent from the time of construction, with the exception of 1111, whose rear elevation was extended to the alley between 1906 and 1913. The businesses associated with these storefronts through the years are:

Sanborn	1107	1109	1111	1113
1906	Drug Store	Clothing Store	Saloon	Wholesale Liquors
1913	Drug Store	Clothing Store	Hardware	Wholesale Liquors
1921	Drug Store	Gentleman's Furnishings	Hardware	Barber (Baths) with Storage in rear
1929	Store	Store	Store	Store
1950	Drug Store	Store	Store	Store

All available city directories identify this building as the Olson Block, (1105)-1107-1109-1111-1113 Ludington. These directories reveal:

1107 was occupied by the City Drug Store by 1924-25 through 1963, becoming part of "the Walgreen's system" in 1941. City Drug at this address was purchased by Walter Fax from W. C. Ammerman in 1917 (*Druggists Circular* 1917: 43) and it remained in business here at least through 1977 – over 60 years (Hayes 1977: 285).

1109 A 1901 newspaper notice reveals that soon after its construction Peter Olson, tailor, was moving to the second floor of this building (*Iron Port* 1901a). In 1904 he moved downstairs to occupy the first-floor space of this address vacated by clothier L. A. Erickson (*Iron Port* 1904g), who consolidated his store with Ed. Erickson's dry goods store and occupied the rear of the newly expanded Erickson Building at 720 Ludington. By 1924-25 it was still occupied by Peter Olson Clothing, which continued here through 1929 when the A&P Tea Co. also is recorded. Peter Olson, a native of Sweden, arrived in Escanaba in 1882 where he acquired work as a tailor, opening his own store in 1887. This building was destroyed by fire, after which he relocated to 801 Ludington, before setting up shop at 1109. He was in the "clothing and merchant tailoring" business in Escanaba for over 45 years, served on the Board of Education, as a city alderman and a director of the Escanaba Savings Bank, and was a member of the Order of the North Star (Lewis 1895: 182; Fuller 1926: 269-70). By 1937 the A&P continues, joined by the Modernette Beauty Shop. The storefront houses Abe Baum Hardware in 1941, which continues in operation as Baum's Hardware through the 1963 edition. The hardware is joined by the Boy Scouts of America in 1941, replaced by the Campfire Girls in 1948, and then Hiawatha Land Baptist Missions office in 1953.

1111 is occupied by Delta Hardware Co. by 1913 through at least 1929, and by the Cloverland Tavern by 1937 through 1959. Harold Cloutier Insurance is listed here in 1963. The Delta Hardware was organized in 1900, was first located and in business for decades at 400-412 Ludington (Polk 1908: 29). The business evolved into one of the largest distributors in the Upper Peninsula during the early 1900s, being the primary supplier to many railroads, lumber companies and mines, at one time employing 125 people (Bourke 1977: 17). From the headquarters at 412 Ludington, it maintained branch stores at 903 Ludington and in this building at 1111.

1113 was occupied in 1907-08 by Bink Wholesale Liquor and Supply Co., incorporated October 1, 1903, with Capital Stock of \$30,000, N. A. Bink, manager (Polk 1907). After Prohibition began in 1919, Bink remained in business as the City Bottling Works, distributing "soft drinks" that included Bink's Beverages (Fuller 1926: 267;

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 99

Bink 2003). It has remained in business, becoming a Coca Cola franchisee in 1932 and becoming one of the Upper Peninsula's largest distributors of soft drinks (Bink 2003). In later directories, by 1924 Louis Treiber, physician, is the only occupant listed at this address in 1924-25, but a Gamble's Store is housed here by 1929, replaced by the T&T Hardware & Auto Supply by 1937 and through 1963. Among other professionals and office occupants through the years were the Works Progress Administration review office in 1941, and the American National Red Cross in 1953. Some time after 1963 T&T Hardware moved to 1104 Ludington; it remains downtown in business there today.

For purposes of this nomination, 107-111 is counted as 1 Non-contributing building in the Number of Resources section of the form, because this part of the front does not currently retain its historic character, while 113 is counted as 1 Contributing building because it does retain much of its historic character.

1115 Ludington. Palace Market Building (built between 1899-1906) Photo 28, 3rd from right

This is a two-story, two-part commercial block whose street level façade is composed of a slant-sided entry centered between display windows that are flanked to the west by a corner entry door to the second story. The building is constructed of concrete block, but the entire façade is now sheathed in synthetic stucco. A 1982 survey photo also shows the façade clad in a stuccoed finish like the present one, but the present finish appears smoother, suggesting an additional coating – though the appearance is similar. The storefront transom has a low triangular head, with store signage occupying a strip across its lower portion and the upper portion containing several glass lights. The second-story fenestration consists of four double-hung sash windows that rest on plain masonry sills. The upper façade lacks any architectural embellishment. The visible side wall is of concrete block, while the second story of the rear elevation is clad in asphalt shingle that is pierced by a single double-hung sash window. Its first story consists of a shed-roofed concrete block extension pierced by two doors and a double hopper window.

Sanborn maps reveal this building was built of concrete block sometime between 1899 and 1906, when it is occupied by a Meat Market, continuing until the 1921 edition when a Grocery is indicated. The 1929 Sanborn identifies only to the level of Store, but the 1950 map also indicates it housed a Grocery. City directories reveal the Palace Market was located here in 1924-25 through 1953. By 1959 and through 1963 the building housed the Surplus Store, general merchandise. The Palace Market was established in business in 1906 (Michigan Department of Labor 1916: 136), so it is conceivable that it occupied this building from the time of its construction.

1117 Ludington. Building (pre-1893; storefront c. 1950; upper façade c. 1960s-70s) Photo 28, right

This is a two-story, two-part commercial block with a falsefront gabled roof. Its Streamline Moderne street level façade consists of a corner entry recessed into a curved wall of structural glass block resting on a low brick bulkhead. This bulkhead extends across the rest of the façade and supports a pigmented structural glass front, with broad horizontal round-end central window – the structural glass half in maroon and half in white. The structural glass continues upward into the transom area above a reddish horizontal strip that caps the recessed entry and extends west partly across the top of the window. Baron's, the name of the bar that occupies the premises, is spelled out in purple neon script letters in the center of the transom area against the white structural glass. To its left, above the recessed entry, is an area of purple enameled metal paneling displaying a slightly

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 100

askew filled wine glass complete with swizzle stick. Baron's c. 1950 storefront is one of the great sights in Escanaba's downtown.

The second story is sheathed in a c. 1960s or 70s metal skin that displays vertical sunken joints and a regular pattern of horizontal "dashes" between them. This skin is interrupted by a broad horizontal strip extending across three exposed second-story bays defined by fixed-pane-with-transom windows. The strip displayed an open geometric-pattern metal screen that exposes both the windows and original brick wall surface. The second story of the rear elevation that is clad in vinyl siding reveals this is a frame building with a gabled roofline behind a falsefront. It steps down to a single-story gable and merges into a shed-roof concrete block rear bay pierced by a steel entry door.

Sanborn maps reveal a building with the footprint and two-story composition, with single-story rear bay, of the current structure was in place at 1117 Ludington as early as 1893 – earlier editions of the Sanborn map do not extend coverage to the 1100 block. In 1893 this building was occupied by a Saloon and Restaurant, in 1899 through 1913 by a Saloon, and in 1921 by a Soft Drinks and Lunch establishment. The 1929 and 1950 editions reveal only that the building was occupied by a Store, but also indicate that the single-story concrete block section that extends the rear elevation to the alley was constructed after 1929.

The 1889 city directory (DCGS 2012a) indicates 1117 Ludington is the Dufresne Hotel, hotel and boarding, Charles Dufresne, manager. Later city directories reveal the Great A&P Co. was here in 1924-25. By 1929 the building housed the Club Café, becoming the John Peltier Tavern in 1937, which remained in business at this location through 1941. By 1948 the business here is the Brevort Tavern, which is identified as the Brevort Bar in 1953 through 1963. The Brevort Bar was renamed "Baron's" in 1970 (*Escanaba Daily Press* 2011a).

1119 Ludington. Building (pre-1893) Photo 28, right edge

This is a flat-roofed, two-story, two-part commercial block whose front is now clad in vertical seam metal paneling. The street-level storefront displays an off-center entry deeply recessed between a single-bay display window area on one side and a much broader window area on the other. The entry recess is also asymmetrical, straight-sided on one side, but angled in two sections on the other. The display windows rest on brick bulkheads, and all fenestration is aluminum-framed. The façade corner piers are clad in structural glass tile up to the vertically seamed metal skin occupying the rest of the façade above. Centered above the storefront is programmatic signage incorporating a top hat and cane. Except for the signage, the building front has changed little from what shows in a 1982 survey photo. The side elevation is sheathed entirely in metal panels pierced by several second-story windows towards the rear, while the rear elevation steps down to a single-story concrete block extension displaying a steel entry door and sliding window.

Sanborn maps reveal a building with the footprint and two-story composition of the current structure was in place as early as 1893 – earlier editions of the Sanborn map do not extend coverage to the 1100 block. In 1893 this building was occupied by a Saloon, a use that continued through 1906. By 1913 it is occupied by a Harness shop and a single-story rear section had been added. In 1921, the Harness Shop is relegated to the single-story rear section and the main store is identified as Leather Goods.

City directories reveal that in 1911-12 the *Escanaba Morning Press* was located in this building. By 1924-5 Theo Sheedlo Leather Goods occupies the building. Frank Sheedlo, a native of Austria, arrived in Escanaba in 1892 and opened Sheedlo & Sons, a successful business selling harness, saddlery and "vehicles of all kinds,"

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 101

which was continued under his son, Theodore (Lewis 1895: 181-82). The Joe Richards barber shop was here in 1929, and Maytag Sales & Service in 1937. The storefront is Vacant in 1941, but is occupied by Hamelin's Bakery by 1948, identified as Hamelin Rayne, baker, in 1953. By 1959 this building houses the Pix Shoe Store, which continues in business here through the 1963 edition.

1121 Ludington. Structure (1990s)

This is a four bay drive-through bank structure built of concrete block, with steel posts and metal fascia paneling outlining a flat roof that shelters three drive-in bays and a small square walk-in space at the west end. It occupies a corner lot and is associated with the Wells Fargo Bank across the 12th Street intersection at 1205 Ludington. **Non-contributing because it is less than 50 years old.**

1205 Ludington. First National Bank and Trust Company Building (1971; expansions c. 1981-90s)
Dykins and Handford, Inc., Minneapolis, Architects (1971 building)
Olson & Flath, Escanaba, Contractors (1971 building)

The bank occupies a complex of buildings that includes the 1971 bank building at 1205 plus expansions at what were formerly separate addresses of 1209 and 1211 Ludington.

1205. The 1971 bank building is a striking Modernist structure that, conspicuously sited on a large corner site and fronted by a plaza area facing Ludington, is a broad, basically rectangular-form, flat-roofed, two-story-height masonry and window wall building. The main part of the building displays a largely glass front framed by white masonry panel walls that include flat-top fascia bands above the front window wall and above a large rectangular zone of contrasting masonry in the side elevation facing 12th Street. The character of the façade is defined by the two-story tinted glass window wall that continues around the corner facing 12th as a quarter circle-shaped window beneath the white paneling. Although the facade presents a centered entry within a flat-top masonry canopy supported on large concave slabs, its composition is asymmetrical because of a narrow-fronted half-height flat-roof unit that, faced in light gray vertical-channeled rough-faced concrete block, projects a short distance from the front out toward the sidewalk line from just west of the center entry. The other components of the façade are rectangular vertical glass panels forming the window walls.

South of the quarter-circle window area on the street-facing east side facade, the side elevation combines the massive white masonry with a broad central zone that, faced in light gray vertical-channeled rough-faced concrete block, projects slightly outward from the wall plane, displaying a narrow vertical-strip tinted glass window at each end facing north and south. The rear elevation steps down to a single-story of vertical brickwork pierced by narrow full-height linear tinted windows. The vertical-channel block construction and wide masonry cornice unifies this building with the adjacent building to the west at 1211 Ludington. City directories reveal that the First National Bank Central office was located here prior to 1963.

Contributing despite being less than 50 years old. The bank's 1971 building is the downtown's landmark building of the early post-International Style period, notable for its spacious setting and its sculptural and textural qualities.

[1209.] The building was expanded to the west c. 1981, filling the space between the 1971 building and

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 102

1211 Ludington with a broad-fronted (but slightly taller) flat-roof one-story addition faced in light gray vertical-channeled block like the part of the 1971 building to its east but extending out to the sidewalk line. **This addition is non-contributing because it is less than 50 years old and is not part of the original 1971 building.**

The First National Bank of Escanaba is the oldest financial institution in the city, opened in 1871 as the Exchange Bank. It was renamed the First National Bank when it received its charter in 1887, the same year it moved to 414 Ludington Street (which was later demolished to make way for the Escanaba City Hall and Library). In 1910 the bank completed extensive renovations and moved into the former Rathfon Department store at 623 Ludington. The First National Bank made many loans to local businesses and was especially known as the bank that was willing to take a chance on local farmers by recognizing the value of crops in the ground in making loans to help farmers weather bad times. A long relationship existed between the First National Bank and the Gessner family, owners of the Fair Store, Escanaba's leading department store, and Herman Gessner served on the bank board for many years. Many of the commercial developments in Delta County during the early years of the twentieth Century were financed by the bank (Worth 1971; Dunathan 1963: 231-232; EHDC 2012).

In 1966 the bank was renamed First National Bank and Trust Co., and in 1971 it celebrated its centennial by moving into this new building at 1205 Ludington Street. The architect for the new building was Dykins and Handford, Inc. of Minneapolis, and the general contractor was Olson & Flath, of Escanaba (Worth 1971: 45). Dykins & Handford designed buildings across the upper Great Lakes region during this period, including the 1st Federal Savings and Loan in St. Paul, Minnesota in 1971 (Millett 2010: 24). The bank became MFC First National Bank in 1991 and was acquired by Wells Fargo Bank Michigan N.A. in 2000, with the Escanaba office remaining at 1205 Ludington (USFRB 2012).

1211. Building (built between 1937-48; remodeled c. 1990)

This is a rectangular-plan, flat-roofed, two-story, brick and masonry building whose front is constructed of light gray vertical-channeled rough-faced concrete block. Its street-level elevation is three bays wide, composed of a corner entry and two vertical, linear fixed-pane, tinted glass windows. Directly above these, a white masonry spandrel rises to two identical windows that compose the second-story's fenestration. A broad fascia above is constructed of plain white masonry panels. The visible side elevation presents a stepped masonry-coped parapet, while the single-story rear elevation is clad in light gray vertical-channeled rough-faced concrete block that is pierced by a single steel entry door. This building's architectural elements, such as the light gray block, the wide plain masonry fascia and the tinted linear windows, unify it with the building next door at 1205 Ludington. However, a narrow white masonry pier separates these buildings, and the rear elevations indicate separate construction episodes. It appears that the architectural unity of 1205 and 1211 Ludington results from façade renovations that linked an older building at 1211 to newer construction at 1205. This took place sometime after 1982: a 1982 survey photo shows 1211 prior to the present façade being installed. **Non-contributing since no original finish is visible.**

Sanborn maps reveal that a building with the footprint of the current structure was built after the 1929 edition and sometime before 1950. City directories reveal that while Nu Way Paris Cleaners occupied a building at 1211 in 1924-25, there are no entries for the address by 1929 and through the 1937 editions. The 1948 directory reveals 1211 is occupied by Advanced Electric Co., appliances, and two apartments,

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 103

which continue through the 1963 edition. A newspaper advertisement in 1979 indicated Advanced Electric Co. had been in business since 1947 (*Escanaba Daily Press* 1979). They were in business at least into the late 1980s (SJBCC 1985).

1213 Ludington. Russell Hotel Building (Pre-1893; upper façade c. 1930s)

This is a two-story, two-part commercial block with an upper façade of simple Commercial Brick design. The fenestration of its renovated street-level façade consists of a recessed entry door and a narrow fixed-pane window piercing a grid of synthetic masonry panels. The paneled storefront is slightly recessed beneath a broad and low arch that rests on end piers faced in modern rubble stone veneer. The spandrel above the arch is clad in a rough-finished stucco-like material and extends up to a beltcourse and common sill for two triple casement windows that pierce the second story. These windows are partially infilled with vinyl paneling at their tops below soldier bond brick lintels. A decorative lozenge-shape limestone block is positioned in the center of the wall on the outer portion beside the window on either side, and five small flush shield-shaped devices are positioned at regular intervals below the concrete-cap parapet. The present storefront finish post-dates a 1982 survey card photo. The building steps down to a single-story shed roof concrete block rear elevation that is pierced by a triple casement window and an entry door.

Sanborn maps indicate a building with the footprint and two-story composition of the current structure was in place as early as 1893 – earlier editions of the Sanborn map do not extend coverage to the 1200 block. In 1893 this building was occupied by the Russell Hotel and a Saloon, and the building continues to be designated as a Saloon or Hotel and Saloon up through 1913. By 1921 it is identified as the Hotel Paquin with “Electric Heat and Stoves.” Frank Paquin arrived in Escanaba in 1885, was employed as a brakeman on the Chicago and North Western Railway until 1898, and later became proprietor of the Paquin Hotel which he managed from circa 1905 until his death in 1925 (*Escanaba Daily Press* 1925). The Paquin Hotel appears in the state’s 1920 hotel inspection report (Michigan Department of Labor 1920b: 463).

In 1929 the building is designated as a Rooming House and in 1950 as a Store. The 1929 Sanborn seems to show a wooden front; the present Commercial Brick upper façade likely dates from soon after. City directories reveal this building was the LeDuc Hotel in 1929. By 1937 the People’s Hotel occupies this location, and remained in business here through the 1963 edition. Crispigna’s Supper Club/Restaurant has been located here since the mid-1970s.

1215 Ludington. Building (built between 1899-1906)

This is a brick, two-story, two part Late Victorian commercial block whose street-level façade contains a recessed storefront, which is angled inward from right to left, and an adjacent (now enclosed) square-plan second-story entry set out to the building front to the storefront’s left. The storefront has a central entry door with floor-to-ceiling windows on either side. The storefront configuration is the same as what shows in a 1982 survey photo, but the storefront was then faced in red enameled metal paneling. End piers support a brick second story divided into two bays by broad brick piers that rise from large projecting rockface limestone block bases to egg-and-dart-decorated capitals. The two bays are each pierced by a paired double-hung sash window with transom. The piers support a stylized classical entablature with three-part architrave plus a broad frieze. An elaborate pressed metal cornice displays paneled brackets, a dentil band, and a central gable with acroterion form at its peak. Square finial-topped pedestals mark each end of a delicate-detail metal balustrade that crowns the cornice. The building’s visible brick second-story side elevation is pierced by five segmental-arch windows, while its

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 104

altered brick rear elevation consists of three bays originally formed by segmental-arch-head doors and windows.

Sanborn maps reveal this building was constructed between 1899 and 1906 and was in 1906 occupied by a Grocery. An ad placed in a local newspaper in 1912 reveals that B. J. Mackillican's clothing store was located in the building (*Escanaba Daily Press* 1912a), which is reflected in the 1921 Sanborn that shows this address housed a Gentleman's Furnishings Store. City directories reveal professional offices only are present in the 1924-25 edition, but the same individuals remain when the Jewel Tea Co. grocery occupies the storefront in 1929, continuing through 1937. Only professional offices are indicated again by 1941, a US Army and Air Force Recruiting Station is here by 1948, and in 1953 the Social Security Administration, Bureau of Old Age and Survivors Insurance, and State Department of Social Welfare occupied the building. By 1959 the Patio Restaurant is in business here, continuing through the 1963 edition. The Jewel Tea Co. was incorporated in Detroit and Chicago in 1916 (*MMFR* 1917a: 32).

1217 Ludington. Building (built between 1948-1953)

This is a single-story, brick veneer, enframed window wall commercial block. Its angled storefront is composed of aluminum-framed fenestration consisting of a corner entry door flanked by a double display window resting on a low brick bulkhead. A 1982 survey photo shows the storefront piers and bulkheads faced in "green panels," the upper front in vertical wood boarding. The rear elevation is of brick veneer pierced by an entry door and double-hung sash window. This building occupies a vacant lot visible in 1937 photographs, and may date to the first occupancy recorded at this address by city directories that occurred after 1948 and prior to the 1953 edition.

The 1950 Sanborn map shows a single-story cinder block building that matches the footprint of the current structure. City directories reveal that the first listing addressed as 1217 Ludington Avenue occurs in 1953. In that year the building is occupied by the Liberty Loan Corporation, which remains in business at this location through the 1963 edition. The Liberty Loan Co. had been in business in Escanaba as early as 1936 (*Escanaba Daily Press*, 1936).

1219 Ludington. Building (built between 1948-1953)

This is a red brick, rectangular-plan, flat-roofed, single-story one-part Commercial Brick block faced in Roman or SCR brick. Decorative details are provided through contrasting tan and brown brick and bonding patterns. The four-bay façade is composed of a slant-sided corner entry, which occurs beneath an awning, at the far right and three fixed-pane display windows separated by broad piers. A double course of tan and brown brick forms a beltcourse corresponding with the window sill level and a second double course is located at the mid-window level. A third horizontal is introduced through a full-width course of soldier bond tan and brown brick at door and window lintel level. Between either edge of the façade and a broad sign panel in the center of the upper façade is a lozenge form created by a diagonal pattern of tan/brown brick. The parapet presents a broad central slightly raised section and a lower raised pedestal area at each end. The rear elevation is sheathed in vertical metal panels, and is pierced by a central entry and two fixed-pane windows. No original interior architectural details remain.

The building first appears in the 1950 Sanborn map. The 1982 survey card lists a 1949 construction date (provided by the city assessor's office). City directories reveal that the first listing addressed as 1219 occurs in 1953. In that year physicians Robert E. Ryde and Thomas McInerney with dentist Kirk Harrington occupy the building. They continued to occupy the building through the 1963 edition. The directories indicate Dr. McInerney was serving as county coroner in 1959 (Sanborn 1959: 61).

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 105

1221 Ludington. West End Drug Store Building (built between 1899-1906)

This is a brick, two-story two-part Late Victorian commercial block. The street-level façade is composed of a slant-sided entrance between display windows resting on wood panel-clad bulkheads and a corner entry door. The transom area above the storefront is occupied by signage, and the transom window above the corner entry is infilled. The fenestration of the second story consists of small slider windows within the center third of openings infilled above and below with T-111 siding. The four window openings are defined by segmental-arch openings with corbelled brick label moldings and plain masonry sills. A 1982 survey photo shows the upstairs front windows each still containing a double-hung window. The upper façade is distinguished by a full-width panel formed by individual stretcher bricks laid in an intersecting zigzag pattern that essentially form a corbel table occurring between two stringcourses of projecting brick. The visible brick side elevation lacks fenestration, while the rear elevation's second story is pierced by segmental-arch windows and a door, and a single-story extension of the rear bay occurs under a long shed-roof metal canopy. No original interior architectural details remain.

Sanborn maps reveal this building was constructed between 1899 and 1906, at which time it housed a Drug Store, a use that continues in every edition up through 1950. The Sanborn maps also illustrate that the single-story rear bay was added sometime after 1929 and before 1950. City directories reveal that the West End Drug Store occupied this building by 1924-25 and until c. 1975. Professional offices and services that occupied the office space included the US Selective Service (Bd No. 21) and County Veterans Office in 1953.

In 1905 Sourwine and Hartnett sold two drug stores they owned in Escanaba, this West End Drug Store and the Hill Drug Store (901 Ludington), to Chicago investors who would continue in business under the Hill Drug Co. name (*Iron Port* 1905). The news article stated the sellers had formed their partnership 17 years earlier (1888), and planned to "focus on their Blood Berry Gum Business." The 1907 obituary of the manager of the Hill Drug Store and West End Drug Store states that he had arrived a year earlier (*Pharmaceutical Era* 1907a). Later editions of trade journals that same year reported that the West End Drug Co. of 1221 Ludington had undergone a change in ownership (*Pharmaceutical Era* 1907b: 214). The Michigan Dept. of Labor inspected the store in 1920 (Michigan Dept. of Labor 1920a). The store was in business at least through 1969 (Hayes 1969: 286). Therefore, the West End Drug Store was in business at 1221 Ludington for a minimum of 70 years, and it appears likely it occupied the building when it was constructed near the turn of the twentieth century.

1223 Ludington. Hiawatha Hotel Building (built between 1921-29)

This is a two-story two-part red Commercial Brick block occupying a corner lot at the intersection with 13th Street. The street-level façade is composed of a modern central recessed entry between display windows resting on low brick bulkheads, the whole capped by a bubble canopy. The second-story fenestration consists of two triple double-hung sash windows with header bond brick sills. The upper façade presents a broad horizontal panel, with raised central part, outlined by header brick. Its center contains a lozenge panel of diagonal stretcher bond brick. The upper façade is topped by a masonry-coped stepped parapet anchored by corner piers. The stepped parapet is capped with tile coping. The brick 13th Street side elevation's first story is pierced towards the rear by a pair of alternating doors and windows, while the second-story fenestration is symmetrical, consisting of five pairs of double-hung sash windows with brick mullions. The rear steps down to a single-story brick elevation pierced by an entry door and an overhead door. In the interior, hardwood floors survive in the public areas of the restaurant currently occupying the building.

Sanborn maps reveal that between 1921 and 1929 a building with the footprint and height of the current structure

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 106

replaced an earlier one. It is identified as a Hotel in the 1929 edition. City directories reveal Joseph Peltier, soft drinks, was located here by 1924-25, and by 1929 the business is identified as Peltier furnished rooms. Although a photograph from the period indicates the Hiawatha Hotel & Tavern occupied this address in 1937, the directory from the same year identifies the business only as the Hiawatha Hotel, which continues in operation through about 1983, with a tavern or saloon in operation at least a few more years.

1301 Ludington. Schooners Restaurant (c. 1960s; 2001)

This is a single-story, rectangular-plan, flat-roofed commercial building occupying a corner lot at the intersection of 13th Street. It is sited at the rear of its lot, fronting on a deep parking lot that extends to Ludington Street. The building is now clad in synthetic stucco panels. The fenestration of its façade is composed of an off-center entry and seven narrow vertical fixed-pane windows, the whole front sheltered by a shed-roofed, balustraded veranda. The 13th Street side elevation lacks fenestration and the rear is pierced by a steel entry door. The building occupies a much rebuilt former gasoline service station. Dave's Mobil Service gas station was here in 1963, and a 1982 survey card lists a construction date of 1965 (provided by the city assessor's office). A 1982 survey card shows the former station, then sporting a nearly vertical shake shingle-clad mansard roof that rises from only 2-3 feet above ground level, with fenestration matching Schooners'. An obituary for one of the Schooners owners reveals the business opened in 2001 (Wise 2011). **Non-contributing because it is less than 50 years old in its present form.**

1305-07 Ludington. Building (built between 1899-1906)

This is a brick, two-story, double two-part Late Victorian commercial block. Its street-level storefronts are each three bays wide and composed of a slant-sided corner entrance and two display windows that rest on brick bulkheads. Brick piers mark the ends of the building's front and, between the two storefronts, two more brick piers flank a central entry to the second story. The transom above the western storefront (1307) is covered by a bubble canopy, while that of the east storefront (1305) is covered in wood panels, and a plain steel beam caps each. The second-story fenestration consists of eight evenly spaced double-hung sash windows that each occur above a narrow horizontal panel composed of sawtooth brick. The windows are set on plain masonry sills and display brick segmental-arch labeled hoods. The upper façade displays a central three-course tall pattern of alternating stack and soldier bond brick beneath a brick corbel table cornice. This supports a cornice composed of two sets of paired corbelled stretcher bond brick. The rear elevations of 1305 and 1307 are each three bays composed of segmental-arch-head doors and windows in the second and first stories with renovated doors and windows. The rear bays of 1307 extend beyond those of 1305.

Sanborn maps reveal this building was constructed between 1899 and 1906, when 1305 was occupied by a Plumbing business and 1307 by a Saloon. By 1913, the western storefront was occupied by a Wholesale Liquor business, while a Plumber still occupied the eastern. In 1921, the Plumbing business continued in 1305, but 1307 was occupied by a Wholesale Candy concern. The 1929 Sanborn illustrates only to the level of Stores in each, but the 1950 edition reveals 1305 housed a Club and 1307 a Furniture Store.

In 1907 George Hogan Plumbing, Heating, Ventilating was located at 1305 Ludington, and Einar L. Schou, Treatment of Diseases by Massage, Medical Gymnastics and Electricity, is also listed there (Polk 1907: 935, 938). Later, city directories reveal that George Hogan, plumber, still occupied 1305 and continued to do so through 1929, while 1307 housed Northern Sales Co. followed by the Escanaba New & Second Hand Store in 1929. By 1937 and continuing through 1941 the Fairmont Creamery is in 1305, while Joseph Peltin Furniture is

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 107

in 1307, and continues in business there through the 1963 edition. By 1948, 1305 is occupied by the Veterans of Foreign Wars Club, labeled Hiawatha Post 2998 in 1953, when it is joined by Eden's Gift Shop. By 1959, 1305 is occupied by an S&H Green Stamps Stamp Store, which continues there through the 1963 edition.

A 1901 newspaper notice indicates George Hogan had been in the plumbing business for ten years at that time and was "opening an establishment" at 1211 Ludington in 1901 (*Iron Port* 1901e). Hogan is mentioned for a violation in a 1912 state inspection report, but two years later was awarded a contract for plumbing at the county jail (DEJMC 1914: 251; Michigan Department of Labor 1912: 281). A State inspection report for 1920 reveals George Hogan employed 10 people in his plumbing and heating concern (Michigan Department of Labor 1920e: 57). When he left 1305 Ludington after 1929, he moved his company just up the block to 1317 Ludington. An advertisement in a 1919 yearbook reveals the Northern Sales Co. sold cigars (Cotton 1919: xviii). A 1920 state inspection report reveals it was a confectionary concern employing 5 (Michigan Department of Labor 1920e: 57).

1309 Ludington. Perows Hall Building (Pre-1893; upper façade c. 1920s)

This is a rectangular-plan, flat-roofed, two-story building with red Commercial Brick upper facade. The c. 1920s Commercial Brick front displays stacked brick piers at each edge of the façade and outlining a central double-door entry. The outer piers rise to the top of the second story to square masonry block "capitals" below a soldier brick beltcourse, the inner piers just to the top of the ground-floor storefront. The second-story front is faced in two additional piers, one inside of an outer window bay at each end, rising from atop the storefront transom area up to more of the masonry block capitals. The second story contains a window pair in each outer bay and two triple windows in the center – the outer windows in each of the triple windows now infilled. The wall plane above each second-story window set contains a strip panel of soldier brick midway between the window head and the soldier brick beltcourse above. The top of the façade displays a plain brick frieze with plain metal cornice. The much modernized street level displays vertical wood paneling beneath an asphalt shingle pent roof that covers the old transom area, once finished with prism glass transoms, and contains a central aluminum-framed double-door entry flanked by vinyl replacement windows: paired and single double-hung sash to the west and fixed-pane and double-hung sash to the east. A 1982 survey photo shows the storefront's pent roof already in place but the storefront itself comprised entirely of display windows flanking the center entry. The center upstairs windows then each contained a triple window, with broader center section. The brick rear elevation's first story is pierced by a central entrance within a vinyl sided, enclosed, gable-roofed entry porch flanked by fixed-pane and double-hung sash windows. The second story in this elevation is pierced by four paired double-hung sash windows. A photograph dating circa 1937 reveals this building was originally a two-part double commercial block with two slant-sided entry storefronts.

Sanborn maps reveal this building was in existence prior to the 1893 edition, addressed as 1309-11 Ludington, the first building constructed on the block; the 1888 maps does not cover this portion of the city. In 1893 the east half of the building was occupied by a Grocery and the west half by Saloon and Boarding, with a Hall on the second floor. By 1899, while the second floor is described as a Dance Hall, 1309 is still occupied by a Grocery, and 1311 is occupied by a Saloon and the Metropolitan Hotel. While the 1906 edition indicates the Grocery continues in the east half and a Saloon in the west, by 1913 the east half is vacant and 1311 still houses a Saloon, further described as a Hotel. By 1921, the east storefront housed a Grocer and Meats and the west a Dry Goods and Boots and Shoes store. While identified only as Stores in the 1929 edition, the 1950 edition indicates 1309 housed a Paints and Wallpaper shop and 1311 appears to have been occupied by a Photography shop.

City directories reveal that in 1907-08 this building is identified as Perows Hall. A 1910 newspaper

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 108

advertisement for the Metropolitan Hotel at this address stated, "Rooms undergoing repairs and complete renovation. Will be one of the best hotels in the city" (*Escanaba Daily Press* 1910c). By 1924-25, Michael Gunter, grocer, is located here, followed by Anderson & Calouette grocers in 1929. A newspaper article reveals that Michael Gunter bought a grocery business in 1910 from brothers Joseph and Nicholas Gunter, who were retiring (*Escanaba Daily Press* 1910d). These grocers are followed by the Central Cash Market that was here by 1937 and continued in business through 1941. The Badger Paint Store is then located here until the 1963 edition when the location is occupied by the Quigley Badger Paint Store. The Central Cash Market had been in business at least as early as the 1910s, as revealed in a state inspection report dating to 1918 (Michigan Department of Labor 1919a: 65).

1313 Ludington. Uneeda Lunch Diner (built between 1929-1937; enlarged/front remodeled early 1950s)

This is a single-story, rectangular-plan, flat-roofed, concrete block one-part commercial block. Its façade is clad in vertical ribbed metal paneling, with fenestration consisting of a broad horizontal window and a recessed corner entry door flanked by a curving structural glass block wall. A full-width sign panel, resting on a very shallow projecting aluminum canopy and outlined by a ribbed aluminum border, occupies the entire upper front. The side elevation is of concrete block with a stepped roofline and is pierced by sliding and sash windows with masonry sills. The concrete block rear elevation is pierced by two side-by-side sliding windows and an entry door. Comparison of the current building with a circa 1937 photograph shows that the footprint of the building was widened through the addition of the eastern, recessed curved glass block corner entry bay, which abuts the building next door at 1309 Ludington. This expansion and the present front dates from the early 1950s; the 1955 *Delta County Tourist Guide* (12) shows the front nearly as it exists today, with the same ribbed aluminum paneled facade.

Sanborn maps reveal no building is present in the 1929 edition, but the 1950 edition shows a single-story concrete block restaurant. City directories list the Uneeda Lunch Room here for the first time in the 1937 edition. By 1941 and through 1948, the building is occupied by Tommy's Restaurant, which becomes Tommy's Lunch by 1953, and remained in business until the late 1990s. It has contained Rosy's Diner since 1999.

Tommy Xavier Quinn founded his lunch business in 1939 as Uneeda Lunch, which later became Tommy's, and he remained in business through the early 1990s. He was a tireless promoter for Escanaba and was one of the prime movers in establishing Project Pride, which used donated labor and materials to build the new Chamber of Commerce Building in 1961 (Beck 1992: 173; *UP Magazine* 1999: 10). When he was in the military during World War II the restaurant was run by Tim and Sally Curran, who later opened Tim & Sally's restaurant in a Quonset hut across the street (now a vacant lot next to Saykly's (Beck 1992: 173).

1317 Ludington. Hogan Plumbing Building (built between 1921-1929)

This is a rectangular-plan, shed-roofed, single-story commercial building now sheathed in synthetic stucco. The building is sited at the rear of its lot and opens onto a parking lot that extends to Ludington Avenue. Its renovated façade is six bays wide composed of three entry doors alternating with two large fixed-pane windows, with false interior grills, and a window-less section west of the western door. A signboard occurs above each of the entries below a wide plank fascia at the roofline. Other than the recent vintage awnings above the doors the facade lacks any embellishment. The side elevation is pierced centrally by a pair of sliding windows, and the synthetic stucco-clad rear elevation by two doors and an overhead door that occur beneath a pent roof. This building's surface treatment, awnings and other details are identical to those employed in the larger three-story

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 109

building that it abuts on the west at 1323 Ludington Street. The façade as shown in a c. 1937 photo was symmetrical, with a central transomed entry flanked by two large transomed windows on either side. A 1982 survey photo also shows this single-entry form with two large windows either side of the entry. Since then the building has been renovated to house three stores and each end window replaced with a door. Contributing because its original massing and form is evident although its facade has been altered.

Sanborn maps reveal this building was constructed between 1921 and 1929. City directories reveal no entry for 1317 Ludington in either the 1924-25 or 1929 editions, but George Hogan, Plumber, is listed for 1315 Ludington, and it appears that the property was readdressed from 1315 to 1317 Ludington during this period. George Hogan is addressed as 1317 for the first time in the 1937 edition. George Hogan Plumbing was based just up the block, at 1307 Ludington, from the early 1900s to 1929, before he moved his company here, to 1317 Ludington. By 1941 the building is occupied by Roy Olson used cars. In 1948 it housed Wright Tractor Co., agricultural implements. By 1953, the address 1317-1319 Ludington housed Delta Mattress & Upholstery Co. By 1959 and through 1963 this building was occupied by the Western Auto Store warehouse. It later housed a Montgomery Ward catalog store.

1323 Ludington. Jepsen Block (c. 1904)

V. E. LeBlanc, Escanaba, Contractor

This is a massive three-story, two-part commercial block that, constructed with poured concrete walls, occupies a corner lot at the intersection with 14th Street. The building is distinguished by its single-bay wide corner section that faces the intersection at a 45-degree angle to the intersecting wall planes. The Ludington façade presents three street-level bays defined by a central entry enframed by modern transom and sidelights and a broader bay on either side containing double large vinyl-framed windows that are set within slightly reduced openings outlined by modern brickwork. Each of the bays is capped by a steel I-beam. These ground-floor front bays are outlined by four broad rusticated piers that rise to a broad plain cap and massive plain raised beltcourse that rises to the base of the second-story windows. Above this, the second and third stories are composed of seven bays that, separated by narrower smooth slightly raised piers, are finished in coursed ashlar-look concrete work and contain slightly recessed double-hung sash windows. The piers rise to simple capitals that merge into a low molded entablature beneath a classically inspired molded masonry cornice. The single bay wide corner elevation and first two bays on the 14th Street side carry over the elements of the front elevation. The corner is pierced by a single street-level door and a double-hung sash window in each story above. On the street-facing west side elevation a single large storefront window marks the ground story below the upper façade's first two bays with their piers. A close inspection of the building's two street-facing sides reveals that the sunken joints between coursed ashlar "blocks" are not evident in the sides facing the recessed window openings, suggesting the wall may not be of concrete block construction, but of poured concrete, or at the least that the visible ashlar work is a concrete finish rather than actual concrete blocks – even if detailed over underlying concrete block construction.

The west side 14th Street elevation also is of concrete and, south of the more polished bays nearest 14th, lack the piers separating the window bays. The street level has been refaced in a cobble-face masonry veneer. This side otherwise repeats the coursed ashlar appearance of the Ludington Street elevation, but without the piers subdividing the wall. The street level consists of five bays determined by a functionally positioned entry door and windows. The second and third stories above are eleven bays broad defined by a repetitive symmetrical pattern of double-hung sash windows.

The east side elevation now faces a parking lot and is finished in six bays separated by simple slightly raised

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 110

piers. The concrete finishes are smooth and most likely not original. Its ground floor piercing pattern consists of two entry doors situated between sliding windows and a third entry back towards the building's junction with the façade of the adjacent building at 1317 Ludington. The second and third stories display a scattering of double-hung and casement windows. The south (rear) elevation is clad in a textured concrete or stucco finish that also appears non-original. It displays three sash windows and an entry door on the third floor and six sash windows on the second, while the first floor has a single-story shed-roofed extension pierced by four fixed-pane windows and an overhead door. Its surface treatment, awnings and other details are identical to those employed in the smaller single-story building that abuts it to the east at 1317 Ludington Street.

Sanborn maps show this building, addressed as 1321-23, was built between 1899 and 1906 of "Concrete Construction, Furred Walls." A 1903 *Iron Port* newspaper article reported "Another Concrete Building" to be built for Joseph Jepsen at the corner of Ludington and Sarah (14th) streets (*Iron Port* 1903e). The two-story 50-by-100-foot building was to be built for \$15,000 by V. E. LeBlanc, "who has had good success with his concrete blocks," and had recently completed a new concrete building next to the New Commercial Hotel (which city directories reveal was located at 717 Ludington and apparently was demolished for the Escanaba National Bank Building expansion). In 1906 the east storefront was occupied by a Wholesale Grocery, while 1323 was occupied by a Saloon. The Saloon use continues into 1913, but 1321 at that time housed a Furniture store. By 1921, the Saloon in 1323 had been replaced by a Millinery Store, while a Grocery and Meats is indicated for 1321.

City directories identify the building as the Jepsen Block in 1907. In 1904, Falk & Buchan, wholesale and retail produce, announced it was moving from 300 to 1321 Ludington (*Iron Port* 1904c). By 1924-25, 1321 is occupied by Railway Employees Co-Op Grocers. By 1929 the Scandia Co-Op Association grocery occupies the ground floor, 1321, and 1323 is listed as the Gyson Apartments, with eight apartments (by 1956 ten apartments are listed). The Gyson Apartments name continues through the 1941 edition, and beginning in 1948 the name becomes the Beck Apartments. By 1937, 1321 is occupied by the Frank Beck grocery and 1323 by the State Employment Service. Becks Grocery continues through 1953, becoming Becks For Foods grocery in 1959. Arol Beck's Western Auto store is listed in 1323 by 1963 and to the mid-1970s, followed by a hardware store until the mid-1980s. The building's upper stories continue to house apartments under the Beck Plaza Apartments name today.

The building was built for Jacob Jepsen, a native of Denmark, proprietor of the Escanaba Bottling Works. Established in 1883 to make root beer, the works expanded into manufacturing other non-alcoholic drinks as well (Lewis 1895: 547). The 1893-95 city directory (DCGS 2102b) lists Jepsen's bottling works as manufacturer of "the celebrated Mountain Beer and all temperance drinks" at 517 S. Jennie (now 12th Street). He was also one of the businessmen who founded what became the State Bank of Escanaba in 1902 and was one of its directors 1902-1904 (Bourke 1977: 11, 37).

1419 Ludington. Northern Motors Building (built between 1925-29; expanded to east post-1950; remodeled 1999)

This broad-fronted single-story enframed window wall commercial building stands on property that occupies the north half of an entire city block near the west end of the downtown business district. The building's front occupies much of the block's frontage on Ludington. Its walls are constructed of brick veneer over concrete block, but the walls are now faced entirely in synthetic stucco. The façade is eight bays wide, defined primarily by broad display windows separated by piers. The five eastern bays, the original building as shown in a circa

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 111

1937 photograph, form a symmetrical unit containing a narrow central bay with recessed aluminum-framed double entry door, with transom and sidelights, that is flanked on each side by two much broader bays each pierced by five-part aluminum-frame display windows. The piers support flat-top upper façade sections, the narrow central bay rising much higher than the one on either side and displaying the oval Ford logo near the top, the next one to either side lower – these two and the center displaying the dealer name in large raised letters, NORTHERN MOTORS – and the outer parapet section on either side of them slightly lower and also set back slightly. The c. 1937 photo shows the concrete-trim brick upper façade and parapet having much the same general form as today, but with the narrow central bay's parapet lower and capped by a low central gable and with each outer end of the façade displaying a low square-plan raised pedestal. The street end of the building's west side elevation contains display windows that wrap around from the façade and the rest of the side displays a functional piercing pattern of overhead doors and fixed-pane windows.

An extension to the east, added since the last, 1950 Sanborn map, nearly doubles the building's square footage. This eastern section presents a three-bay front consisting of an overhead entry door in the center flanked on each side by a bay composed of a four-part aluminum-frame display window. The flat-top upper façade/parapet is an extension of that in the original section's east bay. The east side elevations displays a three-part display window at the street end and broad entry behind.

A small square-plan one-story building, with flat roof that projects well beyond the eaves, stands directly east of the main building's south end. It contains three garage doors in its east face. A parking lot occupies the southwest Ludington/14th corner, and there is a large vertical column signpost supporting a large oval Ford logo standing at the Ludington/14th Street intersection.

The west section of the building first appears on the 1929 Sanborn map, addressed as 1413 Ludington and occupying the entire west half of its city block north of the alley. It is illustrated as a Garage, Capacity 80 Cars, Concrete Floor, Steel Truss, Tile and Brick-Faced in both the 1929 and 1950 editions. The three eastern bays of the current building were added after 1950 and prior to 1999. City directories reveal no business/entry at this address in 1924-25, but by 1929 Northern Motor Co. is illustrated at 1423-33 Ludington. Northern Motors remains in business here today.

In early December 1927 over 5,000 people visited the Northern Motors showroom when the Ford Model A was displayed for the first time (Lindquist 2010a). In 1999, an advertisement for Northern Motors illustrating the building as it currently appears invited the public to "Check Out Our New Facelift" and to help celebrate Northern Motors' 76th anniversary (revealing that the business was established in 1923 (UP Magazine 1999: 10).

1513 Ludington. A. Clement Building (1915) Photo 41, left

This is a red brick, two-story two-part commercial block. Its street-level façade is two bays wide, with teal green pigmented structural glass tile and aluminum door and window trim. The storefront consists of an angled entry, with narrow display window on either side, and a broader street-facing display window west of it in the front's west half and paired large display windows in the east half, separated by a broad central zone of structural glass paneling that contains an integrated aluminum frame signboard panel. The storefront is capped by a horizontal aluminum canopy that has a narrow projection, with rounded corner, across the east end but curves outward over the doorway area near the center and then has another rounded corner at the west end. A wood signboard mounted on the canopy identifies the business with script and block letters and programmatic signage in the form of a musical note. The second story is faced in red brick but displays single-course strips of glazed light yellow

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 112

brick spaced at regular intervals in the five lower strips but with the two upper strips – one corresponding with the window heads, a second just below the cornice – more widely separated. Second-story fenestration is composed of a central triple sash window flanked on each side by single double-hung sash windows. The façade culminates in an elaborate, classically inspired pressed metal cornice featuring large console-like brackets with a dentil band beneath. Centered beneath the cornice is a limestone plaque containing the inscription, “1915 / A. CLEMENT.”

The visible side elevations are constructed of poured concrete (identical to that of the building built one year earlier next door at 1515-1517 Ludington). The east side displays a painted mural showing subject matter comprised of flowing images of musical notes, keyboards, musical instruments, silhouettes of musicians, a large ice cream cone, a cow flying over the moon, and stars containing names of the artists who worked on it and others. Completed in 2008, this work was the first mural completed under the Bonifas Arts Center Artist Residency Program. The mural involved nearly 20 high school students from the Escanaba, Gladstone and North Central districts, with the assistance of April South-Olson, an artist from Escanaba. The sponsors of the work were the Bonifas Arts Center, the Escanaba Downtown Development Authority, and Sviland’s (Harris 2008a).

The building’s west side first story is windowless, but the second story is pierced by three double-hung sash windows. The rear elevation’s second story is sheathed in asphalt siding pierced by vinyl replacement windows, and drops to a single-story concrete block extension that is pierced by a double steel entry door.

Sanborn maps reveal that although there is a date stone in the cornice stating “1915,” the building’s location is still illustrated as a vacant lot in the 1929 edition (it does appear in the 1950 edition). The single-story rear section is indicated, although the narrow extension from it to the alley is not, and therefore appears to post-date 1950. City directories contain no entry for this address prior to the 1937 edition, when Martin Anderson shoe repair is located here. By 1941, Groop shoe repair occupies the building, but the storefront is Vacant by 1948. No. 1511-1513 Ludington is occupied by Delta Music Center by 1953, the Musik Guild Shopp in the early 1980s, and, today, by Jim’s Music. The A. Clement named in the building plaque appears to be Ambrose Clement. Ambrose Clement is listed in the 1889 city directory as having a barber shop at 800 Ludington, while in the 1893-1895 directory he had a barber shop at 807 Ludington and a residence at 1011 Wells Avenue (1st Avenue South), by 1924-24 he resided above the Kammeier Jewelry Store at 1516 Ludington, and he died in 1926. This building has been the location of a music store for at least six decades.

1515-17 Ludington. Electric Building/J. H. Knutsen Home Electric Building (built between 1913-21)
Photo 42

This is a two-story, two-part double commercial block that is constructed of poured concrete and is clad in stucco. The street-level façade is composed of two c. 1950s aluminum-trim storefronts that, clad in thin coursed ashlar stone and brick, are separated by a central door leading to the second story. The east storefront’s front window features a projecting corbelled brickwork bench extending across four-fifths of the distance. The storefront fenestrations are reversed, with the entries at the center end and large display windows toward the building’s outer ends. The doors abut piers flanking either side of the wood entry door leading to the second story. A vertically seamed, metal pent roof canopy, not present in a 1982 survey photo, extends across the full width of the façade at transom level.

The second-story front is divided horizontally and vertically by slightly raised linear bands of rough-faced stucco material that enframe intervening smooth-faced wall planes. The raised bands mark the side and top edges of the

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 113

façade, form beltcourse details aligned with the tops and bottoms of the second-story widows, and subdivide the window-level portion of the façade in two. Fenestration consists of two pairs of symmetrically positioned double-hung sash windows occurring within smooth finished stucco panels divided centrally by one of the vertical bands of rough-face stucco. Narrow bands of vertical rough-face stucco serve as the window jambs, running between the rough-face horizontal bands linking the lintels and sills. A broad smooth stucco panel extending all the way across the upper facade above the windows and beneath the parapet displays in large slightly raised rough-face stucco block capital letters, "HOME ELECTRIC CO." Centered beneath this is a small rectangular masonry plaque that is inscribed, "J. H. Knutsen / 1914"; this may be a modern addition. The visible side elevations are constructed of poured concrete. The west side elevation lacks first-floor fenestration, while the second story is pierced by three double-hung sash windows. The poured concrete second story of the rear elevation is pierced by four sash windows and a central entry door, while the first story is occupied by a shed-roof car-port extension.

Sanborn maps reveal this building was constructed between 1913 and 1921, when it is illustrated as being built of concrete and housing Electric Supplies. The 1929 map identifies the building only to the level of Store, and the 1950 map reveals 1515 was occupied by a Store and 1517 by a Restaurant. City directories reveal that 1515 Ludington was identified as the Electric Building by 1924-25 and through the 1929 edition, but is Vacant by 1950. By 1937, 1515 is occupied by Bertha's Beauty Shop, while 1517 houses the Club Café restaurant. The restaurant continues through 1941, but 1515 is occupied by Bern's Beauty Shop. Roberta's Beauty Salon occupies 1515 by 1948, while Bob's Café is in 1517. By 1953, 1515 houses Gossam, optometrist, and 1517, Mary's Place restaurant. Gossam continues at 1515 in 1959, when 1517 houses Novack watch repair, and both businesses continue here through the 1963 edition.

The Home Electric Company was organized in Escanaba by John H. Knutsen in 1907 (*Electrical World* 1907: 1142). A 1910 advertisement for Home Electric Co., John H. Knutsen, Proprietor, located the business at 1707 Ludington (*Escanaba Daily Press* 1910e). However, a 1921 trade journal source states the Home Electric Co. was the "successor to John H. Knutsen," and at that time it was located at 1416 Ludington (*Electrical Merchandising* 1921: 277). The company was involved in many projects around Escanaba, including wiring for the four-story St. Francis Hospital built in 1914-15 (*American Contractor* 1914c). In 1916 the Home Electric Co. was "making plans for the establishment of a branch in Detroit" (ERWE 1916: 602). The Home Electric Co. is listed in a 1918 state inspection report as an electrical supply firm that employed 3 and a 1920 report where it is listed as employing 5 (Michigan Department of Labor 1918: 153, 1920e: 57). Knutsen was also active in other areas of commerce. When the Cloverland Automotive Dealers Association was organized in Escanaba in March 1919, John H. Knutsen of Escanaba was selected as President (*Motor Age* 1919: 33). Knutsen died in a boating accident in the Whitefish River in December 1920 (*Ironwood Daily Globe* 1920).

John Novack is identified as a jeweler in Escanaba in the 1907-08 state gazetteer (Polk 1907: 937). In the early 1900s, John Novak of Escanaba is identified as a watch maker, lens maker, and astronomy enthusiast (University of Vermont 2011). A 1910 astronomy journal reported that John Novack was mounting a Brashear telescope on a concrete pier that he believed would be the best observatory in the Upper Peninsula (*Popular Astronomy* 1910: 449). Novack's jewelry business was inspected by the state in 1920 (1920f: 347), and the city directory locates him at 1302 Ludington in 1924-25, and at 922 Ludington in 1937, before he locates at 1517 Ludington.

1523 Ludington. Taylor Insurance Building (1979) Photo 41, center

This is a broad-fronted rectangular plan, single-story commercial building, with a shallow-pitched front gable. It occupies a corner lot at the intersection of 16th Street. The front is constructed of uncoursed ashlar stone veneer

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 114

beneath a wood paneled gable. The east corner bay contains an entry door perpendicular to the street, and the rest of the front is recessed and contains four wide fixed-pane windows, with a stone wingwall at the west end of the façade. The concrete block 16th Street west side elevation lacks fenestration. This building postdates the Sanborn maps and city directories through 1963, when this location was still occupied by dwellings. **Non-contributing because it is less than 50 years old.**

A 1982 survey photo shows Taylor Insurance as the occupant and lists a 1979 construction date (provided by the city assessor's office). The Hughes & Havinga Insurance agency is the current occupant.

1601 Ludington. Richter Brewing Office and Bottling Works Building (1914) Photo 43, left
Probably Bernard Barthel, Architect, Chicago
John Lindsey, Escanaba, Contractor

The 1914 administration building forms part of a two-building Richter Brewing Co. complex with the former brewery building (already individually listed in the National Register) located next door at 1615 Ludington. The administration building is a red brick, rectangular plan, flat-roofed, two-story building whose front section features a modicum of Neoclassical features with some abstract elements perhaps more suggestive of the Prairie School. The front's round-arch features perhaps were intended to complement the round arches of the adjacent brewery building. The building occupies a corner lot at 16th Street. The elaborate three-bay-wide brick façade rises from a broad limestone block base through a limestone beltcourse below the second-story windows up to a metal abstract "classical" cornice, topped by a brick parapet with central gable-capped raised area. The façade is anchored by a central projecting entry bay. An aluminum-frame entry door, with transom and sidelights, is topped by a lunette window set within an arch-top wood surround. This entrance, which leads to interior steps, is flanked on each side by brick piers that rise from the water table to limestone capitals supporting a stylized brick entablature, with metal cornice, bearing a metal panel with "RICHTER BREW'G CO." in raised letters. This is centered above the entry door, which is enframed by an arch constructed of gauged brick anchored by a massive keystone, with console. Terra cotta spandrels between the brick arch surround and the piers are elaborately embellished with cinquefoil and vine motifs and centrally punctuated by roundel devices. The first-story's side bays are identical, composed of common bond brick walls, each pierced by a single fixed-pane-with-transom window with masonry sill and splayed brick cap displaying an elaborate masonry keystone. The façade's brick corner piers are rusticated and extend through the second-story beltcourse up to the main cornice.

The façade's three second-story bays are defined by pairs of round-arched windows with masonry sills that are integrated into the limestone beltcourse below. Each window pair is spanned by brick arches springing from a simple stone springblock on each side and a shared short central fluted stone column between the windows. A deep projecting cornice with brick parapet caps the wall. The terra cotta cornice rests on a brickwork "dentil" band. Below this a series of four large rectangular terra cotta plaques marks the tops of the corner piers and the separations between the center and side bays. The plaques display elaborate raised abstract decoration. The masonry-coped parapet that terminates the façade features a gable-capped central raised section in which is centered a masonry roundel panel containing in raised, interlocking script, "RBCo."

The first bay of the east side elevation features architectural elements identical to those of the façade, with square-head transomed windows in the ground story and four closely spaced windows upstairs set in column-supported arches. Beyond the first bay, the long side wall is faced in lighter hue brick and contains mostly square-head triple windows in both stories above a tall concrete basement with paired single windows. The rear bay is treated with rusticated piers at either end that rise to vertical paneled linear brick brackets linked by an

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 115

arcaded corbelled brick cornice. The cornice from these bays forward is constructed of simple corbelled brickwork. The opposite (west) side elevation that does not face a public thoroughfare is an unembellished brick wall plane pierced by functional fenestration consisting primarily of masonry-sill and transomed double-hung sash and fixed-pane windows. The rear elevation displays functional fenestration.

This building was built in 1914 as an expansion of the Richter Brewery next door and housed the company's offices, an assembly/meeting hall, and bottling works and bottle storage space. The 1921 Sanborn map notes Fire-Proof Construction and shows the Office in the bays fronting on Ludington, while the bays behind are identified as Storage in the Basement and second floors and Bottling Works on the first floor. The building is still labeled Bottling Works in the 1929 map (by this time the Brew House complex next door is identified as the Upper Peninsula Produce Co., Not in Operation). In the 1950 edition, 1601 Ludington is identified as the Catherine Bonifas Technical School.

The architect for this building was Bernard Barthel, of Chicago, and his plans were carried out by general contractor, John Lindsey of Escanaba. The project's awarded contract was reported as a "Bottling House and Office, Richter Brewing Co. 2 stories and basement, 40x140 feet, for \$30,000, Architect Bernard Barthel, Chicago, general contractor let to John Lindsey" (*American Contractor* 1914d). Barthel was also the architect for the Wash House & Cooper Shop completed the same year at the adjacent Richter Brew House (*American Contractor* 1913: 73; *Brewers Journal* 1914: 14, 209). Barthel is identified as "the well-known brewers' architect" who worked during the early 1900s and designed major brewery buildings in the United States from coast-to-coast and in Canada (*Western Brewer* 1909a: 26, 134, 612; *Western Brewer* 1909b: 48; *Stone* 1901b: 182). It was not uncommon for Barthel to return to locations where he had designed buildings previously to design additions and new construction.

In the 1924-25 city directory this building is included in the 1601-1611 address occupied by the Richter Beverage Co. By 1929, 1601 is occupied by the H & A Bottling Co. and A. T. Hoffman & Co., wholesale grocers. By 1937, 1601 is the address of the Delta Brewing Co., but the building is listed as Vacant by 1941. By 1948, the building at 1601 Ludington is for the first time listed separately from the rest of the former brewery complex, which is identified as the Delta Building at 1609-13. At this time, 1601 is occupied by the Bonifas Catholic Technical School, which continues in operation there through the 1959 edition. By 1963 the building is again listed as Vacant.

The Richter Brewing Co. was organized in 1900, with John Richter as treasurer and capital of \$60,000 (Polk 1911: 29). The following historic summary is from the Lofts of Ludington web page (Lofts of Ludington 2012). The Richter Brewing Company of Escanaba was organized as a manufacturing enterprise in Escanaba on August 11, 1900. The towering stone and brick brewery building (1909-19 Ludington) was opened in 1901 on 85 feet of frontage on the far west end of the city's main street and covering the front of four city lots.

Brewing operations commenced in February with 15 employees and \$17,000 in state-of-the-art brewing equipment from the Vilter Manufacturing Company of Milwaukee, including a 25-ton ice-making machine. After a final adjustment to filtering machinery by Frank Bausch, an "expert brewer employed by Goldman & Co. of Chicago," the first beer was produced on April 23, 1901, with supplies going first to shareholders' establishments followed by sample kegs going to "every saloon in the city," (*The Iron Port* newspaper, April 27, 1901). Brewed products between 1901 and 1920 were marketed under the labels Richter's Select, Richter's Special Brew and Peninsula Pride as well as Richto, a non-alcoholic brew.

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 116

But with the inevitability of Prohibition and the Volstead Act, the change to non-alcoholic products marked a turn in the Richter company's fortunes. The building was sold in March, 1925. (City directories reveal that by 1929 the brewery complex is occupied by H & A Bottling Co., A. T. & C. Hoffman, wholesale grocers.) The next known ownership transition for the building came in 1933 with the repeal of Prohibition and the sale of the brewery building to the Delta Brewing Company, Inc.

On Sept. 24, 1933, the *Escanaba Press* featured a multi-page congratulatory spread, with articles and advertising touting the values of beer ("beer builds hemoglobin") and the opportunities of again having locally produced beer from the Delta Brewing Co., now offered in wooden kegs, steel kegs and bottles. The city's celebration included "Delta Brewing Co. Day at the Delta Hotel" on Monday, Sept. 25 and a grand opening party at the brewery which featured free beer and sandwiches drawing a crowd of 15,000 to town. Products of the Delta Brewing Co. during its years of operation included Hunter Special Beer, Arctic Club Beer, Buckingham Ale, Delta Special Beer, Hiawatha Draught Beer and Pioneer Beer. That company eventually went into bankruptcy and out of business in 1940.

1609-19 Ludington. Richter Brewing Co. Brew House (1901; 1914) Photo 43, right
Bernard Barthel, Architect, Chicago (1914 addition)

The brewery is a one- to four-story flat-roof red brick building with low towers marking the ends and arches and round-head windows dominating the front and sides of the plant's main three- and four-story front section. The building displays a roughly rectangular footprint, with the sides extending back to an alley in the rear. In back one-story side sections flank a central two-story rear wing. A square-plan chimney stack remains, though its corbelled brick-decorated cap has been removed. This Richter Brewery building has been separately listed in the National Register of Historic Places and more detailed information can be found in the nomination form.

This was the original Richter Brewing Company building containing the brew house and all other components of the brewery operation until the Office and Bottling Building was constructed next door at what is now addressed as 1601 Ludington in 1914. Sanborn maps reveal the site is vacant in 1899 but by 1906 the Richter Brewing Co. had been built. The Sanborn records the four stories of the northeast corner bays of this large building housed an Office on the first floor, Wash Tub on the second, Storage on the third and Malt Mill on the fourth floor. Behind this to the south, the three-story section held a Brew Kettle on the second floor and storage on the third. The one-story area at the southeast corner held the heating plant, while the two-story part adjacent to this on the west housed the Washroom on the first floor and Cookers on the second. The four-story section on the northwest quadrant of the building and the single-story bays behind are labeled as "Stock Ho," apparently a Stock House. A single-story detached building directly behind the Brew House to the south is labeled Pitch Kettle, while a 1½ story building and an adjacent two-story building on the southeast corner of the brewery parcel at 16th Street are identified as an Ice House and Bottling Works, respectively.

The 1913 representation reveals that the southern third of the Stock House has been partitioned and is labeled Filling Room. An addition that extends the building to the rear alley is proposed, as rooms housing a Wash House and Storage and Cooper Shop are labeled "From Plans." Trade journals from 1913 and 1914 reveal the architect for this addition was Bernard Barthel, of Chicago, who was "making plans for a new wash house and a new storage building," "a large fireproof addition to its plant to cost \$15,000," and that the "thoroughly fireproof" building was under construction (*American Contractor* 1913: 73; *Brewers Journal* 1913: 12, 150; *Brewers Journal* 1914: 14, 209).

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 117

Barthel is identified as "the well-known brewers' architect" who worked during the early 1900s and designed major brewery buildings in the United States from coast-to-coast and in Canada (*Western Brewer* 1909a: 26, 134, 612; *Western Brewer* 1909b: 48; Stone 1901b: 182). It does not appear possible that Barthel designed the Richter Brew House building as an independent architect since he did not set up shop until 1901, although it is conceivable the design may have originated in his predecessor firm, Wolf & Lehle, of Chicago. It is undisputed that Barthel designed the brew house's 1914 addition, and the adjacent Brewing Office Building and Bottling Works Building that was built that same year.

A second Ice House has also been constructed southwest of the main building. By 1921, the brewery is addressed the first time as 1607, 1611 and 1617 Ludington. A one-story addition at the southwest corner of the building resulted in removal of the ice house. This addition, adjacent to the south side of the Filling Room, is identified as housing Keg Stock. The building is unchanged in the 1929 edition, but it is now identified as the Upper Peninsula Produce Co., Not in Operation. The adjacent building at 1601 Ludington is still labeled Bottling Works. In the 1950 edition, the complex is not identified, but the northeast corner (at 1607) is labeled Animal Hospital, the adjacent central section at 1611 are identified as Store behind which is a room marked as Plumbing, with rear bays identified as Bottling Works, while the building's western bays extending back from the northwest corner, addressed as 1617, house a Store, behind which is Glass Cutting, with rear room identified as Paper Storage.

City directories confirm that the complex was Vacant in 1941. By 1948, 1609-13 is identified as the Delta Building, occupied by Molinare Animal Hospital & Clinic. By 1953, Ivan Wood, veterinarian, is in the Delta Building at 1609 and Hires Bottling Co. is addressed as 1613, a business that continues there through the 1963 edition. As for 1609, by 1959 the Animal Hospital is the occupant, followed by the Delta Animal Hospital and Escanaba Hearing Aid Service in 1963.

The building eventually was unoccupied and remained vacant until the current owners, Matt and Beth Sviland, purchased it in 2008 with the intention of renovating it into commercial and loft apartment space. Federal and state historic preservation tax credits were part of the financing used to fund the renovations. The building was formally listed in the National Register of Historic Places in 2009. Rehabilitation divided the brewery building into three street level commercial spaces and fifteen loft apartments. By 2012, renovations were virtually complete, one of the commercial spaces had been rented and nine of the twelve apartments leased.

1629 Ludington. Sorenson's Service Station Building (built between 1937-41; 2010)

This is single-story, rectangular-plan, flat-roofed, concrete block commercial building that occupies a corner lot at the intersection of S. 17th Street. The building is set back from the curb and parking lots extend from it to both streets. The façade is sheathed in vertically striated concrete panels and is totally lacking in embellishment. Its fenestration consists of a central overhead door. The side elevation on 17th Street is clad in synthetic panels that terminate in a centrally stepped parapet, and is pierced by a single central pedestrian entry and small vent. The east side elevation is connected to the adjacent building at 1609-1619 Ludington by a covered walkway ell, which is clad in the same manner of the façade, and is pierced by a single aluminum-framed glass panel entry door. A Google Maps Street View image available in January 2013 still offered a view of the building prior to renovations that occurred c. 2010 in relation to the Lofts development. This image reveals that the footprint of the former front façade bays has been extensively altered but the stepped parapet still visible on the side elevation reveals the original building was retained. **Non-contributing because little of historic appearance remains in place.**

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 118

Sanborn maps through 1950 do not show this building, but the 1941 city directory has the Sorenson Service Station here, continuing in business through 1953, after which the building is occupied by O'Connell's Service Station, which continues here through the 1963 edition. Most recently, before it became part of the Lofts complex, the building was occupied by an Auto Value automobile parts store. This building is now joined to the former Richter Brewery Building next door, as part of the Lofts apartments and commercial development that is addressed as 1609-1619 Ludington. It provides heated indoor parking for the complex.

1705 Ludington. Building (built between 1899-1906) Photo 44, center

This is a wood-frame, two-story, two-part commercial block with gable roof masked by a falsefront. Its three-bay street elevation is composed of a shallow slant-sided recessed entry, with aluminum-trim door, centered between two display windows. The first story is sheathed in vertical wood metal paneling, while the second story, pierced by two double-hung sash windows, is clad in vinyl siding. The tall falsefront is also faced in vinyl siding and displays a simple projecting cap lacking any visible historic materials. The visible vinyl-clad east side elevation lacks fenestration in the first story and is pierced by two double-hung sash windows in the second. The rear elevation's vinyl gable drops to a single-story shed-roofed concrete block extension, with stepped tile coping, that is pierced by a steel entry door centered between two steel awning windows.

Sanborn maps reveal this building was constructed between 1899 and 1906, and was occupied by a shop labeled Meat, a use that continued through 1921. While the single-story rear bay also dates to the original construction of the building, the stepped parapet concrete block extension to the alley is not illustrated on the 1950 Sanborn map. City directories reveal that in 1924-25 the building was occupied by Hubert Bubser meats, with Mrs. Alice Garland in a rear apartment. By 1929 it housed Emil Deterville meats. By 1937 it is occupied by the Farm Produce Market and Eugene LeClair, barber, which continue in business here through the 1948 edition. By 1953 it is occupied by Hakala Time Service, watch repair, and The Cradle children's clothing. Pam's Dinette is here in 1959, followed by Marie's Dinette in 1963. This building is also reported to be the former location of the Coffee Cup Restaurant (*UP Magazine* 2000: 9).

H. Bubser's shop was inspected by the state in 1916, an entry that indicates he had been in business since 1906 (Michigan Department of Labor 1916: 135). It is possible that this building was built by Bubser to house his shop.

1707 Ludington. Building (built between 1950-53) Photo 44, right

This is a single-story, shed-roofed enframed window wall commercial block that is sheathed in vertical wood panels. The fenestration of the gently angled storefront is aluminum-framed and is composed of a corner entry flanked by a four-part display window resting on a low wood panel bulkhead. The visible side and rear elevations lack fenestration and are constructed of concrete block.

A building illustrated in the 1950 Sanborn map does not match the footprint of the current structure. This building therefore appears to post-date 1950. Comparing the information for this property and the adjacent lot at 1709 Ludington, it appears that these locations were readdressed from 1705 ½ to 1707 between 1948 and 1953. By 1953, what was illustrated in the Sanborn editions as 1705½ is presented as 1707 in city directories, while the former 1707 is addressed as 1709. This corresponds with the first appearance of 1709 in the city directories and also appears to correlate with the replacement of an older building at 1705½/1707 by a new one. City directories show no business at 1707 in 1948 but by 1953 Dean Clayton, barber, occupies the building, and in the 1963

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 119

edition, R. G. Beck & Co., plumbing and heating, is here.

1709 Ludington. Building (Pre-1906) Photo 44, right

This is a wood-frame, two-story, two-part commercial block with a gabled roof masked by a falsefront. Its three-bay street elevation is composed of a shallow recessed slant-sided entry, with aluminum-frame door, centered between display windows. The storefront is outlined by broad, plain corner boards and faced in vertical wood paneling, while the second story, pierced by two sets of paired double-hung sash windows, is clad in wide exposure aluminum siding. The tall falsefront is capped by a plain slightly projecting cap. The visible west side elevation is clad in composition siding forward of a covered exterior stairway to the second story and by vinyl siding to the rear. This elevation lacks fenestration in the first story and is pierced by three double-hung sash windows in the second. The east side also contains double-hung windows in the exposed second story. The rear elevation is aluminum-sided, dropping from two stories, pierced by a central double-hung sash window, to a single-story gabled extension that has an off-center steel entry door.

Sanborn maps reveal this building was constructed prior to 1906. Earlier editions of Sanborn maps do not extend coverage to its lot. In 1906 this building, addressed as 1707, was occupied by a Fruit Store, and by 1913, by a store that sold Electrical Supplies. By 1921 it was occupied by the Salvation Army, and it is designated only as a Store in the 1929 and 1950 Sanborn maps. The latter maps also indicate that the gabled single-story rear section was extended to its present configuration sometime during this period.

On Sanborn editions up through 1950, the lot this building occupies is addressed as 1707. City directories reveal 1707 is occupied by Peterson shoe repair and Warpula soft drinks in 1924-25, with Peterson continuing through 1929 when he is joined by Hutte's Motor Service. The Escanaba Machine Co. is here by 1937. By 1941 it houses the Farm Produce Market, and by 1948, Johnston's Cash Market, grocery and meats. By 1953, 1709 is occupied by RG Beck & Co. plumbing, which continues in operation as RG Beck & Co. contractors at 1707-09 Ludington in 1959 and through the 1963 editions.

1711 Ludington. Dairy Queen Building (built between 1950-53) Photo 44, far right edge

This is a small, single-story, rectangular-plan, mansard-roofed commercial building situated beside a small parking lot that, fronting on Ludington, wraps around the side elevation and extends to the rear. Its character is largely defined by an oversized vinyl mansard roof that projects broadly from the front and west sides. The building presents side and rear walls of smooth stucco-clad concrete block, but the front and forward part of the side elevation is finished in aluminum-frame window walls with lower panels composed of metal panels. Climate control equipment occurs behind plywood panel screening on the roof. The rear elevation is pierced by a central steel entry door and small fixed-pane window.

The 1950 Sanborn map shows a dwelling here that, built after 1929, is addressed as 1709. It occupies the location and has a different footprint than the current structure. Therefore, the current building post-dates 1950. The 1953 directory lists Dairy Queen for the first time. Dairy Queen continued through 1959, but by 1963 the business here is identified as Dairy Snack, ice cream. Comparing the Sanborn maps with city directories, it appears most likely this building was constructed between 1950 and 1953 for DQ. The mansard roof was presumably an addition from the 1970s or 80s or, possibly, the entire building dates from that time period. **Non-contributing.**

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 120

1st AVENUE NORTH, SOUTH SIDE

823. Building (built between 1888-93) Photo 17

This is a brick, two-story two-part Late Victorian commercial block that occupies a corner lot at the intersection of North 9th Street. Its three-bay street-level façade is composed of a center slant-sided entry flanked by wood panel infill pierced by central horizontal slider windows. Above a full-width metal pent roof, the second-story bays are defined by three double-hung sash windows with masonry slab sills and flat-arch heads. The façade is topped by a simple corbelled brick cornice with imbricated panels. This cornice carries around to the 9th Street side elevation. This elevation's first story has only two partly infilled windows and a corner entry door near the back. The second story presents six evenly spaced sash windows like the front ones. The rear elevation is pierced by two sash windows in the second story and a corner entry door in the first. A 1937 image reveals that while large display windows with paneled bulkheads that flanked the center entry have been altered, the building exterior is otherwise relatively little altered.

Sanborn maps reveal this building was constructed between 1888 and 1893, when it housed a Saloon and Boarding House. It continues in this capacity through 1899, and in 1906 through 1913 is identified only as a Saloon. The 1921 edition reveals it is occupied by a shop selling Coffee, Teas and Spices. City directories reveal that the Jewel Tea Co. (chain) grocery store occupied this building by 1924-25. Louis Schuette offered furnished rooms here by 1929, and operated the Schuette Tavern in the building by 1937 through 1941. In 1948 it is Eddie's Tavern, in 1953 identified as a beer garden operated by Edward Anderson, and in 1959 through 1963 as Eddie's Bar. It is occupied today by another bar, Mug Shots.

This storefront was one of the earlier locations in the city for the Jewel Tea Co. grocery, which Sanborn maps indicate was apparently here by 1921 and city directories confirm was here by 1924-25. These directories reveal that this company later operated its Escanaba store at 1215 Ludington by 1929 and through 1937, and at 718 Ludington by 1941.

1123 1st Ave. North. Building (Pre-1893)

This is a frame, two-story two-part commercial block that occupies a corner lot at the intersection of North 12th Street. It is clad entirely in vinyl siding. Its street-level façade is composed of a central slant-sided entry flanked by paired vinyl display windows, which occur beneath wood paneled transoms and rest on vinyl-clad bulkheads. The east elevation has been extended by the addition of a one-story flat-roofed section that is clad in brick veneer and wood board-and-batten siding that lacks fenestration. The three bays of the original building's second story are defined by double-hung sash windows. The South 12th Street side elevation fenestration consists of four sash windows and an entry door towards the rear of the first story and five symmetrically positioned double-hung sash windows in the second story. The rear elevation is extended by a gabled single-story addition and displays functional fenestration consisting of double-hung sash windows and an entry door.

Sanborn maps reveal this building was in existence at the time coverage was extended to this area of the city in 1893. In the 1893 edition it is illustrated as a Saloon, a business that continues through the 1913 edition. In 1921, it is identified as the Metropolitan Hotel. The building is identified only to the level of Store in the 1929 edition, but the 1950 edition notes a Hotel on the second floor. City directories reveal Ray Semon, soft drinks, occupied the building by 1924-25. By 1929 it houses the Metropolitan Hotel, which continues in business here through the 1963 edition. A circa 1937 photograph illustrates window signs identifying it as the Metropolitan

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 121

Hotel and Tavern. The Metropolitan Hotel was still in business at least until 1992 (Beck 1992: 137). The building continues to house a bar today.

1317 1st Ave. North. Daoust Flats (built between 1899-1906) Photo 39

This is a rectangular plan, flat-roofed, two-story apartment building that is built of rockfaced concrete block and incorporates a plain masonry belt course above the water table. The facade is a symmetrical composition, its five street-level bays defined by a broad recessed entry door flanked on each side by areas of façade incorporating two double-hung sash windows, while its second story is pierced by six double-hung sash windows grouped more closely in twos. The entry door is flanked by a paneled sidelight and topped by a glass transom. The windows, while separate, are grouped in pairs, and all are constructed with plain masonry sills and lintels. The classically-inspired entry treatment provides the building's primary stylistic ornamentation. On each side of the entrance, a plain Doric masonry column rises from a tall rockfaced block base to a capital with egg-and-dart molding that supports a plain entablature with a simple molded cornice. The upper façade maintains this highly simplified classical influence, terminating in a simple entablature and cornice. The side elevation displays square-head windows in its central part. The rear elevation displays functional fenestration including a central ground-floor entrance and double-hung sash windows.

Sanborn maps reveal this building was constructed between 1899 and 1906, when it was addressed as 1317-19 Escanaba (formerly Thomas), now 1st Avenue North. In 1906 it is described as Flat, "Pat Stone" (presumably referring to patented stone product/rock-faced concrete block construction), and in 1913 as Flats, concrete block. City directories reveal the Daoust Flats is present by 1913-14, located at 1317-19 Ludington in 1924-25 and continuing through 1941, after which the building is named the Daoust Flats Apartments through 1953. By 1959 it is identified as the Piontek Apartments, and by 1963 as the Brentwood Apartments.

1st AVENUE SOUTH, NORTH SIDE

630. Escanaba Motor Co. Building (1919-20)

This is a brick, rectangular plan, flat-roofed, single-story commercial block that occupies the intersection with South 7th Street, occupying the entire southwest quarter of the city block north to the alley. Although fronting on 7th Street, its address is on 1st Avenue South. This building was originally constructed as an enframed window wall type, but the large window voids have been infilled with concrete block, each pierced by a central glass block window. The building lacks a great degree of style references and is more about function than form. The 7th Street façade is composed of twelve bays, defined by brick piers. The bays are defined primarily by the former windows, seven of which rest on a poured concrete ledge (although in one of these bays the ledge has been removed and an overhead door installed). One of the center bays contains a recessed entrance and appears to have functioned originally as a vehicle access with an overhead door. The four remaining bays are narrow, with the second bays north and south from the building corners occupied by entry doors with transom windows (the southern now infilled with concrete block). The other two narrow bays that flank the overhead door bays are also infilled, but rest on the poured concrete ledge and apparently never functioned as entrances. The upper façade is occupied by masonry panels, on one of which a painted ghost sign reveals, "CHRYSLER."

Four of the first five bays on the 1st Avenue South side elevation nearest the façade are identical to the building's other infilled bays, composed of concrete block resting on a concrete ledge and pierced by central glass block windows, while the fifth is pierced by a steel entry door. The bays eastward from these are occupied by a recent

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 122

vintage overhead door and three bays of glass block windows within a continuous wall plane of concrete block that extends to a brick corner pier. The first visible bay of the north elevation east from the façade is defined by a brick pier and window wall on a concrete ledge, and continues the same façade elements. Above the concrete block infill, the upper façade is occupied by a masonry panel with another painted ghost sign, "FORD." Eastward the building's wall plane is constructed of utilitarian brick, with a repetitive piercing pattern of seven bays of tall infilled window voids, an entry door, four more infilled window voids, another entry door and three final infilled window voids, all with brick sills. The building's northeast corner is notable for the short brick smokestack that rises above the junction with the east elevation. The east elevation is utilitarian brick and lacks fenestration.

Sanborn maps reveal this building was constructed between 1913 and 1921, when it is identified as a Garage (Buick Service Station), 80 Cars. It is described as having steel girders supporting the roof, and its floor plan reveals a center entrance flanked by an Office and Display Room in the southeast corner and southern bays, Auto Accessories and Store Room in the northwest corner, Auto Repairing in the northern bays, with a heating plant in the northeast corner, while the majority of floor space in the center is labeled Garage. The 1929 edition describes the capacity as 75 cars, and further states the building has a steel truss roof, steel columns, tile, and brick-faced tile partition walls.

City directories reveal that the Escanaba Motor Co. is located here in 1924-25 and through 1937. A c. 1937 photograph of the building illustrates the building painted with signage for Cadillac, LaSalle and Buick. There is no entry for this address in the 1941 or subsequent editions. The Escanaba Motor Co. was incorporated in 1919, "to conduct a general automobile and garage business, and deal in parts and accessories, Capital, \$60,000" (*Automobile Topics* 1919: 544). When built in 1919-20, their combination showroom-garage was praised as the largest and most complete garage north of Milwaukee. Today the building across 1st Avenue from the old Carnegie Library is used for storage (Lindquist 2011).

702 1st Ave. South. St. Joseph Church Gymnasium and Auditorium/Bonifas Auditorium (1937) Photo 13
Foeller, Schober and Berners, Architects, Green Bay, Wisconsin
A. M. Arntzen, Escanaba, general contractor

This is a two-story, L-plan, cross-gabled auditorium structure clad in rockface random ashlar Kasota limestone from the Mankato, Minnesota, area. Its Romanesque-inspired design and the tannish limestone of which its walls are built complement St. Joseph's Catholic Church built one year later directly across the street at 709 1st Avenue South. The gable-front entrance façade on 1st Avenue South is designed with a central area spanning more than three-fourths of the breadth projecting slightly from the wall plane on either side, each end supported by a lower buttress pier. The front contains three entry doors, each recessed beneath a dressed gauged limestone round arch that is supported by engaged Romanesque columns. Above each door within the round arch tympanum is a square medallion of carved floral motif. Centered in the second story above is a shallow, blind arcade of five round-arch panels, their sills, jambs, and arches, and also their backs of smooth-finished stone. Each panel framed by an arch displays a vertical row of four blocks carved with floral motifs.

The 7th Street side elevation is four bays defined by engaged buttresses with slanting masonry cap stones. The wall planes between these are pierced by three tall square-head window voids enframed by dressed masonry blocks, and near the façade corner, a diminutive, narrow opening that appears to reference an arrow loop. An entry door is positioned within a full-height projecting shed-roof bay that merges into a square-plan bell tower standing in the angle between the nave-like auditorium section and a transept-like wing that projects to the east

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 123

beyond the tower. The elevations of the tower display slightly projecting corner piers that rise to a narrow dressed masonry beltcourse, above which random ashlar limestone terminates in a stone corbel table and cornice supporting a low pyramidal roof. The tower's lower walls display narrow round-arch windows, and a door, capped by an entablature with masonry urns, faces east on 7th Street. The tower's belfry displays on each elevation paired round-arch openings supported by a central column and rising above a projecting masonry balconet that is embellished with an arcade of round-arch panels.

North of the belfry, the building extends eastward to an east-facing gable, whose broad projecting central bays and narrow end bays duplicate the massing of the façade. In its center the wall plane is distinguished by a broad recessed panel occurring beneath a round arch of dressed masonry. Centered within this and paralleling its form is a dressed round-arch masonry panel with a large medallion in floral motif. The gabled roofline is distinguished by a dentilled frieze.

The north elevation is five bays wide, defined by four ashlar limestone piers. The piercing pattern of the three central bays is composed of pairs of fixed-pane windows or filled-in voids, and the end bays by single windows or filled voids. A paneled masonry spandrel occurs in each bay between the first and second stories. The west elevation is comprised of two units. The first is a two-story gabled unit pierced in each story by three bays of double-hung sash windows with masonry spandrels that occur lateral to two engaged buttresses with masonry caps. The bays of the second unit are defined by four engaged buttresses separating infilled voids that formerly contained paired windows with simple masonry surrounds, and a pedestrian entry shielded by a shed-roof porch that is flanked by an infilled entry door separated by a masonry spandrel from a small double-hung sash window.

The building interior has been extensively renovated to serve its repurposing as an art gallery, studios, and cultural center, but retains the theater and its balcony, which is now used occasionally for large meetings and public events. Renovation of the building has been ongoing over the years, and most traces of its former use are now replaced with modern administrative offices, climate-controlled upper and lower galleries, upper and lower level art studios, a pottery workshop, and a theater. The facility is also barrier-free, with an elevator lift for upper level access (Bonifas Arts Center 2012). The galleries are distinctly modern in appearance, with minimal detail, dropped ceilings, and recessed and track lighting.

Sanborn maps identify the building as St. Joseph's RC Auditorium and Gym. The Auditorium, which occupied the front section from the middle of the building south to 1st Avenue South, is described as Tile, Stone-Faced with Plastered Walls, while the Gym, which occupies the north half of the building extending to the alley, is illustrated as Brick, Tile-Lined, Stone-Faced with Plastered Walls and steel trusses. In the 1941 directory the new St Joseph Catholic Church is addressed as 701 1st Ave S, while the Bonifas Auditorium is at 702 1st Avenue South and the St. Joseph Gymnasium is at 700 1st Avenue South.

The William Bonifas Auditorium and Gymnasium was constructed for St. Joseph Catholic School, which was located to the southwest across 1st Avenue South, to expand the school's facilities for assembly, drama, physical education, basketball and other activities (Franciscan Fathers 1983). The school (and related convent) are still listed at 721-723 1st Avenue South in the 1963 city directory, but were demolished in 1971 according to parish records. Foeller, Schober & Berners, Architects, of Green Bay, Wisconsin, designed the auditorium and gymnasium building and A. M. Arntzen of Escanaba was construction contractor, the same team that would design and build St. Joseph's Catholic Church directly across the street a year later, employing the same distinctive Kasota limestone (Franciscan Fathers 1983; St. Joseph Church 2012). The designs of the auditorium and the St. Joseph's Catholic Church explicitly complemented each other. The Bonifas Auditorium was

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 124

completed first, and in May 1938 the St. Joseph congregation moved to the Bonifas Gymnasium for Masses after carrying 200 pews across the street from the old church. The old church was demolished and the cornerstone was laid for the new building, which was dedicated in 1939 on the same site.

Some of the fortune of leading lumberman William Bonifas financed the new St. Joseph school gym and auditorium and St. Joseph's Church. William "Big Bill" Bonifas had come to the Upper Peninsula from Luxembourg in the 1880's to make his fortune in the lumber industry. His Irish-born wife, Catherine, returned another kind of wealth to the area with her donations of cultural and educational value. Catherine Bonifas sponsored the construction of the auditorium and gymnasium for St. Joseph's parish school in memory of her husband, who died in 1936. When the school closed, this handsome Romanesque structure of golden Kasota stone eventually became the home for the William Bonifas Fine Arts Center. The Bonifas Arts Center was established in 1974 (*UP Magazine* 1999: 100). Incorporated in 1974 through the efforts of various arts groups including the Bay Area Art Association and the Players de Noc, the William Bonifas Fine Arts Center became a regional hub for cultural activities and educational programs. (See entry for 709 1st Avenue South for St. Joseph church history.)

1000 1st Ave. South. Arthur Westby Filling Station (built between 1937-50)

This is a rectangular-plan, single-story, flat-roofed commercial building that occupies a corner lot at the intersection of South 10th Street. The building's elevations are entirely sheathed in vertical metal sheeting. Although addressed on 1st Avenue South, the pent-roofed façade actually faces 10th Street, and consists of three large overhead door bays that step down to a corner end bay. This end bay is pierced by an entry door adjacent to the taller garage bays and a chamfered corner containing a sliding window. The 1st Avenue South side elevation continues from this corner westward, with fenestration composed of a run of four vertical fixed-pane windows. The rear elevation is concrete block without fenestration.

The 1929 Sanborn map does not show the building, but it is present in the 1950 edition. It is illustrated as a Filling Station built of Cinder Block, consisting of two service bays and a narrow bay along the south elevation, apparently the same footprint as exists today. City directories list this address as residential through 1929. By 1937 the Central Service Station is on the lot. By 1941, the Arthur Westby filling station is here, identified as the Art Westby service station through 1959. By 1963 the building is occupied by the Mac Flodin Service Station.

Non-contributing. Although this corner has apparently been occupied by a service station as early as the 1930s, and the central section of the building appears to be greater than 50 years old, subsequent construction has greatly expanded the building footprint, and extensive renovations have greatly changed the building's appearance.

1106 1st Ave. South. Carlyon Dentistry Building (built c. 2000)

This is a massed plan, single-story, commercial office building that occupies a corner lot at the intersection of South 11th Street. It is composed of two hipped-roof units that have rectangular footprints, a projecting nearly full-width five-bay wide component with an entry centered between two sets of casement windows, and a taller rear section that lacks fenestration. The lower section of the building's elevations are clad in brick veneer as are the corners of the building, which enframe the upper sections of the walls that are sheathed in vinyl siding.

This building post-dates the Sanborn maps. **Non-Contributing because it is under 50 years old.**

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 125

1322 1st Ave. South. Swedish Evangelical Mission Church (1912; 1934) Photo 37
J. A. Bergman, Escanaba, architect (original building)

This is a red brick, rectangular-plan, two-story, front-gabled church building occupying a corner lot at the intersection with South 14th Street. The building rests on a rockface coursed ashlar limestone foundation that rises well above grade and is topped by a smooth stone water table. The church's most distinguishing feature is its three-story square-plan corner bell tower, with its "crenelated" parapet. It stands at the southwest corner facing the intersection. The tower has a ground story that, clad in the same rockface coursed ashlar limestone as the foundation, rises a full story above grade and contains an entry on its west side. Brick corner piers rise from its stone water table to the crenelated parapet, which has masonry coping. The tower's front is pierced by a single double-hung sash window in the second story and a pair of casement windows in the third. A dressed limestone cornerstone contains the church's name and construction date, SVENSKA EV. MISSIONS KYRKAN 1912. The tower's 14th Street side elevation reveals paired steel entry doors through the water table at the street level, two stained glass windows in the second story, and two casement windows in the third. The tower windows are all square-headed but set within Gothic-arch-head openings in which the heads are filled with basketweave-pattern yellow-buff brick. All display masonry sills.

Eastward from the tower, a broad half-flight staircase leads to a broad brick porch, with simple masonry impost blocks and parapet cap, that shelters the central entrance in the gabled front. This entrance incorporates a transom window and is flanked on the east by a stained glass window beneath a basketweave brick arch identical to the tower. The front gable is pierced by a single fixed-pane window beneath another basketweave brick arch. The four bays of the 14th Street side elevation north of the tower are comprised of three large and one small basketweave arched stained glass windows. The opposite side elevation is virtually identical, differing only in that the two northern basketweave arch-topped windows are of reduced scale. A 1937 image of the church reveals that the present window configuration of casement and leaded glass beneath basketweave filled arches was present at that time. Crenellations on the tower have been reduced in height and others once present on the porch fronting the entrance have been removed.

Sanborn maps reveal that a building with the footprint of the current structure was constructed between 1906 and 1913 when the Swedish Mission Church is first illustrated, addressed as 1320 Wells Ave. (1st Ave. South). The building is illustrated as the Swedish Mission Church until after 1929, and in the 1950 edition it is labeled Evangelical Covenant Church. City directories reveal that the Swedish Mission Church is located here by 1924-25 through the 1937 edition. By 1941, the Evangelical Covenant Church occupies the building, and continues to do so through the 1963 edition.

The Swedish Evangelical Mission Covenant or Evangelical Covenant Church was organized in Escanaba in 1888. In 1912 the church built a stone and brick veneer structure at the present site at a cost of \$7,200. It was designed by architect J. A. Bergman, of Escanaba, who also provided all the interior woodwork (*Escanaba Journal* 1912). The Home Electric Co. of Escanaba installed all the electrical fixtures. The original church burned in 1933. The present structure was raised on the old foundation in 1934, about the same time services in the Swedish language were replaced by English (Dunathan 1963: 78). Soon after its centennial, the church merged with a Gladstone congregation (Mead 2012: 65).

This building is part of the Swedish historic context of the City of Escanaba (see also Bethany Lutheran Church, Peterson Shoe Store, North Star Lodge, *Medborgaren* newspaper).

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 126

1ST AVENUE SOUTH SOUTH SIDE

709. St. Joseph's Catholic Church (1938-39) (see 702 for Bonifas Center and 709a for Rectory) Photo 14
Foeller, Schober and Berners, Architects, Green Bay, Wisconsin
A. M. Arntzen, Escanaba, general contractor

This is a cruciform-plan church building with gable-roof nave, with clerestory and side aisles. It is clad in random ashlar Kasota (Minnesota) limestone. The church and the auditorium/gym directly across the street at 702 1st Avenue South were planned to complement one another in their Italian Romanesque-inspired style and Kasota limestone walls. Perhaps this building's most distinguishing feature is its four-story tall bell tower, positioned at the junction of the nave and east transept facing 7th Street.

The street level of the gabled 1st Avenue South façade is focused upon a triple round-arch arcade that fronts the deeply recessed entry with its three sets of paired wood-paneled doors with segmental-arch-head transoms. Above these is a dressed limestone banner inscribed with the church's name. The front's dressed masonry arches rest on octagonal columns with Romanesque capitals. Each arch's intrados is embellished with carved limestone floral medallions. Centered above the entrance is a stained glass rose window, and beside it on either side are a series of three narrow rectangular windows that step up in height from near the rose window toward the edge of the nave's façade. The front gable displays an arcaded corbel table. Flanking the nave in the first bay on each side are twin buttress piers, capped by massive consoles resting on paneled pedestals, the front one also serving as the front end of the shed-roof aisle, the rear marking the transition from the narthex area to church proper.

Between the two first-bay buttress piers on the 7th Street side elevation the street level is extended by a pentagonal hip-roof entry bay. Above this, a shallow triple round-arch blind arcade occurs in the clerestory, beneath a masonry frieze that, displaying a band of alternating recessed and projecting squares, supports a simple cornice. Southward or toward the rear, four aisle bays are defined by round-arch windows between buttresses with cymatium masonry caps. The corresponding bays in the clerestory above are defined by large oculus windows within simple raised masonry surrounds.

At its south end the east aisle abuts a square-plan tower that stands in the northeast angle between the nave and a gable-roof east transept. The bell tower displays only a few small windows in otherwise blank walls that rise to the height of the nave's lower eaves. Above this point the tower transitions into the belfry; the tower walls are pierced by a single large round-arch opening in each face that, rising above a balustraded balconet supported by five massive scrolled brackets, is outlined by dressed masonry columns with simple block capitals supporting the ends of the arch with its raised voisoirs. This belfry, which rises to a wide frieze and dentilled cornice, is surmounted by a balustraded pedestal featuring a masonry urn atop each corner post. An open octagonal belvedere rises from this pedestal, with unadorned masonry columns with simple capitals that support a metal bellcast roof capped by a cross. The three bells installed in the tower of the new church date to 1898, were made by the E. W. VanDuzen Company at the Buckeye Bell Foundry in Cincinnati, Ohio, and were moved to the tower from the old church (SJSPP 2012a). The bell tower was stabilized and restored in 2008.

Transepts project a short distance east and west of the nave and clerestories. The street level of the east gabled transept presents an entrance in a single-story projecting flat-roof bay. Above this the wall is pierced by a centered arcade of round-arch windows with masonry sills. However, the character of the transept is determined by the huge rose window beneath the corbel table gable, which mimics the façade. In the rear ell of the transept the side elevation's rearmost bays are defined by a single-story, flat-roofed, parapeted section that is pierced by

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 127

three double-hung sash windows at the street level and by an arcade formed of three round-arch windows in the second story. The opposite, west side elevation duplicates the primary architectural elements described for the 7th Street elevation, although functional considerations result in single-story flat-roof extensions for entrances and linkage to the adjacent Rectory. The rear elevation of the church, encompassing the rectangular-plan apse, lacks fenestration or ornamental wall treatment. In 2004 a new roof was installed on St. Joseph Church and the gutter system was restored, alleviating the water problem that had damaged the stone for many years. That same year the tower of the church was repaired by R. J. Jacques and Whitefield Roofing of Green Bay, Wisconsin, at a cost of \$265,000. In 2012 an elevator was installed in the 7th Street entrance.

The interior is elaborate and evocative. The plan has a center-aisle wood-trussed nave, arcaded side aisles and relatively short transepts. The narthex is paneled in black marble panels, and paired paneled doors lead into the nave. The nave's white plastered side aisle wall planes are distinguished by arcades supported by dark stone columns. The clerestory walls beneath the nave's wood trusses are pierced by a series of stained glass roundel windows depicting the symbols of Christ's passion and death. The sanctuary apse is emphasized by employing the contrasting texture and color of natural stone. In the sanctuary are stained glass windows depicting St. Francis, which are flanked by windows representing the four Sacraments. Recesses in the transept on each side of the altar hold sculptures of religious figures. The end wall of each transept is bathed in color produced by a large rose window and a series of five smaller, round-arch stained glass windows. A massive stained glass rose window defines the character of the rear wall of the interior above the narthex. Large oil paintings of the Nativity and the Resurrection, which were saved from the High Altar of St. Patrick's Church, are installed above the confessionals.

Marble panels are employed in the interior walls of the church and a variety of marble inlay is also used in floors ranging in color from black to salmon, as well as tile that accentuates the effect of the stained glass rose and clerestory roundel windows. The church is profusely decorated with thirty-six stained glass windows installed in 1939 at a cost of \$2800. They were designed specifically for this church and crafted in hand-stained glass by the Detroit Stained Glass Works (SJSPC 2012b). Of the eight windows in the aisles, the Four Evangelists are represented at the four corners of the nave.

The pipe organ in the north gallery was built for this church in 1939 by the George Kilgen & Sons Company of St. Louis, Missouri, and at the time of its installation this was the largest organ in the Marquette diocese; its original cost was \$6,500 (SJSPC 2012c).

St. Joseph's Church, the parish house and the former St. Joseph auditorium (William Bonifas Auditorium) across the street were designed by the architectural firm Foeller, Schober and Berners of Green Bay, Wisconsin. A. M. Arntzen of Escanaba was construction contractor (1983 SJSPC 2012a; Franciscan Fathers 1983).

The history of St. Joseph Catholic Church (SJSPC 2012a; Dunathan 1963: 75) extends back nearly to the founding of Escanaba. The beginning of the parish, the mother church of those of Catholic faith of the community, goes back to the 1860's. Father Joseph Keenan of the Redemptorist Fathers was the first Catholic missionary to serve the territory. In 1865 Father Sebastian Duroc was sent to Escanaba by Bishop Frederic Baraga to serve as the first pastor of St. Joseph Church, and the first church was built in 1869.

The church grew to become the largest in Escanaba but divisions among the congregation resulted in the separation of Irish members to form St. Patrick's parish in 1901. The new congregation dedicated its new church in 1903. In 1915 St. Joseph's began construction of a new school on 1st Avenue South to replace the original

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 128

built in the 1880s. In 1937 the William Bonifas Auditorium and Gymnasium was built, named for benefactor of this building and the new church, who passed away on November 24, 1936. His wife, Catherine, would continue to be sole benefactor for the building of the new church and friary. The congregation moved into the Bonifas Gymnasium for Masses in 1937 while the old church, built in 1873, was demolished and the new church built on its site. The new church was dedicated in 1939. In 1954, St. Joseph High School closed when Holy Name High School was built to serve all Escanaba parishes. Holy Name High School closed in 1971 and became Holy Name Central Grade School to serve all local Catholic elementary students. The St. Joseph School building, west of the church and parish house, was torn down 1972. In 1997, St. Joseph Parish and St. Patrick Parish joined to form the new parish of St. Joseph & St. Patrick, and the priest's residence was moved to St. Joseph. Both church buildings remained open until St. Patrick's closed in 2002.

709a 1st Ave. South. St. Joseph Church Rectory (1938)
Foeller, Schober and Berners, Architects, Green Bay, Wisconsin
A. M. Arntzen, Escanaba, general contractor

This is a two-story, compound massed plan, hipped-roof building, clad in random ashlar Kasota limestone, as is the single-story, square-plan, pyramidal-roof two-bay garage located directly behind it. This rectory was designed to complement St. Joseph's Catholic Church, which was built simultaneously directly adjacent to it at 709 1st Avenue South. The façade is three bays wide, consisting of a center door flanked by sash windows on the first story and three double-hung sash windows in the second. Dressed limestone blocks are used for the building's corner quoins and in the sills of all windows. Dressed limestone also comprises the distinctive Colonial enframing of the entry, which consists of simple pilasters and frieze and extends to a shallow segmental pediment. The central window above is enframed similarly to the door below and is distinguished by the presence of large masonry scrollwork on each side. The eave above is supported by block modillions. The central bays of the side elevations project outward and employ limestone corner quoins. Fenestration consists of single and paired double-hung sash windows with masonry sills. The rear elevation lacks corner quoins and is extended by a single-story hipped-roof bay adjacent to an entry door.

While built with walls of the same rockface Kasota random ashlar limestone as the adjacent church, to which it is connected by a covered passageway, the Rectory is finished in a simple Colonial vein rather than the Neo-Romanesque of the church and William Bonifas Auditorium/former St. Joseph's gymnasium across the street. Foeller, Schober and Berners, Architects, Green Bay, Wisconsin, who designed the church and the associated Bonifas Auditorium across the street during the same period, and A. M. Arntzen, the Escanaba contractor for those projects, almost certainly produced this Rectory.

SOUTH 5th STREET, WEST SIDE

110. Harbor Tower Building (1970) Photo 7
Segel/Vanselow/Architects, Inc., Milwaukee
Stevens Construction Co., Inc., Milwaukee, General Contractor

This compound massed plan concrete block with brick veneer building occupies a corner site and over half a city block. (Although occupying much of the 500 block frontage of Ludington Avenue, it is currently addressed as 110 South 5th Street.) It is composed of two distinct components: a rectangular-plan, single-story eastern section, and a 16-sided (virtually circular), 18-story tall western section that dominates the skyline of the city. The character of the façade of the flat-roofed single-story unit is determined by the projecting masonry-clad fascia

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 129

canopy supported by large squared piers, which creates three bays along Ludington Avenue and four bays along 5th Street. The verandah formed by the canopy shelters the building's brick veneer wall planes pierced by sliding aluminum-frame windows. The overall effect is horizontality. This building stands to the east of the flat-roofed 18-story tower, to which it is joined at ground level by a brick ell. The tower's verticality is reinforced by the fenestration, which is composed of vertically stacked window units separated by broad red brick wall planes. Each window unit contains two tall aluminum slider windows separated from its neighbor by a narrow brick vertical and from the ones above and below by low brickwork bands below spandrel panels beneath the windows. The broad brick wall planes between the window banks feature recessed multi-course brickwork bands aligned with those beneath the windows.

The interior of the single-story building houses laundry facilities, a multi-purpose room/lounge/computer room area where residents meet to socialize, and a community room used for dinners, parties, residents' meetings, dances and bingo. The tower contains 18 floors with 10 apartments on each floor, and 4 additional apartments on the ground floor. Tower apartments are arranged in a wedge-shaped plan, with a bed room and living room on the exterior, behind which are a dining area and bathroom, with a kitchen and hall combination to the rear, opening into the central tower corridor. In addition to a parking area, the grounds provide outdoor commons areas with picnic tables, benches and sidewalks (Harbor Tower 2012).

The Harbor Tower was constructed through local, state and federal initiative to address the need for affordable housing for elderly residents and as part of the revitalization of the lower downtown that began in the later 1950s. Construction of Harbor Tower was undertaken during 1969-1970, and the building was formally dedicated on July 13, 1970. The Escanaba Housing Commission secured from the U. S. Department of Housing and Urban Development a \$2.5 million grant, and selected Blumenfeld and Rakita of Milwaukee as developers. It was constructed by General Contractor, the Stevens Construction Co., of Milwaukee, from plans by Milwaukee architects Segel/Vanselow/Architects Inc. Harbor Tower was built during a time period in the 1960s and early 70s when, in the wake of construction in Chicago's Marina City development (1960-64), building in the round was very much in vogue for apartment buildings and hotels. 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. The 18-story, 164-foot-tall (excluding penthouse) tower was the tallest occupied building in the Upper Peninsula (*Escanaba Daily Press* 1970). As a structure, it was exceeded in height only by the 210-foot-tall Shrine of the Missionaries in Sault Ste. Marie (since renamed the Tower of History), erected in 1968. It remains the tallest residential building in the Upper Peninsula. The building is managed by the Escanaba Housing Commission via a 5-member board appointed by the city council.

A landmark in the Escanaba/Delta County area, Harbor Tower contributes to the district's historic character and significance by virtue of its design and size and its role in the lower downtown's redevelopment and meets Criterion Exception G for properties achieving significance within the past 50 years.

NORTH 3rd STREET, WEST SIDE

111. Delta County Jail (1963-64; 1983; 1999)

Alliance Construction Co., Grand Rapids, Michigan, General Contractor (1999 addition)

This jail building occupies the north half of a city block between 3rd and 4th streets, as part of the county governmental complex that includes the county courthouse, which occupies the south half of this block fronting

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 130

on Ludington Avenue. It is a compound massed plan, single-story, flat-roofed building, clad in buff brick veneer and vertical vinyl panels, extended to the rear (west) by a steel-framed addition clad in vertical metal panels. The brick in the main building is laid in an unusual Flemish Common bond, where every sixth course alternates stretchers and headers. The façade's entry is within a central brick bay that is situated in an ell beneath a flat-roof porch. The flanking bays occur within vertical vinyl cladding that rises from masonry panels, and are defined by eight pairs of casement windows to the south and two pairs of small fixed-pane windows to the north.

The adjacent corner of the south side elevation of the main building, which is partially shielded by grid-pattern metal panels, continues the façade's brick bond, although the building steps down to a windowless square plan mechanical bay that is constructed employing stretcher bond brick. West of this bay, an ell wraps to a continuum of eight slightly recessed bays pierced by pairs of rectangular fixed-pane windows, which alternate with fields of brick veneer. The westernmost, rear component of the building is composed of a broad, shallow-pitch, gabled unit clad in vertical metal panels pierced in the center by a pair of aluminum frame entry doors and a fixed-pane window. The rear elevation of this component lacks fenestration and the opposite side elevation features functional fenestration consisting of fixed-pane windows.

The gabled bays forming the westernmost component of the jail building form an unsympathetic, large metal paneled addition to the rear elevation of the original structure, which has also been renovated with infill vinyl panels and replacement windows. However, the original jail building's low profile, original window wall voids that alternate with brick wall planes and its flat roof reveal that it is a product of Mid-Century Modern architectural inspiration. It was designed to complement the Delta County Building, which was constructed simultaneously across the adjacent parking lot to the south, in 1961.

The first Delta County Jail and Sheriff's residence was a two-story brick building located on the northeast corner of the present intersection of First Avenue South and South 5th Street, Escanaba. On June 6, 1886, the Board of Supervisors provided for funds and accepted bids for construction of a new jail and sheriff's residence in the amount of \$5,000. The new building was erected at the rear of the then new Courthouse.

In the early 1960s the Department of Corrections condemned the Delta County Jail and the Board of Commissioners authorized the Building and Grounds Committee to study the means of obtaining a new jail. A new, modern jail was built on land north of the new Courthouse. This land was donated to the county by the city of Escanaba and the Delta County Building Authority. The cost of the Jail was \$557,000 of which 50% was furnished by the federal government and the balance raised by a vote of the people for a special tax levy of two mills for one year. The County Jail was built in 1963 and renovated in 1983 (Beal 1993: 190). The new Jail was fully occupied in December, 1964 (Delta County 2012).

In the spring of 1999, plans were completed for the addition of a 41-bed modular minimum security addition to the Delta County Jail. The estimated cost of this addition was \$868,000 with \$160,000 being funded by the State Department of Corrections. This addition was completed in September, 1999. The jail addition was constructed by Alliance Construction Co. (UP Magazine 1999: 9).

SOUTH 7th STREET EAST SIDE

- 201. Carnegie Library (1902-03) Photo 12**
Theodore Lohff, Escanaba, Architect

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 131

John W. Lawson, Escanaba, Contractor

The former library is a vibrantly colorful single-story Neoclassical building of red Lake Superior sandstone dominated by a projecting central four-column Ionic portico and low central dome. The flat-roof building, except for a short gable-roof area behind the front portico pediment, has a T-shaped footprint with a brick rear wing extending to the east from the main front section facing west on South 7th. The building's symmetrical front rests upon a rockface stone foundation and smooth water table and is constructed of dressed red sandstone in coursed ashlar. It is seven bays wide, centered upon a projecting pedimented entrance portico. This portico supports an entablature with a wide frieze lettered, "CARNEGIE LIBRARY," beneath a pediment with frieze and dentilled cornice, upon which classically inspired anthemion-inspired antefixa are placed at the peak and on both lateral corners. The three bays on each side of the entry are defined by dressed Tuscan order piers that support a wide entablature. The wall planes between are pierced by large double-hung sash windows with classically-inspired masonry lintels and sills. A central metal-roofed dome, topped with a tiny bellcast-roof louvered cupola, rises atop the roof's midpoint. It stands on an octagonal sandstone block platform whose sides are pierced by square, fixed-pane and sliding windows.

The four-bay wide 1st Avenue South side elevation of the main building is defined by piers and windows identical to those of the façade. It is distinguished by a central pediment, which rises from the classical cornice that carries around from the façade. The opposite side elevation is identical. In back, the recessed two-story brick rear bays rest on the rockface ashlar stone foundation that continues from the front of the building. The rear bays reveal functional fenestration of double-hung sash windows resting on masonry sills, as does the brick rear elevation.

The interior was not accessed, but available descriptions reveal that the interior has generally been converted to domestic purposes. A recent description states that the fiction stacks are now the owner's recreation room, the former reference room is now a living-dining area, and the east wing is a large eat-in kitchen (Hunt 2012).

The library site's front lawn contains a **First Public Schoolhouse Site Monument (1934)** that stands near the 1st Avenue South/S. 7th Street intersection and faces northwest toward the intersection. The monument is comprised of a bronze plaque attached to a small boulder on a concrete base. Its inscription reads:

THIS TABLET MARKS
THE SITE OF THE FIRST
PUBLIC SCHOOLHOUSE
ERECTED IN ESCANABA
1867

PLACED BY LEWIS OAKS CHAPTER
DAUGHTERS OF THE AMERICAN REVOLUTION
1934

The Carnegie Public Library of Escanaba is one of sixty-one library buildings in Michigan built through gifts by steel industry leader Andrew Carnegie in the early twentieth century. Carnegie's donation of \$20,000 for the purpose was dated April 11, 1902 (Bobinsky 1969: 217). Escanaba City Council minutes reveal that on July 21, 1902, the city accepted plans and specifications for the building submitted by Escanaba architect Theodore Lohff, and on August 4, 1902, awarded the contract for construction to John M. Lawson of Escanaba for \$18,992 (with subsequent revisions adding to this cost) (City Clerk 1902: 474, 479-80). On January 23, 1903, city council

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 132

accepted Andrew Carnegie's additional donation of \$1,200 (City Clerk 1903: 579). The library opened in May 1903. The structure continued to fulfill its library function until replaced by the present city library, which opened in 1994. The Carnegie Library was listed in the National Register of Historic Places in 1977 (MSHPO 2012f). During 1979 much restoration work was done, including installation of a central metal dome replacing the original, removed in the 1950s due to deterioration and water leakage.

In 1995 the building was sold by the city, with preservation covenants, to Paul and Marcia Neumeier. Renovation of the former Carnegie Library into a private residence continues. One of the major renovations in recent years has been replacement of the leaking roof dome. While progress on the project is slow moving, Paul Neumeier has purchased stone that matches the original red Lake Superior sandstone exterior. Some of the changes made to the original structure prior to the sale to the Neumeiers included the removal of a balustrade, which ran from pediment to pediment above the cornice line in 1928 (Harris 2008b).

NORTH 9th STREET, WEST SIDE

111. Building (c. 1962)

This is a single-story, rectangular-plan flat-roofed, one-part commercial block, with concrete block side and rear walls and a brick front. The front fenestration consists of a recessed entry at one end, the recess edged by a brick pier, and a broad six-part casement window that slants inward toward the entry recess. A brick planter projects from the façade, occupying the angle between the ribbon window and the upper front façade above the windows and entry and serving as a bulkhead for the windows. The upper façade, sheltering the recessed entry and planter area, is clad in a wood-paneled signboard topped by an asphalt-shingled strip hip roof. The side elevations are of concrete block and lack fenestration.

Sanborn maps reveal this building post-dates 1950. City directories list no commercial use at this address until 1963, when the building is occupied by Hurley Hair Fashions. Edward Hurley opened The Hair Salon at the House of Ludington in 1949, and then, in 1962, opened Hurley's Hair Fashions at 111 North 9th Street. During that time he also owned and operated the Escanaba Wig Shop with Ralph Peterson (*Escanaba Daily Press* 2011c). It is possible that Hurley had this building constructed.

SOUTH 9th STREET, EAST SIDE

109. Armory Hall (built between 1906-13)

This is a one-and-one-half-story, gable-roof frame building that rests on a low coursed ashlar rockface fieldstone foundation and is clad in wide-exposure aluminum siding. A single-story flat or low-roofed extension from the west end of the long north side contains an angled corner containing a modern steel double-door. While the building's west gable end is pierced by two small louvered vents and the stone water table by three basement windows, the front lacks any other fenestration. The north side elevation, eastward from the entry, is pierced by two double-hung sash windows and a hopper basement window. A small cross-gabled single-story basement entry and an adjacent wolmanized lumber deck platform leading to a double steel door are located along the north side toward the east end. Renovations have obscured most of the original fenestration and details. A c. 1937 image of this building reveals it was then clad in clapboard with a board-and-batten gable treatment, and the façade displayed two narrow triangle-head windows in the center beneath a small roundel window located about where the lower louvered vent is now. The left-hand projection, then shed-roofed, extended only half as far as at

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 133

present and contained a double-door entrance directly adjacent to the edge of the stone foundation wall.

Sanborn maps reveal this building was constructed between 1906 and 1913, when it is identified as a Hall and addressed as 115 S. Georgia (S. 9th) Street. By 1921, it is labeled Storage Second Hand Goods, and in the 1929 and 1950 editions it is identified as the FOE [Fraternal Order of Eagles] Hall. Between these two editions a narrow entry bay extending east from the building's northwest corner has been added to the north and conforms in size to that of the current building, but its footprint is square rather than containing the angled corner entry bay.

City directories reveal that by 1924-25 the building at 113-115 South 9th Street is identified as Armory Hall, Moose Club, which continues through the 1929 edition. This address is identified as the FOE Hall by 1937 and through the 1941 edition. By 1948 it is occupied by the Carpenters and Joiners Local Union No. 1832, and in 1953 is identified as Carpenters Hall serving mostly labor organizations including Communication Workers of America, the CIO, the Northern Motors Rebuilders Union Local 328AFL, the Musicians Protective Union Local 633AFL, the Brotherhood of Locomotive Firemen Engineers Mineral King Lodge 129, the United Brotherhood of Carpenters & Joiners 1832, the Longshoremen and Dock Workers Union, plus twelve others, sharing use along with the Edith Lawrie School of Dance; these occupants are listed through the 1963 edition.

SOUTH TENTH STREET EAST SIDE

107. Building (c. 1913)

This is a single-story, rectangular-plan, side-gabled two-section commercial structure with a standing seam metal roof. The front is divided into a southern half with rockface concrete block walls and a north half whose front is finished in vertical T-111 siding. The southern block section has an off-center window set within a partially infilled opening with a masonry sill, a synthetic stucco corner panel, and a former entry at the left now also enclosed with a synthetic stucco panel. The north end contains a metal door and adjacent square display window outlined by a raised scalloped-edge frame. The rear elevation is clad in wood or T-111 panels and is pierced by an entry door near one end. The differing character of the building's two front halves leaves the impression that there were once two storefronts that are now combined into a single larger one.

Sanborn maps reveal a small single-story building here in 1913 that appears to duplicate the footprint of the current building. In 1921 this building is addressed for the first time, as 107 S. 10th, and is described as housing Printing. A c. 1937 view of 923 Ludington that provides an indistinct, oblique view of 107 S. Tenth in the background appears to show block in the south section as today but may show clapboard siding in the north end.

City directories contain no entry for 105 South 10th Street until 1941, at that time it is occupied by the Needham Electric Co. and Nu-Enamel Northern Michigan Co. In 1948, 105 is still occupied by Needham and an address numbered 107 is occupied by Delta Cab. By 1963 Needham Electric Co. continues at 105, joined by Ruth's Yarn, while 107 is occupied by Wylie Loans. It seems likely that what in the past were separate storefronts addressed as 105 and 107 South 10th are now unified in this building addressed as 107.

In 1920, a state report indicated the Needham Electric Co. had 6 employees (Michigan Dept. of Labor 1920d: 57). The Needham Electric Co. was active during the 1910s and 1920s, constructing an electric plant in Detour, Michigan, and installing street lamps and wiring businesses and residences (*Electrical World* 1917), installing 142 electric motors at the new Victory Bag and Paper Co. paper plant in Marinette, Wisconsin (Paper 1920), and

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 134

completing an electrical line from Waucedah to Spaulding and Powers and connecting homes and businesses in the two villages in 1924 (*MMFR* 1921b). The company later sold radios (Dunathan 1963: 147). Needham Electrical Contractors were previously located downtown at 923 Ludington in the 1920s through the 1930s.

109 South 10th St. Building (present form between 1937-50)

This is a tall single-story commercial block now sheathed in stucco. A diagonal corner bay facing the S. 10th St./mid-block alley intersection that contains a central entry flanked by a double-hung window on either side breaks the building's otherwise rectangular form. The building's base on the angled corner and along part of the west (S. 10th) side is faced in rockface rubble stone slabs up to window sill height. The building's three bays along South 10th Street are composed of a large display window, a triple double-hung sash window, and an entry at the north end. The alley-side elevation east of the diagonal corner contains a rectangular form, perhaps a former window opening, now infilled with a raised, highly textural decorative panel in cement or a stucco-like material. The rear elevation is sheathed in stucco, with concrete block visible at the base, lacks fenestration, and reveals the shed roof sloping to the rear between parapets.

The 1921 Sanborn map does not show this building. In the 1929 map a garage occupies part of the present footprint. The 1950 map shows the present footprint, including the diagonal southwest corner, and labels the building a warehouse. An oblique view of this building in the background of a c. 1937 image of 923 Ludington illustrates a plain concrete block structure. City directories reveal 109 was occupied by Gust J. Trottier, printer, by 1924-25, but the building was vacant by 1929. No entries appear in any of the subsequent editions through 1963.

SOUTH TENTH STREET WEST SIDE

112. Building (built between 1950-63)

This is a single-story, rectangular-plan, flat-roofed commercial office block constructed with red common bond brick walls trimmed in random ashlar limestone. Its eaves project several feet beyond the walls on the front and sides. The main entry faces front in a small south end section of the building that is set back from the rest of the front. The entry façade's front is faced in limestone along with a half-height planter box projecting from the front near the north end opposite the entry. The front contains a nearly centered tripartite picture window, and there is a broad south corner window near the setback entry. The exposed north side contains five large windows. The visible rear of the building is of common bond brick with functional fenestration consisting of a sash window and entry door.

Sanborn maps reveal this building postdates the 1950 edition. City directories reveal a residential use for this property prior to 1963, when Roy Johnson, dentist, has his office here. Dr. Johnson may have had the building constructed. His death in 1968 reportedly followed a long illness. He was a past president of the Michigan State Dental Association (MSDA 1968).

114 South 10th St. Goulais Building (c. 1947)

This is a single-story, rectangular-plan, enframed window wall commercial block, with distinctive outward-slanting masonry sign pylon rising well above the flat roof near one end. The front and pylon are constructed of long and narrow grayish Roman brick. The asymmetrical front is pierced by the entry door and a sidelight at the

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 135

south end of the front. The large sign pylon separates this narrow entry area from the much broader north end with its ribbon of five large fixed-pane windows. The windows and front edge of the pylon are set back from the front of a brick-front planter bed that extends across the whole front to the entrance. The sign pylon projects outward perpendicular to the wall face and has an angled front, extending outward from its base on the planter through the cantilevered roof, above which it is capped by signage. The building's visible side walls are of brick veneer extending back from the façade a short distance, and are then sheathed in vinyl siding, as is the rear elevation, which is pierced by an off center steel entry door placed between two fixed-pane windows. The low profile, glass window walls, cantilevered roof, and outward-slanting pylon make the building a fine example of Mid-century Modern architecture.

The 1950 Sanborn map is the first to show this building. The building's rear extension was added sometime after 1950. City directories reveal the first entry for this address occurs in 1948, when 116 was occupied by the Art Goulais Insurance Agency. This business continues here through the 1963 edition, which lists the building as the Goulais Building. It then housed Art Goulais Real Estate and the Northern Insurance Agency.

Art Goulais, for whom the Goulais Addition is named, was a civic booster and early Escanaba Lions Club President. The Goulais Addition, along Lakeshore Drive between 16th and 18th Avenue South in south Escanaba, was platted and developed in the late 1950s.

SOUTH ELEVENTH STREET, EAST SIDE

121. Escanaba City Hall (1902) Photo 26

Charlton, Gilbert & Demar, Architect, Marquette

John W. Lawson, Contractor, Escanaba

The former Escanaba City Hall is a two-story, compound massed-plan, hip-roof building, with walls of red Lake Superior sandstone and dark red brick. Comprised of a larger front section that once housed city hall and a smaller east end that served as fire hall, the building stands on a corner lot at the intersection of 1st Avenue South. Its construction employs broad bands of rockface coursed ashlar sandstone for the base, rockface random ashlar sandstone in two-against-one courses in the main story, and brick in the second story in the city hall section and front of the fire hall and brick above a rubble masonry basement in the rest of the fire hall. Cornices and a central front gable breaking the main front city hall section of the building's broad hip roof are of metal. The facade is symmetrical, composed of a central slightly projecting pedimented entry section that is flanked on each side by slightly recessed three-bay wide units containing windows. In the first story, the character of the central bay is defined and distinguished by the street-level's broad arch, resting on short Romanesque stone columns, that leads to a recessed entrance. Above the arch, a wide sandstone frieze supports a sandstone egg-and-dart molding beneath a sandstone block containing a partially exfoliated inscription reading, "CITY HALL." On each side the upper story's central bay is defined by brick piers that rise from sandstone pedestals between which are four grouped double-hung sash windows with stained glass transoms. These rise to a classically inspired pressed metal cornice with an egg-and-dart motif corona that continues around to the building's side elevations. The central bay is capped by a subsidiary front gable with pressed metal pediment whose tympanum displays foliate and floral forms.

The front to either side of the center bay presents three closely spaced double-hung windows in each story. The first-floor window openings have square heads, but, while the second-story windows are now square-headed, too, they are set within round-arch recesses and rest on a continuous sandstone sill. The brick window jambs have

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 136

rounded corners and the brick window arches rise from stone Romanesque capital springblocks. A triple-arch, eyebrow-like pressed metal label molding caps the three brick arches on each side of the center bay.

The 1st Avenue South side elevation, continuing the sandstone first story and brick second, is composed of the narrower end of the hipped-roof front section, a shorter eastward extension set back on either side, and a rear fire hall section that projects southward toward 1st Avenue South and presents a gable end to the street. The front section's first story is pierced by two more double-hung sash windows, while the second-story fenestration consists of a single broad modern slider window area below non-matching modern infill (the slider window and infill are blights on an otherwise stunning building, and a more appropriate treatment should be sought). The fire hall's south (front) façade on 1st Avenue South is also pierced by two first-story sash windows, while the second story presents three sash windows partially infilled with glass block. The gabled rear section displays corner piers that rise to masonry capitals anchoring a parapeted gable. Its street level displays a broad round-arch entry, capped by massive sandstone voussoirs, for what was once the firehouse. The second-story fenestration is very similar to the central bay of the front façade, an arcade of four gauged brick round-arch windows resting on a common sandstone sill and beneath a quadruple pressed metal eyebrow drip molding. A dressed sandstone stringcourse above the windows spans the gable's front just below a block plaque inscribed "HOSE HOUSE" in script, beneath which is a second plaque inscribed "NO. 1."

The city hall section's opposite, north-side elevation continues the sandstone and brick composition, with the bays back from the west façade defined by three double-hung sash windows in the first story. In the second story round-arch fenestration beneath a double pressed metal eyebrow consists of a sash window and a door opening to a fire escape, while a triple sash window extends eastward towards the corner of the ell. Back from here, the common brick fields of the functional hipped roof bays are pierced by replacement windows of single and paired double-hung sash and sliders. The rear elevation's southern bay is composed of elements that wrap around from the gabled 1st Avenue South elevation, including sandstone and red brick cladding, and pressed metal second-story eyebrow and round-arch windows. Its other common bond brick bays are defined by brick piers. While the two central bays are pierced by single double-hung sash windows that display segmental arches in the second story, the third end bay is pierced by replacement sliding windows.

The interior retains many of its original details, although the building has been renovated to serve office/commercial and residential purposes. The paneled wood entry doors lead into a hall with tiled floors and ceramic tiled wainscoted walls. Original oak interior doors and trim survive. At the head of the hall, a broad five-sided archway leads to a solid terrazzo stairway to the second floor, which also retains oak trim and doors. The second story contains the former City Council Chamber, which retains its original plan and height, and is distinguished by oak floors and paneled wainscot. The former fire department Hose House is now an apartment with some partial-height partition walls, but in general, the original plan and height have been retained, as well as defining details such as the original alarm system and fire pole between the first and second floors.

Sanborn maps reveal this building was constructed between 1899 and 1906, when the City Hall and Hose House No. 1 are first indicated (along with the Police Office and Jail on the parcel to the north at the alley). The building is described as Stone and Brick, with Offices on the first floor and the Council Room on the second, while the Hose House to the east notes Three Men, Two Horses. The entry remains unchanged until 1921 when the Hose House is labeled No. 1 Fire Department, and the 1929 and 1950 maps identify the building as City Hall and Fire Department. The current City Hall, which replaced this building, was constructed in 1994 in combination with a new library, the building occupying the entire north side of the 400 block of Ludington.

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 137

Escanaba's first city hall was located between North 3rd and 4th Streets (where the county jail stands now). It combined a first-floor fire house with a second-floor hall and meeting room. On July 16, 1901, the Escanaba City Council voted to purchase Lots 7 and 8 of Block 65 of the city for \$5,000 to be the site of a new city hall (City Clerk 1901: 316). On August 15, 1901, after a vote of city residents approved \$25,000 for a new "City Hall, City Offices and Fire Department," the city council approved issuing bonds for \$25,000 for construction, and at the council meeting of August 21, a Building Committee was formed (City Clerk 1901: 317-18, 326, 331; *Stone* 1901a: 178). On September 20, 1901, the City Council accepted plans for the city hall submitted by Charlton, Gilbert and Demar, of Marquette, but council requested alternative bids "on the 1st story for Lake Superior Brown Stone and also pressed brick" (City Clerk 1901: 378; *Engineering Record, Building Record and Sanitary Engineer* 1901: 238). (The stone was obtained from quarries at Wells, Michigan, while the brick was supplied by a Green Bay firm {*Iron Port* 1901f}.)

City council discussions at this time reveal that Charlton's firm (in 1890 Demetrius F. Charlton transitioned from being a partner in Scott & Charlton, with Detroit architect John Scott, to practicing on his own out of Marquette) had provided plans for city hall in 1890 when the city proposed a new building at a cost of \$20,000, but the voters had rejected the proposition at that time. Council felt that the city's requirements had not changed in the intervening years, and that the decade-old plans would meet their needs. After a lengthy search the original plans were finally located in the city vaults, but the accompanying specifications had been lost, and the council voted to pay \$500 to the architects to reissue them (*Iron Port* 1901b, 1901c). The necessary formal approval from the city council followed and the building was constructed from the 1890 plans.

On October 3, 1901, Escanaba builder John W. Lawson was awarded the contract for the city hall as the lowest bidder, for \$28,590, and at the council meeting of October 24, 1901, John Lindsey of Escanaba was selected to supervise construction at compensation for 2% of the building cost (City Clerk 1901: 354, 367). However, Lindsey was relieved of this position and his duties assumed by the building committee on April 18, 1902 (City Clerk 1902: 424). From April to July the committee offered various revisions that were approved at council meetings including, among others, changing the name to "Fire Station No. 1" and authority to approve "any other changes deemed necessary under \$50.00" (April 18), substituting hardwood flooring for pine in first-floor rooms, to have a bell cupola installed (June 5), to substitute oak for pine finishing in the council chambers, and to change wainscot from 3-feet to 4-feet in height (July 1) (City Clerk 1902: 424, 446, 460). At the September 2, 1902, council meeting the building committee was allocated a budget not to exceed \$500.00 for city hall furniture and another not to exceed \$250.00 for decorating the new council chambers. On September 16, 1902, E. Olson of Escanaba was awarded the contract to install the building's heating plant (City Clerk 1902: 507). Finally, on October 16, 1902, City Council formally accepted the new City Hall and approved the final bill of contractor J. W. Lawson "for balance here on City Hall contract and extras ordered by the city" (City Clerk 1902: 540). It is assumed, therefore, that the total cost of the building was probably in the neighborhood of \$30,000.

This building also housed the city's Fire Department. Although a fire company had been organized as early as 1867 to protect the Chicago & North Western Railway property, Escanaba's first public fire department was organized as Escanaba Fire Co. No. 1 in 1873, when the village board, reacting to the burning of the Michigan Hotel, purchased a steam fire engine (Andreas 1883: 240; Dunathan 1963: 95). Prior to construction of the city water works and hydrants in the 1880s, reservoirs to ensure adequate water supply were constructed at locations around the city, including one at Ludington Avenue and 7th Street. By 1890, a resident district fire company of volunteers was established in each of the city's four wards, each with 600 feet of hose to connect to the city's water system (Nursey 1890: 32). A paid fire department was established in 1892. The construction of the City Hall and Hose House No. 1 was completed with this building in 1902. The No. 2 Fire Station in North Escanaba

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 138

was built in 1912, to ensure protection when trains blocked access from the central station. The first motorized equipment was acquired in 1914, but horses were maintained by the department up into the mid-1920s (Dunathan 1963: 96, 103). Once the tracks were rerouted and potential obstruction removed, one centrally located station was able to handle both the north and south sides of town (*Escanaba Daily Press* 2009).

SOUTH ELEVENTH STREET, WEST SIDE

202. Bethany Lutheran Church (1912-13; 1957; 1999) Photo 27

C. E. Edwins, Minneapolis, Minnesota, Architect

P. O. Nasvik, St. Paul, Minnesota, Builder

This is a substantial, massed plan, brick and stone church edifice occupying the corner of 1st Avenue South and fronting on south 11th Street. Its Neo-Gothic style is determined largely by its two soaring spires and lancet arch windows. Originally cruciform in plan when built in 1912-13, subsequent additions to the rear now provide it with an irregular massed footprint. A brick, single-story flat-roofed educational wing with an entrance on 1st Avenue South was added to the rear elevation of the church in 1957-58, and this was expanded westward by another addition in 1999 (Bethany Lutheran Church 2013).

The building is constructed of dark buff-colored brick that rises from a water table composed of rough-faced coursed ashlar limestone block. Its roof is sheathed in asphalt shingles. The church is composed of a main block whose façade is anchored by projecting corner towers with prominent steeples. The body of the church is two stories in height. The northern tower facing the street intersection is the more prominent, rising five stories to an octagonal asphalt shingle-clad steeple capped by a cross. The second tower at the southeast corner of the church is similar but rises approximately four stories in height. Sanborn maps reveal the body of the building rises 26 feet to the eaves, while the northeast and southeast towers are 120 feet and 90 feet tall, respectively.

The façade rises from the tall rusticated stone water table that is pierced by large, square glass block windows with broad dressed stone lintels. It features a central entrance set within receding corbelled pointed arches in a vestibule decorated by buttress piers with masonry cap stones. Above the entrance a massive Gothic-arch stained glass window occupies most of the wall plane between the two corner towers. The broad gable above displays masonry coping whose peak is capped by a masonry Greek cross. The corners of the flanking towers are supported by buttress piers. Each features arched entries on the side elevations, with the two stories above the stone water table defined by single arched windows above which are paired flat lintel windows, all featuring masonry sills and embellished lintels. The shorter, southern tower has a louvered Gothic-arched opening beneath a stepped masonry-coped parapet whose corners support pinnacles. This forms the base for the narrow octagonal spire that terminates in a cross. The taller, northern tower is pierced by large round stained glass windows set within gauged brick surrounds punctuated by four masonry keystones. Above this level the tower diminishes slightly in size above a slanting masonry beltcourse. This supports a belfry whose four sides are pierced by openings distinguished by graceful Gothic-arched tracery. Above this, the tower is identical to the treatment of the southern tower, rising to a stepped masonry-coped parapet whose corners support pinnacles, culminating in the narrow octagonal spire that terminates in a cross.

The composition and architectural details of the side elevations are similar to those of the façade. They repeat the tall rusticated stone water table that is pierced by large, square glass block windows with broad dressed stone lintels. Tall Gothic-arched windows set within corbelled brick panels rise the full height of the wall planes and define two bays on either side of the gabled transept, which is occupied almost entirely by a massive Gothic-

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 139

arched stained glass window. Buttress piers with masonry coping are placed at the corners of the edifice and projecting transepts. On the north side elevation a flat-roofed single-story block pierced by two sash windows with flat masonry lintels and sills extends from the transept to the rear of the church. On the opposite side (west) elevation a slant-roofed single-story entry bay has been added, constructed of rusticated stone and brick that matches the original building, and incorporating original architectural elements from the section of the original bay it occupies, including one of the lancet-arch stained glass windows. This was constructed in 1993 to provide elevator access. The rear elevation of the church above the single-story 1957 addition and 1999 extension is composed of three bays defined by two square wall chimneys that extend well above the masonry coped gable. A small lancet window is centered between the chimneys beneath the gable peak, and a second small sash window pierces the second story of the southernmost bay.

The current interior has been modified through the decades, beginning when a new pastor arrived in 1945 and initiated "many changes" and completed "many repairs and improvements to the church," a process that culminated in a 1963 renovation when the "church sanctuary was gutted and completely redone" (Bethany Lutheran Church 2013). Still, primary architectural details dating to the church's construction remain, including the graceful round arch that enframes the altar. In fact, the sanctuary of this church has been called "the most impressive of northern Michigan's Swedish churches" (Winquist 1995: 125). Stained glass windows depict Christ with children in pine-covered snowy hillsides near Scandia. Three windows now in the fellowship hall addition but previously in the rear of the church depict Swedish leaders: King Gustavus Adolphus 1594-1632, Dr. Tuve Hasselquist, the Swedish Lutheran leader in America, and the Reverend Carl Olander, pastor of Zion Lutheran Church, Marinette, Wisconsin, who presided at Bethany's organizational meeting in 1879.

Bethany Lutheran traces its origins to 1879 when 35 members met in Carl Olson's house and formed the church, which joined the Augustana Synod. Nels Ludington, owner of the Ludington Lumber Co., donated a parcel of land for the church building at Wells and Mary Streets (now 1st Avenue South and South 11th Streets), which remains the location of the church today. The first church was built in 1880, and was replaced by a larger one seating 300 on the same site in 1891, followed by the current church built 1912 (Bethany Lutheran 2013; Dunathan 1963: 82).

Bethany was the fourth Swedish Lutheran church established in the Upper Peninsula after Ishpeming in 1870, and Calumet and Michigamme in 1877 (Mead 2012: 47). It established a Sunday school in 1884. The 175-foot-tall spire of the second church, built in 1891, reputedly helped guide ships into Escanaba's harbor. Thousands of Escanabans gathered to watch the demolition of the landmark tower in 1912 in preparation for construction of the present church, which cost \$39,000 and incorporated windows costing \$975.00 (Bethany Lutheran 2013).

Originally all services were held in Swedish, but by 1919 every other Sunday evening service was in English. In 1921 church minutes were recorded in English, but the congregation did not adopt English as the official language until 1929, and as late as 1979 the church was still holding some services in Swedish (Bethany Lutheran 2012; Mead 2012: 47, 64). Swedish ties have always remained strong, and in 1948 the Prince of Sweden visited Bethany Church during his visit to Escanaba.

The 1906 and 1913 editions of the Sanborn maps label the congregation as "Swedish Lutheran Church," although the 1907 city directory identifies this as Swedish Evangelical Lutheran Church (Polk 1907: 28), while the 1921 edition identifies the church for first time as "Swedish Lutheran Bethany Church." These Sanborns also reveal that the parsonage standing at 210 S. 11th adjacent to the south side of the church was built between 1921 and 1929 on the site of an earlier dwelling. Later Sanborns identify the church simply as "Bethany Lutheran

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 140

Church.” An educational building was added to the west side of the church in 1957 and dedicated in 1958; it was expanded and offices added in 1999 (Bethany Lutheran 2013).

An article in the local newspaper in 1911 revealed that the church architect, C. E. Edwins of Minneapolis, had been in town several days conferring with the building committee, and although the final plans had not been completed, he had received “suggestions from the committee as to style, etc.” and would be delivering the designs “as soon as possible after the meeting of the congregation on June 1 to complete the final arrangements” (*Escanaba Daily Press* 1911; Lindahl 2013). (The architect was from a family with strong Lutheran links – his brother, August W. Edwins, was a “well-known pioneer missionary to China” {Bethany Lutheran Church 1954: 26}).

The church’s cornerstone was laid July 7, 1912. The work of soliciting funding, managing the contracting, and quality control as the church was built was largely in the hands of the pastor, the Reverend C. Albert Lund (who became the church’s pastor in 1906 and remained in that position until 1944). It was a stressful endeavor because it was necessary that the church be constructed as quickly as possible since it was to be built on the site of the old church. The estimated cost of the new church was \$35,000. At the April 22, 1912, church business meeting, the six bids received were opened, and they ranged from \$31,300 to \$42,328. After revisions to lower the cost, builder P. O. Nasvik of St. Paul was the low bidder at \$30,229 (*Bethany Echo* 1912: p. 2-3).

Architect Charles E. Edwins, of Minneapolis, Minnesota, was active in practice in the Midwest from the late 1890s into the 1920s (including the firm Edwins & Edwins), with a large portion of his work devoted to designing church buildings, primarily in rural and small town settings. He designed a number of Lutheran churches in Wisconsin and Minnesota, but the Bethany Lutheran Church is his only thus far identified Michigan church commission. The architectural firm that designed the Bethany Lutheran parsonage next door, built in 1922, was Edwins & Edwins of Minneapolis, the apparent successor firm to C. E. Edwins (Lindahl 2013). (See 210 S. 11th Street for discussion of the church parsonage.)

P. O. Nasvik, of St. Paul, Minnesota, built a range of structures during the 1910s and into the 1930s, primarily in Wisconsin and Minnesota. He built churches for a variety of denominations, as well as public buildings, but research identified no other Michigan projects.

210 South 11th St. Bethany Lutheran Church Parsonage (1922)
Edwins & Edwins, Minneapolis, Minnesota, Architect
Werner N. Olson, Escanaba, Contractor

This is a rectangular-plan, hipped-roof, brown brick residential structure composed of a two-story central section flanked by single-story bays. It is shielded by an asphalt shingle roof broken by brick chimney stacks. The façade is symmetrical, composed of a central entry door with sidelights that is shielded by a large flat-roofed wood canopy supported by wide brackets. Triple sash windows occur in the first-story on each side of the entrance, and paired sash windows occur in the slightly recessed single-story wings. Two small sash windows occur in the second-story above the canopy, while paired sash windows define each of the lateral bays. All windows have plain masonry sills, while those in the first-story display soldier bond brick lintels with masonry corner blocks. The piercing pattern of the second story of both side elevations is composed of two double-hung sash windows. The first story of the south side elevation consists of two triple sash windows, while the north elevation, facing Bethany Church, presents a single sash window and projecting outward slanting entry bay shielded by a flat canopy similar to but smaller than that of the façade. A small side-gabled brick garage is

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 141

situated west of the parsonage.

This parsonage was built to house the ministers associated with Bethany Lutheran Church, which is located immediately adjacent to the north. It was built in 1922 by Escanaba contractor Werner N. Olson from designs by the architectural firm of Edwins and Edwins of Minneapolis, Minnesota (the architect for the 1912 church building next door was Charles E. Edwins of Minneapolis) (Lindahl 2013/*Bethany Echo* 1922). Among other commissions, Edwins & Edwins designed the Clara Swedish Lutheran Evangelical Church in St. Paul in 1922, the same year as the Bethany parsonage (*American Contractor* 1922: 70). Werner N. Olsen's bid of \$13,868 beat out five other bidders for this work, including P. O. Nasvik of St. Paul, who had built the Bethany Church a decade earlier, three others from Escanaba, and one each from Iron Mountain and Ironwood (Lindahl 2013/*Bethany Echo* 1922). The church website states the parsonage was built at a cost of \$18,000, so it is possible that contract revisions or change orders increased the budget (Bethany Lutheran Church 2013). (See also 202 S. 11th Street for Bethany Church designed by C. E. Edwins in 1912.)

NORTH THIRTEENTH STREET, EAST SIDE

110. Building (between 1956 and 1959)

This is a single-story, rectangular-plan, flat-roofed, one-part commercial block constructed of concrete block, brick, and limestone veneer. The façade is three bays wide, composed of a shallow recessed entry flanked on each side by a large, triple fixed-pane window. The front is clad entirely in random ashlar limestone veneer below a metal panel fascia that spans the upper façade above the windows and contains the centered signage. The south side elevation is of concrete block and lacks fenestration, while the north side elevation is constructed of red brick and is pierced by three glass block windows with masonry sills.

This building is the product of renovation and may be a synthesis of two previously separate structures or the addition of bays to an older existing building. Strong evidence is provided by the side elevations that are entirely different in composition – concrete block to the south and brick to the north, which appears of earlier vintage.

Sanborn maps reveal this building post-dates the 1950 map. City directories reveal no occupant at this address through 1956, and in 1959 the Escanaba Dental Clinic occupies the building, which continues through 1963.

NORTH FOURTEENTH STREET, EAST SIDE

110. Building (built between 1949-53) Photo 36, left

This is a single-story, rectangular plan, flat-roofed, commercial block constructed of concrete block. The fenestration of the vinyl-sided façade consists of a central recessed entry door between two adjacent fixed-pane windows, and a corner entry door. A shallow pent roof shields the entrance. The side elevation is of concrete block and lacks fenestration.

Sanborn maps reveal this building post-dates the 1929 edition. The 1950 map shows a cinder block building, although the footprint has been expanded since that time. City directories reveal no listing for this address through 1948, and it appears for the first time in 1953, when it is occupied by the *Milwaukee Journal* office. The 1959 and 1963 editions reveal it continued to house the *Milwaukee Journal*, but that the building also houses Bill's Tailor Shop.

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 142

NORTH FIFTEENTH STREET, EAST SIDE

106. Building (Built between 1921-1929; 1990s?)

This is a dark red brick, two-story two-part commercial block with a gable roof masked by a stepped falsefront. The building has been expanded through the addition of long flat-roofed single-story textured concrete block extension to the west-facing building's north. The street-level front of the two-story building has been renovated to create a uniform textured block façade with the single-story northward extension. In the front a south-end entry door that leads to the second floor of the two-story unit is aluminum-framed and outlined by beige metal panel siding that also sheathes the first bay around the corner on the south side. The three bays extending northward are defined by narrow fixed-pane windows within textured concrete block. From here, the single-story bays are defined by a glass door and three more of the narrow fixed-pane windows. An older (c. 1950s) pinkish-orange stone-faced pier separates these windows from a steel entry door and an overhead door bay toward the north end. A c. 1950s metal horizontal canopy extends from the south corner entry door nearly to the garage door south of the north end. A wood sign panel bearing the name of the business, NU-WAY CLEANERS, extends across the entire part of the façade above this canopy.

The brick second-story facing extends around the front and both sides, including the exposed ground story on the south side. The fenestration of the second-story front is asymmetrical, composed of a triple and a single double-hung sash window. The stepped parapet has simple tile coping. The south side elevation is functional in fenestration, containing only two windows in the ground floor and four in the second, while the visible second story of the north side elevation is similar, but consists of six double-hung sash windows.

A c.1939 photograph reveals the two-story building then had no north extension. The street level front displayed a recessed center-entry storefront, with large window each side, and a narrow second-story entrance, with tall square-plan transom above. There were three equally spaced second-story front windows, today's triple window apparently occupying the locations of the northern two and the wall between. The south side then had only the two ground-floor windows and the two outer and the central window upstairs.

The 1929 Sanborn map is the first to show the two-story building; 1921 and previous maps do not show it. But it seems possible this is an older building, moved to this location sometime between 1921 and 1929 and perhaps then refaced in brick. The 1950 map shows it housing a Restaurant. City directories reveal no entry for 106 North 15th Street through the 1929 edition. By 1937, the Blanchet Funeral Parlor is located here, followed by the Patrick T Degan Funeral Home by 1941 (the c. 1939 photo shows Degan Funeral Home signage). In 1948 the Eatmore Café occupies the building, and by 1963, Nu-Way Cleaners is here. The 1950s-looking aluminum canopy and the small exposed section of random ashlar masonry in the south part of the one-story extension suggest the building was extended part of the way north c.1950s. The textured block façade and the far north end extension likely date much later.

112 North 15th St. Salvation Army Building (1937)

This is a light-hued brick, two-story, rectangular plan, flat-roofed building of simple design. The façade's symmetrical three-bay street-level fenestration is defined by a central square-head recessed entrance containing an aluminum frame door, with transom and sidelights, which is flanked on each side by a triple double-hung sash window with soldier bond brick lintel and masonry slab sill. The three bays of the second story are composed of a centered triple double-hung sash window situated between two paired double-hung sash windows. These also

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 143

have masonry sills and soldier bond brick lintels. The side elevations reveal the building steps down to a single-story rear section. The street levels of each are pierced by five double-hung sash windows downstairs and the second story by three double-hung windows, all with masonry sills. The building has a simple masonry-coped parapet. A c. 1939 photograph reveals six-light sash in all window openings rather than the one-over-one windows that have replaced the original second-story front windows. Otherwise the building is little changed from that time.

City directories reveal the Salvation Army occupied this building by 1937 and continued here through the 1963 edition. Escanaba pioneer Eli P. Royce records occupancy of one of his buildings by the Salvation Army as early as 1905. City directories reveal that the Salvation Army rented space during the early 1900s at 803 Ludington, and by the 1920s in buildings at 506 and 1709 Ludington. Major Arvid Hamilton was instrumental in building the present Citadel at 112 N. 15th St. in 1937 (Dunathan 1963: 83).

114 North 15th St. Building (post-1929)

This is a single-story, narrow-fronted and deep, rectangular-plan, flat-roofed concrete block building. The façade is pierced by a central steel entry door between a low sliding window on one side and a paired double-hung sash window on the other. The front's low stepped roofline parapet is capped with tile coping. The side elevations step downward gently toward the rear with the roof slope. The fenestration of the south side elevation consists of an entry door flanked on one side by a paired double-hung sash window and on the other by an infilled window void.

Sanborn maps reveal this building was constructed after the 1929 edition and appears in the 1950 edition to have functioned as a Dwelling, addressed as 114 N. 15th Street. It may have been an annex to the adjacent Salvation Army building. No entries relating to the building appear in the city directories.

STEPHENSON AVENUE, WEST SIDE

117. Escanaba Power Company Building (1892) Photo 45

This is a complex of single-story industrial-type buildings that are now combined and occupy an L-plan footprint that occupies most of the north half of a city block at the intersection with 1st Avenue North. The complex is comprised of three sections: (1) a gable-roof south section extending west from Stephenson, with its gabled end fronting on Stephenson masked by a raised, stepped parapet; (2) a northern gable-roof section twice as long as the south section, with gable end fronting Stephenson and length along 1st Ave. North's south side parallel with the south section; and (3) a four-bay hip-roof concrete block garage structure behind (west of) the north building facing 1st Ave. North.

The gable-roof south section has painted brick walls and a broad side-gable form divided by a brick firewall into a front section extending back two-thirds of the depth and a rear section one-third of the depth. The south façade shows evidence of segmental-arch-head window openings now bricked up. The Stephenson front is faced in vinyl siding and rises into a stepped parapet. The fenestration consists of a door at the right and three large fixed-pane windows to the left of it. Adjoining this section on the north is a narrow, low-roofed extension along the entire side that now fills formerly open space between the south and north sections. The south section's south side displays more of the large windows, but partly of glass block, plus a broad vehicular entry. A large square-plan red brick chimney stack rises over the roof partway back.

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 144

The gable-roof north section is twice the length of the south one but not as broad. A wooden structure, it is now clad in vinyl siding on all exterior facades. The Stephenson front contains only a central vehicular entrance. The façade rises into a low falsefront with a low gable over the central portion and a simple projecting cornice with brackets beneath each end of the flat-top side sections and beneath the gable peak. The exposed north side elevation displays only two windows plus another vehicular entrance near its west end. The long, narrow connector between the south and north buildings extends back, shed-roofed, to the west end of the north section and displays a few small, partly blocked-in window openings plus another vehicle door at the back. The building interior consists of approximately 4,500 square feet of office space, primarily towards Stephenson Avenue, and over 7,000 square feet of open garage and warehouse space.

This complex is of great historic importance for its role as the operations headquarters for the Escanaba area's trolley or electric railway service during most or all the time it operated, until the service was abandoned in 1932. The Escanaba Electric Street Railway Co. was established in 1891 and merged with the Escanaba Power Company, whose dams and hydroelectric plants on the nearby Escanaba supplied the area's electric light and power, in 1909 to form the Escanaba Traction Co. This complex was built between 1891 and 1899. The north and south gable-roof buildings appear as separate buildings in the first, 1899 Sanborn map that covers this area as parts of the Escanaba Electric Street Railway Company complex, with the southern structure labeled "Power House" and "Dynamos," and the northern building as the Car House. The 1906 map shows the Power House with north-side extensions filling some of the previously open space between it and the Car Barn and also show the Car Barn extended west to its current length. A newspaper article from 1901 reveals the company had built a "large fuel shed" at the rear of its power house (*Iron Port* 1901h). The 1921 map shows the full connector between the two buildings and the extension west along the north or Car Barn section's south side as they exist today.

The 1921 map shows the complex housing what was by then named the Escanaba Power & Traction Co., and the Car Barn capacity is described as 16 cars. The 1929 edition reveals an unchanged footprint with the complex now housing the Escanaba Traction Co. In addition, a detached, square plan, concrete block garage building has been constructed on 1st Avenue North just west of the rear of the Car Barn. In the 1950 edition the building footprint remains the same, but the southern former Power House building is identified as the Upper Peninsula Power & Light Co. General Storage, and the northern former Car Barn is labeled Michigan State Highway Maintenance Garage, "Capacity 14 Cars and Trucks."

In 1937, city directories reveal, the building at no. 105 was occupied by the Central Electric Co. and no. 107 by Charboneau Body Works. The Central Electric Co. continues in 105, and 107 is occupied by the Auto Paint Shop in 1939, with both continuing there in 1941. In 1939, 117 is occupied by the Michigan State Highway Department's Maintenance Division shop. By 1963, 115 is occupied by the Upper Peninsula Power Co. warehouse and 117 houses the Upper Peninsula Power Co. service department.

The Escanaba Power Company was established in 1892 to provide electricity, mostly for lighting, to the Escanaba area. The company merged with the Escanaba Street Railway Company in 1909 to form the Escanaba Traction Company, later the Escanaba Power Company. These buildings housed the company's original generating plant, powered by steam engines (Hyde 1976), and its car barn and shops.

A trade journal from 1898 reveals the Escanaba Electric Street Railway Co., J. K. Stack President, at that time had \$50,000 in capital stock and no debt, operated four motor cars with McEwen Engines, and St. Louis cars that ran on 4 miles of track powered by Westinghouse dynamos (ASRI 1898: 80). A company summary for 1903

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 145

reveals that the Escanaba Electric Street Railway Co., which had been granted a 30-year charter and municipal franchise on March 23, 1891, had been reorganized in 1898. By 1903 it had expanded to 7.5 miles of track and 12 motor cars, and was running Pullman, Laclède, American and St. Louis cars operating with Corliss & McEwen engines, the system powered by Westinghouse dynamos and Westinghouse and General Electric motors (ASRI 1903). The following year, 1904, although its equipment remained stable, it had expanded to 9.5 miles of track, its ridership totaled 666,842, and it had been granted a new 30-year franchise in 1903 (ASRI 1904: 147). The company at that time reported that it planned to extend its lines to Gladstone (*Commercial* 1904b: 24) and also planned to make improvements to its power house (EWE 1904: 296). In 1909 it was granted a 30-year franchise to operate to Gladstone (*Electrical World* 1909). The line was in service from 1910 until 1932 (Hilton and Due 1964: 20).

The Escanaba Traction Co was incorporated in Michigan in 1909, with J. K. Stack as president and capital of \$500,000 (Polk 1911: 27), and changed its name to the Escanaba Power & Traction Co. in 1920. The Escanaba Traction Co. was a consolidation of the Escanaba Electric Street Railway Co. and the Escanaba Power Co. In 1910 its lines had been extended to Gladstone, and it was running cars over 17 miles of track. Its equipment was generally unchanged from earlier reports, but the power company portion of the business operated three power houses on the Escanaba River, the last of which was completed in December, 1915. The three plants provided electricity to the Escanaba Paper Co. and other industries, with two of them dedicated to generate electricity for the operation of the street railway system and the lighting of Escanaba, Gladstone and Wells, Michigan (Poor's Publishing Co. 1922: 434). (*MMFR* 1920).

The Escanaba Electric Pulp and Power Co., was established in 1892 to provide electricity, mostly for lighting, to the Escanaba area. It was reorganized as the Escanaba Power Company in 1908, and in 1909 merged with the Escanaba Street Railway to form the Escanaba Traction Co. After the merger it increasingly focused on providing power for the transit system. It controlled several dams on the Escanaba River, including two near Escanaba: Dam No. 1 constructed in Escanaba in 1907 with a larger powerhouse constructed in 1923, together costing \$200,000, Dam No. 2 built in 1911 to service the newly established Escanaba Pulp & Paper Co., and Dam #3 was constructed in 1915 near Gladstone. In the 1930s, the Upper Michigan Power & Light Co. was a successor company to the Escanaba Power & Traction Co. The company was liquidated in 1958 and its electric distribution system was sold to the Upper Peninsula Power Co. (*Municipal Journal & Engineer* 1908: 853; Dunathan 1963: 236-237; Hyde 1976: 88-89).

A recent listing of Escanaba DDA members for 2012 identifies this building was still the address for Upper Peninsula Power Company (EADDA 2012), revealing that it had been occupied by that company for half a century.

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 8 Page 1

SIGNIFICANCE

Summary Paragraph

The Escanaba Central Historic District meets national register criterion A under Commerce as the location of Escanaba's central business district since the city's beginning, retaining buildings that collectively have housed much of the city's commercial activity, including leading businesses over the years. The downtown possesses historical importance as it evolved initially through the stimulus of the lumber industry and then boomed because of its iron industry-related ore docks and commercial port facilities. The district meets national register criterion A under Government for containing the Delta County Courthouse, housing county government since its completion in 1961, the Escanaba State Office Building, constructed in 1955-56 and still in service today, the U.S. Post Office/Federal Building, in use from the early 1910s until the 1970s, and the Escanaba City Hall, which served as City Hall for nearly a century (1903-1994). The district is also important under criterion A for housing buildings significant in Escanaba's educational history, including the Escanaba Junior High School, recently renovated and still in use over three-quarters of a century later, the 1903 Carnegie Library, the St. Joseph's School William Bonifas Auditorium and Gymnasium, serving from 1937 through the 1960s and continuing today as the Bonifas Arts Center, the former Bonifas Catholic Technical School that occupied a portion of the former Richter Brewery during the 1940s and 1950s, and buildings that housed the former Cloverland Commercial College between the early 1900s and 1961. The district is also important under criterion A in relation to Social History and Recreation for fraternal hall buildings such as the Masonic and Elks Temples and North Star Hall, which served as meeting places for a variety of fraternal and social organizations, and surviving buildings that served as recreation and entertainment centers, such as the Ben's, Michigan, and Delft Theater buildings and the Arcade Recreation Parlor. Under criterion A the district is also notable for its many buildings that reflect and illustrate the important roles in downtown development of certain of the city's many ethnic groups – the Scandinavians, particularly the Swedes, but also the Danes and Norwegians as well, the Lebanese-Syrians and the Jews. This important ethnic history is represented in such buildings as Bethany Lutheran and the Swedish Evangelical Missionary Church, and the *Medborgaren* newspaper's building, Gus Asp's news stand, department stores such as Kratze's, Gessner's The Fair Savings Bank Store, Saykly's confectionary store, among many others. Finally, there are hotels, such as the Delta, built as a first-class hotel to compete with the city's oldest surviving hostelry, the Ludington Hotel, and other small concerns, such as the Metropolitan Hotel, all of which served various markets and provided comfortable accommodations and gathering places for visitors to the city from the 1860s through today. In addition, the district meets criterion C for its many governmental, institutional, church, and commercial buildings that illustrate and represent a broad range of high style and vernacular late nineteenth and twentieth-century currents in American architecture. The district includes some surviving examples of the simple frame two-story late nineteenth century commercial blocks, a number of fine examples of early twentieth century Commercial Brick blocks, and, less commonly, Mid-Century Modern buildings. The district is also notable for high style architecture present in its government, educational and church buildings and its public and commercial Lake Superior sandstone structures that represent a distinctive product of the Upper Peninsula at the turn-of-the-twentieth century.

Historical Overview, Delta County

Escanaba's development is intimately linked to the national scene. Initially, the lumber industry was the catalyst to the city's growth. Prior to the Civil War, the N. Ludington Co.'s mill at Flat Rock produced about 10,000,000 feet of white pine lumber annually, at that time reputed to be the largest production west of the Hudson River (Sawyer 1911: 377). During the Civil War, the Chicago & North Western (C&NW) Railway reached Escanaba and funneled ore from the Marquette ore fields to the port, shipments that were crucial for Union armament and munitions. After the Civil War, the lumber and iron industries continued to fuel the city's growth, and the

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 8 Page 2

expanding port facilities and completion of rail lines linking the city to points west and south solidified its role in the national economy.

The first historic occupation of Delta County occurred as early as the 1830s at Escanaba, which is defined here as the zone extending from Sand Point north and east to the Escanaba River. This locale near the mouth of the river was then known as Flat Rock, for the stone exposed in the river bed. Delta County was established in 1843 and attached to Michilimackinac County for judicial purposes. The county would develop slowly and its initial progress hinged on harvesting the area's vast timber resources. Louis Roberts is credited with being the first permanent settler in the county, arriving at Flat Rock in 1838 to take over a small mill begun a few years earlier by a man named Chandler (Sawyer 1911: 231; Dunathan 1963: 6). In 1842 John and Fred Smith took over the mill, which passed to Jefferson Sinclair and Daniel Wells in 1846. This partnership operated it until 1851 when ownership was transferred to a new partnership of Nelson Ludington, Harrison Ludington, and Sinclair, who operated it until 1855 when Sinclair retired (Andreas 1883: 231). In the decades that followed, spring drives funneled logs down the Escanaba River to sawmills at Flat Rock and at Wells, settlements that developed around the expanding mills.

Settlement elsewhere in the county occurred gradually. A steam mill built in 1850 at the mouth of the Whitefish River was the catalyst for establishing the village of Masonville, the first real settlement in the county (Andreas 1883: 232). The village became the nominal county seat of Delta County until 1861 when the boundaries of Delta County, then attached to Mackinac County, were redefined and the seat moved to Escanaba.

Wood products were the initial catalysts for the growth of Delta County and Escanaba. Isaac Stephenson had acquired an interest in the N. Ludington Co., joining the Ludingtons after Sinclair retired in the 1850s. The "N. Ludington Company was the pioneer of the large lumbering corporations and outlived all its early great competitors" (Sawyer 1911: 300-301). This company formed the basis of what would become one of the county's largest enterprises for over a century. When Stephenson acquired full control in 1888, the renamed I. Stephenson Company built another mill at the mouth of the Escanaba River at Wells, a couple miles north of the city. In 1899 the company erected a mammoth hardwood and flooring mill and purchased the Ford Lumber Co., securing access to a tract of 300,000 acres of timber lands in Delta, Menominee, Dickinson, Iron and Marquette counties (Sawyer 1911: 377). In the early 1900s, the Stephenson mills had an annual production of 100,000,000 feet of lumber, 75,000,000 shingles, 75,000,000 lath, and 20,000,000 feet of maple flooring (Sawyer 1911: 303).

While initial settlement was linked to timber harvesting, the real growth of the county did not occur until it participated in the development of the Upper Peninsula's vast iron reserves. Settlement accelerated dramatically after the Peninsula Division of the C&NW Railway completed its ore docks and linked Escanaba by land to the Marquette Iron Range in 1862 (Sawyer 1911: 362-3). The county grew from a census count of 1,172 in 1860, more than doubling each decade to 2,542 in 1870, 6,812 in 1880 and 15,330 in 1890, then expanding by over 50% to 23,881 in 1900, and by over 25% to 30,108 in 1910. The population grew slowly through the 1920s, to 32,280 by 1930 and to 34,037 by 1940, essentially stabilizing at that level through the 1960 census, and fluctuating since that time between about 36,000 and 39,000 residents (Sawyer 1911: 383; Delta County 2012). The city of Escanaba also experienced its most rapid growth through the early 1900s, increasing from 6,808 in 1890, to 9,549 in 1900, and 13,194 in 1910, but decreasing to 13,103 in 1920 and remaining essentially static at that level, with a population of 12,616 as of the 2010 census (Sawyer 1911: 383; US Census).

Situated on one of the finest natural harbors in the Great Lakes, and one that stays ice free longer than most, Escanaba has a history closely connected to its shoreline setting. This environment also determined the city's

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 8 Page 3

initial layout and development, as growth extended northward from Sand Point along a linear strip of high ground paralleling the lakeshore. This setting determined the axis of what would become the city's primary commercial thoroughfare and heart of the central business district, Ludington Avenue. Escanaba's location at the northern end of Lake Michigan also positioned it to be a key point as a node for lake shipping and the region's developing railroad grid. First connected northward to the Marquette Iron Range and then westward to the Menomonee Iron Range, Escanaba saw much of its growth fueled by its role as a transshipment point linking rail and lake transport for iron ore.

Development and Growth of Escanaba

Initially the general location of what would become Escanaba was known as Sand Point. The name of the settlement that would eventually arise there appears to be named from Ojibway words meaning either "flat rock" or "land of the red buck." E.P. Royce who platted the city named it after the river and stated he thought the term meant flat rock, which seems to be supported by a treaty dating to 1830 that identifies the locale as Skonawby (DCHS 1958). The 1860 state gazetteer identifies the settlement as "Esconawba," and the 1867 edition as "Escanawba," but by the 1873 edition it is identified as Escanaba (Hawes 1860: 148; Chapin & Brother 1867: 207; Scripps & Polk 1873: 272).

The first substantial occupation at the city site occurred in 1852 when Jefferson Sinclair and Nelson Ludington, who owned the sawmill at Flat Rock, harvested timber on the land and constructed a log building at the lake edge. Development was not spawned until 1862-63 after the site was platted by N. Ludington Co. surveyor E.P. Royce, extending for about a mile westward from Sand Point (Lindquist 2012: 8). A relative boom occurred when the C&NW Railroad began construction of its line to the iron fields and the town was flooded with workers. In 1863 a large boarding house was built to house railroad workers, in addition to buildings to house contractors and the settlement's first store (Andreas 1883: 233). The first church services were held in the boarding houses in 1863 when Escanaba was a "forlorn little hamlet in the swamp" (Sawyer 1911: 371). In 1864 E.P. Royce filed the Original Plat of Escanaba, with many of the streets named for prominent men associated with the C&NW: Ogden, its President, N. Ludington, and Samuel Tilden, a major investor in the line. Nelson Ludington advocated that cross streets should be named for women in his family and family friends: Charlotte (10th) Street for his wife, Sarah (14th) Street for Mrs. Royce, and Jennie, Fannie, Mary, Hattie and Hester Streets (Lindquist 2013: 9). Also in 1864, a frame Catholic church was constructed, and Ferdinand Armstrong constructed a small hotel, which would be moved to the south side of Ludington Street and was the first section of what would become the Ludington House (Andreas 1883: 234, 241). As the locale's prospects brightened, the city's first substantial hotel, the Tilden House, was constructed jointly by the C&NW railroad and the N. Ludington Co., followed shortly thereafter by the Oliver House (Sawyer 1911: 364).

Steamships soon began docking regularly at the city, providing passenger and freight service linkage from Green Bay until the rail lines were extended between Escanaba and points south and west. The year 1865 witnessed two major milestones for Escanaba: the Peninsular Line of the C&NW Railway linked the city to Negaunee and the Marquette Iron Range and the city's first ore dock, Dock No. 1, was ready for shipping. The first ore arrived by train for transfer to lake vessels. Although the rail trip to the port facilities was much longer than that to Marquette, the location of the port at Escanaba was much closer to the steel mills along the Great Lakes. It was estimated that the transportation cost for ore was \$1.00 per ton lower through Escanaba than Marquette, which provided a great financial incentive for the mines to ship through the newly opened rail port to Fayette and other smelting locations (*Mechanics Magazine* 1865: 220-221). In addition, Escanaba's more southerly location resulted in a longer, ice-free shipping season than its northern competitor.

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 8 Page 4

Commercial development accelerated, with general stores, blacksmiths, and other businesses developing. In 1867, the US government appropriated \$11,000 and the Sand Point Lighthouse was constructed to aid the increasing shipping (Andreas 1883: 234-35; Munsey 1890: 20). The city's first newspaper, the *Escanaba Tribune*, was established in 1869 (Andreas 1883: 239). Escanaba was incorporated as a village in 1866 and in 1883 incorporated as a city, only to be reincorporated in 1891 (Sawyer 1911: 364).

Escanaba's growth was dependent on its connections to the Upper Peninsula's vast ore resources and to outside markets, initially by lake and subsequently by rail as well. In 1862 the Lake Forwarding Company was incorporated to put steamers on Green Bay and run between the city of Green Bay and Little Bay de Noquet, from which point the C&NW's Peninsula Railroad was to run to Marquette. Steamers continued in service until the railroad was extended, in 1872, from Fort Howard (Green Bay) to Escanaba (Stennett 1910: 60).

To secure the business of the Upper Peninsula of Michigan, the Peninsula Railroad Company had been organized in 1862 and was authorized by the Legislature of Michigan to build a railroad from Escanaba, on Little Bay de Noquet, to Marquette on Lake Superior. Work was commenced in 1863, and the road was completed to the Jackson Mines, at the village of Negaunee, about a dozen miles west of Marquette, where it formed a junction with the Marquette, Houghton & Ontonagon Railroad. In October, 1864, the Peninsula Railroad was consolidated with the Chicago & North Western Railway, and was named the "Peninsula Division" (Stennett 1910: 61). This association ensured connections to points south, including Chicago.

The Minneapolis, Sault Ste. Marie and Atlantic Railroad was founded in 1883, projected to be built between Minneapolis-St. Paul and Sault Ste. Marie, to connect with the growing Canadian Pacific Railway system. The plan was to provide upper Midwest shippers an alternative shipping route exclusive of Chicago, making rates more competitive. In 1887, the railroad was extended from Rhinelander, Wisconsin, to the ports of Sault Ste. Marie and Gladstone, where it erected facilities connecting it and other points across the upper Midwest to Minneapolis. Renamed the Minneapolis, St. Paul and Sault Ste. Marie in 1888 (often called the Soo Line), it was extended regularly through 1915, expanding the line across the Upper Midwest and into Canada.

Thus, during the 1860s the city was connected by rail only to the Marquette Iron Range, relying on lake transport for other connections. The developing rail grid embodied by the C&NW and the Minneapolis, St. Paul & Sault Ste. Marie Railroad (Soo Line) connected Escanaba to points in Wisconsin and Michigan and ensured its development as an important northern Great Lakes city. The C&NW, extending early from the Marquette Range, and the Soo Line, extending later from the Menominee Range, essentially made Escanaba, because the ore transport and dock facilities defined the city for generations (Sawyer 1911: 225). A bit later, in 1900, the Escanaba & Lake Superior Railroad entered into an agreement with the Milwaukee Road to extend its tracks from Watson to Channing for the hauling of iron ore to the Milwaukee Road docks at Escanaba (Duchaine 1950). In 1882 the E&LS had been consolidated into the C&NW (Stennett 1910: 98).

The ore dock facilities were constructed to link the carloads of ore arriving on trains to large freighters that would travel to furnaces in Fayette and the lower Great Lakes. This system eventually resulted in Escanaba's rise to its status as one of the largest shippers of iron ore in the world at the turn of the twentieth century. In 1865, the first year the C&NW had completed the line between Escanaba and Negaunee, 31,072 tons of ore were shipped out (Munsey 1890: 20), perhaps ten times more than had been possible previously (Dunathan 1963: 24). After Escanaba was connected to the Menominee Range in the 1870s, adding to the Marquette Range shipments, ore shipments reached record levels. By 1880, the port shipped out 2,107,129 tons of ore, and by 1889 had risen to 3,003,682 tons (Munsey 1890: 20). By 1892, Michigan produced nearly one-half of the iron ore mined in the

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 8 Page 5

United States (Royce and Palmer 1893: 128). The state's first ore had been shipped from Marquette in the early 1850s, and the port of Marquette had led in shipments until 1879 when it was surpassed by Escanaba, which by 1891-92 shipped more ore than any other port in the world (Royce and Palmer 1893: 129).

Escanaba's shipping facilities had expanded to meet the need. The Merchant Dock, constructed in 1863, was the city's first major commercial dock, built for ships bringing equipment and building materials for the C&NW construction project. Three large ore docks were built in 1865, 1873 and 1880. At the time of its construction in 1880, Dock No. 3 was reputed to be the longest timber structure in the country (Andreas 1883: 236-7). The ore docks dominated the shoreline, and each one that was added was larger than its predecessors. The C&NW Dock No. 6, which was built in 1903 and reconstructed in 1924, was 1,920 feet long, 70 feet high, and had a capacity of 80,000 tons (Dunathan 1963: 23). By 1910 the port boasted six huge, electric-lighted docks that could handle thirty vessels simultaneously, with a total capacity of 6,000,000 tons of ore (Sawyer 1911: 364). During the 1920s and 1930s no additional ore docks were constructed, but during World War II, a huge ore dock was constructed by the federal government to ensure the delivery of shipments from northern mines should the canal and locks at Sault Ste. Marie be disabled. However, these facilities were never activated or used, and were dismantled after the war.

By the early 1880s the village of Escanaba had grown to over 4,500 people and its economy was based primarily on the transit of iron ore, with the city port and rail facilities annually handling 4,000 trains and 1,500 lake ships (Andreas 1883: 235). Besides timber and ore, the city's economy had also diversified into other extractive industries. The fishing industry had developed steadily. By the early 1880s fisheries were a million dollar industry, and the city boasted an "immense freezing house" to process the fish, reputedly the largest of its type in the country at that time (Andreas 1883: 235, 238). By 1890 the census reveals that Escanaba had 7,317 residents.

In the first decade of the twentieth century, the leading industries of Escanaba provide a glimpse of the industrial base of the city (Sawyer 1911: 371-373). In addition to the ore docks, the C&NW established its division headquarters in Escanaba, employing 750 men. The Escanaba Manufacturing Company was reputed to be the largest (wooden) butter dish, pie plate and clothes-pin factory in the world, with an output of over 1,800,000 butter dishes, 720,000 clothes-pins and 75,000 pie plates produced from 8,000,000 feet of timber every year. The Escanaba Manufacturing Company was identified as a major employer, as well as the National Pole Company, headquartered in Escanaba, with branches in fifteen of the largest cities of the United States to meet the needs of the market for telegraph and telephone poles. Among other leading industries were the Stegath Lumber Company and the Richter Brewing Company, located at what was then the west end of town in the 1600 and 1800 block of Ludington Street in the historic district. Stegath provided milled lumber and construction materials for the growing town. Richter was organized in 1900, and built a fully equipped brewery, comprised of a large four-story brick brew house and a bottling house. The equipment of the plant included "modern refrigerating apparatus, of the ammonia type, and a plentiful supply of pure water drawn from a deep artesian well" (Sawyer 1911: 373).

Downtown Escanaba

During its initial settlement, Escanaba's only link to the outside world was by its natural harbor and the Great Lakes. The 1860 state gazetteer mentions the settlement for the first time as "Esconawba," a post village having a population of 150, containing a general store, a water flouring mill, two sawmills, and a select school (Hawes 1860: 148). Roads were not developed, and the railroads would not connect Escanaba with the national grid until the 1860s and 1870s. The harbor was the link to the outside world through schooners and steamers. The railroad and the N. Ludington Company were catalysts behind the original plat for the city, with wide streets centering on

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 8 Page 6

access to the busy harbor and reserving land for the railroad's tracks, docks, yards and shops, which were located along the shoreline east of the historic district. The Original Plat of Escanaba, recorded in 1864, extended west to Jennie St. (12th Street), south to Tweedy St. (5th Avenue South) and north of Sinclair St. (4th Avenue North). The scale indicates that the streets are 80 feet wide, except for Wells Street (1st Avenue South), which was 120 feet and was anticipated to be the primary thoroughfare of the city. Lots were generally 50 feet wide and 140 feet deep (SMDLRA 2013a). In general, primary roadways in the waterfront area are quite wide. Prior to 1932, the Escanaba Street Railway Co. (Escanaba Traction Co. after 1909 and then Escanaba Power and Traction Co. after 1920) ran trolley tracks down the center of city streets. When the railway ceased operation in 1932, the street width occupied by the tracks became part of the roadway. Today the extra width has been used to create center turn lanes or allow angle parking.

By 1867, the village of "Escanawba" is only briefly mentioned as a county seat (Chapin & Brother 1867: 207), but even at this early period, the settlement of about 300 people included among its businesses, Joseph Simon's bowling alley and saloon (Lindquist 2013: 10). According to the 1870 census, the city had grown to 1,303 residents, but by the time of the publishing of the state gazetteer for 1873, Escanaba is described as an "important incorporated village" with 2,000 residents that was "becoming something of a summer resort," with the summary listing over seventy businesses and professionals (Scripps & Polk 1873: 272). The 1874 census places the city's population at 3,064, and the 1875 state gazetteer describes Escanaba with a population of 3,185, having an iron furnace, a planing mill, a brewery, 3 hotels, 2 churches, 2 school buildings and a weekly newspaper (Polk 1875: 344). The business and professional listing consisted of 115 entries, and the description noted that the city had two extensive ore docks and was rivaling Marquette in ore shipments.

The commercial district of the city grew from the waterfront toward the west. Wood frame buildings were built, and early businesses occupied Ludington Street and Tilden Street (now 3rd Street), which was essentially the center of the downtown at that time (Lindquist 2013: 10), with development extending on Ludington Street as far as today's 10th Street by 1871. In 1870, Escanaba's Village trustees ordered the owners of Ludington Street businesses to build plank sidewalks. During the 1870s Ludington Street saw its first two brick business blocks, the Ramsbeck Block built in 1874, and the Semer Block in 1877, neither of which survives today. By the 1880s there was a steady movement to replace the early frame buildings with more substantial and permanent brick buildings. Again this development moved from the blocks closest to the harbor along Ludington Street toward the west. The Ludington Hotel stands today as the primary reminder of this early development, a hotel built near the east end of Ludington Street close to the Merchant's Dock and the harbor. In 1882, the business district had been extended as far west as Mary (10th) Street, as revealed by the successful movement of businessmen to erect street lamps at Ludington intersections from that point eastward to Tilden (3rd) Street (Lindquist 2013: 43).

The city's rapid growth after the railroads and ore docks were in full operation is revealed by the recording of several plats along Ludington Avenue in the decade between 1882 and 1892. The Proprietors First Addition, filed in August 1882, extended west from the Original Plat, encompassing the blocks from Jennie (12th) Street to Norris (15th) Street between Sinclair St. (3rd Avenue North) and Ayer St. (3rd Avenue South) (SMDLRA 2013b). The lots fronting on Ludington are 50 feet wide and 140 feet deep. The Proprietors Addition to the City of Escanaba, filed in August 1888, primarily covers an area south of Ayers St. (3rd Avenue South) but a narrow strip approximately half a block wide extends northward along the west side of Norris (15th) Street past Ludington to Thomas Street (1st Avenue North). This plat therefore continues the platting of the city along Ludington west from the previous plats. As in the other plats, streets are 80 feet wide, alleys are 20 feet wide. The lots are 50 feet wide, and are generally 140 feet deep (SMDLRA 2013c), although they are now 160 feet deep along Wells Avenue (1st Avenue South). Wells was eventually reduced to an 80-foot width with the vacated 20 feet provided

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 8 Page 7

to lots on each side of the street, creating the deeper lots (Dunathan 1963: The Plat of the S.H. Selden Addition to the City of Escanaba, filed September 1888, extends west from the previous plat, across Oak (16th) Street to include the west side of Birch (19th) Street from the north side of Ludington southward past Hale St. (2nd Avenue South). Lots on the north side of Ludington are 35 feet wide from 16th to Stephenson, and then are 36 feet wide, while those lots on the south side of Ludington are all 33 feet wide. The streets north from Ludington that lead to commercial and industrial areas are 80 feet wide, while those to the south, which led to residential neighborhoods, are 70 feet wide (SMDLRA 2013d).

Escanaba and Buildings from the Nineteenth Century

The eastern blocks of Ludington Street included in the historic district contain at least ten commercial buildings that were constructed prior to the mid-1880s. The oldest building in the downtown and the east anchor of the historic district is the Ludington Hotel at 223 Ludington Street, portions of which appear to date to c. 1870. There are four other buildings that appear to date prior to 1883, all simple frame two-part commercial blocks that are renovated survivors of the early business district, located at 423, 500, 904 and 923 Ludington. Five other buildings along Ludington Street date between 1884 and 1888, a brick two-story commercial block with Late Victorian details at 413, the Elks Temple Building at 510 (although reconstructed in 1925, with a date stone from that year), an extensively renovated frame two-story at 608-12, a brick-faced building at 801 Ludington (the east half of 801-803), and a two-story frame with brick-veneer façade structure at 819 Ludington. The oldest nineteenth-century commercial buildings in the historic district, built between 1870 and 1888, are:

1870 to 1883

- 223 Ludington: Ludington Hotel (1870 with many expansions)
- 423 Ludington: Store (between 1884-88)
- 500 Ludington: Store (pre-1883)
- 904 Ludington: Store (pre-1883)
- 923 Ludington: Saloon (pre-1883)

1883 to 1888

- 413 Ludington: Store (between 1884-88)
- 510 Ludington: Building (later Elks Temple) (between 1884-88)
- 608-12 Ludington: Store (between 1884-88)
- 801 Ludington (east half of 801-03): Store (between 1884-88)
- 819 Ludington: Store (c. 1888)

Twenty-one additional buildings were built prior to 1893. This group includes key buildings along Ludington that employed red Lake Superior sandstone, such as the Masonic Building at 617-619 and the adjacent Daley Block at 613-615 Ludington. Others include the fine brick Late Victorian North Star Hall at 1210 Ludington as well as the large masonry and frame Escanaba Electric Street Railway building at 117 Stephenson. The nineteenth-century commercial buildings built between 1888 and 1893 are:

- 613-15 Ludington: Daley Block (c. 1888-93)
- 617-19 Ludington: (c. 1890)
- 709 Ludington: Store (c. 1888-93)
- 711 Ludington: Store (c. 1888-93)
- 803 Ludington: (west half of 801-803) Store (c. 1888-93)

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 8 Page 8

- 901 Ludington: Store (c. 1888-93)
- 908 Ludington: Store (c. 1888-93)
- 922 Ludington: Store (c. 1888-93)
- 1017 Ludington: Store (c. 1888-93)
- 1117 Ludington: Saloon (pre-1893)
- 1119 Ludington: Saloon (pre-1893)
- 1210 Ludington: North Star Hall (1892)
- 1213 Ludington: Russell Hotel (pre-1893)
- 1216 Ludington: Store (c. 1888-93)
- 1300 Ludington: Store (c. 1888-93)
- 1309 Ludington: Perows Hall (Saloon (pre-1893))
- 1318 Ludington: Saloon (pre-1893)
- 1320-22 Ludington: Store (c. 1893)
- 117 Stephenson Avenue: Escanaba Electric Street Railroad Building (c. 1892)
- 823 1st Avenue North: Saloon (c. 1888-93)
- 1123 1st Avenue North: Saloon (pre-1893)

Ten additional buildings were built prior to 1900. They are fewer in number than the preceding five-year period. Perhaps the slowing in the rate of construction is associated with the depressed national economy following the financial Panic of 1893. These buildings include the distinctive sandstone-embellished Michigan Building at 614 Ludington, and the single-story Stack Brothers/Gus Asp building at 616 Ludington. The Salinsky Brothers built a three-story double commercial block at 1006 Ludington as the original Fair Store that would become Ben's Theater when they built an even larger building (at 1100 Ludington) to house the Fair Store in 1903. The commercial buildings built between 1893 and 1899 are:

- 600 Ludington: Fogarty Block/Escanaba Daily Press Building (c. 1893-99)
- 614 Ludington: Michigan Building (c. 1893-99)
- 616 Ludington: Stack/Gus Asp Building (c. 189x)
- 701-03 Ludington: Stack Block (c. 1894)
- 1005 Ludington: Store (c. 1893-99)
- 1006 Ludington: The Fair Store (original)/Ben's Theater (c. 1893-99)
- 1009 Ludington: Store (c. 1893-99)
- 1011 Ludington: Store (c. 1893-99)
- 1015 Ludington: Store (c. 1893-99)
- 1122 Ludington: Store (c. 1893-99)

Therefore, some forty-one buildings, or well over one-fifth of the building stock in the historic district, date to the nineteenth century. The ten commercial buildings dating prior to 1888 are situated eastward from the 900 block. The nineteenth-century buildings constructed after 1888 occur in every block of the historic district, as far as the 1300 block, the adjacent 1st Avenue North (two frame saloons), and the intersecting Stephenson Avenue (the Escanaba Electric Street Railway building at 117 Stephenson, built c. 1892, as an industrial building was sited on the outskirts of the commercial core). The majority of the ten buildings constructed in the last years of the nineteenth century, 1893-99, are located primarily in the 1000-1100 blocks, with infill occurring in the 600 and 700 blocks.

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 8 Page 9

Escanaba and Buildings from the Early Twentieth Century (c. 1900-1920)

The growth and development of the city is reflected in the 1907 state gazetteer, which recorded the population of the city at 12,000, the port as having six "enormous" ore docks and large commercial docks as well as an important fish industry (Polk 1907: 931). It noted that there were three Catholic and four other church denominations as well as three Swedish churches. The city had a high school, a hospital, one daily and four weekly newspapers, four banks and two theaters, and significantly, the business and professionals listing occupied seven pages of single space type. Perhaps of more importance to the daily lives of residents was that the city replaced the plank sidewalks along Ludington with cement in 1903 (*Iron Port* 1903f), and street paving with bricks began in 1905 (*MJPW* 1905: 30).

During the period 1899-1906 the economy of Escanaba flourished and thirty-three buildings were constructed in the central business/historic district, more than in any other comparable period. (In addition the large building at 1006 Ludington was entirely renovated to house Ben's Theater.) At the turn of the twentieth century through 1906, although construction occurs in blocks to the east, the majority of the twenty-four buildings constructed are located in the 1000 through 1400 blocks of Ludington. The twelve buildings erected between 1901 and 1906 are spread throughout the district, apparently primarily as infill. The Jepsen Block at 1323 Ludington was built at the west end of the business district and the 1901 Richter Brewery in the 1600 block was built on its outskirts. The Daoust Flats in the 1300 block of 1st Avenue North reveals the proliferation and increasing density of residential buildings associated with the expansion of the city. High quality and imposing buildings such as large department stores, including the Fair Savings Bank Store built in 1903 at 1100 Ludington, the Lake Superior Sandstone embellished Rathfon Department Store at 623 Ludington, and the Erickson Co. at 720 Ludington, reveal the increasing prosperity of the city. The 1902 City Hall at 121 South 11th and the 1903 Carnegie Library at 201 South 7th Street reveal both the increasing sophistication of the city and spreading development on streets intersecting Ludington, the prime commercial thoroughfare. An article in the local *Iron Port* newspaper summarized one year's progress in a front page article, "Fine New Buildings / Many Have Been Completed During the Lively Year 1903" that listed the Carnegie Library, St. Patrick's Church, Fair Savings Bank Building, Ed. Erickson's Building, and the new Cleary Block (*Iron Port* 1903g). The historic district buildings constructed between 1899 and 1906 are:

- 411 Ludington: Store (c. 1899-1906)
- 504 Ludington: Store (c. 1899-1906)
- 506 Ludington: Store (c. 1899-1906)
- 604-06 Ludington: Corcoran Block (c. 1902)
- 623 Ludington: Rathfon Department Store/1st National Bank Building (c. 1903-04)
- 705-07 Ludington: Escanaba Steam Laundry (c. 1901)
- 716-18 Ludington: New Peterson Building (c. 1899-1906)
- 720 Ludington: Erickson Building (c. 1904)
- 806 Ludington: Oshinsky Building (c. 1899-06)
- 808 Ludington: Citizen's Bank Building (c. 1899-03)
- 812-814 Ludington: Store (pre-1901)
- 815 Ludington: Cleary Block (c. 1899-1906)
- 910 Ludington: Store (c. 1899-1906)
- 912 Ludington: Saloon (c. 1899-1906)
- 918-20 Ludington: Buchholtz Block (c. 1899-1906)
- 1019 Ludington: Store (1899-1906)

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 8 Page 10

- 1100 Ludington: City Clock/Fair Store (c. 1903)
- 1107-13 Ludington: Olson Block (c. 1899-1903)
- 1115 Ludington: Palace Market (c. 1899-1906)
- 1214 Ludington: Peterson Shoe Store (c. 1899-1906)
- 1215 Ludington: Store (c. 1899-1906)
- 1221 Ludington: West End Drug Store (c. 1899-1906)
- 1222 Ludington: Union Hall/Leader Store (1899-1906)
- 1305-07 Ludington: Store and Saloon (c. 1899-1906)
- 1323 Ludington: Jepson Block (c. 1899-1906)
- 1406 Ludington: Store (c. 1899-1906)
- 1408 Ludington: Saloon (c. 1899-1906)
- 1609-19 Ludington: Richter Brewery Brew House (1901)
- 1705 Ludington: Store (c. 1899-1906)
- 1709 Ludington: Store (pre-1906)
- 1317 1st Avenue North: Daoust Flats (c. 1899-1906)
- 201 South 7th Street: Carnegie Library (1903)
- 121 South 11th Street: City Hall and Hose House No. 1 (1902)

The trends realized in the previous decade of the westward expansion of the commercial district along Ludington Street and more intensive use of masonry construction continues in the period 1906-13, when an additional fifteen buildings are constructed, almost exclusively in the 1100-1300 blocks (with a single building in the 1000 block and another in the 1800 block). The overall trend is improvement in building stock and style that includes the large Kratze Department Store at 1200-1202 and the Classical Revival U.S. Post Office at 524, both built in 1910. Economic diversification is illustrated by the construction of the Stegath Lumber Co., built on the outskirts of the business district and now anchoring the west end of the historic district at 1812-14 Ludington. Construction also continues to expand to streets adjacent to Ludington, most notably religious buildings such as the imposing Neo-Gothic Swedish Lutheran (Bethany) Church built 1912 in the 200 block of S. 11th Street and the smaller Swedish Evangelical Mission Church, originally built in 1912 at 1322 1st Avenue South.

The buildings constructed from 1906 to 1913 are:

- 524 Ludington: U.S. Post Office (c. 1910)
- 1013 Ludington: Grand Theater (c. 1906-13)
- 1112 Ludington: Richer/F.W. Woolworth Building (c. 1906-11)
- 1200-02 Ludington: Kratze Department Store (c. 1910)
- 1204 Ludington: Main Hotel (c. 1911)
- 1206 Ludington: Store (c. 1906-13)
- 1308 Ludington: Thompson Bakery (c. 1906-13)
- 1310-14 Ludington: Stores (c. 1906-13)
- 1318a Ludington: House (c. 1906-13)
- 1414 Ludington (rear): Stable (c. 1906-13)
- 1812-14 Ludington: Stegath Lumber Co. (c. 1906-13)
- 1322 1st Avenue South: Swedish Evangelical Mission Church (original c. 1912)
- 109 South 9th Street: Armory Hall (c. 1906-13)
- 107 South 10th Street: Store (c. 1913)

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 8 Page 11

- 202 South 11th Street: Swedish Lutheran Church (1912)

During the period closing out the 1910s, fifteen more commercial buildings were built, more consistently as infill or replacement buildings, with over one-half located east of the 1000 block, and including several new buildings related to the increasing presence and influence of the automobile in the economy. Notable buildings erected during this period include the Richter Brewery Office and Bottling Works at 1601 Ludington and the Delta Hotel at 624 Ludington, both built in 1914. That same year the distinctive Dutch Renaissance Revival façade of the Delft Opera House at 907 Ludington lit up, as did the adjoining Arcade Recreation Parlor Building, together illustrating the increasing scope of entertainment in the city. Restrained architectural style and taste was embodied by the Classical Revival Escanaba National Bank, built at 723 Ludington in 1916-17. The increasing importance of the automobile is realized through the construction of the Escanaba Motor Co. Building at 630 1st Avenue South, erected in 1919-20.

The commercial buildings built from c. 1914 to 1921 are:

- 415-19 Ludington: Hoyler Bakery (1913-21)
- 624 Ludington: Delta Hotel (c. 1914)
- 723 Ludington: Escanaba National Bank (c. 1916-17)
- 906 Ludington: Hoyler Building (c. 1913-21)
- 907 Ludington: Delft Theater (c. 1914)
- 909-15 Ludington: Arcade Recreation Parlor Building (c. 1914)
- 916 Ludington: Shop (c. 1913-21)
- 917 Ludington: Arcade Hall Building (c. 1913-21)
- 919 Ludington: Mata Brown Building (c. 1913-21)
- 1110 Ludington: Bank, Store (c. 1915, 1913-21)
- 1513 Ludington: A. Clement Building (c. 1915)
- 1515-17 Ludington: Home Electric Building (c. 1913-21)
- 1601 Ludington: Richter Brewery Office and Bottling Works (1914)
- 1612 Ludington: Thinnes Building (c. 1913-21)
- 630 1st Avenue South: Escanaba Motor Co. Building (c. 1919-20)

In sum, in the first two decades of the twentieth century sixty-three buildings were constructed in Escanaba's commercial district, comprising well over one-third of the historic district's surviving building stock.

Escanaba and Buildings from the 1920s

By the early 1920s the population of Escanaba was recorded as 14,652. The city covered an area of eight square miles, had three banks, two theaters, 10 hotels, 39 factories, and a chamber of commerce with 623 members (Polk 1922: 11). The 1922 city directory proclaimed that Escanaba was "the most important city in the Upper Peninsula" and boasted that it was the only city in the United States owning its own water, light and gas plants. The city's economy continued to rely on its traditional extractive industry base, but was also promoting agriculture, declaring itself the "Gateway to the Most Rapidly Growing Agricultural Section of the Middle West" (Polk 1922: 11). Tourism was also more actively encouraged, as the city emphasized it was a "refuge for hay fever victims" who could avail themselves of the "many beautiful resorts on Bay de Noc," the peace and quiet of the surrounding area and good fishing and excellent hunting (Polk 1922: 12).

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 8 Page 12

In tandem with these developments, during the 1920s, the automobile increasingly formed a significant component of the Escanaba economy. Improved roads and rapidly increasing numbers of motorists allowed the city to attract visitors interested in recreational and tourist opportunities. Road construction and improvements were initiated after the State Highway Department was created in 1905 and the 1913 State Trunkline Act increased the aid for upgrading roads. By the late 1910s travelers followed a network of "Auto Trails," including the Cloverland Trail that ran through Ironwood, Iron River, Iron Mountain and Escanaba (Michigan Highways 2013a). In 1918 Michigan ceased authorization of named auto trails and instituted a systematic numbering of state trunk lines. The southern cross-UP route became state Highway 12 and was incorporated into the federal aid highway system in 1927 as US-2. By 1927 the state route that extended from Escanaba to the north and west was also numbered State Route M-35. This route led from Menominee along Green Bay to Escanaba, then east concurrently with US-2/41 to Gladstone and then north to Marquette (Michigan Highways 2013b). In 1932, US-2/41 was rerouted as a bypass around Escanaba, with M-35 retaining the original route (Michigan Highways 2013c).

Locally, businesses related to the automobile and others catering to the tourist trade in both food and retail flourished. Changes in the downtown streetscape resulted from the construction of automobile sales and service facilities and gasoline filling stations along Ludington. As the automobile more firmly linked Escanaba to the nation, national retail chains became increasingly influential in the city's economy. During the "Roaring 20s" period, between 1921 and 1929, fourteen buildings were constructed in the district, primarily in the 1200 through 1400 blocks of Ludington, while a few were built east of the 1000 block. The Elks Temple Building at 510 Ludington was totally reconstructed in 1925 (such that it appears to date from this period - including a new cornice date stone). Notable buildings constructed during this period include national department store chain stores such as J.C. Penney and S.S. Kresge at 1018 and 1104 Ludington, respectively, and automobile-related businesses such as Wolverine Delta Motor Co. at 816 Ludington built in 1922 and Northern Motors, constructed between 1925-29 and occupying the entire 1400 block of Ludington, as well as a filling station built at 1402 Ludington. Bethany Lutheran Church also constructed a fine parsonage to the south of the church, in the 200 block of South 11th Street in 1922.

The buildings dating from 1921-1929 are:

- 510 Ludington: Elks Temple (Reconstructed 1925)
- 816 Ludington: Wolverine Delta Motor Co. Building (c. 1922)
- 902 Ludington: Store (c. 1924-29)
- 1018 Ludington: J.C. Penney Co. Building (c. 1924-29)
- 1104 Ludington: S.S. Kresge Co. Building (c. 1924-29)
- 1208 Ludington: People's Drug Store (c. 1929)
- 1223 Ludington: Hiawatha Hotel (c. 1921-29)
- 1302 Ludington: Store (c. 1921-24)
- 1304 Ludington: Saykly's (c. 1924-29)
- 1317 Ludington: Hogan Plumbing (c. 1921-29)
- 1402 Ludington: Filling Station (c. 1921-29)
- 1410 Ludington: Store (c. 1921-29)
- 1419 Ludington: Northern Motors (c. 1925-29)
- 1710 Ludington: House (c. 1921-29)
- 210 S. 11th: Bethany Lutheran Church Parsonage

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 8 Page 13

Escanaba and Buildings from the Great Depression (c. 1930s)

During the nation's economic hard times the city continued to rely on its relationship to the ore mines as well as the lumber and fisheries industries. The port still shipped 3,000,000 tons of ore from its docks in 1936, and its principal manufacturing products were lumber, hard maple veneer flooring, veneers, paper, chemicals, charcoal iron, and cinder products, with a special niche allowing the city to claim it was the "Bird's-eye maple veneer capital of the world" (Polk 1937: 8). Still, the 1930 U.S. census revealed the city's recorded population ceased the rapid growth common in earlier numerations, and in fact declined slightly by over 100 people to 14,524. The 1937 City directory officially noted that Scandinavians were predominant among its residents, who attended 15 churches of the leading denominations, worked in 25 manufacturing establishments, deposited their savings in three banks, and were entertained by two theaters. The city claimed 18 hotels and was exceedingly proud of its new "\$400,000 Junior High School."

The evolution of the city's economy continued, with consumerism increasingly important as recorded in the city directory's description of Escanaba as "The Shopping Center of Upper Michigan" (Polk 1937: 8). The directory stated,

Escanaba has developed into an important retail shopping and wholesale distributing center. Its development as the shopping center of a wide Upper Peninsula territory has been phenomenal. Individually, the merchants have modernized their stores, and collectively they have engaged in trade expansion programs which have brought in shoppers from a 100-mile radius. The city led all other cities in the Upper Peninsula in the volume of retail sales during 1935 sold by its 210 merchants.

Complementing this retail florescence was Escanaba's calling as a recreation venue. Before the advent of widespread air-conditioning, hundreds of hay-fever sufferers journeyed to "cool Escanaba and find relief in this invigorating climate." The city had a new yacht basin to attract visitors, adding another reason to visit the city beyond its fame as a fishing region. Each Spring, Escanaba was home to a "Jamboree" marking the official opening of the sport fishing season, promoted as the "Mardi Gras of the North," attracting thousands of sportsmen who dipped for the spawning Smelt on nearby rivers. Later in the season, recreational fishermen pursued trout, bass and pike, while throughout the year commercial fishermen shipped tons of fish to the markets. In addition, the city was extending the tourist season and promoting winter sports. It formed the Escanaba Winter Sports Club, for skating, skiing, ice-boating, snowshoeing, tobogganing, hockey and other popular winter sports. The surface of Little Bay de Noquet supported a fishing village of fishing shacks. The three-day Winter Carnival held early in February was the culmination, attracting hundreds of winter sports fans. Escanaba also became the home of the Upper Peninsula State Fair, which, established in 1928, was enthusiastically described by the 1937 Polk directory as "one of the outstanding fairs in the Middle West" (Polk 1937: 12).

During the Great Depression and leading up to World War II the number of buildings constructed in Escanaba actually increased relative to the previous period. A total of twenty-nine buildings were erected during the 1930s, doubling the total for the 1920s, about one-half constructed in the western portion of the district extending west from the 1200 block. The most notable buildings constructed during the 1930s include the Escanaba Junior High School, occupying the entire 1500 block of Ludington after 1930-31. Perhaps the most distinctive construction occurred nearer the core of the downtown, including the 1930 Moderne Michigan Theater, the last movie theater built in the central city, at 809-11 Ludington, and the St. Joseph Church (1938) and Gymnasium/Bonifas Auditorium (1937) in the 700 block of 1st Avenue South. Continuing to spread are national

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 8 Page 14

chains such as A&P grocery at 1014 Ludington and automobile-related businesses such as the Nash Service Garage and Norstrom Motors at 1628 and 1636 Ludington, respectively, and gasoline service stations such as Swanson's Service Station at 800 Ludington, Sorenson's at 1629 Ludington and Ludington Shell at 1700 Ludington. Similar to previous years, the industrial businesses clustered at the west end of the district, as indicated by the Escanaba Machine Co. Building at 1704 Ludington and Richie Bottling Works at 1808 Ludington.

The following buildings in the district date from the 1929-37 period:

- 702 Ludington: St. Joseph Church Gymnasium/Bonifas Auditorium (1937)
- 709 Ludington: St. Joseph Church (1938)
- 709a Ludington: St. Joseph Church Rectory (1938)
- 712 Ludington: Store (c. 1929-37)
- 800 Ludington: Swanson's Service Station (c. 1929-37)
- 809-11 Ludington: Michigan Theater (1930)
- 810 Ludington: Store (c. 1929-37)
- 914 Ludington: Store (c. 1929-37)
- 1014 Ludington: A&P Grocery Store (c. 1937-41)
- 1101-03 Ludington: Hughitt Building (c. 1930)
- 1212 Ludington: Peterson Furniture (c. 1937-41)
- 1313 Ludington: Uneeda Lunch (c. 1929-37)
- 1416 Ludington: Anderson's Paint Store (c. 1929-37)
- 1500 Ludington: Escanaba Junior High School (1930-31)
- 1606 Ludington: Store (c. 1929-37)
- 1610 Ludington: Store (c. 1929-37)
- 1616 Ludington: Kammaier Jewelry Store (c. 1929-37)
- 1620 Ludington: Store (c. 1937-41)
- 1628 Ludington: Nash Service Garage (c. 1938-41)
- 1629 Ludington: Sorenson's Service Filling Station (c. 1937-41)
- 1636 Ludington: Norstrom Motors (c. 1929-37)
- 1700 Ludington: Ludington Shell Service Station (c. 1929-37)
- 1704 Ludington: Escanaba Machine Co. Building (c. 1929-37)
- 1806 Ludington: Richer House (c. 1929-37)
- 1808 Ludington: Richie Bottling Works (c. 1929-37)
- 110 North 14th Street: Store (post-1929)
- 106 North 15th Street: Store (c. 1929-37)
- 112 North 15th Street: Salvation Army Building (c. 1929-37)
- 114 North 15th Street: Store (post-1929)

Escanaba and Buildings Post-Great Depression and Through the 1940s (c. 1940-50)

Escanaba retained a stable population at the brink of World War II, with the 1940 census revealing it had gained several hundred people to a population of 14,830. The information in the city directory for 1941 was basically the same as the previous edition, although there were now 22 hotels, and the directory extolled the city's retail activity, proclaiming for the first time the presence of "More than a Mile of Modern Retail Stores" (Polk 1941: 11). By 1948 the directory revealed that the primary industries of the "Shopping Center of Upper Michigan,"

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 8 Page 15

which was the “center of retail and wholesale distribution of the Upper Peninsula of Michigan,” were forest products, manufacturing (47 companies), ore shipping, and railroads. The directory listed only “3 first-class” hotels, whose guests could be entertained at the city’s two theaters (Polk 1948: ix). Other information is unchanged from the prior edition with the exception that the economic boost provided annually by the smelt migration had become intermittent and problematic.

Few buildings were erected during World War II (although the government constructed new ore docks in the harbor to back up the Sault locks should they be disabled; they were never used). After the war through the end of the 1940s, construction began to pick up. A total of nine buildings were constructed during the 1940s. Continuing to spread are national chains such as Neisner Bros. at 1116 Ludington and automobile-related businesses such as filling stations operated by Max Hansen and Art Westby at 1422 Ludington and 1000 1st Avenue South, respectively. The following buildings were probably built during this decade, primarily during the late 1940s, although more detailed research may reveal some were constructed during the late 1930s:

- 805 Ludington: Beauchamp Grocery (c. 1937-50)
- 1008-10 Ludington: Store (c. 1937-50)
- 1116 Ludington: Neisner Bros. Department Store (c. 1941-48)
- 1211 Ludington: Store (c. 1937-48)
- 1316 Ludington: Store (c. 1941-50)
- 1422 Ludington: Max Hensen Filling Station (c. 1937-50)
- 1000 1st Avenue South: Arthur Westby Filling Station (c. 1937-50)
- 109 South 10th Street: Store/Warehouse (c. 1937-50)
- 114 South 10th Street: Goulais Building (c. 1941-48)

Recreation and Tourism, and the Service Economy (c. 1950s)

During the 1950s Escanaba continued to experience a stable economy and population, with population growing by over 300 residents to 15,171 by the time of the 1950 census and adding another 200 people to 15,391 by 1960. The economy was anchored by principal industries of forest products manufacture, ore shipping, railroads, manufacture of truck cranes and crawler excavators, with 29 manufacturing establishments producing these and veneers, paper, dimension lumber, electric welding equipment, ladies foundation garments, concrete burial vaults and ornamental iron work (Polk 1953: 18). It remained a center of retail (“more than a mile of modern retail stores”) and wholesale distribution for the Upper Peninsula, and by the early 1950s had acquired its first radio broadcasting station, WDBC, which was located at 606 Ludington.

While Escanaba continued to rely on its traditional economic base through the mid-twentieth century it also continued to promote recreation and tourism. The city directories from the 1920s throughout the 1960s, as described above, described the spring smelt runs, summer game fishing, and winter ice fishing and sports. Residents and entrepreneurs realized one of their best hopes for economic stabilization and growth lay in appealing to outsiders. The state gazetteers acknowledged this trend by noting the city’s numerous hotels and extensive shopping district and amenities for tourists. One of the city’s most successful promoters was Harold “Pat” Hayes, who had acquired the Ludington Hotel at 223 Ludington in 1939, renovated the old hotel and aggressively promoted it through the 1950s and beyond as a showplace and gourmet destination for the Upper Peninsula, attracting guests from across the country. Several real estate firms with offices downtown offered their services to market both bare land and cottages during this period, including Upper Michigan Real Estate at 1302 Ludington Street and Art Goulais Real Estate at 114 South 10th Street (Polk 1953: 267, 1963: 28). The recreation market was broadened and improved by establishment of winter recreation in the vicinity, and

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 8 Page 16

promoted by activities such as the four-day Escanaba Ice Follies (1953) and Escanaba Ice Review (1959), "the largest small-town ice revue in the world," that was reputed to have attracted "thousands of people" (Polk 1953: 18, 1959: 16).

Building during this period continued at the slow but steady pace of the previous period, resulting in nine structures scattered through the historic district, such as the classic mid-century retail Morrison Building constructed at 1000 Ludington, one of the earlier products of Albert B. Chipman, a Chicago architect who established his architectural firms specializing in retail planning and design in the early 1950s. National chains entering the district include Dairy Queen at 1711 Ludington. This period also began to see the increasing influence of government programs in the older portions of the business district, relating primarily to renewal of "run-down" sections of the business district. The prime example is one of the landmark buildings of this period, the Escanaba State Office Building constructed in 1955 and occupying the entire 300 block of Ludington Street. The nine buildings constructed by 1950 through the 1950s are:

- 305 Ludington: Escanaba State Office Building (1955-56)
- 804 Ludington: Office/Store (c. 1953-59)
- 807 Ludington: Store (c. 1950s)
- 1000 Ludington: Morrison Building (c. 1955)
- 1217 Ludington: Store (c. 1948-53)
- 1219 Ludington: Office (c. 1948-53)
- 1707 Ludington: Store (c. 1950-53)
- 1711 Ludington: Dairy Queen (c. 1950-53)
- 112 South 10th Street: Office (c. 1950-53)

Increasing Public Sector Contributions (c. 1960-1970s)

Continuing from efforts begun during the previous decade when the Escanaba State Office Building was built, "urban renewal" altered Ludington's east end streetscape during the late 1950s and 1960s. Local government continued to acquire some of the more dilapidated buildings in the city with an eye for redevelopment. Concentrated in the 300 and 400 blocks of Ludington, the oldest commercial blocks in the city were available for redevelopment by the early 1960s. Public projects by far comprised the largest part of the rebuilding in the historic district area during this period. This resulted in landmark buildings such as the new Delta County Building (county courthouse) and jail that occupy the north side of the 300 block. The effort was supplemented by the "Project Pride" civic and volunteer efforts that partnered in construction of the new Chamber of Commerce at 230 Ludington in 1961.

The following buildings standing today in the district were constructed during the 1960s:

- 230 Ludington: Chamber of Commerce (c. 1961)
- 306 Ludington: Delta County Building/Courthouse (1959-61)
- 401 Ludington: Skaug & Co. Building (c. 1959-63)

In reaction to commercial sprawl personified by opening of the first major suburban shopping center, Delta Plaza on Lincoln Avenue/M-35/US-2, in 1970, the downtown responded by discussing a pedestrian mall, continuing urban renewal demolition and reconstruction, and by owners updating their building facades. The pedestrian mall was never installed. The earlier public redevelopment effort is best symbolized during this period by the

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 8 Page 17

1970 construction of the 18-story Harbor Tower senior housing complex that occupies the 500 block of Ludington Street. The Harbor Tower Apartments, built in 1970, is considered a contributing structure within the district because it is unique in the Upper Peninsula in terms of employing tower architecture to implement government programs and fulfill public housing needs. This trend of new civic development at the lower end of Ludington Street continued with construction of the new city hall and library complex occupying the north side of the 400 block, built in 1994. Other buildings, primarily smaller scale private infill construction, were scattered through the historic district. Private redevelopment is best exemplified by the First National Bank's new main branch at 1205 Ludington constructed in 1971. Many examples of "modernizing" facades and "facelifts" occurred during this period along Ludington, such as the 1971 "facelift" of an "aggregate-fused sandspray treatment" at 1107-1111 Ludington and "New Look Remodeling" of white panels and black slate applied to 1206 Ludington in 1972.

The years since 1970 provide continuity to the trends discussed here. Escanaba still receives by rail and ships out iron ore from Marquette County's two operating iron mines, the Empire and the Tilden, each year, which are handled through a single operating ore dock that is owned by Canadian National Railroad. Cargo is brought into town by train, stockpiled, and ships are loaded by a vintage belt system, with a movable loader on tracks, either off the stockpile or directly out of train cars. The stone/coal dock owned by the Reiss Co. is where cargo is delivered for trans-shipment up to the mines. Ships usually haul stone into Escanaba, offload at the stone dock, then shift over to the ore dock for southbound cargo. The wood and paper industries remain major employers.

However, the vitality of Escanaba's central business district and its role as the commercial, social, and cultural center of the city has been challenged. These challenges have included continuing new commercial development outside of the downtown area along and west from US-2/41, fires that have destroyed buildings along Ludington, and occasional demolition of historic commercial buildings. The city in recent years has openly embraced its history and preservation of its historic buildings, most recently symbolized by the redevelopment of the old Richter Brewery into a mixed residential and commercial complex, providing momentum as Escanaba celebrates its sesquicentennial in 2013.

HISTORIC SIGNIFICANCE

I. GOVERNMENT

The historic district has always been the home of Escanaba's public sector, housed in a series of buildings through the decades, and still contains buildings associated with governing at the local, county, state and federal levels.

City Government

A board of trustees ran the village of Escanaba until it became a city in 1883. From that time through 1922 the city government form was a mayor and council wards represented by aldermen, but in 1922 by a vote of the residents, this was replaced by a council-manager form with a mayor elected by the councilmen (Polk 1922: 11, 1929: 205; Dunathan 1963: 64-65). The city directories reveal the increasing scope of government services from 1890 through 1963. During that period Escanaba's population more than doubled, with most of the growth occurring through 1910 after which the number of residents has fluctuated around 14,000. Over these seven decades city streets expanded from twelve to over sixty miles, water mains were lengthened from six to over fifty miles, and sanitary sewers were extended from approximately 1¼ miles to forty miles. As early as the early twentieth century it was a point of pride for residents to boast that Escanaba was the only city in the US owning

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 8 Page 18

its own water, light and gas plants (Polk 1922: 11).

As the city and the services it provided residents expanded so did the need for buildings to house the growing demands on local government. Escanaba's first city hall was located between North 3rd and 4th Streets (where the county jail is now). It combined a first-floor fire house with a second-floor hall and meeting room. In 1901 the city issued bonds for \$25,000 to build a combined city hall and fire station (*Stone* 1901a: 178), which still stands in the historic district at the intersection of South 11th Street and 1st Avenue South. A notice in a trade journal from 1901 reveals the architectural firm hired to design the building was Charlton, Gilbert & Demar from Marquette (*Engineering Record, Building Record and Sanitary Engineer* 1901: 238). This building served as the city hall until it was replaced by the current City Hall in the 400 block of Ludington, which was constructed in 1994. The old city jail was located at South 5th St. and 1st Avenue South. When it was sold in 1906, the city reserved the steel jail fixtures and removed them to the new jail next to the new city hall on S. 11th Street (*Iron Port* 1906).

The City Hall constructed in 1902 had attached to it Hose House No. 1, which was the city's central fire station. Although a fire company had been organized as early as 1867 to protect the Chicago & North Western Railway property, Escanaba's first public fire department was organized as Escanaba Fire Co. No. 1 in 1873, when the village board, reacting to the burning of the Michigan Hotel, purchased a steam fire engine (*Andreas* 1883: 240; *Dunathan* 1963: 95). Prior to construction of the city water works and hydrants in the 1880s, reservoirs to ensure adequate water supply were constructed at locations around the city, including one at Ludington Avenue and 7th Street. By 1890, a resident district fire company of volunteers was established in each of the city's four wards, each with 600 feet of hose to connect to the city's water system (*Nurse* 1890: 32). A paid fire department was established in 1892. In 1898 a fire destroyed ten buildings in the 600 block of Ludington, destroying Pat Fogarty's Flour & Feed store, Ellsworth's Drug store, D.A. Oliver's Furniture store, Kratze's Clothing store, and Wickert's saloon, and jumping across the street, spreading to L.D. McKenna's saloon, and the American House (*Ann Arbor Argus* 1898; *Escanaba Daily Press* 1936a). Because of such fires, pressure mounted for more systematic protection, and the construction of the City Hall and Hose House No. 1 was completed in 1902. Fires continued to be common, and some were not accidental. In 1905 a fire that destroyed and damaged buildings at the northwest corner of Ludington and Tilden (3rd Street) apparently was intentionally set to drive out the Salvation Army (*Dunathan* 1963: 12). Improving safety led the city to build the No. 2 Fire Station in North Escanaba in 1912, to ensure protection when trains blocked access from the central station. The first motorized equipment was acquired in 1914, but horses were maintained by the department up into the mid-1920s (*Dunathan* 1963: 96, 103). By 1929, the city fire department numbered fifteen men with two engines, a hose and chemical wagon, and a hook and ladder truck, growing to twenty-four men with six motorized vehicles by 1953 (*Polk* 1929: 205, 1953: 14). After railroad tracks were rerouted during the 1960s, one centrally located station was able to handle the entire city and a new central fire station was built (outside the historic district) (*Escanaba Daily Press* 2009). Still, fire continues to be the bane of old buildings in the business district. In 2007 Ness Glass at 1509 Ludington was destroyed by fire and the location now comprises a vacant lot in the historic district.

County Government

Masonville was the first county seat during the 1850s, and was succeeded by Escanaba in 1861 when Delta County's boundaries were refined. Established as a progressive and rapidly growing community that had attained village status in 1866, with accessibility by both railroad and ship, its population growth and development justified the move and solidified its status as the governmental center. A portion of Escanaba's growth during the mid-to-late nineteenth century can be attributed to its status as the Delta County seat.

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 8 Page 19

In 1865 the county court first met in Escanaba, the new county seat. The meeting was held in a building owned by E. P. Royce, which was located in the vicinity of North 3rd Street (behind the present County Building in the historic district) (Dunathan 1963: 191). In 1882 a county courthouse and jail was constructed in the triangular block bounded by 1st Avenue South, South Third Street and Ogden Avenue (south of the historic district), which served until the Delta County Building was built in 1961 at 306 Ludington. This building houses the county courthouse and other agencies, and with the Delta County Jail behind it forms a governmental complex that occupies the entire 300 block. The County Board of Supervisors had created the Delta County Building Authority in 1958. Three city-owned lots were deeded to the Authority by the City of Escanaba and remaining lots in the city block were purchased by the Authority for the building. Escanaba architect G. Arntzen Architect & Co. designed the building, which was constructed by Escanaba contractor Erling Arntzen. The Arntzen family produced three generations of Escanaba natives who designed and/or built many of the city's important buildings.

The first public building construction authorized by the Board of Supervisors was the county jail, constructed in 1865 at the northeast corner of the intersection of First Avenue South and South 5th Street (adjacent to the historic district) (Dunathan 1963: 189). In 1886 the Board of Supervisors provided \$5000 in funding and authorized bids for construction of a new jail and Sheriff's residence. The resulting building was a two-story brick structure located at the rear of the then new Courthouse in the block bounded by 1st Avenue South, South 3rd Street and Ogden Avenue.

In the early 1960s the state Department of Corrections condemned the Delta County Jail, and the Board of Commissioners authorized a study to construct a new jail. Land north of the new Courthouse in the 300 block of Ludington was donated to the county by the city of Escanaba and the Delta County Building Authority. The County Jail at 111 North 3rd Street was built in 1963 and fully occupied in December, 1964 (Beal 1993: 190; Delta County 2012).

State Government

By the middle of the twentieth century the City of Escanaba had been acquiring distressed properties in the oldest portion of the commercial district at the lower end of Ludington Street to clear blight and pave the way for redevelopment. Included in this program was the south side of the 300 block of Ludington Street, which had suffered as the economic heart of the city moved westward. The death of Catherine Bonifas, widow of lumberman William Bonifas, revealed a bequest of \$300,000 to the City of Escanaba to be used towards financing a state office building, recreation building, and city-county building. The city invested most of the funds in the Escanaba State Office Building in the 300 block of Ludington, to house state and federal agencies, with rentals dedicated to restoring the fund (Dunathan 1963: 69-70). The 20,000 square foot Escanaba State Office Building was constructed at 305 Ludington in 1955-56 with the objective of gaining long-term state jobs for the city's residents. The building was formally sold to the state of Michigan in 1964 (State of Michigan 2011). Through the years the building housed agencies such as Department of Revenue, University of Michigan Extension Service (Upper Peninsula), Workmen's Compensation, Employment Security Division, State Library Upper Peninsula Information Center, Department of Mental Health, State Department of Agriculture Pathological Lab, Department of Conservation Geological Survey, Liquor Control Commission, Secretary of State, and State Attorney General, as well as the US Department of the Interior Geological Survey and Municipal Court. This building continues to serve its original purpose today.

Federal Government

The presence of the federal government in the city has always been associated almost exclusively with the U.S.

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 8 Page 20

post office, which until recent years has always been located downtown in the historic district. Postmasters were designated for Escanaba as early as 1864, with the first post office located in a small building on the lakeshore at the end of North 3rd Street (Dunathan 1963: 48). Prior to construction of the post office/federal building at 524 Ludington, the post office was located in the Cleary Block, in the historic district at 815 Ludington. The US Congress appropriated \$50,000 for a new U.S. Post Office in Escanaba in 1906, and the building was planned by the office of the Supervising Architect of the Treasury, James Knox Taylor (USCSS 1906: 428; *Ohio Architect* 1908: 52). The building was constructed by contractors Carl F. Lange and R. F. Hoffman of Appleton, Wisconsin, at a cost of \$64,000 (*Bricklayer and Mason* 1907: 154; US Post Office 1910: 100-101, 396). In 1936, a third floor was added during the period when Louis A. Simon was the Supervising Architect of the U.S. Treasury Department. J. I. Barnes of Culver and Logansport, Indiana, was the contractor (*Bridgemen's Magazine* 1936: 592). Through the years the city directories reveal that in addition to the Post Office this building has been identified as Government Building and Federal Building, and has housed federal agencies such as Customs, Recruiting Office, Internal Revenue, Weather Bureau, Income Tax Collector, Post Office Inspector, US Forest Service, Social Security, Railroad Retirement Office, Weather Bureau, Bureau of Entomology and Plant Quarantine, Extension Service, FHA, Soil Conservation Service, and Civil Service Commission. The building survives today as a private sector office building in the heart of the business district, continuing its federal link by serving as the location of an office for U.S. Senator Carl Levin.

II. COMMERCE

Ludington Street has served as Escanaba's commercial heart since the 1860s and remains an important business center for the city despite the establishment of shopping centers, big box stores, motels, and other commercial development along US-2/41 at the city's outskirts. From the 1860s when the first few businesses were established in the eastern blocks of Ludington and continuing to recent years, the downtown blocks of Ludington have housed the greatest part of the city's commercial activity. From the earliest times, the city has consistently encouraged businesses, as realized through early efforts at "boosterism" and civic leadership. During the early 1900s the Escanaba Businessmen's Association encouraged industrial development and lobbied for road improvements. The Chamber of Commerce was organized in 1920 and through the decades has promoted the city's retail and industrial sectors. The Chamber originated the Escanaba Foundation during the early 1940s to further promote business. And in the late 1950s, Project Pride was begun by a cross-section of Escanaba's leading business community. In 1961 the organization teamed with local government and the public to construct the Chamber of Commerce/Visitor Center building in the 200 block of Ludington in the historic district.

Discussed below in greater detail, the historic district buildings housed the entire array of commercial and civic enterprises of this growing city in northern Michigan in the late nineteenth and twentieth centuries. The variety of commerce represented by businesses include business blocks that housed general stores, hardware stores, drug stores, and specialty shops, restaurants, banks and hotels, and barbers. By the early twentieth century these businesses and occupations were joined or replaced by department stores; gifts, book, and stationary stores; sporting goods stores; paint and decorating, home furnishings, carpet and linoleum, electrical appliance, and plumbing and heating businesses; laundry and dry-cleaning establishments; and auto-related businesses, including repair garages and auto dealerships, gas stations, and auto parts stores. National chain stores made their entry into the business district in the 1920s-40s as they did elsewhere across the nation, and in Escanaba's downtown included department store chains such as Montgomery Ward, F.W. Woolworth (the first, arriving in 1916), S.S. Kresge, and J. C. Penney; drugstore chains such as Walgreen's; and grocery chains such as A & P and National Food Stores. In the second story above many of these storefronts were housed offices and suites for professionals such as physicians, attorneys and dentists and small commercial establishments such as tailor,

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 8 Page 21

millinery, and jewelry shops. The city's social and recreation and entertainment needs were met by buildings in the historic district that housed fraternal lodges, numerous saloons and pool halls, an arcade and bowling alleys, and multiple movie theaters.

These businesses represent an important community continuity that established and still maintains a true sense of place for most residents of Escanaba. While some buildings and businesses were owned by the same family for generations, other storefronts were occupied by a series of commercial enterprises offering the same or similar products or services, but under different names as the owner or tenant changed. The most common establishments were general stores, dry goods stores and grocers. Many remained in business for decades either under a single family or a series of owners.

The heart of the business district during the 1880s extended from the 200 to the 800 blocks of Ludington. During the 1890s it expanded westward into the 900 to 1300 blocks, and included the city's first large department store, the original Fair Savings Bank Store, in the 1000 block. Expansion continued through the next decade, and through 1910 development became centered in Ludington's 600 to 1000 blocks, with empty lots filled and new construction replacing some of the earlier "first-wave" frame commercial structures. Along with sheer numbers, the scale and character of the buildings increased, resulting in larger buildings including department stores such as Erickson's in the 700 block, the new Fair Savings Bank Store in the 1100 block and Kratze's at 1200. During the 1910s development took place all along Ludington as earlier structures were replaced by more substantial buildings. The new, larger buildings included the Delta Hotel in the 600 block, banks such as Escanaba National in the 700 block, the Delft Theatre and the Arcade Recreation Parlor Building in the 900 block, and the first buildings constructed specifically in relation to automobile-related businesses, such as the Escanaba Motor Co. Building in the 600 block of 1st Avenue South, which also illustrated the commercial district spread to blocks off of Ludington. Of note in terms of retail evolution is the arrival of the F.W. Woolworth national chain department store at 1112 Ludington in 1916.

By the 1920s and 30s the leading stores remained focused between the 800 and 1200 blocks of Ludington. These continued to include the city's three major department stores and the national retail chains that during this period became increasingly influential in the city's retail economy. Erickson's was the city's oldest department store, founded in 1878 and located by this time at 720 Ludington, followed by Kratze's, established in 1880 and located at 1200 Ludington, and the Fair Savings Bank Store, founded in 1897 and located at 1100 Ludington. Joining these local stores during the 1920s were national chain stores such as Montgomery Ward, which replaced the local Boston Store (that had succeeded Kratze's) at 1200 Ludington, and the J.C. Penney and S.S. Kresge at 1018 and 1104 Ludington. The evolution of the central business district is also embodied by the construction of automobile sales and service facilities and gasoline filling stations along Ludington, such as Wolverine Delta Motor Co. at 816 and Northern Motors, occupying the entire 1400 block, and a filling station across the street at 1402.

During the 1930s most of the construction activity took place in the western portion of the business district, with about one-half of new (still-standing) buildings erected west from the 1200 block. The largest and most architecturally distinguished of these was not commercial, but was the Escanaba Junior High School, occupying the entire 1500 block of Ludington's north side. New buildings also continued to appear farther east in the older heart of the city, such as the Michigan Theater in the 800 block. Additional national chain stores continued to take up locations in the downtown, such as A&P grocery and National Food Stores grocery in the 1000 block of Ludington, and also automobile-related businesses such as the Nash Service Garage and Norstrom Motors, together occupying much of the 1600 block, and gasoline service stations in the 800 and 1600 and 1700 blocks.

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 8 Page 22

Following precedent established in earlier decades by businesses established in the early 1900s such as the Richter Brewery in the 1600 block and Stegath Lumber in the 1800 block, large-scale or non-retail businesses clustered at the west end of the district, such as the Escanaba Machine Co. at 1704 Ludington and Richie Bottling Works at 1808 Ludington.

The downtown district retains a large body of older commercial buildings that possess a collective significance for housing much of Escanaba's commercial activity over the years. The discussions of the following selected buildings and the stores and other commercial enterprises they housed both illustrate the broad range of commerce associated with the district's buildings. Some of them housed businesses important in terms of apparent stature in the community or years in operation while others are significant for housing the same types of businesses over long periods of time.

Groceries: Independent grocery stores were a very common feature in the district from its earliest days until well into the twentieth century. Included among these are:

- 612, 901, 1011 and 1122 Ludington were the locations of groceries for a few years in the late 1890s.
- 805 Ludington, the Beauchamp Building, apparently housed a grocery when it was built in the late 1930s, occupied by Beauchamp Grocery during the 1940s, becoming Romeo's Grocery (Beauchamp) by the late 1940s, and apparently continuing in business into the 1960s.
- 812 Ludington housed a grocery when it was built at the turn of the twentieth century, most likely that of Toussaint Martin, who had moved to and engaged in a produce and grocery business in this building in 1901 after starting out in 1898 in the basement of the Fair Savings Store.
- 819 Ludington housed Hanrahan Bros. Grocery during the 1930s.
- 903 Ludington was the location of Scandia Supply, grocers, in 1889, and during the 1920s housed the Gilbert Flenke Grocery.
- 914 Ludington: Sami Bashour operated a grocery here during the 1920s.
- 1008-10 Ludington illustrates the evolution of the grocery market to national chains, being the locations of a National Food Stores grocery by 1940 into the 1950s.
- 1014 Ludington also illustrates the transition to national grocery chains, as the A&P Super Market occupied this address during the late 1930s and continued here at least into the 1960s.
- 1019 Ludington housed the Cash Way Store grocery during the 1930s.
- 1115 Ludington, built around 1900, was for many years the location of the Palace Market, founded in 1906 and located in this building by the 1920s, if not earlier.
- 1210, North Star Hall, housed a grocery on its first floor starting in the late 1890s that was probably associated with the Scandia Cooperative Association that was located in the building. The Delta Store Grocery was here during the 1930s, apparently into the 1950s.
- 1215 Ludington housed a grocery in the early 1900s, then a men's furnishings store for a few years before being the location of the Jewel Tea Co. grocery by the late 1920s.
- 1304 Ludington, Saykly's: although now known for candies, the business long offered groceries, from 1906 and at this location from the 1920s until c. 1960.
- 1309 Ludington, Perows Hall, was partly occupied by a grocery during the early 1900s, during the 1920s by grocers Michael Gunter and Anderson & Calouette, and during the 1930s by Central Cash Market.
- 1321-23 Ludington, the Jepsen Block, housed a wholesale grocer when it was built in the early 1900s. During the 1920s 1321 is occupied by Railway Employees Co-Op Grocers, followed by the Scandia Co-Op Association, grocer, into the 1930s. By the late 1930s Frank Beck grocery is located here, which

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 8 Page 23

continues as Beck's Grocery and Beck's For Foods during the 1950s.

- 1709 Ludington housed the Farm Produce Market and then Johnston's Cash Market during the 1940s.

Several drug stores were located in the historic district, among the most long-lived and prominent:

- 1208 Ludington has housed People's Drug Store since it was built c. 1929, with the business moving from 1110 Ludington, where it was previously located at the time of the 1924-25 city directory. The drug store continues in business here today. People's Drug Store opened in Escanaba in 1918 and has been downtown for 95 years, and at its current location for over eight decades.
- 1322 Ludington housed the Wahl Drug Store for a quarter century from approximately the 1930s into the 1960s.
- 701 Ludington, the Stack Block, housed several drug stores from at least 1899 into the 1950s, including Ellsworth's prior to 1941 and then Goodman's, consecutive occupations for over half a century.
- 901 Ludington housed several drug stores from at least 1889 when it was occupied by Sourwine & Hartnett druggists, including the Hill Drug Store into the 1940s – consecutive occupations for about six decades.
- 1007 Ludington, the Groos Block, was constructed prior to 1906, and housed the Groos Drug Store at least into the 1980s, a single business here for at least eight decades.
- 1107 Ludington, in the Olson Block, was occupied by a drug store since at least 1906. The City Drug Store was here prior to 1917, became part of "the Walgreen's system" in 1941 and remained in business here through at least 1977. Thus, a drug store was here for over seven decades, as a single business for at least six decades.
- 1221 Ludington housed a Drug Store when it was built c. 1900, apparently the West End Drug Store that city directories place at this location as early as 1907. The business continued at this location at least through 1969, a minimum of over six decades, and probably longer.

Several hardware stores conducted business in the historic district, among the most long-lived and prominent:

- 1104 Ludington is occupied by T&T TrueValue Hardware, which has been in business downtown over three-quarters of a century, since 1935, initially at 1113 Ludington at least into the 1960s before moving to this current location.
- 1101-03 Ludington, the Hughitt Building, was occupied by the Escanaba Hardware Co. and Delta Hardware Co., from the time of its construction in 1930. Delta Hardware Co. was organized in 1900 and located downtown at 400-412 Ludington for decades and at 1111 Ludington by 1913 through at least 1929. The Escanaba Hardware Co. was formed in 1903 and was in the Walch Block at this address by 1906. The Hughitts owned the company and building until the late 1940s.
- 1109 Ludington housed Abe Baum Hardware by 1941, which continued in operation as Baum's Hardware through at least 1963, a minimum of two decades.

Restaurants and food-related businesses such as bakeries were always focal points of business district life. Of course, saloons and taverns also offered food, and some shifted back-and-forth in culinary emphasis as times dictated – such as Prohibition. Restaurants increased in number through the decades and increasingly marketed to the tourist trade as the city's economy increasingly diversified through the twentieth century. Most notable among these identified businesses are:

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 8 Page 24

- 801-03 Ludington, the Frechette Building, housed a series of eateries, presumably taking advantage of the Cloverland Commercial College that was located on the second floor. Belle's Coffee Shop was located here in the 1930s, becoming Bell Restaurant and Fountain in the 1940s, and in the 1950s, the business here was Viits Cupboard.
- 819 Ludington was occupied by Andrew Apostle's restaurant in the early 1920s and by the Arcadian Restaurant into the 1930s.
- 906 Ludington, the Hoyler Building, was home to Hoyler's Tea Room in the 1930s and 40s.
- 916 Ludington housed the Eat Shop Restaurant from the 1920s into the 1950s, after which the business was Andrew's Café from the late 1950s into the 1960s.
- 922 Ludington was the location of a restaurant by 1921, Tilbert's Café into the 1930s, which continued through 1929, after which it housed the DeLuxe Café up to c. 1940.
- 1006 Ludington, Ben's Theater Building, harbored Harwood's Café prior to 1910, then the Fox Café up to the 1920s, when the Hong Kong Restaurant was here.
- 1206 Ludington was occupied by a restaurant offering lodging on the second floor by 1921. The Jas. Wilson Restaurant was here then, followed by Wilson's Café in the late 1920s.
- 1216 Ludington was occupied for decades by the same business; from the 1930s it was Sandberg's Restaurant, becoming Sandberg's Restaurant & Tavern after Prohibition and continuing into the 1960s.
- 1312 Ludington housed a restaurant soon after it was built c. 1910 and for decades thereafter. By the 1920s and perhaps earlier it was home to J. W. Albrecht restaurant, during the 1930s the Kewanee Café and Orville Wieland Service Café, and through the 1940s the Dinner Bell Café followed by the Star Café.
- 1313 Ludington: Uneeda Lunch Diner's small building is one of the landmarks of this category, having served food to Escanabans for over 75 years. The building opened during the 1930s as the Uneeda Lunch Room, and during the 1940s was Tommy's Restaurant, becoming Tommy's Lunch by the early 1950s, and remaining in business into the 1990s. Today it continues to serve patrons as Rosy's Diner.
- 1316 Ludington was home to the Ranch House Restaurant in the 1950s and 1960s.
- 1406 Ludington during the 1940s housed Helen & Bud's Delicatessen, and during the 1950s Nap & Ben's Delicatessen, followed by Ed & Mae's Delicatessen
- 1517 Ludington was the location of a restaurant from the 1930s through the 1950s. During the 1930s it housed the Club Café restaurant, by the late 1940s becoming Bob's Café, and in the 1950s, Mary's Place restaurant.

Several well-known bakeries, commercial and retail, were located in downtown over the years.

- 411 and 602 Ludington housed short-lived bakeries in the 1880s and 1890s.
- 413, 415-19 Ludington housed an Escanaba baking institution, the Hoyler commercial bakery. R. Hoyler founded a bakery in 1883, and apparently set up shop in 413 (which housed a bakery as early as 1888). This was succeeded by the Hoyler Baking Co., established in 1907 and continuing in business from the 1920s as Hoyler & Bauer Bakery here into the 1960s. The bakery may have also occupied a different retail outlet or office space elsewhere downtown c. 1920 at 607 Ludington.
- 819 Ludington was occupied by the Gydeson Bakery in the 1940s, followed by Vagn's Bakery Bar in the early 1950s, and Butler's Bakery from the late 1950s into the 1960s.
- 1119 Ludington was the home of Hamelin's Bakery in the 1940s also listed as Hamelin Rayne, baker, in the 1950s.
- 1308, Thompson Bakery Building, housed this bakery from the time of its construction in the early 1900s at least into the 1970s, or three-quarters of a century.

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 8 Page 25

- 1410 Ludington was home to Roger "Bunze" Williams' Swedish Home Bakery, also known as the Swedish Bakery/Tastee Bake Shop from c. 1937 into World War II. (Bunze had worked for the Hoyler Baking Company from 1912 until it closed in 1937.)

Escanabans and visitors' sweet tooth needs have been addressed by a number of confectioners over the years.

- 805 Ludington housed Alice Reau's confectionary shop during the 1930s.
- 812 Ludington was occupied by Gust Iraphos, confectioner, during the 1920s.
- 906 Ludington, the Hoyler Building, was occupied by a confectioner soon after it was built, most likely Louis Hoyler, during the 1920s, a business that apparently evolved into Hoyler's Tea Room, which was here during the 1930s and 1940s.
- 1304 Ludington is the location of Saykly's, the Mother of All Confectionary Shops in Escanaba, well-known throughout the Upper Peninsula and with devotees across the country. This building has been the location of the business since its construction during the 1920s. The firm of Frenn & Saykly was selling candy as early as 1900 and ice cream as early as 1905, before Joseph and Mary Saykly opened a grocery store at 1320 Ludington in 1906 and began offering homemade ice cream. A few years later, he moved a few doors down Ludington and one of his sons and family started making candies. Saykly's exited the grocery business in 1960 to focus on their candy and gift lines. Joseph Saykly Jr. developed the wholesale candy component that forms the bulk of the Saykly business today, which remains in the family over a century after its founding (there is today another Saykly's store on the US-2/41 bypass).
- 1307 housed Northern Sales Co., a confectionary concern (also selling cigars and other items) during the 1920s.
- 1320 Ludington was the first home of Saykly's from the early 1900s into the 1920s, before they moved a few doors to 1304 Ludington.

From the turn of the twentieth century, department stores have formed the retail anchor of shopping activity in Escanaba's central business district. Established by local entrepreneurs, by the mid-twentieth century this market was increasingly dominated by national chains. Among the landmark stores through the decades are:

- 720 Ludington, Erickson's Department Store, anchored the east end of the shopping district's big stores on Ludington Street. It was the first and oldest, starting business in 1878, and this two-story department store building was built c. 1903. Erickson's sold out to Lauerman's, a Marinette, Wisconsin, department store, in 1928; a Lauerman's branch store remained in business here until the early 1960s.
- 1006 Ludington was built in 1896 to house Herman Salinsky's department store known as the Fair Savings Bank Store, which moved in 1903 to a larger building constructed to house the successful business at 1100 Ludington (see below)..
- 1018 Ludington was built in the late 1920s to house J.C. Penney's, which represents the spread of national chain department stores in Escanaba (along with S. S. Kresge Co. at 1104 Ludington and F.W. Woolworth at 1112 Ludington). Penney's was at this location at least into the 1960s.
- 1100 Ludington, the four-story City Clock/Fair Savings Bank Store Building, was constructed in 1903 to house one of Escanaba's landmark department stores. Later known simply as the Fair Store, it was the third and last of the three big city stores, founded by the Salinsky Brothers in 1888. After more than a century in business and 90 years at this address, the Fair Store closed in 1993.
- 1104 Ludington was built in the late 1920s to house the S. S. Kresge Store, another national chain department store. Kresge's was at this location at least into the 1960s.

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 8 Page 26

- 1112 Ludington was occupied c. 1916 by the F.W. Woolworth Store. Woolworth's was at this location until 1970, well over half a century.
- 1116 Ludington was built during the late 1940s to house another chain store, the Neisner Bros. Department Store, which continued in business here at least into the 1960s.
- 1200-1202 Ludington, the three-story Kratze's/Boston Store, was built in 1910 for Isadore Kratzenstein (later shortened to Kratze), who founded his business c. 1880, making it the second oldest of the city's big department stores. It anchored the west end of the shopping district's big stores on Ludington Street. In 1920 the family sold the business to a group of local businessmen who renamed it the "Boston Store." The Montgomery Ward chain bought this building by 1930, further solidifying the position of national chains in Escanaba, and occupied this location until about 1974.
- 1220-22 Ludington, the Union Hall Building, was apparently expanded and remodeled in the early 1920s to house the Leader Store, men's and women's clothing, which was in business here until about 1990.

Clothing, boots and shoes, often combined with dry goods, were a major component in downtown Escanaba's retail scene from the beginning. Typical were:

- 608-612 Ludington. From 1888 through 1893, 608 is occupied by a Dry Goods Store and 610 houses a Clothing Store, while in 1899 and 1906 the addresses appear to be combined into a single Shoes, Clothing and Dry Goods store. The 1889 city directory reveals Isadore Kratzenstein at 610 Ludington, an early location for the person who founded what would become one of Escanaba's leading early department stores. In 1889, 612 was occupied by Gustave Peterson Boots & Shoes.
- 614 Ludington in 1899 through 1906 housed a Boots and Shoes store, by 1913 was a Clothing store, and in 1921 is designated as Tailor.
- 716-18 Ludington, the New Peterson Building, was home to Manning & Sullivan Shoes (which continued for decades as Manning Shoes in business downtown at 1206 Ludington) during its early years after its 1916 founding down to around 1937.
- 910 Ludington was built prior to 1906 and housed a Boots and Shoes store, continuing into the 1920s when it was occupied by Aronson & Anderson Shoes, followed in the 1930s by Fillion's Shoe Store up to the 1950s when Robert's Shoes is here (which moved to 1000 Ludington in 1955).
- 918-20 Ludington, Buchholz Block: in the early 1900s, 918 was occupied by a Boots and Shoes store and 920 by a Clothing store into the 1920s, continuing into the 1930s as Young & Fillion Clothing Store.
- 1122 Ludington from the 1920s was occupied by a boots and shoes and clothing store identified as Otto Gustafson's through the 1920s, becoming F&G Clothing from the 1930s into the 1950s and then Fineman's into the 1960s.
- 1206 Ludington by 1937 housed Manning & Sullivan Shoes (previously located at 716-18 Ludington), which became the Manning Shoe Store in 1941. Manning Shoes transitioned into Manning Shoes & Skis in the late 1970s and operated here until the late 1990s. Manning's was one of Escanaba's oldest and longest lived shoe stores, dating back to 1916 and in business for over eight decades.
- 1214 Ludington, the Peterson Shoe Store Building, is one of the best representatives of this business type in the downtown. When the building was constructed prior to 1906 it was occupied by a Boots and Shoes Store, and John Peterson's Peterson's Shoes was the occupant from the mid-1920s, if not from before 1906, until 1966. John Peterson emigrated from Sweden and in 1902 started a shoe store with Frank Finman, at 1214 Ludington, whom he bought out a year later. The Peterson Shoe Store remained in the family, with son Gust becoming a partner in 1926, continuing until 1955 when another son, Harold, took over while another son, Edgar, repaired shoes there, continuing until the shoe store was sold

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 8 Page 27

in 1966 – six decades of family ownership, apparently as the same location.

Jewelry and gift stores, while never numerous, were a constant in the downtown retail market, providing the city with “sparkle.”

- 600 Ludington, the Fogarty Block, in 1899 was occupied by a Bicycle and Jewelry Store, which continued as a jewelry store into the early 1900s.
- 806 Ludington in 1906 is occupied by a store labeled as Jewelry and News, which becomes simply Jewelry by 1913.
- 910 Ludington was occupied by Feldstein’s Jewelry in the 1950s and 1960s.
- 911 Ludington is perhaps the best representative anchor of the jewelry market segment in downtown Escanaba, having been the location of a jeweler for nearly a century. The storefront was occupied by Blomstein & Peterson jewelers soon after it was built in 1914 and continued here through 1963, although all subsequent city directory listings identify the business as Blomstrom & Peterson, which is the firm’s correct name. This business was sold in 1972, becoming Nyman’s Jewelers, which remains in business here today.
- 1015 Ludington was occupied by Thyberg’s Inc. jeweler, from the 1950s to the late 1990s.
- 1110 Ludington housed the People’s Drug Store, which sold jewelry here during the 1920s before moving to 1208 Ludington.
- 1208 Ludington. Brothers J. S. and A. F. Gaufin incorporated the Peoples Drug Co. which opened in Escanaba in 1919 and carried a line of drugs and jewelry. One of the brothers had previously operated a jewelry store in Indiana.
- 1616 Ludington, the Kammaier Jewelry Building, was occupied by jeweler William Kammaier at the time of its construction by 1937, and he continues to occupy it through the 1940s. By the early 1950s the storefront is occupied by Wise Bros. jewelers, who continue here at least through the 1960s.

The anchors of downtown commerce and the city’s financial life were its banks. They were built in a legal and economic environment that encouraged the proliferation of independent banks that were built during a golden age of bank architecture in America which flourished after the financial panic of 1907 before being abruptly halted by the Great Depression in 1929. This was a period in which bankers and their architects created monumental bank buildings that would signal to the banking customer the notion that their money would be safe and the bank was here to stay. High-style architecture and expensive materials reinforced this message, and conveyed the perception that the bank was a well-capitalized and cultivated institution (Chicago Landmarks 2012: 3).

- 623 Ludington, the First National Bank Building, was built as a department store in the early 1900s, but it became in 1910 and was for many years thereafter the main branch of this bank. The First National Bank is the oldest financial institution in the city, established in 1871 as the Exchange Bank. It was chartered as the First National Bank in 1887, the same year it moved to 414 Ludington Street. In 1971 it moved into a new building but remained downtown at 1205 Ludington Street. It continues in business at that location today after its acquisition by Wells Fargo Bank.
- 723 Ludington, Escanaba National Bank Building. The Escanaba National Bank opened as the privately held Bank of Escanaba in 1892, and was located at 524 Ludington. The bank obtained a national bank charter and became the Escanaba National Bank in 1907. In 1917 it moved to its newly constructed Neoclassical headquarters building here at 723 Ludington. The bank, today part of Northern Michigan Bank & Trust Co., has been located in this building since that time.

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 8 Page 28

Barber shops were among the earliest and most common occupations in the central business district, but many occupied small buildings and appear to have lasted only a short time.

- 506 Ludington is typical of early short-term barber businesses, housing a barber shop for several years in the early 1900s.
- 709, Walker Barber Shop Building, is one of the best examples representing this business type. It was occupied by a barber prior to 1900 and for over a century thereafter. Sanborn maps identify only to the occupation of barber through 1921, but Josephine Walker, barber, occupied this address during the 1920s and 1930s followed by George Walker, barber, in the 1940s and 50s, with a shoe shiner, becoming Walker's Barber Shop by 1959. The Walker Barber Shop was a downtown institution frequented by many of the city's prominent residents. During the 1930s and 1940s, prominent lumberman "Big" Bill Bonifas would send his shoes here for shining. The building continued to house Walker's Barber Shop and then Walker's Family Salon into the late 1990s, followed by the Family Salon until about 2010.
- 800 Ludington was the location of barber Ambrose Clement in the 1889 city directory, who moved his business to 807 Ludington by the time of the 1893-1895 directory.
- 804 Ludington was occupied by a series of barbers from the 1930s up into the 1950s.
- 912 Ludington represents one of the longest serving barber shops, occupied by Alex Perrin barber from the 1920s into the 1930s, followed by Sam & Art's Barber Shop until the 1940s, when it housed Samuel Cahee, barber, and by the late 1940s its occupant was Floyd Duchaine, barber, who apparently continued in business here as Floyd's Barber Shop at least into the 1960s.
- 1206 Ludington, North Star Hall, is typical of many of the larger buildings in the downtown, in which a small space was occupied intermittently by a barber for a limited number of years, in this case in the early 1900s.
- 1314 Ludington housed a barber shop, probably from the time it was built in the early 1900s, including the Samuel Rogers Barber Shop through the 1920s, followed by Frank Fisher Barber Shop through the 1930s into the early 1940s.
- 1705 Ludington housed Eugene LeClair's barber shop during the 1930s and 40s.

While the major hotels, such as the Ludington House (which added a steam laundry in 1887) and the Delta Hotel offered laundry services, laundry establishments, while never numerous, were scattered across the central business district through the decades. The first power laundries appeared in New York ca. 1850 (Mohun 1992: 18). While power laundries were first typically associated with hotels and institutions, the boom in commercial laundries occurred in the last quarter of the nineteenth century resulting from the growth in the number of urban dwellers, often without adequate means for laundering clothing, and rising standards of cleanliness (Mohun 1992: 37). Nurtured by increasing standards of cleanliness and the growth of urban environments, between 1880 and 1940, laundries became a ubiquitous feature of cities in the United States and a significant part of the lifestyle of the urban middle and upper classes. Operated by individuals or small companies, the laundries initially serviced both the retail "housewife" and professional businesses. Many small-scale laundry operations were owned and/or operated by families of Chinese descent. Larger steam-powered cleaning plants were typically located at the edges of the business district, and each typically employed at least one horse-drawn wagon or vehicle to pick-up and drop off the laundry.

The best example of this business type in Escanaba, rare if not unique in Michigan for its long history of operation and location in the same building, is the Escanaba Steam Laundry. The word "steam" refers to the

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 8 Page 29

post-power wash step involving ironing of the cleaned clothes. By the 1890s box mangles, or presses, which used weights to press clothes, were replaced by steam mangles that used hot steam and fabric-covered rollers to iron clothing (Mohun 1892: 138-139). Employing the word "steam" in the name of this Escanaba institution founded in 1903 identified it as progressive and employing the highest standard of cleanliness in laundering the city residents' clothing.

Some of the city's identified laundry establishments include:

- 705-707 Ludington, Escanaba Steam Laundry Building: Built c. 1901, this building has housed the laundry since at least 1906. The laundry claims a founding date in 1891, and the business was incorporated in 1902. It continues in business today after only four changes in ownership over the years.
- 1216 Ludington, according to Sanborn maps, was the location of a Chinese Laundry in 1906, apparently the business of Charlie Fung.
- 106 N. 15th has been the location of Nu-Way Cleaners since c. 1960, over half a century.

From its earliest days Escanaba has offered accommodations for travelers, including transient travelers and visitors, newly arrived residents, and commercial travelers. Among the first major commercial enterprises in the young settlement of Escanaba was the Gaynor House, dating to the 1860s, at the east end of the historic district (demolished). Other "first-class" or upper end hotels built about the same time but since demolished include the Tilden House, owned by the C&NW Railway and one of the first buildings constructed in Escanaba on South 3rd Street at Lake Shore Drive, and the Oliver House at the northwest corner of 1st Avenue South and South 3rd Street, enticing passengers arriving by lake steamer and omnibus from the C&NW Railway depot near Stephenson Avenue.

Escanaba has always offered many hotels for the traveling public, with the most numerous being general class and lower end establishments. The two surviving major hotels spanning the downtown's heyday are the Ludington House at 223 Ludington, portions of which date to the 1870s, and the Delta Hotel, constructed in 1914 at 624 Ludington. The construction of the former in the nineteenth century and the latter in the twentieth as downtown anchors reflected the economic prosperity of the city and the ability of Escanaba to offer first-class accommodations for visitors to the city. The Ludington House is the oldest and longest serving hotel in the city, and perhaps in Michigan's Upper Peninsula. It was constructed to serve commercial travelers soon after the rail and port facilities stimulated rapid economic growth. It grew in tandem with Escanaba, adding wings that tripled its size, expanded its dining and meeting rooms, added an in-house laundry, and provided sample rooms for merchants and itinerant salesmen. The Delta was promoted and built by a group of Escanaba businessmen who formed a corporation with the goal of "building a hotel befitting the town's business and social standing" (*Escanaba Daily Press* 1992). It offered the latest in "modern" guest amenities and taste, public rooms, a restaurant and a location near the center of the business district. These hotels, as well as the smaller general class establishments, were anchors in the City's downtown district, hosting salesmen, business people and other travelers arriving by coach, steamer and railroad, and later by automobile. They served as a base for these enterprising visitors beyond offering decent lodgings. Some eventually became the residence of long-term tenants. The hotel restaurants became social hubs in the community where travelers and local residents could intermingle. As the economy evolved through time, the recreation and tourism market was increasingly important.

Other smaller and presumably more low-end hotels were located along Ludington and adjacent blocks, the hotels that many transient business travelers and other visitors would use. Many offered saloons at the street level and

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 8 Page 30

emphasized both in period directory listings and advertisements. For this reason, some of the following buildings are listed both here and under the saloon category. Survivors of these downtown hotels include:

- 1117 Ludington is identified in 1889 as the Dufresne Hotel offering rooms and boarding, but in 1893 is identified as a saloon and restaurant, epitomizing the multiple roles of some of these businesses.
- 1204 Ludington was the location of the Main Hotel and Saloon, in business from 1911 into the 1920s, then operating solely as the Main Hotel up to the early 1950s, after which it was the Peterson Hotel.
- 1213 Ludington from 1893 was the location of the Russell Hotel and Saloon and continues to be designated as a Saloon or Hotel and Saloon up through 1913. By 1921 it is identified as the Hotel Pacquin, the LeDuc Hotel by 1929, and the Peoples Hotel up through at least 1963.
- 1300 Ludington was the location of a saloon as early as 1893, and was identified as a saloon and hotel by 1913 and as the Green Bay House by 1921.
- 1318 Ludington was the location of a saloon as early as 1893, and was identified as a saloon and hotel by 1913. By 1921 it was labeled the Appleton House.
- 1408 Ludington is identified as a saloon by 1906 through the 1910s, and by 1921 is the Windsor Hotel, which continues into the 1930s, after which it is the Cloverland Hotel by 1937 and the Central Hotel by 1941.
- 823 1st Avenue North was a saloon and boarding house prior to 1888 and into the 1920s.
- 1123 1st Avenue North was a saloon prior to 1893, a business that continued up into the 1910s, but was listed as the Metropolitan Hotel by 1921. It continues in business at this location at least into the 1960s.

Automobile sales and service-related structures comprise another important commercial category represented by historic district buildings, some revealing an association that extends to the first days of the horseless carriage:

Automobile Dealers

- 600 (and 1011 and 1102) Ludington was occupied in 1906 by the Cycle Works, an early auto agent and dealer for Rambler.
- 617-19 Ludington, the Masonic Building, is listed as the location of Cadillac auto dealer L. K. Edwards in 1908.
- 1419 Ludington, the Northern Motors Building, was established as a Ford dealership in 1923 and has been at this location since at least 1924, continuing here as Northern Motor Co. and still selling Fords nine decades later.
- 1628 Ludington was the site of the Nash Service Garage built in the late 1930s and in business for about a decade.
- 1636 Ludington was the location of Norstrom Motors, built in the early-to-mid 1930s to sell Chrysler and Plymouth automobiles, and by 1948 becoming Ludington Motors, which continued in business here into at least the 1960s.
- 630 1st Avenue South was the location of the Escanaba Motor Co. from 1919 through the late 1930s. The building contained a sales room and garage that sold and serviced Buick, LaSalle and Cadillac automobiles.

Automobile-Related

- 613-615 Ludington, the Daley Block, was the site of a number of automotive-related businesses beginning in the 1930s and continuing into the 1960s, including Consumers Tire & Supply Co., followed by Escanaba Taxi Service, Northland Greyhound Lines, and Cartwright Bros. Garage by 1948 into the

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 8 Page 31

1950s, joined by Delta Cab in the 1950s, and Delta Hertz Rent-A-Car in the 1960s.

- 909 Ludington was the location of a Firestone Auto Supply store from the 1930s up through at least the 1960s, illustrating the evolution of auto maintenance to national retail chains.
- 117 Stephenson, part of the old Upper Peninsula Power Co./Escanaba Street Railway Co. garage, was occupied by Charboneau Body Works and automobile paint shop during the 1930s and then as a garage by the Michigan State Highway Department's Maintenance Division shop.

Service Stations

- 800 Ludington was the location of Swanson's Service Station built during the 1930s and operating through the 1950s, becoming Joe's Gulf Service Station in the 1960s.
- 1402 Ludington, was occupied by the Escanaba Oil Co. filling station during the 1920s, becoming Wadham's Oil Co. filling station during the 1930s, and during the 1940s Carlson's Service Station. During the 1950s it is Nault's Mobil Service gas station, and during the 1960s and later is Emil's Mobil Service Station and Don's Mobil Service.
- 1420-22 Ludington has been the location of a Standard Oil service station since the 1920s, with the current building dating to the 1930s when it was occupied by the Max Hansen filling station, followed in the 1940s by Hengesh Standard Service, which continues through at least the early 1970s.
- 1629 Ludington: Sorenson's Service Station was built in the late 1930s, continuing in business into the 1950s, after which the building is occupied by O'Connell's Service Station, which continues here into the 1960s.
- 1700 Ludington was the location of Ludington Shell, built during the 1930s and continuing through a series of owners into at least the 1960s.
- 1000 1st Avenue South was occupied by the Central Service Station by 1937, becoming Arthur Westby Filling Station in 1941 through the 1950s, and the Mac Flodin Service Station in the 1960s.

III. ETHNIC HERITAGE

The arrival of immigrants and their children largely provides the context for the history of Escanaba and development of its central business district. A broad number of nationalities comprise the people who arrived in the city, literally set up shop, prospered, and defined the identity of Escanaba. The following section discusses the district's important associations with certain of the city's ethnic communities.

Swedish

Perhaps no ethnic group is more associated with Escanaba than Scandinavians, and more particularly, the Swedes – city directories formally stated that Scandinavian was the predominant nationality of the city's residents (Polk 1937). Over one million Swedes emigrated to the United States between 1820 and 1920 (Hancks 2006: 2). Swedes were attracted to the Upper Peninsula to work in the iron mines and forests, although the greatest concentration focused on the peninsula's iron ranges. The first large group of Swedes arrived in Ishpeming in 1868. Ishpeming has been described as a "mother colony for Swedish settlements and groups in other parts of the country," because of outmigration from that town to other areas (Mead 2013). Some people left Ishpeming when new mining areas opened up elsewhere in the Upper Peninsula or when they lost their jobs in the depressions of the 1870s and 1890s, and some sought land for homesteading. Many Swedes moved to Escanaba to work at the ore docks and other jobs as the city developed into a major logging, wood processing, and shipping center. Census figures illustrate a rapid increase in residents born in Sweden (which doesn't include offspring and may be undercounted). This trend is documented in Escanaba by the specific census figures: in 1860 there were two

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 8 Page 32

Swedes in Delta County, which grew to 117 in 1870, 450 in 1880, 1,475 in 1890 (when it is estimated that about one-fifth of Delta County's population was Swedish), and continued to expand to 2,053 in 1900 (Mead 2012: 48, 64). Beginning in the 1870s, the concentration of Swedish along Ludington Street at Charlotte (10th) Street, at what at that time was the western end of town, resulted in the neighborhood being called "Swede Town" by locals (Lindquist 2013: 23).

Although native-born individuals declined after 1900, second-generation Swedish Americans continued their traditions and emphasis on the region's extractive industries, but also increasingly diversified into trades, commerce and professions, and Swedish-Finns owned many successful shops in Escanaba and Gladstone (Hancks 2006: 34). John Lammi was among the best known in Delta County, arriving from Ishpeming in 1921 and operating "John's Place" on Ludington Avenue, where he served as unofficial "mayor of the Finns: guide, interpreter, chauffeur and bondsman to his fellow countrymen" (DCBC 1978: 42). The 1924-25 and 1929 city directories reveal that Lammi owned a store selling soft drinks at 1600 Ludington (Polk 1925: 60, 1929: 210), an address that in 1937 is identified as the Uptown Hotel and in 1941 as the Lammi Tavern and Uptown Hotel (Polk 1937: 198, 1941: 204). By 1953 Lammi is located at 1712 Ludington and operated the Escanaba Steam Baths. These apparently were started by Peter Kujala about the same time Lammi arrived in the city (DCBC 1978: 42). Other businesses appealed to the Swedish trade. In 1903, Ed. Erickson, owner of one of the more prominent stores in the city, announced the move of his store from 510 to 720 Ludington in a banner ad in the local *Iron Port* newspaper printed in both English and Swedish (*Iron Port* 1903i).

Churches

For many, Swedish churches were the heart of their communities. The Swedish church offered a place where homesick immigrants could find social as well as religious support. Services were usually performed in Swedish well into the 1930s, when they began to switch to English in order to appeal to younger generations of Swedish Americans (Mead 2012: 65). Sunday schools, clubs, choral societies, and other affiliated groups were popular, and holidays were times for traditional celebrations. While most Swedes were members of the Evangelical Lutheran Church, the state church in the home country, others branched out into other denomination including the Evangelical Mission Covenant Church (Hancks 2006: 31). Both are represented in Escanaba, with Bethany Lutheran established in 1879 and Evangelical Mission Covenant established in 1888, both with buildings in the historic district, as well as Swedish Baptist and Swedish Methodist churches.

Newspapers

From the late nineteenth through first decades of the twentieth century immigrant groups communicated among themselves through a newspaper. Usually printed locally with a run of a few thousand copies, they provided news of interest to the ethnic community and of general interest. The content of the initial years' runs were usually in the native language and then increasingly in English, appealing to more assimilated and second generation readers. Early in the twentieth century at least seventeen Swedish newspapers were published in Michigan, of which at least ten were in the Upper Peninsula, including the cities of Calumet, Escanaba, Iron Mountain, Ironwood, Manistique, and Menominee (Mead 2013; Hancks 2006: 67-68). Swedish Escanabans read the *Medborgarden* (*The Citizen*, or *The Compatriot*), published weekly in Escanaba between 1892 and 1915 out of the building at 1011 Ludington (Prescott 1905: 276; Dunathan 1963: 142), or 1920 (Ander 1956: 165). Prior to moving to this building, the 1893-95 city directory (DCGS 2012b) reveals, "P. William Axelsen, publisher and proprietor of *The Medborgaren*, a weekly Swedish Paper, Job office in connection" was located at 1101 Ludington (now demolished).

Community Organizations: Clubs, Lodges, and Associations

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 8 Page 33

Although many Scandinavian immigrants wished to retain ancestral ties to their homelands, they realized assimilating into their new country's culture was important to progress and prosperity. Many joined ethnic civic and cultural organizations, almost all of which were branches of national organizations. Scandinavian fraternal societies in Escanaba included North Star, Morning Star and the Danish Brotherhood (Dunathan 1963: 54). A local publication from 1890 lauds the building of the Norwegian-Danish Lutheran church in Escanaba in 1888 stating, "and with that untiring energy, so characteristic of their race, they are making for themselves a reputation in spiritual as well as temporal affairs. Their new national society, Nordstjernan, (the North Star) though only instituted in 1888, now numbers 130 members" (Nursey 1890: 36). These organizations offered collegiality, educational and cultural opportunities, and status. Benevolent societies gave concrete assistance in times of trouble by providing sick benefits and funeral expenses and were also important in offering an alternative for those who objected to the powerful influence of religion and local churches. Nationally, one of the most important of these organizations was the Vasa Order (est. 1898), which had 72,000 members in over 400 lodges by 1928, while the Scandinavian Fraternity of America had about 40,000 members. At their peak in 1910, Swedish American organizations in the United States had at least 100,000 adult members, while there were approximately 365,000 Swedish American church members (Mead 2013; Blanck 2006: 26).

In 1904 the Swedish Club of Escanaba was organized "to promote the standing of its members in financial, educational and social matters; to teach members to become savers; to help each other; to promote good fellowship; to assist and provide for sick and distressed members; and for social purposes" (*Iron Port* 1904a). The 1913 Escanaba city directory reveals that the S.H. & E.F. Morning Star Lodge No. 2 met the 2nd and 4th Wednesday of each month and North Star Lodge No. 27 met the 1st and 3rd Friday of the month, both in North Star Hall at 1210 Ludington in the historic district. S.H. & E.F. was a Swedish American social and mutual association whose name translated to English as the Scandinavian Aid and Fellowship Society. Established in Ishpeming in 1872, it came to serve Swedes in Michigan and Minnesota. It and two other similar Swedish American associations merged to form the Scandinavian Fraternity of America in 1915. By 1929 the group meeting in North Star Hall is identified as Scandinavian Fraternity of America North Star Lodge No. 27. As late as 1963 the directory lists North Star Lodge No. 27 and Morning Star Lodge No. 2 of the Scandinavian Fraternity of America, and also Evening Star Lodge No. 270 of the Order of Vasa meeting at North Star Hall. The Vasa Order of America, founded in Connecticut in 1896 but expanding within a few years to encompass much of the nation, is another Swedish social and mutual benefit association.

Many Swedes were interested in temperance and were attracted to groups such as the Salvation Army. Interest was great enough that in 1887 the organization established a Swedish Department where meetings were often held in the mother tongue. Chapters were established where numbers warranted it, eighty nationally, including four in Michigan with Upper Peninsula chapters at Gladstone and Escanaba (Mead 2012: 22). In Escanaba, the Salvation Army was active from the early 1900s, moving among a number of buildings in the business district, including 506, 803 and 1709 Ludington before settling for many years in a building it constructed in 1937 at 112 N. 15th Street in the historic district. Other Swedish temperance groups also were organized, with Swedish Finns organizing the Star of Vasa, which was organized in Escanaba in 1895 and later merged with the Good Templars. Later, in 1902 the Michigan-centered Swedish-Finnish Temperance League of America was organized, which included a chapter in Escanaba; the league held its annual convention in Escanaba in 1907 (Mead 2012: 77-78).

Danes

Well over 300,000 Danish emigrated to the U.S. between 1860 and 1930 with nearly one-third arriving during the 1880s (Hancks 2006: 5). Never a large number in Escanaba, the city's Danes included some highly successful businessmen. Perhaps the most influential was Peter Jensen, who arrived in the city c. 1900 and with Hans

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 8 Page 34

Hansen (a Norwegian) operated a wholesale and retail fish store on Ludington Street (DCBC 1978: 42). They later branched out into gasoline and oil, operating the first service station in Escanaba while Jensen's sons carried on the fishery business. Jensen and Hansen remained in business for sixty-four years, 1893-1957 (Dunathan 1963: 113) and were located at 209 Ludington in the 1924-25 through 1937 city directories, while the Hansen and Jensen Oil Co. in the same directories is located at 225 Ludington (Polk 1924, 1929, 1937).

Norwegians

Norwegians found work in Escanaba's sawmills and harbor (see Hans Hansen under Danish, above) (Hancks 2006: 41). The Norwegians annually on May 17 held a parade that ended at Unity Hall on Sheridan Street, which celebrated independence from Sweden (DCBC 1978: 47). Together, the Danes and Norwegians were numerous enough to establish the Norwegian Danish Lutheran Church in 1888.

Among prominent Norwegians were:

- Hans Bonefeld, who operated the city's leading furniture business at 915 Ludington in the historic district. He arrived in the early 1900s and before going into business by himself, partnered with C. Arthur Anderson in a furniture and funeral parlor business (DCBC 1978: 45). He passed the business on to his son, and after his death in the early 1970s, it was continued by the men's widows at least through the late 1970s (DCBC 1978: 45).
- Gust Asp was born in Escanaba in 1890 and in 1933 bought the Henry Stack Building at 616 Ludington in the historic district, running a newsstand and tobacco business there until he retired in 1968 (DCBC 1978: 45). The business continues under his name, though with different owners, today.
- Vagn Gydesen (or Gydeson depending on source) arrived in Escanaba in 1938 and worked for the Hoyler Baking Co., then went into business with three partners as the Delta Baking Co. (DCBC 1978: 45). He went into business for himself as Vagn's Bakery at 900 Ludington, and the 1953 city directory locates Vagn's Bakery Bar at 819 Ludington. In 1953 he opened Vagn's Diner on Washington Street, and in semi-retirement in 1978 was operating a small donut shop in the 1700 block of Ludington (DCBC 1978: 45).

Lebanese

Although small in number, the city's Lebanese had a significant and visible impact on downtown Escanaba, particularly as confectioners. The first Lebanese to arrive in Escanaba c. 1900 was the Schemse family, followed soon thereafter in the early 1900s by the Saykly, Frenn, Herro, Bashour, Bonamer and Elias families (DCBC 1978: 55). Charles, Joseph and Aminee Schemse opened a confectionary store at 8th and Ludington (apparently identified as Joseph Schrames at 800 Ludington in the 1924 city directory (Polk 1924). Frank and Abe Bonamer also opened a confectionary in the early 1900s and one source states their son occupied the same building in the late 1970s, operating a tavern, though the directories contain no listings under his name (one possibility, The Tavern, is located at 918 Ludington).

Saykly has long been a leading name in the confectionary business in Escanaba. Joseph and George Saykly arrived in Escanaba from Lebanon in 1901 and sold sundries throughout the UP. Joseph Saykly and Charles Frenn went into the confectionary business, after which Joseph went into business by himself at 1320 Ludington, and a few years later moved to the site currently occupied by the business at 1304 Ludington. (State business directories reveal that Frenn & Saykly was selling candy as early as 1900 and ice cream as early as 1905 [Michigan Department of Labor 1916: 136]). Saykly's has expanded through the years and operates a second store and a web site shipping candy internationally. The business remains in the family today.

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 8 Page 35

Abe and George Herro were in the electrical business for “many years” as Herro’s Electric Shop (DCBC 1978: 56). Herro was the electrical contractor for a number of Escanaba buildings, including the drive-in facilities of the Escanaba National Bank at 723 Ludington, which was completed in 1957, and the new First National Bank Central Office downtown at 112 N. 11th Street in 1958 (*Commercial West* 1958: 29). City directories place the business in 1953 at 1312-14 Ludington and in 1959 and 1963 at 1311 Ludington, in the historic district, and it remained in operation here for at least a quarter century. The Bashour family arrived in Escanaba in the 1920s and operated a small grocery store in the 900 block of Ludington; city directories for 1929 place it at 914 Ludington. Dr. Alfred A. Gossan, an optometrist, arrived in Escanaba in 1952, and city directories reveal he established his practice at 1515 Ludington, remaining there at least through the 1963 edition.

Jews

Jewish businessmen have long been significant in Escanaba commerce, particularly the retail trade, and were responsible for the primary department store anchors in the city. Among the earliest were Soloman and Simon Greenhoot, who operated one of the earliest general stores at the lower end of Ludington, with the former serving as Escanaba’s mayor during the early 1900s (DCBC 1978: 67). The 1924 city directory located Greenhoot Brothers at 1121 Ludington, becoming Greenhoot Brothers Lands by the 1929 through 1937 editions (Polk 1924: 59, 1929: 209, 1937: 197).

- Herman Gessner/Salinsky founded the Fair Store, an Escanaba retail institution, in the 1880s and built the landmark store building at 1100 Ludington. The store remaining in business for a century. His brother Ben established Ben’s Theater in 1904 at 1006 Ludington. Herman worked tirelessly for needy Jews in Europe and Israel, which named a settlement in his honor, H. Gessner Nachiah (DCBC 1978: 67).
- The Kratzenstein, later shortened to Kratze, family began business in the early 1900s at the end of Ludington, then built a large new store in 1910 at 1200-1202 Ludington.
- The Baum family also arrived in the early 1900s and opened Baum’s Hardware, located at 1018 Ludington.
- The Schram family arrived in the early 1900s and included Isaac, a fur and hide merchant at 421 Ludington, and Charles, who operated Schram’s Toggery at 1322 Ludington.
- Ben Silverman operated Silverman’s Women’s Wear at 1322 Ludington, while Harry Luery and his wife Doris managed the Doris Shop at 1016 Ludington (DCBC 1978: 67).
- Phillip Stein opened the Leader Store in 1923 at 1220-1222 Ludington, which ran for nearly seven decades before it closed in 1990 (DCBC 1978: 68; *Escanaba Daily Press* 1990).
- I. H. Oshinsky and his father had a women’s store for many years at 806 Ludington, identified as Herschel Oshinsky Women’s wholesale ladies wear in the 1924 city directory and Oshin’s Women’s furnishings by 1929 and continuing through at least 1941 (Polk 1924: 58, 1929: 208).
- Joseph Peltin arrived in the early 1920s and opened a furniture store at 814 Ludington by the 1924 city directory and by 1929 moving to 1307 Ludington (Polk 1924: 58, 1929: 209), where he remained in business at least to the mid-1970s, half a century (DCBC 1978: 68).
- In the early 1930s brothers Joseph and Sam Fineman arrived in town and opened the F&G Clothing Store at 1122 Ludington, and were still in business in the late 1970s, nearly half a century later.
- During the 1940s and later Emanuel Feldstein and Feldstein Jewelers located at 1002 Ludington, later moving to 910 Ludington (noted in the 1941 through 1963 city directories).
- The Churn family operated the Surplus Store at 701 Ludington (1953 through 1963 city directories).
- Gabe Meretsky operated Pix Shoes at 1119 Ludington (1953 through 1963 city directories).
- Percy Greenburg ran the Mitzi Hat Shop at 1004 Ludington (1937 through 1963 city directories) (DCBC 1978: 68).

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 8 Page 36

IV. EDUCATION

The Escanaba Central Historic District contains several buildings associated with education. The Escanaba Junior High School occupies the entire 1500 block of Ludington and the Bonifas Gymnasium and Auditorium is sited in the 700 block of 1st Avenue South. The William Bonifas Auditorium and Gymnasium was constructed during the 1930s to serve the Catholic students of St. Joseph's School. One of the more historic buildings in the district is the fine former Carnegie Public Library in the 200 block of South 7th Street. In addition, the district contains two buildings that for a time served educational purposes. The former Richter Brewery office and bottling works building at 1601 Ludington was converted into the Catherine Bonifas Catholic Technical School after World War II, and a private school, the Cloverland Commercial College, trained students between about 1920 and 1961 in quarters in the second floor of the Frechette Building at 801-03 Ludington.

Public Education in Escanaba

Formal public schooling in Escanaba began in 1866 when School District No. 1 of Escanaba Township was organized. The first school building was a two-room structure constructed on the southeast corner of Wells (1st Avenue South) and South 7th Street, now occupied by the former Carnegie Library building. As the city grew, so did the school system and number of buildings. Franklin School was built in 1882 and initially served as the high school, until a separate Escanaba High School was built in 1894. This building was quickly outgrown and a "new" high school building was constructed in 1907 on 8th Avenue between 11th and 12th streets, which in turn was replaced in 1963 by the current area high school building on South Lincoln Road. Construction of elementary schools occurred in tandem with the rapidly growing population of the city, and included Barr School in 1898, Washington School in 1899, Jefferson School in 1901, and Webster School in 1911, none of which were located in the historic district (Dunathan 1963: 86-88). The district contains the Escanaba Junior High School, located in the 1500 block of Ludington. Completed in 1931, it continues to serve as the city's middle school today.

Education in Escanaba cannot be separated from the impact of William and Catherine Bonifas, who supported both the public and Catholic schools. William ("Big Bill") Bonifas (1865-1936), a native of Luxembourg who arrived in the Upper Peninsula in the 1870s, founded the William Bonifas Lumber Co. in Delta County in 1909. Bonifas made it into one of the largest lumber companies in northern Michigan as it expanded operations throughout the Upper Peninsula, eventually partnering with and then selling out to the Kimberly-Clark Paper Co. He founded the logging town of Bonifas in Gogebic County. Bonifas became a multi-millionaire, and was called "one of the wealthiest men in the mid-west" at the time of his death (*Milwaukee Journal* 1936; Karamanski 1989: 202-203; Heinrich and Batchelor 2004: 32-33). After William Bonifas's death and prior to her death in 1948, Catherine Bonifas donated nearly \$100,000 to establish the Catherine Bonifas Technical School. The Escanaba School District was a major legatee in her estate. Over \$800,000 was dedicated to the Board of Education, some of which was used to establish scholarships for graduates of both Escanaba High School and Holy Name High School (Dunathan 1963: 90). Bonifas funds were also used for the 1960 addition to Escanaba Junior High School, and provided \$600,000 towards the construction of the Catholic Holy Name High School in 1954 and over \$500,000 to assist in construction for the new Escanaba High School on Lincoln Road in 1963 (Dunathan 1963: 90-93).

The district contains one building, the 1937 Bonifas Auditorium and Gymnasium, built to serve Catholic education in Escanaba. Associated with St. Joseph's Church on 1st Avenue South was St. Joseph's School, located in the same block as the church. A school building was in place by 1884, and St. Joseph High School had

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 8 Page 37

its first graduating class in 1888 (St. Joseph Church 2012). A new St. Joseph's School was constructed in 1915 after the first was destroyed by fire, and in 1937 the Bonifas Gymnasium and Auditorium was built across 1st Street as part of the St. Joseph's School complex. In 1954 Holy Name High School was completed and all Catholic students in the city were consolidated there, resulting in the closing of St. Joseph's High School. School continued for elementary students here in the St. Joseph's School building until 1971 when the school closed, its students moving to other parochial schools. It was demolished the next year (St. Joseph's Church 2012).

Escanaba Junior High School

During the late 1920s Escanaba was the only city in the U.P. with a population over 8,000 without a junior high (Lindquist 2010c). The city's population had grown rapidly after the turn of the twentieth century and so had the number of students in the school system. The schools were overcrowded and there were no facilities for vocational or mechanical training. They also offered limited gymnasium facilities, and the city lacked an adequate auditorium for cultural programs. The Escanaba School Board announced in late March that it would propose a \$435,000 bond issue to build a junior high that would address all of these limitations. A few days before the election, it was announced that an anonymous city resident had pledged \$25,000 toward the new junior high – if the bond issue passed. The election was held on March 20, 1929, and passed 938 to 485 (Lindquist 2010c). Mrs. Adele Symons Oliver then revealed she had pledged the \$25,000 as a gift in memory of her late husband, W. W. Oliver, co-founder of Delta Hardware and president of the State Savings Bank from 1911 until his death in 1920. In recognition of this gift, the Board of Education named the auditorium in the new school the W. W. Oliver Auditorium.

Escanaba Junior High School, 1500 Ludington Street, was constructed 1930-31 from plans provided by Grand Rapids architect, Henry H. Turner (*MMFR* 1930a: 20). The building boasted progressive, state-of-the-art facilities with the "latest special equipment and using the newest approved methods, including a sight-saving room, an open-air room, ungraded rooms, an oral deaf room, orthopedic and physiotherapeutic departments" (Polk 1937: 10). In response to growing enrollments and changing educational environments, in 1960 a seven room addition was constructed on the north/rear elevation of the school. It consisted of six classrooms and a shop room, costing \$127,683, paid out of the Bonifas Fund, with the work supervised by General Construction Contractor, Erling Arntzen of Escanaba (*Milwaukee Sentinel* 1960). The building became a middle school in 1963.

In 1999-2000, rather than constructing a new school, Escanaba residents passed a bond levy to expand and renovate the school to meet modern educational requirements. Kalamazoo-based Diekema-Hamann Architects, Inc., designed the project, combining renovations of the existing structure with a 48,000 square foot addition to the north elevation. The construction resulted in a new classroom wing and gymnasium and a remodeled original building with a new media center, music room, and shop. The rehabilitated school building and addition, costing about \$7,000,000, won a Governor's Award for Historic Preservation (MSHPO 2012e).

Bonifas/St. Joseph Gymnasium and Auditorium

The William Bonifas Auditorium and Gymnasium, 702 1st Avenue South, was constructed in 1937 for St. Joseph Catholic School that was located to the southwest across 1st Avenue South. The school (and a related convent) are still listed at 721-723 1st Avenue South in the 1963 city directory, but were demolished in 1971 according to parish records. City directories variously identified the building as the Bonifas Auditorium at 702 1st Avenue South and the St. Joseph Gymnasium at 700 1st Avenue South.

Although no architect has been identified for this building, the design and architectural composition of the

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 8 Page 38

auditorium and the St. Joseph's Catholic Church directly across the street at 709 First Avenue South explicitly complement each other. It seems very likely the same architect designed the Bonifas Auditorium because of the explicit similarity in design, the proximity in date and location, and relationship to the sponsoring Catholic church. Foeller, Schober & Berners, Architects, of Green Bay, Wisconsin, designed the new church and A. M. Arntzen of Escanaba was the construction contractor (St. Joseph Church 2012). The Bonifas Auditorium was completed first, and in 1937 the St. Joseph congregation moved to the Bonifas Gymnasium for Masses. The old church was torn down and the cornerstone was laid for the new building, which was completed in 1938.

Some of the fortune of leading lumberman William Bonifas financed the new St. Joseph school gym and auditorium and St. Joseph's Church. William "Big Bill" Bonifas had come to the Upper Peninsula from Luxembourg in the 1880's to make his fortune in the lumber industry. His Irish-born wife, Catherine, returned another kind of wealth to the area with her donations of cultural and educational value. Catherine Bonifas sponsored the construction of the auditorium and gymnasium for St. Joseph's parish school in memory of her husband, who died in 1936. When the school closed, this handsome Romanesque structure of golden Kasota stone eventually became the home for the William Bonifas Fine Arts Center, which was established in 1974.

Catherine Bonifas Technical School

Prior to her death in 1948 Catherine Bonifas donated nearly \$100,000 that resulted in the establishment of the Catherine Bonifas Technical School. The 1948 city directory reveals that the former Richter Brewing Co. Office and Bottling Works building at 1601 Ludington is for the first time listed separately from the rest of the former brewery complex, and the classically-inspired building is occupied by the Bonifas Catholic Technical School, which continues here until c. 1960. It served the vocational needs of students from Escanaba's public schools, as well as St. Joseph's and then Holy Name High School, which was built in 1954 and consolidated high school students from all of the local parishes.

Cloverland Commercial College

For most of its existence, Cloverland Commercial College occupied the second floor of the Frechette Building at 801-803 Ludington. The building dates to the late 1800s, but assumed a more modern appearance with a brick façade when it was remodeled in 1918. It appears that this renovation was completed in association with the arrival of Cloverland Commercial College c. 1918. Trade journal notices from that year describe a store building remodel at 803 Ludington for Cloverland Commercial College, identified as either the lessee or owner (*American Contractor* 1918a: 46, 56). The architect for the project was Derrick Hubert of Menominee and the contractor was C. H. Danielson of Peshtigo. Cloverland Commercial College, founded in 1905 by E. D. Gordon, closed in 1961 after training thousands of persons in accounting, bookkeeping and business methods. Its training function had largely been taken over by high school commercial departments and business machine schools (Dunathan 1963: 94). The commercial college was located at 801-803 Ludington from 1918 through the 1950s, but spent its last few years at 716-718 Ludington.

Carnegie Public Library

The district also contains the former Escanaba library building. This building is significant for its use as the city's public library building for nine decades and for its association with the library philanthropy of steel magnate Andrew Carnegie.

In an editorial published on October 28, 1901, the editor of the local *Iron Port* newspaper urged the building of a library: "Great benefits would result to the toiling masses who could obtain a liberal education" (Escanaba Public Library 2012). Soon thereafter, Etta McCarthy took the initiative to write to Andrew Carnegie and to Thomas F.

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 8 Page 39

Cole, who had been general manager of the Menominee Range operations of the Oliver Mining Co. in Iron Mountain before becoming the company's president in 1901 (Simons 2013), and a director of the Carnegie Library Fund, requesting help in establishing a library.

The Escanaba Public Library was founded under City Ordinance 114, which created a Library Board, on February 21, 1903. A guaranteed annual income of \$2,120 per year was committed by the Escanaba City Council in order to qualify for a grant from Andrew Carnegie. Carnegie's grant of \$21,200 was dated April 11, 1902 (Bobinsky 1969: 217). The guarantee of annual operating funding equaling 10% of the Carnegie grant amount was required of grant recipients. The library building, located at 201 South 7th Street, was designed by Escanaba architect Theodore Lohff and opened in May 1903. Library service was initiated on June 1, 1903, with books first circulating on July 7th of that year. (In 1904 a branch library was opened in North Escanaba.)

Between 1888 and his death in 1919 Andrew Carnegie provided funding for 2509 public library buildings throughout the English-speaking world, including sixty-one in Michigan. Until 1898 Carnegie made only a few library gifts, primarily in the Pittsburgh, Pennsylvania, area near his steel mills and residence, but in 1898 he began a much more broad program of library building and equipment grants. As was typical of these Carnegie library grants by this time, Escanaba's grant was made contingent upon the community agreeing to provide a site and annual support equal to one-tenth of the grant (Bobinsky 1969: 3, 13, 43).

The library was a resounding success. In 1905 and 1906, Scott Literary and English Club lectures were so well attended that the library could not accommodate the crowds and meetings were transferred to the Assembly Room of the High School. City directories reveal the consistent growth in the size of the library's collections, from 5,000 volumes in 1907, to 8,757 in 1913, 12,000 in 1922, 16,754 in 1929 and 24,052 in 1937, remaining at about 25,000 in 1941 through 1948 and growing to over 29,000 into the 1960s. During the 1920s the popularity of the automobile drew readers away from the library on Sundays, causing the Board of Trustees to close the library on that day, and Sunday services have not been available since that time.

The structure continued to fulfill its historic function of serving local schools as well as the general public in providing reading materials and educational programs for over ninety years. The Carnegie Library was listed in the National Register of Historic Places in 1977 (MSHPO 2012f). In 1992, the City Council decided to build a new combined City Hall/Library complex. The new library opened in October 1995 at its present location, 400 Ludington. In 1995 the former Carnegie Library building was sold by the city, with preservation covenants, and the building now functions as a private residence

V. SOCIAL HISTORY

Fraternal Organizations

Fraternal and other social organizations in Escanaba date back to the earliest days of the city. Delta Lodge 195, Free and Accepted Masons, held its first meeting in 1867 in a log storehouse building of the C&NW Railway, before moving to one of the city's earliest commercial buildings, Royce's Hall at 300 Ludington Street. The Odd Fellows were organized the next year, in 1868, and were followed soon thereafter by two French-Canadian organizations, Union Societe Francais Canadienes and Institute Jacques Cartier, then by other ethnically based brotherhoods such as the Irish Order of Hibernians and the Scandinavian North Star, Morning Star and Danish Brotherhood (Dunathan 1963: 118).

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 8 Page 40

Nationally the post-Civil War years were a time not only of massive expansion for older fraternal organizations such as the Masons and Odd Fellows but also for the founding of new ones. Many of the fraternal organizations were established to promote preservation and celebration of the heritage of specific nationalities or ethnic groups. The later nineteenth century also saw a proliferation of mutual benefit associations that combined a social, fraternal aspect with insurance plans for members by which dues provided some form of life, funeral, or injury or sickness insurance. Such mutual benefit associations had their heyday in the late nineteenth and very early twentieth centuries when industrial accidents were frequent, governmental oversight of working conditions weak or non-existent, and company provisions for injured or sick workers inadequate or non-existent. In an industrial town like Escanaba their value would have been recognized.

The earliest city directories for Escanaba reveal there were a number of "halls" along Ludington and intersecting streets during the late nineteenth and early twentieth centuries, many identified as public buildings. Most of these halls were located on the second floor of commercial blocks, and the many fraternal and social organizations had meeting places in them at specified regular times, weekly or monthly. Many groups did not have their own designated hall, but rather met regularly in rented halls in commercial buildings.

For example, city directories from 1907 and 1912 identified the following "public buildings, Halls, etc." along Ludington used by fraternal groups:

- Peter Lemmer's Hall at 308 (Luxemberger Society, monthly)
- Sons of Herman Hall 310 (Germania Aid Society, monthly)
- Elks Temple at 508-10/512-14 (weekly)
- Corcoran Block at 604-06 and Michigan Building 612-14 (groups not identified)
- Masonic Block 617-19 (three Masonic chapters, each monthly, Order of the Eastern Star, monthly)
- 1st National Bank Building at 623 (3rd floor hall, groups not identified)
- Glavin Block at 704-06, New Peterson Building at 716-718, and Cleary Block at 813-815 (groups not identified)
- Bucholtz Block at 918-20 (Grand Army of the Republic in "Bucholtz Hall," monthly)
- Groos Block at 1007 and Olson Block 1105-11 (groups not identified)
- North Star Hall 1210 (Knights of the Maccabees, Catholic Order of Foresters, monthly, Fraternal Order of Eagles, monthly, Knights of the Maccabees and Ladies of the Maccabees, bi-monthly, S.H. & E. F. of A. (Scandinavian Aid and Fellowship Society), bi-monthly)
- Perow's Hall at 1309, Union Hall at 1222, and Jepsen Block at 1321-23.

Halls on streets intersecting Ludington include:

- Armory Hall on Georgia (South 9th) north of Wells (1st Avenue South), groups not identified
- I.O.O.F. Hall at 114 N. 10th (International Order of Odd Fellows and Knights of Pythias weekly; Modern Woodmen of America, bi-monthly; Swedish and Finnish Benevolent Aid Association, monthly)
- Clark's Hall at 430 Charlotte (10th Street).

Churches also offered halls, such as St. Patrick's Hall, which hosted the bi-monthly meeting of the Ancient Order of Hibernians and the Knights of Columbus (Polk 1907, 1912).

The Masonic Temple Building at 617-619 Ludington housed a Masonic lodge from the time it was built in 1890. Delta Lodge #195, which met in the third floor hall, had already been in existence for many years as the city's

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 8 Page 41

oldest fraternal organization. The official charter of the lodge was given in 1867, and first meetings were held in a small railway building. As membership expanded, the lodge moved to quarters in the 300 block of Ludington Street, followed in 1885 by a move to the Elks Block in the 500 block of Ludington. In 1890 the lodge moved to the present building. The Masons eventually purchased the building, and in 1914-15 added a fourth floor and rebuilt the lodge's quarters (EHDC 2012). When the new Temple was dedicated in March 1915 the *Escanaba Daily Mirror* of March 24, 1915, reported that a crowd of between 800 and 1000 attended the ceremonies, and "roamed around through the structure viewing the splendid halls, lodge room and other features," and one attendee said, "When I stepped into the doorway (of the lodge room) I was struck with the feeling that this was a veritable Greek temple" (EHDC 2012). The lodge continues to use the hall there today (Masons 2013).

The Benevolent and Protective Order of Elks (BPOE) No. 354 Chapter was established in Escanaba between 1890 and 1900 (Ellis 1910: vi), meeting first in the Sons of Herman Hall at 300 Ludington before moving to 510 Ludington in 1903 (BPOE 354 1946). The Elks occupied a second-story hall in the building that had been built between 1884 and 1888. Local newspapers from the period reveal that the Elks completed extensive renovations before they occupied the building in 1903. Commercial space comprised much of the first floor, but the rear part of the east half housed the Elks' billiard and pool parlor, the basement would contain two bowling alleys, and the second floor contained a large hall or main club/lodge room with hardwood floors and an upholstered seat running along all walls (*Iron Port* 1903p, 1903q). The 1906 Sanborn edition confirms this work by stating, "Club Room 2nd." The Elks again extensively renovated the old building in 1924-25, creating an entirely new façade that contains the current 1925 date stone in the cornice, and later, in 1942, added a single story wing on the west elevation to house their bowling alleys (BPOE 354 1946). The Elks continue to occupy the building today.

North Star Hall, at 1210 Ludington, was constructed in 1892 and housed Scandinavian fraternal and other organizations from the time it was built. The 1893-95 directory reveals the North Star Society and Knights of the Maccabees UP Tent No.4 and G. M. Bice Tent 24 met there. The Scandinavian Fraternity of America met here with North Star Lodge No. 27 meeting in the large second-story hall. Use of the hall was also shared with Morning Star Lodge No. 2 SFA, and Evening Star Lodge No. 270 Order of Vasa. The 1913 city directory reveals that the S.H. & E.F. of A. (Scandinavian Aid and Fellowship Society) Morning Star Lodge No. 2 met in North Star Hall the 2nd and 4th Wednesdays monthly, and North Star Lodge No. 27 of the Scandinavian Fraternity of American met there on the 1st and 3rd Fridays monthly (Polk 1913: 38-39).

Immigrants to the United States founded an amazing array of clubs, lodges, benevolent associations, and women's groups for a wide range of cultural, social, educational, and political purposes. These organizations offered collegiality, educational and cultural opportunities, and status. Benevolent societies gave concrete assistance in times of trouble by providing sick benefits and funeral expenses.

VI. ENTERTAINMENT/RECREATION

Saloons and Pool Halls

As might be considered obvious for a turn-of-the-century northern Michigan boomtown, Escanaba's downtown had more than its share of venues where one could engage in "manly pursuits" – saloons, taverns, and pool halls. Saloons were among the most numerous downtown businesses. A quick run through city directories reveals over three dozen saloons were located along Ludington around the turn of the twentieth century and the 900 block seems to have anchored this type of business. Many of the saloons were associated with small hotels, which are

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 8 Page 42

included in the list below. These closed in 1919 through Prohibition and do not appear to have reopened upon its repeal.

Escanaba was an industrial town full of hard-working – and hard-drinking – workingmen. The saloon was a primary form of recreation in the city's early days. The Sanborn insurance maps and early city directories bear testimony to the number of saloons that were located in virtually every block along Ludington, as well as on 1st Avenue North, which was closer to the port and industrial zones of the city. The 1884 Sanborn illustrates thirty-four saloons along Ludington through the 900 block, with over three-quarters in the 300 through 600 blocks and nearly half of the total in the 300 and 400 blocks. The number of saloons along Ludington remains amazingly consistent through the turn of the twentieth century at thirty-six or thirty-seven, with the highest density continuing in the 300 to 600 blocks, but spreading westward with the expansion of the city, so that there is a consistent average of three or four saloons per block through the mid-1890s.

By the turn of the twentieth century, the number of hotels in the eastern blocks declines as these business blocks matured, and the heaviest concentration occurs in the 800 through 1000 blocks where just under one-half of the Ludington saloons are based. The 1906 directory illustrates a huge jump in the number of saloons, from thirty-seven in 1899 to sixty in 1906, an increase of over 60%, with the densest concentration occurring in the 800 through 1200 blocks, where well over one-half of the saloons were based. By 1913 the number of saloons returns to the earlier Escanaba "norm" with thirty-eight present, the highest numbers in the 900 and 1000 blocks of Ludington. The 1921 Sanborn, of course, illustrates no saloons after the institution of Michigan's and then the national Prohibition. Representative of the old saloon buildings along Ludington are the following:

- 801 Ludington was the location of LeDuke and Henry's saloon by 1889.
- 908 Ludington was the location of John F. Nelson's saloon in 1893 to 1913.
- 922 Ludington was the location of Knute's in the early 1900s.
- 923 Ludington housed a saloon owned by Johnson & Gibson in 1889, and the building had served as a saloon prior to 1884 and continued as a saloon up to 1919.
- 1006 housed Snyder's Saloon in the early 1900s.

Combination saloons with hotels or boarding houses or include:

- 1117 Ludington is identified in 1889 as the Dufresne Hotel offering rooms and boarding, but in 1893 is identified as a saloon and restaurant.
- 1204 Ludington was the location of the Main Hotel and Saloon, in business from 1911 to Prohibition.
- 1213 Ludington from 1893 was the location of the Russell Hotel and Saloon and continues to be designated as a Saloon or Hotel and Saloon through 1913 and Prohibition.
- 1300 Ludington was the location of a saloon as early as 1893, and was identified as a saloon and hotel by 1913, and as the Green Bay House by 1921.
- 1318 Ludington was the location of a saloon as early as 1893, and was identified as a saloon and hotel by 1913 and as the Appleton House by 1921.
- 1408 Ludington is identified as a saloon by 1906 through the 1910s, and by 1921 is the Windsor Hotel.
- 823 1st Avenue North was a saloon and boarding house prior to 1888 up to Prohibition.
- 1123 1st Avenue North was a saloon prior to 1893, a business that continued up into the 1910s, becoming the Metropolitan Hotel by 1921.

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 8 Page 43

Prohibition was a death knell to most of the older bars along Ludington, but its end created opportunities for new drinking establishments to open. Shortly after Prohibition ended, some bars and taverns opened in buildings previously occupied by saloons. In the former Dufresne Hotel and saloon at 1117 Ludington, which dated back to at least 1890 and continued under different names until Prohibition, the John Peltier Tavern opened in the 1930s and continued into the 1940s. By the late 1940s and into the 1960s it became the Brevort Tavern or Brevort Bar. It was renamed "Baron's" in 1970 and continues in business today – one of the longest-lived examples of this business sector. Similarly, 1318 Ludington was the location of a saloon and hotel as early as 1893, and the Appleton House and saloon prior to Prohibition. After Prohibition, the Beauchamp & Viau tavern opened here in the 1930s followed by Al's Tavern and the Lee A. Wiles beer garden in the 1940s and 50s, but returning to Al's Tavern by the late 1950s into the 1960s.

Some of the fraternal organizations in town, in addition to providing libations, also provided pool or billiard rooms for their members, among these, the Elks at 510 Ludington. When the group acquired the building and completed extensive renovations in 1903, the local *Iron Port* newspaper reported that in addition to club rooms and hall occupying the entire second floor, the rear part of one of the ground floor storefronts would house the Elks' billiard and pool parlor. Other locations downtown also offered pool halls and billiard parlors. The Arcade Recreation Parlor Building at 909-913 Ludington, although primarily associated with bowling alleys through the decades, placed an advertisement in the 1922 city directory as the Arcade Bowling and Billiard Parlor. Among the locations along Ludington that offered pool or billiards, sometimes in combination with other businesses, are the following establishments:

- 223 Ludington, Ludington Hotel, for a period prior to 1900 offered a billiard parlor in one of the early additions.
- 606 Ludington, Corcoran Block, was occupied by a pool and billiards hall for a few years soon after it was built in the early 1900s.
- 813-815 Ludington, Cleary Block's west half (815) was occupied by a pool hall in the front and a bowling alley in the rear in 1913, but by 1921, 813 housed Billiards, with Scanlon Cigars and Scanlon-Wickert Billiards in the building during the 1920s. During the early 1930s, 813 housed Goodfellow Cigar Store (and billiards? – although not specified), followed by Murray Boyle Billiards, which continued through the 1940s.
- 909-915 Ludington, Delft or Arcade Recreation Parlor Building, from the time it was built c. 1914 through the 1920s housed a "Public Club for Ladies and Gentlemen, Bowling and Billiards."
- 1006 Ludington, Ben's Theater Building, housed a billiard parlor during the early 1920s.
- 1009 and 1019 Ludington each housed a pool hall for a short time during the early 1900s.

Theater and the Movies

Theaters have been an important form of entertainment for city residents since the late nineteenth century, evolving through theatrical performances and vaudeville to motion pictures. An early, important theater venue in downtown was Peterson's Hall or Opera House. Escanaba civic boosters organized the Enterprise Amusement Association and built this large frame building at 1st Ave. S. and 4th St. in 1891. Initially used solely as a roller rink, it was purchased in 1897 by P. M. Peterson and became Peterson's Hall or Peterson's Opera House when he converted it into a theater with 1,650 seats, including 475 in the balcony. In 1916, it was renovated by a new owner, Dutch Flath, into a roller rink and dance hall and was renamed the Coliseum (Dunathan 1963: 120-121). It was an Escanaba fun spot for over half a century. The building was demolished in 1992 (Beck 1992: 425).

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 8 Page 44

During the early 1900s, nickelodeons, small-scale predecessors of movie theaters, appeared in the city, concentrated along Ludington Street. They were “almost as numerous as saloons for a time in Escanaba” and included the Bijou at 8th and Ludington, the Daisy in a building formerly occupied by the Rocher livery stable in the 1100 block, the Royal, opened by Ed Spechts in the building now housing Gust Asp's in the 600 block, and Brown's Theatre in the 1300 block (Dunathan 1963: 124).

Buildings in the district that have housed movie theater operations include:

- 616 Ludington, Gus Asp Building, a downtown landmark as a newsstand, for a short time during the 1910s housed a theater, apparently the Royal Theatre opened by Ed Spechts.
- 803 Ludington, the Frechette Building, housed a theater for a short time c. 1913, according to Sanborn maps, probably the Bijou Theater.
- 809-11 Ludington, the Michigan Theater, was built in 1930 from designs by architect Derrick Hubert, of Menominee. It was the last of the “motion picture” theaters built downtown. Together with the Delft Theater one block to the west, it defined the best in movie theaters to Escanabans for decades. Its restrained Moderne façade contrasted with the picturesque Flemish Revival of the Delft. The Michigan represented the rapid development of movie houses during the 1920s, replacing an earlier theater, the Strand, which had been built only fifteen years earlier. The dedication program for the Michigan Theater proclaimed the new venue was a “commodious auditorium, distinctive and elaborate in its appointments and designed to be acoustically correct for presentation of modern sound pictures” (Delft Theatres 1930). Thus, the advent of “talkies” appears to be the primary reason the Michigan replaced the Strand. The theater was in operation for half a century, closing in 1985.
- 907 Ludington, the Delft Theatre, built in 1914, the first true movie palace built downtown. This, together with the Michigan Theater built fifteen years later one block to the west, served as the core of the city’s motion picture entertainment district for decades. This theater was designed by the Charlton & Kuenzli architectural firm of Marquette and Milwaukee (Peavy et al. 2012a, 2012b). Edwin O. Kuenzli, who headed the Charlton & Kuenzli firm’s Milwaukee office, is credited with the design. The theater was built by the Semer Land Company and leased to M. W. Jopling, manager of the Marquette Opera House, who then usually booked the same theater companies into the two venues.
- 1006 Ludington, Ben’s Theater Building, occupied by Ben’s Theater, which in the early 1900s included a stage and scenery storage at the rear of the building. When the Fair Store building was constructed in 1903 at 1100 Ludington, the former store building run by the Salinskys at 1006 Ludington was converted by Ben Salinisky into a vaudeville theater that opened in 1904. It is possible the theater may have been named The Garrick by 1910, although it usually was referred to as Ben’s. By 1913 it had been renamed the Orpheum Theater, and for a short period around 1920 was vacant, before becoming the Rialto Theater during the 1930s. It apparently last operated about 1937.
- 1013 Ludington, Grand Theater Building, is a fine example of the small but stylish buildings that served as theaters during the early twentieth century. It was built between 1906 and 1913, when the Sanborn map labels the building “Motion Pictures” with Stage and Scenery to the rear. James Tolan (who also served as Escanaba’s fire chief) operated the theater and his sons performed in the orchestra pit. The theater was out of business by 1921.

Bowling

Another pastime that gained in popularity in the early twentieth century in Escanaba and around the nation was bowling. It is believed that modern bowling was brought to this country in the nineteenth century with the waves of immigrants from the German states. In 1895 advocates for standardizing the game across the country formed

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 8 Page 45

the first national association, the American Bowling Congress (Schmidt 2007: 2-5). Bowling helped fill the leisure time of many Escanabans during the early twentieth century, with alleys popping up in both fraternal lodge halls and public buildings and in various commercial buildings.

What may have been one of the earliest alleys in Escanaba was in the basement of the Cleary Block at 813-815 Ludington (Beck 1992: 130), which appears to be confirmed by the 1913 Sanborn map that illustrates a bowling alley in the rear of 815. Another early alley location is associated with the Escanaba Elks Lodge, 510 Ludington, which has offered bowling alleys for its members since it acquired and extensively renovated this building in 1903 (*Iron Port* 1903p, 1903q). At that time the basement contained two 11x83-foot bowling alleys. In 1942, the Elks added a single-story concrete block section extending from the west elevation to house the club's bowling alleys (BPOE 354 1946). The building at 909-915 Ludington, the Delft or Arcade Recreation Parlor Building, from the time it was built c. 1914 through the 1920s housed a "Public Club for Ladies and Gentlemen, Bowling and Billiards." In the 1922 city directory an advertisement identifies this business as the "Arcade Bowling and Billiard Parlor," and it was also known as the Delta Bowling Alleys. The entire second floor of this large building was occupied by bowling alleys, originally six in number and later expanded to nine and so popular they were frequented by patrons up to 21 hours a day seven days a week (Beck 1992: 130). The alleys appear to have continued in operation at least through the 1960s.

VII. ARCHITECTURE

The Ludington Avenue streetscape is one of the most dramatic downtown streetscapes in the Upper Peninsula, extending in a straight line for more than a mile past sixteen blocks of commercial, public, and other large buildings presenting a highly diverse mixture of sizes, styles, and building materials to the eye. While there are some architecturally distinguished "pure" examples of Neoclassical, International Style, and other architectural styles, most buildings have been renovated over the years and combine features of their original character with modernizations, typically rebuilt facades, from decades later. In many cases the major alterations are themselves well over fifty years old and give the buildings much of their historic character. The district's buildings represent a museum of the historic evolution of storefront and commercial façade design over the past one hundred years. Aspects of the downtown architecture that stand out include (but are not limited to) the use of a distinctive "local" building material, the brownish and vibrant red-orange Lake Superior sandstone from the central and western Upper Peninsula, in a number of buildings constructed in the 1890s and early twentieth century, the district's particularly fine collection of buildings with facades of early twentieth-century Commercial Brick design, and a number of Mid-century Modern, International Style, and post-International Style commercial and institutional buildings, including some distinctive renovations of older small-scale commercial facades. The district's outstanding buildings include the House of Ludington hotel, a picturesque amalgamation of wings and diverse architectural features dating from the 1870s to the 1950s, Michigan's most intact historic brewery complex, the Dutch Renaissance-inspired Delft Theater, with its distinctive crow-stepped gabled front, and a sixteen-sided apartment building that is the tallest building in the Upper Peninsula. Finally, no summary of the district's notable architecture would be complete without noting that the district contains two outstanding examples of early twentieth-century church architecture.

During the late nineteenth and early twentieth centuries construction in Escanaba's business district was dominated by one-part and two-part commercial blocks. Examples span the transition from Late Victorian to the simplified Commercial Brick architecture that became widespread during the early twentieth century. A few surviving two-story false-front frame examples dating to the late nineteenth century are interspersed among the brick commercial blocks. Commercial blocks constructed of brick are more common, with many retaining the

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 8 Page 46

embellished cornices, including some executed in pressed metal. Architectural embellishment in the district varies among all building types and styles, but is generally restrained, with primary surviving elaboration confined to the cornice area. Classically inspired elements are most common on these cornices, while window treatment is often reduced to simplified square-head rather than arched and hooded lintels. One of the most characteristic building “styles” in the district is the early twentieth-century “Commercial Brick.” Perhaps the earliest style references survive in the Queen Anne elements of the nineteenth-century Ludington House, portions of whose front section date to the 1870s. The few examples of formal or high style architecture represent a range of inspiration, from the Neoclassicism of the former U.S. Post Office at 524 Ludington, through period revivals such as the 1914 Dutch Renaissance Revival Delft Theatre and the Italian Romanesque-inspired style of the Escanaba Junior High School and the Moderne Michigan Theater, both dating to the 1930s. The architectural character of the district culminates in fine examples of Mid-Century Modern, represented by the State Office Building and Chamber of Commerce Visitor Center.

The district is also notable partially because of the frequent use of Upper Peninsula sandstone that occurs throughout the blocks along Ludington and side streets. Brown and orange-red Lake Superior sandstone deposits are found across the northern Upper Peninsula, extending through the Keweenaw Peninsula and from Marquette to Sault Ste. Marie. Some of the same stone used in Escanaba came from a quarry in Wells, just northeast of Escanaba. A durable and aesthetically attractive stone, it was employed in construction throughout Michigan and across the nation. The definitive study of this material (Eckert 2000) provides a summary that is easily applied to Escanaba:

From 1870 to 1910 the prosperity of the copper and iron mining, lumbering, and shipping industries of the Lake Superior region created a demand for more substantial buildings. In satisfying this demand, architects, builders, and clients preferred local red sandstone. They found this stone beautiful, colorful, carvable, durable, and fireproof. Because it was extracted easily in large blocks and shipped cheaply by water, it was economical. The red sandstone city halls, county courthouses, churches, schools, libraries, banks, commercial blocks, and houses give the Lake Superior region a distinct identity.

Over thirty Upper Peninsula quarries mined the stone between 1870 and 1915, and the industry peaked in the early 1890s (Eckert 2000: 50). As architectural tastes waxed and waned, demand fluctuated. After several years of depressed demand during the late nineteenth century, the industry rebounded around the turn-of-the-century, with Michigan's total output of sandstone peaking in 1902, but then virtually ceased by 1914 as tastes evolved from these sandstones' bright hues to light-hued marble and limestone (Allen 1917: 191).

The red and brown sandstone was used primarily in large public and commercial buildings, and to a lesser extent in substantial dwellings. There are a number of fine examples in the historic district built during the heyday of this type of construction. These include buildings constructed primarily of this sandstone, as well as others in which the distinctive material is used as architectural detail or ornament. The old City Hall at 121 South 11th Street and the Carnegie Library at 201 South 7th Street are the prime examples, based both on their architectural quality as fine examples of their styles, Richardsonian Romanesque and Neoclassical, respectively, as well as the tonnage of stone used in their construction. Both employ both plain and rock-face sandstone block and carved ornament. Commercial buildings in which this sandstone plays a prominent role cluster on both sides of Ludington in the 600 block – the Michigan Building at 614, and across the street, the three adjacent buildings comprising the Daley Block at 613-15, the Masonic Building at 617-19, and the Rathfon Department Store/First National Bank Building at 623. Still other buildings employ some sandstone to a lesser extent for architectural

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 8 Page 47

elaboration, among them, the Erickson Building at 720 Ludington, the Buchholtz Block at 918 Ludington, and the one-time Grand Theater at 1013 Ludington.

The Escanaba Central Historic District is notable under Architecture for its broad variety of building types and styles dating from the early 1880s to the mid-1960s. A number of buildings possess more than local architectural significance as fine examples of their types and styles and some possess importance as notable works of their designers, which include local and Upper Peninsula architects and others from the Great Lakes region.

Library

Among the city's former public buildings the Carnegie Public Library, built 1902-03 at 201 South 7th Street, is a key architectural landmark, listed in the National Register in 1977. The former library is a Neoclassical single-story building of orange-red sandstone dominated by a projecting central four-column Ionic portico and low central dome. The projecting pedimented entrance portico has an entablature with a wide frieze lettered, "CARNEGIE LIBRARY." On July 21, 1902, the city accepted plans and specifications for the building submitted by Escanaba architect Theodore Lohff, and on August 4, 1902, awarded the contract for construction to John M. Lawson of Escanaba for \$18,992 (with subsequent revisions adding to this cost) (City Clerk 1902: 474, 479-80). The library opened in May 1903 and served as the city's library until replaced by the present city library, which opened in 1994.

Architect Theodore Lohff of Escanaba

Research uncovered no other architectural commissions or construction-related activity associated with the architect of this building, Theodore Lohff, then of Escanaba. In 1903 a newspaper advertisement places his office in the Corcoran Block at 604 Ludington (*Iron Port* 1903). He may have resided in the city only a short time, but had he remained in the profession after leaving the city, some evidence should have surfaced. Lohff's office was located in the same building as that identified in the 1907 city directory for contractor John W. Lawson, with whom he teamed on the library (Polk 1907: 36).

Contractor John M. Lawson of Escanaba

The builder of the library, John M. Lawson of Escanaba, was a well known contractor who built some of the city's major buildings during the early 1900s. In addition to this library, he was responsible for building the old City Hall at 121 South 11th Street at a final cost of over \$30,000 in 1901-1902 (City Clerk 1902: 474, 479-80) and St. Patrick's Church in the 200 block of South 12th Street (outside the historic district) for \$30,000 in 1902 (*Commercial West* 1902; St. Joseph and St. Patrick Parish 2012a), both about the time he would have won this library commission. In the following year, 1903-04, he was in charge of the complete renovation of the building acquired by the Elks at 510 Ludington (*Iron Port* 1903p) and constructing the Cleary Block at 813-815 Ludington. In addition, he was responsible for a large addition to the Erickson Co. Building at 720 Ludington in 1904, and very probably was responsible for its original construction less than a year earlier (*Iron Port* 1904e). In 1905 he completed remodeling work for the old State Savings Bank of Escanaba in 1905 (State Bank of Escanaba) for \$800 (Bourke 1977: 14). An advertisement in the 1907 city directory places Lawson in the Corcoran Building at 604 Ludington at that time (Polk 1907: 36). In addition to his contracting work, John W. Lawson was a director of the Escanaba Electric Street Railway Co. in 1906 (Michigan Railroad Commission 1907). However, Lawson's contributions to Escanaba came to an abrupt end at this time, when the I. Stephenson Co. of Wells and Weideman & Lindem Manufacturing Co. of Marinette were awarded \$1,000 in a suit against "the former Escanaba contractor who recently left his home city for the west without settling a number of large lumber bills" (*Lumber World* 1907).

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 8 Page 48

Old Escanaba City Hall

Among the city's public buildings the former City Hall, 121 South 11th Street, is also a key architectural landmark. Built in 1901-02, this two-story, hipped roof building is Escanaba's pre-eminent example of Richardsonian Romanesque design, built with walls of red sandstone and dark red brick. The stone for the building was obtained from quarries at nearby Wells, Michigan, while the brick was supplied by a Green Bay firm (*Iron Port* 1901f). The current City Hall, which replaced this building, was constructed in 1994.

On August 15, 1901, after a vote of city residents approved \$25,000 for a new "City Hall, City Offices and Fire Department," the city council approved issuing bonds for \$25,000 for construction, and on September 20, 1901, the City Council accepted plans for the city hall submitted by the architectural firm of Charlton, Gilbert and Demar, of Marquette (City Clerk 1901: 317-18, 326, 331, 378; *Stone* 1901a: 178; *Engineering Record, Building Record and Sanitary Engineer* 1901: 238). On October 3, 1901, Escanaba builder John W. Lawson was awarded the contract for the city hall as the lowest bidder, for \$28,590 (City Clerk 1901: 354). The plans used were apparently only slightly revised versions of an earlier set of plans obtained from Charlton's firm in 1890-91, when the city had first proposed a city hall building at a \$20,000 cost but the voters had rejected the plan. Council felt that the city's requirements had not changed in the intervening years, and that the decade-old plans would serve. After a lengthy search the city discovered the original plans in the city vaults, but the accompanying specifications had been lost, and the council voted to pay \$500 to the architects for a new set of specifications (*Iron Port* 1901b, 1901c).

Architects Charlton, Gilbert & Demar, of Marquette

Demetrius Frederick Charlton is said to be "the first professional architect to reside permanently in Michigan's northern peninsula" (Brisson 1992: 42), and his firm in its various incarnations was one of the most important in the Upper Peninsula for its longevity and the volume and quality of its work. A native of Kent, England, Charlton (1856-1941) worked for leading Detroit architects Gordon W. Lloyd and William and John Scott before moving to Marquette in 1887 to open a branch office for John Scott & Co. to handle their Upper Peninsula work. Charlton opened his own office in Marquette in 1890. With the addition of R. William Gilbert, who joined Charlton in 1891, the newly named firm expanded to the city of Superior, Wisconsin. In 1895 Edward Demar joined the duo to create Charlton, Gilbert, & Demar. The firm was then able to expand once again, this time creating a branch office in Milwaukee, Wisconsin, as well as a short-lived Sault Ste. Marie office. When Demar left in 1901 the firm again became Charlton & Gilbert until three years later when Gilbert moved on. At this time Charlton partnered with a young draftsman named Edwin O. Kuenzli to form Charlton & Kuenzli, the final partnership entered into by Charlton, which continued until he dissolved the firm and retired from practice in 1918. Thus the original plans dating c. 1891 may have been among the first produced by Charlton with Gilbert, and the specifications provided by Charlton, Gilbert & Demar, which was the partnership in existence from 1895 to 1901, may have been among the last projects associated with the trio.

Charlton's firm is thought to have designed hundreds of buildings across the Upper Peninsula and beyond, with about 175 identified (Brisson 1992: 45). It produced many of the region's most important buildings during the twenty-eight years it was in operation, including such surviving landmarks as the Marquette County Courthouse, Hancock and Ishpeming City Halls, the Negaunee State Bank (Hunt 2013), and the Negaunee fire hall (Brisson; Smith-Dengler House national register nomination, Houghton

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 8 Page 49

Co.). Charlton's Marquette office designed numerous Upper Peninsula public school buildings under the Charlton & Kuenzli firm name including the 1907-08 Bessemer High and Grade School, Calumet High School, Marquette High School, 1906 Norway High School, Republic High and Grade School, and the Iron Mountain High School (Bruce, *High School Buildings*, 148-49, 175-76; Bruce, *School Architecture*, 128; Cummings, *Dickinson County*, 178-79; Iron Mountain Central Historic District national register nomination).

Perhaps its most unusual commission related to one of the wealthiest men in the Upper Peninsula, John M. Longyear. In 1890, Longyear commissioned architect Demetrius Charlton to design a home for his Arch and Ridge Street property overlooking Lake Superior. The 60 room Scottish Baronial style mansion was built of "raindrop" sandstone and was the largest home in Marquette. The famous landscape architect Frederick Law Olmsted was hired to design the planting for the entire block. The family lived in the home for less than ten years. When the Marquette and Southeastern Railway gained the rights to lay tracks through the Longyear property off Lake Shore Drive, the family made plans to move their mansion. The home was worth more than it could be sold for, so it made sense to relocate it. The original architect and builder were involved with the rebuilding of the home in Brookline, Mass. Dismantling began in 1903 and the house was shipped by 190 railroad cars over 1,300 miles to Fisher Hill in Brookline, where reconstruction was completed in 1906 (Michelin 2004).

Architect Robert William Gilbert

There is little information about Gilbert. He entered practice in Boston in the late 1880s. He joined Charlton in 1891 and opened a branch office for the firm in Superior, Wisconsin, in November 1892. When the office was closed, in 1895 he opened a branch office in Milwaukee. He left the firm in 1904.

Architect Edward Demar

Edward Demar, an early and important Upper Peninsula architect, was born in Vermont but studied architecture in Toronto and then practiced there and in Winnipeg before moving to the Upper Peninsula in 1886. Demar worked for architects J. B. Sweatt in Marquette and B. H. Pierce & Co. in Hancock, and for contractor E. E. Grip & Co. of Ishpeming, but then in 1891 entered into partnership with Andrew Lovejoy in Lovejoy & Demar, architects, in Marquette. In 1895 Demar joined the firm of Charlton & Gilbert of Marquette and Superior, Wisconsin, the firm becoming Charlton, Gilbert & Demar. Demar joined the firm's Milwaukee branch office in 1899. He moved to Sault Ste. Marie and opened what was at first a branch of the firm in 1901. Demar seems to have severed connections with the firm shortly after his arrival. He practiced in Sault Ste. Marie until 1920, when he at least briefly moved to Port Huron.

Edward Demar is best known for the Marquette City Hall, built in 1894-95 while he was part of Lovejoy & Demar. During his early years in Sault Ste. Marie he designed the 1902-03 First Presbyterian Church, 1903-04 Adams Building, Loretto Academy, the 1904 Newton Block – all in Sault Ste. Marie (Adams Building national register nomination, Chippewa Co.), and the 1907-11 Immanuel Church and 1916 Colonial Theater in Iron Mountain (Iron Mountain Central Historic District national register nomination).

A study of the architects and buildings in the Copper Country in the northwest Upper Peninsula, many of which employ Upper Peninsula sandstone to varying degrees, identified the following buildings designed by the Charlton firm (Peavy et al. 2012a, 2012b):

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 8 Page 50

Buildings by Charlton & Gilbert (1891-95)

- Michigan Mining School (Michigan Technological University), Houghton: Engineering Building (Mechanical Engineering Building, Shops Building, Materials Processing Laboratory). Built 1893-94.
- Sacred Heart Church, L'Anse. Built 1894.
- J. Vivian, Jr. & Co. Building 342 Hecla St., Laurium. Built 1894.

Buildings by Charlton, Gilbert, and Demar (1895-1901)/Charlton & Gilbert (1901-03)

- Vivian House, Pewabic and 3rd streets, Laurium. Built 1898.
- Hancock Town Hall and Fire Hall (Hancock City Hall) Quincy Street, Hancock. Built 1898-99.
- Kroll Block 606 Shelden St., Houghton. Built 1897.
- St. Anne's Church (Keweenaw Heritage Center) 5th & Scott streets, Calumet. Built 1899-1901.
- Wright Block 100-102 Quincy Street, Hancock. Built 1900.
- St. Joseph's Church 701 Calumet St., Lake Linden. Begun 1901-02, with C. A. Pearce, associate architect, completed 1912 with modified design, A. F. Wasielewski, architect.
- Michigan Mining School (Michigan Technological University), Houghton, Mining Engineering Building (Sperr Hall). Built 1901-02.
- Michigan Mining School (Michigan Technological University), Houghton, Chemistry Building (Koenig Hall). Built 1901-02.
- Hall Building (Citizens National Bank Building) 320 Shelden Ave., Houghton. Built 1902.

Buildings by Charlton & Kuenzli (1904-17)

- Michigan College of Mines (Michigan Technological University), Houghton, Gymnasium and Clubhouse (ROTC Building). Built 1904-06.
- Calumet Manual Training and High School (CLK High School), U.S. 41, Calumet. Built 1905-07.
- Michigan College of Mines (Michigan Technological University), Houghton, Administration and Library Building (Academic Office Building). Built 1908.
- Ripley School, M-26, Franklin Township. Built 1908.
- Calumet & Hecla Bathhouse, U.S. 41, Calumet. Built 1910-11.

Two other buildings in Escanaba were designed by Demetrius F. Charlton, standing adjacent to one another in the 600 block of Ludington.

- **617-619. Masonic Building (1890; 1914-15)**
Demetrius Frederick Charlton, Marquette, Architect (1890)
Derrick Hubert, Menominee, Architect (1915 addition)
John S. Lindsey, Escanaba, Contactor (1915 addition)

This Richardsonian Romanesque commercial block was constructed in 1890. A fourth story was added to the building in 1914-15 under designs provided by architect Derrick Hubert. (See Michigan Theater for discussion of Hubert.) The building was constructed to house the hall of perhaps the leading and most influential fraternal organization in the city, the Masons. Its commercial space housed one of the city's leading retailers, the Rathfon Brothers. The firm's tailors formed one of the first union shops in the city (*Iron Port*, March 7, 1891). The building is one of the best examples of its style in Escanaba, and is distinguished by the copious use of sandstone in its architectural elements and details

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 8 Page 51

• **623. Rathfon Department Store/First National Bank Building (1903-1904)**
Demetrius Frederick Charlton, Marquette, Architect

This building is a red brick, three-story two-part commercial block that liberally employs Portage Entry red sandstone as trim and features a modicum of Richardsonian Romanesque elements. The building's design seems deliberately to complement the adjoining Masonic Building at 617-19 in its general design. The Rathfon Building was built in 1903-1904 for the Rathfon Department Store from designs provided by Marquette architect Demetrius Frederick Charlton, who also designed the Masonic Building next door at 617-619 Ludington (*Iron Port* 1903m; EHDC 2012). After Rathfon went out of business, the building was remodeled in 1910 and occupied by the 1st National Bank. The entrance lobby's tile floor presents embedded brass letters proclaiming, "FIRST NATIONAL BANK." Together with the Masonic Building next door, this building is one of the best surviving examples of the Richardsonian Romanesque style in the city and is notable for the liberal use of sandstone architectural detail.

John S. Lindsay, Escanaba, Builder (1915)

When the Escanaba Masons added a fourth floor and rebuilt the lodge's quarters in 1914-15, the expansion/remodeling was completed by Escanaba builder John S. Lindsey (EHDC 2012). In his obituary, the November 13, 1938, *Ironwood Daily Globe* stated, "In the death of John Lindsey the Peninsula lost one of its best known builders" (*Ironwood Daily Globe* 1938). The article related that he had arrived in Escanaba in 1888 and entered the contracting business. Among his buildings identified are the Pinecrest Sanitorium in Powers, "the three Escanaba bank buildings," the senior high school there, and the Washington and Jefferson and Burr schools. In years of experience he ranked with or ahead of such well-known contractors as Herman Gundlach of Houghton and John Salen of Menominee." Lindsey also served as Mayor of Escanaba during the 1910s (*Escanaba Daily Press* 1912).

His work in Escanaba, and nearby areas, includes:

- Escanaba City Hall, 121 S. 11th Street. Lindsey was selected at the City Council meeting of October 24, 1901 to supervise construction at compensation of 2% of the building cost (City Clerk 1901: 354, 367), but he was relieved of this position and his duties were assumed by the council's building committee six months later, on April 18, 1902, six months before the building was accepted by the city (City Clerk 1902: 424, 540).
- New Ludington Hotel addition, 223 Ludington, a large three-story, 28-by-42 foot addition that included four large display rooms on the first floor and increased the hotel's capacity by 16 rooms on the upper floors (*Iron Port* 1903c). Constructed in 1903, this was one of his earlier identified projects.
- Escanaba High School, a brick and stone building, was built in 1906-07 by J. S. Lindsey at a cost of \$30,000 from plans provided by Chicago architect J. D. Chubb (*Engineering World* 1906: 386; *School Board Journal* 1906).
- Escanaba Methodist Episcopal Church, built in 1907 for a bid of \$19,000, 302 South 6th Street (*Bricklayer and Mason* 1907: 87).
- Escanaba's 7th Ward fire station. Lindsay won the project with a bid \$10,700, but it appears this project (based on approved plans from architect Charlton & Kuenzli) was not initiated because voters failed to approve a \$15,000 bond issue in 1910 (*Escanaba Daily Press* 1910f; *Municipal Journal and Engineer* 1910).
- Richter Brewing Office and Bottling Works Building, 1601 Ludington, built in 1914 from designs

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 8 Page 52

provided by prominent brewery architect Bernard Barthel of Chicago, at a cost of \$30,000 (*American Contractor* 1914d).

- Strand Theater, 809-811 Ludington, built in 1915 (demolished, now the location of the Michigan Theater). Trade journals reported that a 650- or 700-seat theater was to be constructed on Ludington Street near 8th Street by contractor J. S. Lindsey from designs provided by architect J. D. Chubb (*Moving Picture World* 1915: 681; *Construction News* 1915: 27; Dunathan 1963: 124). The Michigan Theater, built in 1930, was designed to handle motion pictures with sound, the “talkies.”
- State Savings Bank Building, 1110 Ludington, built in 1915. A trade journal article reveals that the State Savings Bank building was built by Escanaba contractor John Lindsay from plans provided by Chicago architect H. R. Wilson & Co. (*American Contractor* 1915b: 60). The total cost of the building, which opened its doors on January 12, 1916, was \$42,000 (Bourke 1977: 22-23).
- Escanaba National Bank Building, 723 Ludington, built in 1917. The contracts for the new building were awarded in 1916, and John S. Lindsey of Escanaba was the general contractor for \$10,500, with the interior finish and fixtures that included Bottocini marble, bronze and mahogany costing \$12,300 (Worth 1971: 29; *Banker's Magazine* 1917: 416).
- Grade School, District No. 7 Town of Niagara, Wisconsin (just across the border from Kingsford, Michigan), a two-story building also completed in 1917, designed by architect Derrick Hubert (*American Contractor* 1917d: 72). This would mark at least the second teaming of Lindsey and Hubert, which includes the 1915 fourth-story addition for the Masonic Building at 617-619 Ludington.
- Escanaba's New Trunk Sewer Line, contract awarded in 1915 (*The Contractor* 1915: 57).
- Delta-Menominee tuberculosis sanitarium in Powers, Michigan, built on a sixty-acre site for a winning bid of \$113,575 (*Pinckney Dispatch* 1921).
- Richter Brewery “big addition,” in the 1600 block of Ludington, was reported in progress in 1934 (*Escanaba Daily Press* 1934).
- Citizens Bank Building, 808 Ludington – it is possible Lindsey built this building, which was erected between 1899 and 1903. Although no direct attribution was discovered during research, his obituary credits him with “the three Escanaba bank buildings,” and he did design the 1915 State Savings Bank Building at 1110 Ludington and the 1917 Escanaba National Bank Building at 723 Ludington.

Delft Theater

Among the city's commercial buildings the Delft Theater, built in 1914 at 907 Ludington, is also a key architectural landmark as one of the most distinctive and picturesque buildings in the central business district. The Delft's stone-trimmed, Flemish bond red brick front with its crow-stepped gable-dominated front and red (originally tiled) front roof slope is loosely modeled after Dutch Renaissance buildings of the early seventeenth century. The broad bichromatic three-section façade is faced in alternating six course tall bands of Flemish bond brickwork and narrow limestone strips (now painted white for additional contrast) that continue up to a bracketed cornice that supports the lower end of a steeply pitched roof covering much of the upper facade. (Identical brick-and-masonry wall planes also occur in the adjacent buildings to the west at 909-911-915 Ludington Street.) The roof's brackets and exposed rafter tails impart an Arts-and-Crafts feel not at all at variance with the otherwise affectedly Dutch Renaissance detailing.

The grand opening souvenir program for the Delft Theatre, dated November 16 and 17, 1914, reveals the theater was designed by the Charlton & Kuenzli architectural firm of Marquette and Milwaukee with Edwin O. Kuenzli, who headed the Charlton & Kuenzli firm's Milwaukee office; credited with the design (Delft Theaters 1914; Peavy et al. 2012a, 2012b). It was built by the Foster Construction Co. of Milwaukee under the “Foster System”

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 8 Page 53

with the building being started before plans were completed, and the entire project, including decorations and seating, completed in 153 days "including bad weather" (Delft Theaters 1914: 17).

Architects Charlton & Kuenzli

Edwin O. Kuenzli, another important early Upper Peninsula architect, was a native of Milwaukee, Wisconsin. He completed his training in the architectural school at the University of Pennsylvania in 1899, after which he returned to Milwaukee and became head draftsman for Charlton, Gilbert & Demar. Achieving partner status in 1903, Kuenzli headed the Milwaukee office of the firm, reorganized in 1904 as Charlton & Kuenzli after the departures of both Gilbert and Demar. The Marquette office designed numerous Upper Peninsula public school buildings under the Charlton & Kuenzli firm name. In addition to the Iron Mountain High School, these include the 1907-08 Bessemer High and Grade School, Calumet High School, Marquette High School, 1906 Norway High School, Republic High and Grade School, and the Iron Mountain High School (Bruce, *High School Buildings*, 148-49, 175-76; Bruce, *School Architecture*, 128; Cummings, *Dickinson County*, 178-79; Iron Mountain Central national register nomination). Kuenzli headed the Milwaukee office of the firm, which had many commissions in the Upper Peninsula, including the Delft Theater in Escanaba, built in 1914. After Charlton retired in 1918, Kuenzli partnered with William G. Herbst for the next twenty years. Like Charlton & Kuenzli, Milwaukee-based Herbst & Kuenzli designed buildings in the western Upper Peninsula, including the Braumart Theater in Iron Mountain, along with several prominent churches and schools in the Milwaukee area as well as buildings for Marquette University. Kuenzli retired in 1942.

Contractor Foster Construction Co.,

Foster Construction Co., Engineers-Contractors from Milwaukee, completed a number of projects in the Midwest, including in the Upper Peninsula, the Delft Theatre in Munising simultaneously with Escanaba's Delft Theatre in 1914, St. Luke's Hospital and the Elks Temple, both in Marquette, and the high school in Kenton, Michigan (Delft Theatres 1914: 17). This company constructed a range of building types including Upper Peninsula school buildings such as the Iron River High School, Stambaugh High School and an elementary school at Palatka, Michigan, which were all designed by well-known school architect John D. Chubb of Chicago (*American Contractor* 1910). Demonstrating their range, the company also built mining-related buildings in the 1910s and 1920s in Wisconsin and the Upper Peninsula (including Menominee), such as a boiler and engine house at the Judson Property Mastodon Location for Pickands Mather Mining (*Mining and Engineering World* 1913: 221).

St. Joseph Catholic Church and St. Joseph Gymnasium/Bonifas Auditorium

St. Joseph Church at 709 1st Avenue South and the associated gymnasium and auditorium across the street at 702 are distinguished – and rare – examples of Neo-Romanesque in the Upper Peninsula, executed in Kasota limestone from near Milwaukee, a light-hued stone which was then coming into much greater use in the western Upper Peninsula for large projects such as churches and public buildings. The gymnasium and auditorium was actually built first, in 1937, so that Sunday services could be held there while the previous church was demolished and replaced by the new church, which was dedicated in 1939.

The church is a cruciform-plan edifice with gable-roof nave, with clerestory, and side aisles. It is clad in random ashlar Kasota limestone. A square-plan tower stands in the northeast angle between the nave and a gable-roof east transept. The interior is elaborate and evocative. The plan has a center-aisle wood-trussed nave, arcaded side aisles and relatively short transepts. The narthex is paneled in black marble panels, and paired paneled doors lead into the nave. The nave's white plastered side aisle wall planes are distinguished by arched arcades supported by

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 8 Page 54

dark stone columns. The clerestory walls beneath the nave's wood trusses are pierced by a series of stained glass roundel windows depicting the symbols of Christ's passion and death. In the sanctuary are stained glass windows depicting St. Francis, which are flanked by windows representing the four Sacraments. The end wall of each transept is bathed in color produced by a large rose window and a series of five smaller, round-arch stained glass windows. A massive stained glass rose window defines the character of the rear wall of the interior above the narthex. As a Neo-Romanesque Catholic church building, the church is second in architectural importance in the Upper Peninsula only to the Upper Peninsula diocese cathedral, St. Peter Cathedral, in Marquette, built in its present form only a few years earlier.

Fully complementing St. Joseph Church, located directly across the street, in its style, form, and exterior material, the auditorium/gymnasium building employs engaged buttresses, round arches, and blind arcades of dressed gauged limestone to great effect, culminating in a soaring square-plan bell tower standing in the angle between the nave-like auditorium section and a transept-like wing. This William Bonifas Auditorium and Gymnasium was constructed for St. Joseph Catholic School, which was located to the southwest across 1st Avenue South, to expand the school's facilities for assembly, drama, physical education, basketball and other activities (Franciscan Fathers 1983).

St. Joseph's Church, its parish house and the former St. Joseph auditorium (William Bonifas Auditorium) across the street were designed by the architectural firm Foeller, Schober and Berners of Green Bay, Wisconsin. A. M. Arntzen of Escanaba was construction contractor (1983 SJSPC 2012a; Franciscan Fathers 1983).

Foeller, Schober & Berners, Architects

Foeller, Schober & Berners was founded by Henry Foeller, and has been one of the most important architectural firms in northeastern Wisconsin since it was founded in Green Bay in 1895. In 1906, Max Schober became a partner. In 1928, architect Edgar Berners joined the partnership; the firm then became Foeller, Schober & Berners. Henry Foeller retired from active practice in the late 1930's. In 1940, the company became Foeller, Schober, Berners, Safford & Jahn and by the early 1950s Foeller, Schober, Berners & Jahn. At the end of World War II, Max Schober transferred his interest to his son, Leonard M. Schober. Paul Kilp joined as a partner in 1963 and the firm became Berners-Schober & Kilp, Architects & Engineers. In 1983, the firm became Berners-Schober (Berners-Schober 2013). When the original firm was founded 1898, projects were primarily upscale residences in Green Bay's historic Astor Park neighborhood, but quickly evolved to larger community-centered projects such as schools, churches, libraries, office buildings, and hospitals. In 1928, Berners-Schober Associates designed their office in downtown Green Bay, where it still resides today.

Architect Henry Foeller

Henry Foeller (1871-1938) was born in the then French province of Alsace in 1871, the eldest of 17 children. He came to Wisconsin in 1885 and lived with an uncle in Oshkosh who put him through high school and Oshkosh teachers college. During this time, Foeller was apprenticed to Oshkosh architect William Waters (1843-1917), the most prominent architect in that city and one of the most prominent in the state. In 1895, Foeller came to Green Bay where he formed a short-lived partnership with James E. Clancy under the name Clancy & Foeller. Two years later, Foeller was practicing on his own and he continued to do so until 1906, when he took on Max W. Schober as his partner, who had begun his Green Bay career as a draughtsman in Foeller's office. The new firm, Foeller & Schober, soon became the most important one in Green Bay, a position it maintained long after the death of the original partners. The prominence of the firm made it the logical place for newly arriving architects and engineers in Green Bay

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 8 Page 55

to begin their careers. Among these persons was Edgar Berners, who was born in Port Washington and raised and educated in that community. Berners subsequently became an engineer and came to Green Bay in 1925, where he was promptly employed in the offices of Foeller & Schober. By 1929, Berners had been made a partner in the firm, which was renamed Foeller, Schober & Berners (Port Washington 2013).

The firm of Foeller, Schober & Berners designed a number of commissions that are in the national register-listed Central Downtown Historic District in Port Washington, Wisconsin. Between 1930 and 1954, the firm designed the original portion of the present Port Washington High School, which was built in 1930-1931, and the Port Washington Elementary School, built in 1951, the M. J. Schumacher Building 1930, William F. Schanen House 1928, Schanen Building 1942, and the Ozaukee County Jail 1954 (Port Washington 2013). Among their other commissions that have been listed in the national register in Wisconsin are Holy Cross Church and Convent (with William E. Reynolds) (Green Bay Historic Preservation Commission 2013), the DePere Public Library, multiple houses in the Randall Avenue Historic District in DePere, and the Phillips High School in Phillips, Wisconsin, built in 1937. In the early 1950s Leonard M. Schobers, of the then Foeller, Schober, Berners & Jahn firm, designed the St. Mary and St. Joseph (now Bishop Baraga) Catholic School in Iron Mountain, built 1953-54, the firm's only other thus far identified building in Michigan.

The Arntzens of Escanaba, Architects and Contractors

The Arntzen name has been associated with architecture and building in Escanaba since at least 1910 through members of the family who were architects and contractors and designed and built a variety of structures in the city and other locations in the Upper Peninsula, and to a lesser extent, in neighboring states. The first generation of Arntzens, Gothard, A. M., and Richard, appeared on the Escanaba building scene in the early 1900s. In the years that followed, the family conducted most of its business under the names Arntzen Brothers, as contractors, and G. Arntzen & Co. as architects.

Gothard Kristian Arntzen was born in Norway in 1871, arrived in Escanaba around the turn of the twentieth century, and died in 1954 (Genealogy.com 2013). Gothard's training in architecture is unclear, although he was educated at a college in upstate New York, before living briefly in Boston prior to moving to Escanaba (Arntzen 2013). It is unknown at which firms he may have apprenticed, but he did not have a formal degree in architecture. When work was slow in Michigan he moved to other locales for "a few years" – during the 1920s he was briefly in Chicago where he worked for the well-known firm of Holabird & Roche, and during the 1930s he opened an office in Seattle before returning to Escanaba (Arntzen 2013).

When Gothard Arntzen died at the age of 82 in 1954, his sons Arne M., 1898-1996 (SSDR 2013a) and Walter, 1904-1984 (SSDR 2013b), continued the G. Arntzen & Co. firm (*Michigan Society of Architects* 1954). Arne M. Arntzen did not have an architectural degree but apprenticed under his father, Gothard, passed his professional exam to receive his license, and became a registered architect. Walter was not a licensed architect, but obtained experience working under his father, and supervised projects for him. He was also a well-known pioneer aviator in the Upper Peninsula and a principal in U.P. Air Associates (*MMFR* 1926). Walter's son, Norman G. Arntzen (1931-), studied architecture at the University of Michigan and Michigan Technological University, then worked under his Uncle Arne in the firm before passing his professional exam, acquiring his license, and becoming a registered architect. In 1962 he assumed control of G. Arntzen & Co. as the third generation of Arntzen family architects. During this

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 8 Page 56

period G. Arntzen & Co. was located at 820 S. 16th Street, until Norman sold the entire business to Hitch, Inc. of Houghton-Hancock and Iron Mountain in 1998, after which the firm is identified on some projects as dba G. Arntzen & Co., into the 21st century (*Daily Reporter* 2001; Bizapedia 2013). Norman Arntzen, after the sale, contributed occasionally on an hourly basis to Hitch, Inc. from Escanaba.

Gothard K. Arntzen's brother Arnt Mathias Jaeger Arntzen, known as A. M. (1873-1959), also emigrated to Michigan from Norway about 1900. Among his children were Erling Arntzen, 1904-1981, and Karl Arntzen, 1913-1992, both of whom became contractors. Erling Arntzen is associated with several major buildings in Escanaba, including the Delta County Building. Most of Karl's construction work was completed elsewhere, and in other states, where he is often associated with bridge construction (Arntzen 2013).

Research failed to discover much information about the third early Arntzen brother, Richard. He is listed with his brothers as working on the Kratze Building in Escanaba in 1910, and again with his brothers as a painter during construction of St. Francis Hospital in Escanaba in 1914.

It appears the brothers worked together and separately, with Gothard often identified as architect G. Arntzen, and Arntzen Brothers as contractors, although it appears that on some projects Gothard was lumped with his brothers because Arntzen Brothers is sometimes identified as a project's architect. Although the name had been around since at least 1910, Arntzen Brothers Co. was organized as a new Michigan corporation in January 1915, and capitalized at \$10,000 (*MMFR* 1915b: 85).

In Escanaba many of the earliest entries relating to the Arntzens are modest projects, with the exception of the four-story Kratze Department Store Building at 1200-02 Ludington (later Montgomery Ward's) that was built by the Arntzen Brothers in 1910 (*ECC* 1963: 6), the earliest Arntzen project discovered during research. In 1913 a commission involving both G. Arntzen architect and Arntzen Bros. general contractors was a frame and tile house owned by the Arntzen Bros, as well as another for a Mr. Baum in Escanaba (*Construction News* 1913a). G. Arntzen is identified as the architect, Arntzen Brothers as contractor, and R. Arntzen as painting contractor for the four-story St. Francis Hospital in Escanaba in 1914 (*American Contractor* 1914c; *DEJMC* 1914a: 285, *BPM* 1914). In 1915 G. Arntzen was the architect and Arntzen Brothers Co. was the general contractor for a business building for Herman Salinsky, who owned the Fair Store in Escanaba (*Construction News* 1915). When G. Arntzen had his office at 707 Ludington Avenue (in the historic district) in 1917 he designed a large garage for Stack & Moran in Escanaba (*American Contractor* 1917b), and in 1918 designed other small buildings in Escanaba, including a four-apartment flat (*American Contractor* 1918b). "G. Arntzen & Bro." was architect for the Manual Training Addition to the old Escanaba High School, also in 1917 (*Steam* 1917). In 1928 A. M. Arntzen was awarded the contract for the construction of the S. S. Kresge Co. store building at 1104 Ludington (*MMFR* 1928 28: 16). In the late 1930s A. M. Arntzen built two Escanaba landmarks – the St. Joseph Gymnasium and William Bonifas Auditorium in 1937 at 702 1st Avenue South, and St. Joseph's Catholic Church at 709 1st Avenue South in 1938-1939 (Franciscan Fathers 1983; St. Joseph Church 2012).

The Arntzen family continued to contribute to the Escanaba scene well after the mid-twentieth century. In 1955, G. Arntzen & Co. designed the Escanaba State Office Building in the 300 block of Ludington, which was built by general contractor Erling Arntzen. Erling Arntzen served as general contractor and Walter Arntzen as supervising architect for construction of the Morrison Building at 1000 Ludington,

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 8 Page 57

designed by another firm, Chipman & Pratt, of Chicago. In 1959 G. Arntzen, Architect & Co. designed the original part of the present Delta County Building (courthouse) which was constructed by contractor Erling Arntzen 1959-1961. G. Arntzen, Architect & Co. also is responsible for its renovation and second-story addition completed in 1994 (Delta Co. 2012; *Brick and Clay Record* 1955: 298). Erling Arntzen was general contractor for the 1960 addition to Escanaba Junior High School (*Milwaukee Sentinel* 1960). In 1961, G. Arntzen, Architect & Co. designed the Chamber of Commerce building at 230 Ludington, which was probably built by contractor Erling Arntzen, who was Chamber president at the time of construction. In 1963 G. Arntzen, Architect & Co., designed the Escanaba Area High School on Lincoln Avenue at a projected cost of \$3,000,000 (*MMFR* 1961).

Other Escanaba buildings designed by G. Arntzen & Co. under Norman Arntzen through the 1960s and 1970s and 1980s include St. Stephen's Episcopal Church in 1968 (MSGC 2012), Franklin School, Jefferson School, Washington School, Bay College Activities Building, and the Escanaba Airport Terminal (Arntzen 2013).

Outside of Escanaba, in 1913 Arntzen Bros. is identified as the architect for the Oshkosh Excelsior Co.'s concrete and steel fireproof mill building in Maple Ridge, Delta County, Minnesota (*Construction News* 1913b). In 1917 G. Arntzen designed an Ore Drying Building in Gladstone for the Cleveland-Cliffs Iron. Co. and houses such as a duplex in Manistique (*American Contractor* 1917b). However, the size and scope of commissions increased over the years. In 1921 G. Arntzen was the architect of the proposed Sanatorium for Menominee County at Powers (*Engineering News-Record* 1921a), and a two-story school on Main Street in Gladstone (*American Architect* 1921a; *Engineering News-Record* 1921b). In 1937, G. Arntzen is identified as the architect for a factory building and dry kilns at Newberry, Michigan, to be built by general contractor C. R. Meyer & Sons Co. of Oshkosh for the Robbins Flooring Co. of Rhinelander (*Industry Week* 1937: 155). In 1956, G. Arntzen designed a six-classroom, with multi-purpose room, grade school building costing \$146,955 in Curtis for the Portage Township board of education (*St. Ignace News* 2006). G. Arntzen & Co. of Escanaba is recorded as the architect for LaSalle High School in St. Ignace, which was built in 1961-1962 (Dietrich 2011).

G. Arntzen & Co. continued to design buildings across the Upper Peninsula into the late twentieth century. In 1971 the firm designed an addition to Crawford Hall and in 1972 an addition to the Science Building, both at Lake Superior State College in Sault Ste. Marie (Arntzen 1971, 1972). G Arntzen & Co. built the Schoolcraft County Courthouse in Manistique, which opened in 1976 (Fedynski 2010: 165). In 1976 the firm designed renovations to Research Facilities for the Dairy-Beef Program at the Upper Peninsula Agricultural Experiment Station in Chatham (MSU 1976). During the period from the 1960s through the 1980s designs by the firm also included the Stephenson Area High School, the Houghton Airport Terminal, Gloria Dei Lutheran Church in Hancock, the Tennis Center at Michigan Technological University in Houghton, and the Helen Joy Newberry Hospital in Newberry (Arntzen 2013).

After Hitch, Inc. acquired G. Arntzen & Co. in 1998, in 2001 Hitch Inc. d/b/a G. Arntzen & Co. Architects, Escanaba, Michigan, is identified as the architect for the Phase 3 Sports Complex for the Stephenson Area Public Schools in Stephenson, Michigan, for general construction, a multi-use single building, bleachers, and a press box (*Daily Reporter* 2001).

(Norman Arntzen indicates that the location of original plans and drawings completed by the Arntzen firm is unknown, and that perhaps they were taken by family members as mementos during the 1940s.

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 8 Page 58

Some of the more recent plans completed by Norman did exist as recently as 2011 in the files of Hitch, Inc., which acquired G. Arntzen & Co. in 1998 {Arntzen 2013}. Hitch, Inc. merged with the architecture and engineering firm OHM in 2005 {OHM Advisors 2013}.)

Bethany Lutheran Church

Built in 1912 as the Swedish Lutheran Church at 202 South 11th Street, this edifice exemplifies the Neo-Gothic style of the early and mid-twentieth century. Bethany is an imposing example in a city with many fine churches, and compares well with the relatively few Neo-Gothic churches present in the Upper Peninsula for its size and exterior finish. It displays spired towers of different heights at the front corners, transepts, and a gabled sanctuary. The church retains its original stained glass windows, and the sanctuary of this church has been called "the most impressive of northern Michigan's Swedish churches" (Winquist 1995: 125). The church architect, C. E. Edwins of Minneapolis, conferred with the building committee and received "suggestions from the committee as to style, etc." (*Escanaba Daily Press* 1911). Contractor P. O. Nasvik of St. Paul was the low bidder, at \$30,229, to bring the plans to life (*Bethany Echo* 1912: p. 2-3).

Architect Charles E. Edwins

Charles E. Edwins, of Minneapolis, Minnesota, was active in practice in the Midwest from the late 1890s into the 1920s (including the firm Edwins & Edwins), with a large portion of his work devoted to designing church buildings, primarily in rural and small town settings. Earlier in his career he was located in Boone, Iowa, and prepared plans for the National Register-listed J. H. Riekenberg House, built in 1898, as well as a school there in 1901 (*School Board Journal* 1901: 22). He was active in the City Beautiful movement, contributing to one of Minneapolis's earliest systematic plans in 1906 (with architects John Jager, C. B. Stravs, and F. E. Halden), a proposal called "City Practical, City Beautiful" (Hess, Roise and Co. 2007: 4). Among Edwins's church commissions soon after the Bethany project are the Swedish Lutheran Church in Frederick, Wisconsin (*Construction News* 1913e), and the Pillsbury Avenue Lutheran Church in Minneapolis, both in 1913 (*Construction News* 1913f). The following year, in 1914, he provided plans for the Lutheran Church in Ogden, Iowa, the Norwegian Lutheran Church in Willmar, Minnesota, and the Swedish Lutheran or Belview Evangelical Lutheran Church in Belview, Minnesota (*Construction News* 1913d: 26, 1914: 16, 1914a: 25). During this period his non-ecclesiastical commissions included a store building for Norman Baking Co. in 1913, and 4-family Flats, both in Minneapolis 1914 (*Construction News* 1913c: 24, 1914b: 19), and the following year, the high school in Milan, Minnesota (*Construction News* 1915c: 28).

Builder P. O. Nasvik

P. O. Nasvik, of St. Paul, Minnesota, built a range of structures during the 1910s and into the 1930s. Among the public buildings with which he is associated are the Home for the Aged in St. Paul, Minnesota, in 1917 and the Village Hall in Ghent, Minnesota, in 1915 (*Construction News* 1915a; *American Contractor* 1917e). Among the church buildings he constructed are St. John the Baptist Catholic Church, Beach, North Dakota, in 1913-14, and St. Balthasar's Catholic Church at Loyal, Wisconsin, in 1930 (Tri-Parish Catholic Church 2013; Nellsville Press 1931).

Bethany Lutheran Church Parsonage

This solid and restrained brick dwelling at 210 South 11th Street was built in 1922 from designs provided by Minneapolis architects Edwins & Edwins (Lindahl 2013). It is composed of a two-story central section shielded by a hipped roof broken by brick chimney stacks on each side which occur above the single story end bays. The

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 8 Page 59

façade is symmetrical, composed of a central entry door with sidelights that is shielded by a large flat-roofed wood canopy supported by wide brackets. Triple sash windows occur in the first story on each side of the entrance, and paired sash windows occur in the slightly recessed single-story wings. The overall effect is of a Colonial Revival form that expresses Arts and Crafts influences.

Architects Edwins & Edwins

Edwins & Edwins, of Minneapolis, in which Charles E. Edwins and Simon E. Edwins were partners, was the successor firm to C. E. Edwins. This firm designed the First Swedish Evangelical Lutheran Church (1st Lutheran Church of St. Paul) in 1917 for the oldest Lutheran congregation in St. Paul and Minnesota (Millett 2007: 368; Martin 2013), and in 1918 received commissions for the Norwegian Lutheran Church in Appleton, Wisconsin, and the 1st Methodist Episcopal Church in Rapid City, South Dakota (*American Contractor* 1918c). In 1922, the same year the Bethany Lutheran parsonage was built, the firm is credited with the Clara Swedish Lutheran Evangelical Church in St. Paul (*American Contractor* 1922a: 70). The firm also designed a number of school buildings, among them, the a grade and high school in Ipswich, South Dakota (*Bridge Men's Magazine* 1920: 145), additions to the high school in Webster, South Dakota, in 1920 (*American Contractor* 1920a: 27) and the Union Free High School in Clear Lake, Wisconsin, in 1922 (*American Contractor* 1922a: 69).

Contractor Werner N. Olson

Research discovered very little information about Werner N. Olson. Although he is listed as a contractor in the 1924 city directory (Polk 1924: 44), that is the only year he appears and no other buildings constructed by him were identified. He may have moved from the city and lived in the vicinity, because in 1940 Escanaba is identified as his home when he attended the annual convention of the Evangelical Lutheran Church (Evangelical Lutheran 1940: 217). It is possible he was never very active as a contractor and was awarded the parsonage contract because of a frugal bid and his church relationships.

Michigan Theater

This building was constructed at 809-811 Ludington in 1930. It is a rectangular plan, two-story tall Moderne movie theater building, whose character is accentuated by its decorated stepped parapet, zigzag and stepped arch motifs in contrasting hue across the façade, and projecting neon-decorated horizontal marquis canopy. The Michigan is the best example of this style of architecture in Escanaba. The broad facade is symmetrical, anchored by the two entries centered under the marquee. The advent of "talkies" appears to be the primary reason the Michigan replaced the Strand, a theater that was built on the site a mere fifteen years earlier. The December 2, 1930, dedication program for the theater proclaims the new venue is a "commodious auditorium, distinctive and elaborate in its appointments and designed to be acoustically correct for presentation of modern sound pictures" (Delft Theatres 1930). This program reveals that the architect for the theater was Derrick Hubert, of Menominee, and his plans were implemented by contractor Theo Klaver & Son of Marinette, Wisconsin.

Architect Derrick Hubert

Menominee architect Derrick Hubert (1870-1949) was born in Kankakee, Illinois, and grew up in Fond du Lac, Wisconsin, and Menominee, Michigan (Sawyer 1911: 923; Peavy et al. 2012a). A carpenter in his youth, Hubert took correspondence courses in architecture from the School of Architecture of the International Correspondence Schools of Scranton, Pennsylvania. Following this training, in 1902 or 1903 he established an architectural office in Menominee and continued in practice almost to his death in 1949. Hubert designed buildings in Escanaba, Houghton, Newberry, and many other places in the Upper Peninsula and nearby Wisconsin. After he established his practice in Menominee, Hubert had a thriving

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 8 Page 60

practice and designed some of the city's most prominent buildings. These include the Menominee Community Building, the Commercial Bank Building, and the Lloyd Manufacturing Company building (Iron Mountain Central Historic District national register nomination; Cummings 1991: 291-92). He is also credited with designing the Menominee County Agricultural School buildings in 1911, and the Roosevelt High School building, and St. Joseph's Hospital in Menominee. In 1913 he designed the school in Ontonagon (and later its 1930 rebuilding after a fire) (listed in the national register). In 1914 he was architect for domestic science and manual training buildings, which were the first and second units of a \$150,000 school to be built in Menominee, a new high school in Stephenson with an estimated cost of \$15,000, and a \$5,000 brick business block in Menominee. In 1921-22 he designed St. John the Baptist Church in Menominee, now the Menominee County Historical Society. In the 1930s, Hubert designed several buildings for the Newberry State Hospital, and the 1931-40 St. Joseph Catholic Church in Iron Mountain. Elsewhere he designed the high school building in Wabeno, Wisconsin, and the Dollar Bay High School, Dollar Bay, Michigan, built 1914-15, and at the Michigan College of Mines (Michigan Technological University) the Chemistry Building (Koenig Hall) Addition built in 1931, in Houghton (Hoagland 2012).

Hubert is also associated with two other projects in Escanaba.

- **617-19 Ludington, Masonic Building Remodeling and Addition 1914-15**

This is a four-story, dark red brick, two-part Richardsonian Romanesque commercial block whose overall impression is that of an arcaded facade. Masonic Lodge #195 occupied quarters in this building when it was built in 1890 and later purchased it and in 1914-15 rebuilt the lodge's quarters and added the fourth story (*American Contractor* 1914; *Escanaba Daily Mirror*, March 24, 1915; EHDC 2012).

- **801-03 Ludington, Frechette Building Remodeling 1918**

This is a limestone-trim dark red brick, two-story two-part double Commercial Brick block, its exterior the product of Hubert's redesign that joined two late nineteenth-century buildings. This renovation was completed in 1918 at the time the Cloverland Commercial College occupied the combined building's second story (*American Contractor* 1918a: 46, 56).

Escanaba Junior High School

The huge school building, which occupies an entire city block at 1500 Ludington, was constructed between 1930 and 1931 from designs provided by Grand Rapids architect Henry H. Turner. It appears to be one of his few commissions in the Upper Peninsula and northern Michigan. An addition to the rear in 1960 was supervised by Escanaba contractor, Erling Arntzen. The school is a brick, two-story, flat-roofed, massed plan academic building of Italian Romanesque-inspired design featuring a central open courtyard. The front façade on Ludington is a studiously symmetrical, five-part composition formed by a six-bay central unit with stepped parapet that is flanked on each side by a narrow slightly projecting entry bay, while recessed end bays extend to the corners of the building. The building corners and corners of the projecting entries are each embellished with a terra cotta spiral column. The six bays of the central mass incorporate two-story tall, paired, round-arch windows, each pair set within a terra cotta surround. Many of the building's windows incorporate arabesque columns. The central parapet supports large bronze letters: "ESCANABA JUNIOR HIGH SCHOOL." The two entry bays that flank the central mass on each side repeat many of the elements of the central unit in overall use of terra cotta and window treatment. Turner's building boasted progressive, state-of-the-art facilities with the "latest special equipment and using the newest approved methods, including a sight-saving room, an open-air room, ungraded rooms, an oral deaf room, orthopedic and physiotherapeutic departments" (Polk 1937: 10).

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 8 Page 61

Architect H. H. Turner

Henry H. Turner was based in Grand Rapids with an office in Muskegon, and much of his work occurred in southern Michigan, but during his long career he completed commissions throughout the state. Mr. Turner was born at Auburn, New York, November 23, 1881, received most of his early education by attending the public schools of Brooklyn, New York, and began his training in architecture at the Athenaeum in Rochester and finalized it at the school of architecture at Harvard University. Graduated in 1907, he worked two years for other architects – St. Louis architect William B. Ittner, a specialist and widely recognized expert in school design who, as consulting architect to that city's school board, planned fifty school buildings for St. Louis itself, and then Frank Seymour Barnum, who was then serving as Superintendent of Buildings for the Cleveland (Ohio) Board of Education and was also a widely known expert in school planning. In 1909 Turner moved to Grand Rapids to work for the Board of Education. He served as architect for the city's public school system from 1911 until 1919, when he went into private practice with Victor Thebaud, formerly of Cleveland (White 1924: 214). A 1921 advertisement in the *American School Board Journal's* Annual Building issue identifies Turner as "Architect, Institutional Specialist" and "Architect, Board of Education City of Grand Rapids 1909-1920" (*American School Board Journal* 1921: 13). He was a member of the American Institute of Architects from 1923 to 1935, and died in 1974 (AIA 2012).

Turner specialized in the designing of school and municipal buildings, and his commissions included the Creston, the Burton and the Ottawa Hills high schools in Grand Rapids, and the library building at the Western State Normal School (on the East Campus of Western Michigan University) in Kalamazoo. He served as the official architect for the city of Muskegon, where he maintained a branch office (White 1924: 215). During the 1920s he was involved in plans as a single architect or in partnership with Victor E. Thebaud for many Grand Rapids schools – in 1926 the firm took out an advertisement in a school trade journal (*School Executive* 1926: 235).

Among his designs, alone or with Thebaud, are:

- Dickinson School and Lafayette School in Grand Rapids in 1920 (*American Contractor* 1920: 52)
- School in Delano's Trustee's Addition in Muskegon in 1920 (*American Contractor* 1920: 52)
- Muskegon Board of Education, junior college in 1921 (*American Contractor* 1921: 36)
- Paul S. Moon School, in Muskegon in 1921 (LeMieux 2011).
- Stocking School, additions to Strong High School, and Union High School, all in Grand Rapids in 1922 (MAE 1922: 34).
- Vandenberg School was designed by Henry H. Turner and constructed in 1922 for the Grand Rapids Public Schools (Child Discovery Center 2011).
- Western State Normal School (WMU East Campus) Library, Kalamazoo, 1924. Architects: Henry H. Turner and Victor E. Thebaud. Later known as Natural Sciences Building, then College of Business and North Hall (Zerilli 2012).
- Western State Normal School (WMU East Campus) North Hall, 1925. Architects: Henry H. Turner and Victor E. Thebaud. (MSHPO 2013d)
- Ottawa Hills High School, Grand Rapids 1924-25 (GRHC 2009).
- Burton School, opened in 1926. Henry H. Turner (GRHC 2008, Conproco 2012).
- Medical Arts Building in Grand Rapids, 1926, with Own Ames Kimball (MSHPO 2012c)
- Men's Gymnasium 60,163 square feet (also known as Oakland Gymnasium) 1925-26, Kalamazoo

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 8 Page 62

(Western Michigan University 2012). Architects: Henry H. Turner and Victor E. Thebaud.

- Kalamazoo College Library/the Minnie Mandelle library, erected 1930 (Kalamazoo College 2012; *Michigan Library Bulletin* 1930: 328; *American Library Association* 1931; Federal Writers Project 1939: 172).
- Central Reformed Church in Grand Rapids, in 1930 Henry H. Turner was selected to prepare plans for the "new \$60,000" church (*MMFR* 1930b: 52)
- Otte Brothers American Laundry Building renovations, 1933, in Grand Rapids, designed by Architect Henry H. Turner (*Grand Rapids Herald* 1933).
- Michigan Tourist and Resort Association Building "Tourist Building" 1935, for WPA in Grand Rapids (GRHC 2012), which probably was one of his last commissions.

Fair Savings Bank Department Store Building

This large, four story brick commercial block at 1100 Ludington was constructed in 1903 and enlarged in 1915 from plans provided by Chicago architect John D. Chubb. Chubb is identified as the building's architect in a local newspaper article describing the new building's owner's fight with city hall (*Iron Port* 1903k). In the article Chubb described the building as having a "metropolitan appearance" and stated that "the two large plate glass windows on Ludington are surpassed in size by only one or two in Chicago." The building was apparently expanded and remodeled in 1915, when a trade journal identifies Herman Salinsky as the client for designs submitted again by Chubb for a "store building, remodel and addition" (*American Contractor* 1915a: 80). The building was for years the embodiment of the shopping experience in Escanaba, and when built was a state-of-the-art retail block, designed by one of the region's premier architects and reputed to be one of the largest and finest in northern Michigan.

Architect John D. Chubb

John D. Chubb of Chicago was identified as a specialist in school architecture, widely known in the mid-western states, but seems also to have had a general practice that produced public buildings and also commercial buildings such as banks and store buildings. In practice beginning in 1898, Chubb designed a substantial number of schools, recreation buildings and accessory structures in Michigan, Wisconsin and Illinois, with his commissions reportedly totaling over \$15 million in cost at the time. Although based in Chicago, Chubb maintained a branch office in Marquette and gained a lot of Upper Peninsula commissions. John D. Chubb (1869-1938) was born in Plymouth, England, but came to Marquette as a child. He returned to England for training, then apprenticed with architects H. Gregory and J. B. Sweatt in Marquette in the late 1880s. He worked for several other architects before starting his own firm in Chicago in the late 1890s.

Chubb developed a practice throughout the upper Midwest that specialized in public buildings, especially schools. An article featuring Chubb in a 1911 issue of *American School Board Journal* describes how school architecture was a recently developed specialty field and reported that Chubb had successfully designed high schools for Escanaba, Negaunee, Ishpeming, Kalamazoo and Niles over the previous three years, as well as high schools at Iron River, Stambaugh, Rapid River and Gladstone, and elementary schools at Norway and Palatka, Michigan and Oconto and Colby, Wisconsin (*American School Board Journal* 1911: 12-17; *American Contractor* 1910). In addition to these schools, he also designed the high schools for Marquette (Baraga Central High School, 1903), Gladstone, Norway, and Munising, as well as the school at Champion, Michigan (*Electrical Record* 1918: 82). In the far northwest Upper Peninsula he designed the Lake Linden High School in 1918, Washington School in Calumet in 1929-30 and the Painesdale High School Addition in 1934-35 (Withey and Withey 1970: 121; Hoagland 2012b; Eckert

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 8 Page 63

2000: 108).

Further afield from the Upper Peninsula, he designed the Board of Education Building and High School building in Allegan, Michigan, in 1921 (*American Architect* 1921b), as well as the Vocational School at Battle Creek, Michigan, while his Illinois commissions included Maine Township High School in Cook Co., and Senior High and Vocational School in Quincy (Withey and Withey 1970: 121). Among his Wisconsin school commissions were the Senior High Vocational School at Two Rivers as well as a number of schools in Kenosha: Washington and McKinley grade schools, designed 1920, Jefferson and Grant elementary schools, designed 1922, Central High School (Reuther High School), designed 1924, Roosevelt Elementary School, designed 1927, and Lincoln Junior High School, designed 1929 (*Kenosha News* 2012).

While Chubb is best known for his school buildings, he seems to have run a broad practice that included much non-school work as well. For Negaunee in the western Upper Peninsula, for example, he designed, in addition to the 1908-09 high school, the 1907-08 IOOF Building, 1910 Negaunee National Bank, and 1914-15 Negaunee City Hall. He also designed the 1903 Ishpeming Carnegie Library (MSHPO 2013a). Chubb's Fair Savings Bank Store work, the design of the original building in 1903 and an expansion in 1915, was only one of his projects in Escanaba. In addition to the city's 1906 High School (demolished) (*American School Board Journal* 1906), Chubb also designed a theater in Escanaba, the Strand, 809-811 Ludington (demolished), built in 1915 (*Moving Picture World* 1915: 681; *Construction News* 1915: 27; Dunathan 1963: 124). The Strand was demolished to make way for the 1930 Michigan Theater, which was designed with "talkies" in mind. Chubb's apparently substantial non-school work is not well documented as yet today.

Richter Brewing Co. Complex

The Richter complex with its large brew house and office/bottling works buildings is Michigan's most impressive surviving example of the many brewery complexes built in Michigan cities in the later nineteenth and early twentieth centuries. While other examples and remnants have survived in a few scattered locations, including Detroit, Flint, Petoskey, and Coldwater, the Richter complex is the most intact, retaining both the characteristic "towered" brew house and its other main buildings that contained the administrative offices and a bottling plant. No other Michigan examples retain this level of integrity.

The tall and imposing Brew House at 1609-1619 Ludington was constructed in 1901, and the addition of its Wash House and Cooper Shop was made in 1914 from designs provided by nationally renowned brewery architect Bernard Barthel, of Chicago. The overall massive impression of the structure is reinforced by the corner towers that anchor its façade. Similar but not identical, the eastern tower is five stories in height and the western four. They share elements such as parapeted battlements occurring above a corbel table, and upper stories occurring between paired corbelled brick cornices. The brewery is a one- to four-story flat-roof red brick building with arches and round-head windows dominating the front and sides of the plant's main three- and four-story front section. The architectural composition of this massive industrial building appears to reflect primarily Romanesque Revival influences. The squared massing, use of arcades, pilasters, towers, and ubiquitous round-arch and segmental arch windows reference this style, although the parapeted corner towers and niches might infer other stylistic revival impulses.

This was the large brew house that formed the brewing complex with the administration office building next door at what is now addressed as 1601 Ludington. The 1913 Sanborn Fire Insurance map reveals that an addition that

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 8 Page 64

extends the building to the rear alley is proposed, as rooms housing a Wash House and Storage and Cooper Shop are labeled "From Plans." Trade journals from 1913 and 1914 reveal the architect for this addition was Bernard Barthel, of Chicago, and that the "thoroughly fireproof" building was under construction (*American Contractor* 1913: 73; *Brewers Journal* 1914: 14, 209). Barthel is identified as "the well-known brewers' architect" who worked during the early 1900s and designed major brewery buildings in the United States from coast-to-coast, as well as in Canada (*Western Brewer* 1909a: 26, 134, 612; *Western Brewer* 1909b: 48; Stone 1901b: 182). It does not appear possible that Barthel designed the Richter Brew House building as an independent architect since he did not set up shop until 1901, although it is conceivable the design may have originated in a predecessor firm, Wolf & Lehle, of Chicago. It is undisputed that Barthel designed the brew house's 1914 addition, and he may have designed the adjacent Brewing Office Building and Bottling Works Building that was built that same year.

The 1914 administration/bottling works building, 1601 Ludington. forms part of a two-building Richter Brewing Co. complex with the former brewery building (already individually listed in the National Register) located next door at 1609-1619 Ludington. The administration building is a red brick, rectangular plan, flat-roofed, two-story building whose front section features a modicum of Neoclassical features with some abstract elements perhaps more suggestive of the Prairie School. The front's round-arch features perhaps were intended to complement the round arches of the adjacent brewery building.

The architect for this building was Bernard Barthel of Chicago and his plans were carried out by general contractor, John Lindsey of Escanaba. The project's awarded contract was reported as a "Bottling House and Office, Richter Brewing Co. 2 stories and basement, 40x140 feet, for \$30,000, Architect Bernard Barthel, Chicago, general contractor let to John Lindsey" (*American Contractor* 1914d). Barthel was also the architect for the Wash House & Cooper Shop completed the same year at the adjacent Richter Brew House (*American Contractor* 1913: 73; *Brewers Journal* 1914: 14, 209). Barthel is identified as "the well-known brewers' architect" who worked during the early 1900s and designed major brewery buildings in the United States from coast-to-coast and in Canada (*Western Brewer* 1909a: 26, 134, 612; *Western Brewer* 1909b: 48; Stone 1901b: 182). It was not uncommon for Barthel to return to locations where he had designed buildings previously to design additions and new construction.

Architect Bernard Barthel

Bernard Barthel (1866-1934), of Chicago, is identified as "the well-known brewers' architect" who worked during the early 1900s and designed brewery buildings across the country (*Western Brewer* 1909: 26, 134, 612). Barthel spent ten years (c. 1891/92-1901) in the Chicago office of Fred W. Wolf, a true pioneer in the profession of brewery architecture and engineering. The Fred W. Wolf Co. was incorporated in 1887, became Wolf & Lehle with the addition of Louis Lehle in 1889 to 1894, and then became Fred W. Wolf again. In July 1901 Barthel announced that he was opening his own office in Chicago and would "engage in designing and supervising the erection of industrial plants of every description, making a specialty of breweries, malt houses, ice making and refrigerating plants, etc. Having studied in Germany, where he received a thorough technical training, which has been supplemented with abundant practical experience while with the Wolf company, he is eminently fitted for the responsible labors he has undertaken" [*The Western Brewer* Vol. XXVI, No. 7 (July 1901): 302 in Appel 2004]. The Schmidt brewery in St. Paul dating to 1901 appears to have been Barthel's first commission, which led to work throughout the Midwestern U.S., in several provinces of Canada, and with occasional forays to the Mid-Atlantic and the Pacific Northwest (Appel 2004).

Barthel was one of the more prolific brewery architects in the pre-Prohibition era. Among his numerous

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 8 Page 65

works in addition to the Jacob Schmitt Brewery are the Gutsch Brewery in Sheboygan, Wisconsin, the Washington Brewery in Columbus, Ohio, the McAvoy Brewing Co. in Holland, Illinois, the Peru Brewing Co. in Indiana, and the Joliet Citizens Brewing Co. in Illinois, all in 1904-05 (*Stone* 1901b: 182; *Economist* 1905: 594, 930; *Economist* 1904: 354, 721). In 1906 he designed the Olean Brewing Co. brewery in Olean, New York (*Western Brewer* 1906: 458). He was also well-known internationally, designing breweries such as the Edmonton Brewing and Malting Co. in Alberta, Canada, in 1907 (*Engineering News*, 1907: 182). An advertisement in a 1909 trade journal references 40 clients in 13 states that include six Chicago breweries, five Minnesota breweries, the Petoskey Brewing Co. in Michigan, and five breweries in three western Canadian provinces (*Western Brewer* 1909b: 48).

Post Office/Federal Building

This building, at 524 Ludington, was built in 1910 with an additional story added in 1936. It is one of the best examples of high style architecture in the downtown district and a fine illustration of Neoclassical architecture favored in federally-sponsored public architecture during the early twentieth century. This three-story, rectangular-plan, limestone-trimmed brick building rises from a masonry water table through a massive masonry cornice above the second-story to a simple masonry cornice at the parapeted roofline. This rather unusual composition results from the addition of the third story decades after original construction. Each of the elevations is a five-bay symmetrical composition of recessed wall planes enframed by piers composed of brick quoins beneath the massive second-story cornice. The third story repeats this treatment in simpler execution, lacking the brick quoins. The character of the impressive façade is anchored by the three central slightly recessed entry bays distinguished by the treatment of the paired entry doors, which are flanked by limestone tabbing and massive limestone Ionic columns supporting a segmental pediment.

James Knox Taylor is identified as the lead federal architect in bid solicitations for construction of the this post office (*Ohio Architect* 1908: 52), and the construction contract, which eventually totaled \$64,000, was awarded to contractor Carl F. Lange and R. F. Hoffman of Appleton, Wisconsin. In 1936, when the third floor was added, Louis A. Simon was the Supervising Architect of the U.S. Treasury Department and J. I. Barnes of Culver and Logansport, Indiana, was awarded the contract in the amount of \$107,435 (*Bridgemen's Magazine* 1936).

Architect James Knox Taylor

James Knox Taylor was the Supervising Architect for the U.S. Treasury Department in Washington, D.C. when the original post office was constructed in 1910. He occupied the post in 1897-1912, a period during which he supervised work on all federal construction projects, including hundreds of post offices. Typically, the Supervising Architect did not actually design local post offices, but supervised a large staff that often used standard design elements and sometimes oversaw local architects to design buildings. No local architect has been identified for this building. Among other works in Michigan during this general period, Knox supervised the design of the Federal Building in Sault Ste. Marie in 1910, the Muskegon Post Office in 1904, the U.S. Post Office and Federal Courthouse in Grand Rapids (1910-11), the Alpena Federal Building in 1911-12 and the Pontiac Post Office in 1912 (Sault Ste. Marie 2013; National Archives 2013; Federal Judicial Center 2013a; Eckert 2000: 448; MSHPO 2013c).

Architect Louis A. Simon

Simon served as Supervising Architect of the U.S. Treasury Department in Washington, D.C., in 1933-39, during the time when the third story was added to the Escanaba post office. Although some of Simon's post office buildings were designed in the Classical Revival style, such as the expansion of the one in Escanaba, most of his projects reveal strong Colonial Revival tendencies. In Michigan's Upper

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 8 Page 66

Peninsula he was the Supervising Architect for the US Post Office and Courthouse in Marquette in 1937 and the Post Office in Calumet in 1939, and elsewhere in Michigan for post offices in East Detroit in 1937 and Lincoln Park, built in 1938, among others (Federal Judicial Center 2013b).

Contractor J. I. Barnes

The James I. Barnes Construction Co. of Culver and Logansport, Indiana, who constructed the third floor addition to the Escanaba post office, also built the U.S. Post Offices at Culver, Indiana, in 1935 (Maxinkuckee 2013) and Buchanan, Michigan, in 1940 (*Michigan Roads and Construction* 1940), as well as two ward buildings at the Battle Creek, Michigan, Veteran's Hospital in 1940 (Hill 1973: 49). The company also completed a number of projects for the Culver Military School in Indiana. The firm was located in the State Exchange Bank Building in Culver (*Culver Citizen* 2010).

North Star Hall Building

This building, at 1210 Ludington, was built in 1892 from designs provided by contractor/designer John Moe. It is a tall, two-story brick commercial block of Late Victorian design. The street-level facade contains a storefront with a central entry between slanting display windows and a corner doorway to the upstairs – both topped by large transom windows. The tall second-story front displays four pilasters rising to a pressed metal cornice featuring small brackets, urn finials, the name, NORTH STAR, and a central gable displaying a star-in-circle motif and the building's date of construction – 1892. It has tall segmental-arch-head windows and a central a double window.

Designer and Contractor John Moe

John Moe arrived in Escanaba in 1881 and engaged in the liquor business for five years, after which he gave “much time and attention to the business of an architect and contractor,” designing and supervising the construction of the Norwegian Lutheran Church and the North Star Hall, as well as many residences in the city, including his own house at 601 S. Mary Street (11th Street) (Lewis 1895: 101). He also served as Financial Secretary, President and Trustee of the North Star chapter (ibid).

Papadakis Building

This is a broad, single-story, rectangular-plan, “modern-looking” enframed window wall commercial building built in 1955 at 1000 Ludington Avenue. Its façade is composed primarily of aluminum-framed display windows resting on narrow black metal bulkheads. Coursed ashlar limestone forms piers at the building corners. The building was built by Escanaba contractor Erling Artzen from plans provided by Chicago architects Chipman & Pratt, and under supervising architect Walter Arntzen, of Escanaba (*Escanaba Daily Press* 1955).

Albert B. Chipman/Chipman & Pratt, Chicago, Architect

Chipman & Pratt was responsible for the design of this retail store, the Morrison Building. Local newspapers reported that Albert Chipman of the firm, who had earlier married a local Escanaba woman, completed the inspections of the local work. Albert B. Chipman established what his firm billed as one of the first architectural firms to specialize in retail planning and design in 1952, with Chipman apparently focused on exterior design and Pratt on interior planning (Chipman Design 2013). In 1952 Chipman had moved to northwest Indiana and opened his own business in the Chicago Loop working in the retail store design field, where he continued for over forty years. His clients included Carson Pirie Scott and Company, Hart Schaffner and Marx, Karol's Red Hanger Stores, and Kline's Department Stores, among many other independent retailers throughout the Midwest (Johnson-Danielson 2012). The firm remains in business today through successor company Chipman Design, whose website references

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 8 Page 67

the continuity of its specialization as retail planners and designers. Therefore, in addition to being a fine example of a mid-twentieth-century commercial block, this building may well represent one of this firm's earlier commissions.

Harbor Tower

The Harbor Tower complex, 110 South 5th Street, has been a key visual landmark in the Escanaba area since its 1970 construction. The building's primary component is a sixteen-sided (cylindrical in appearance), eighteen-story tall main apartment tower section whose verticality is reinforced by fenestration of vertically stacked window units separated by broad red brick wall planes. Harbor Tower was an important feature in the city's program of redevelopment and revitalization of the old east end of the downtown, which commenced with the State Office Building and the new county courthouse during the late 1950s and early 1960s. It was constructed through local, state and federal initiative to address the need for affordable housing for elderly residents. The Escanaba Housing Commission and the U. S. Department of Housing and Urban Development, which provided a \$2.5 million grant, selected Blumenfeld and Rakita of Milwaukee as developers. It was constructed by General Contractor, the Stevens Construction Co., of Milwaukee, from plans provided by Milwaukee architects Segel/Vanselow/Architects Inc. This 164-foot-tall (excluding penthouse) tower dominates the skyline of the city, can be seen for miles from Bay De Noc, and was the tallest occupied building in the Upper Peninsula (*Escanaba Daily Press* 1970).

Harbor Tower is an example of the visually distinctive circular urban high-rise residential type that spread across the country beginning in the 1960s and was used especially during the 1970s for a broad range of apartment and hotel buildings, from architect John Portman's stylish hotels in Los Angeles, Atlanta, and Detroit to a Holiday Inn in Springfield, Massachusetts, and to elderly housing such as Harbor Tower and another example, Cathedral Towers, similar in concept, in Detroit. Harbor Tower, although lacking commercial space, appears to reference the earliest and one of the best known examples of the type, the Marina City towers in Chicago. The Marina City complex was designed by architect Bertrand Goldberg and built 1960-67, with its twin residential towers completed in 1964 (Dahlman 2013). Like Harbor Tower, these landmark towers' structural systems were constructed of reinforced concrete, and the towers contained almost no interior right angles. Harbor Tower's floor plan is similar to Marina City's in basic concept. On each residential floor, a hallway surrounds the elevator core, with triangular, pie-slice-shaped apartments arrayed around the hallway out to the exterior walls. Bathrooms and kitchens are located nearer to the point of each wedge, towards the inside of the building. Living areas occupy the outermost areas of each wedge. The Harbor tower floor plan:

United States Department of the Interior
National Park Service

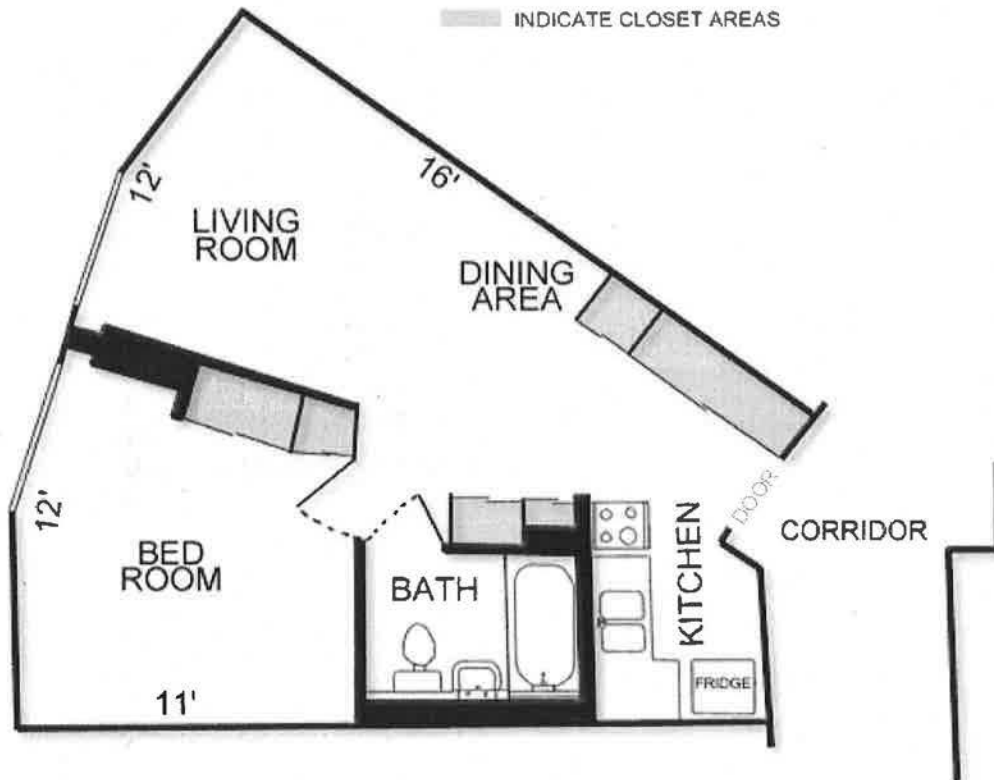
National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta Co., Michigan
County and State

Name of multiple listing (if applicable)

Section number 8 Page 68



(Harbor Tower 2013)

Architects Segel/Vanselow

A plaque in Harbor Tower reveals Segel/Vanselow/Architects of Milwaukee designed the building and Stevens Construction Co. of Milwaukee built the structure. Segel/Vanselow/Architect Inc. is the successor firm to Sheldon Segel & Associates. Sheldon Segel (1928-) was born in Milwaukee, attended college at the University of Wisconsin and was trained in architecture at the Illinois Institute of Technology (1953). He was associated with Maynard W. Meyer & Associates in 1955-57, Grassold, Johnson, Wagner & Isley, Inc, in 1957-58, Von Grossman, Burroughs & Van Lanen, Inc, in 1958-59, before establishing Sheldon Segel, Architect, in 1959. In 1965 he formed Segel/Vanselow, Architect, Inc., with Gerald S. Vanselow, born in Milwaukee in 1936. Some of the firm's principal works, all in Milwaukee, include a Motor Hotel & Addition (1964), a Continuous Rendering Facility (1967), a Freezer Warehouse (1967) College Court housing for the elderly (1967), and West Nash Street Elementary School Addition (1969) (Gane 1970: 821). In 1974 the firm designed the Lakefront Tower/Harbor View Retirement Center in Milwaukee, a rectangular-plan 20-story retirement home with 348 apartments (*Milwaukee Journal* 1974; *Engineering News-Record* 1974; Gane 1970: 944). Of these commissions, it appears that the Lakefront Tower and College Court Housing for the Elderly projects may have provided a degree of experience necessary to design the Harbor Tower affordable housing for the elderly project.

Stevens Construction Co., Milwaukee, General Contractor

Stevens Construction Co. was founded in 1952 as an engineering firm based in Milwaukee, but evolved into a full-service general contractor firm, and is a prominent name in elderly housing construction in the Great Lakes region. The company's website states that by the 1980s their expertise had "developed

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 8 Page 69

market niches, with an office in Madison that helped pioneer the Senior Living market” and its senior living project portfolio lists over 60 buildings and complexes (Stevens 2013). The company has completed dozens of projects over the years, including commercial, office, retail, condominiums and apartments located in downtown Madison, Wisconsin (Stevens 2013). Harbor Tower in Escanaba conforms well to the “senior living” emphasis associated with this firm.

First National Bank & Trust Building

The First National Bank & Trust Building, 1205 Ludington, possesses exceptional significance for Escanaba as the downtown’s outstanding example of commercial architecture of the 1960s and early 1970s. The building’s design exemplifies the period immediately following the architectural domination of the International Style with its emphasis on pure geometric forms and smooth, austere simplified finishes. The new architecture of the 1960s and 70s began to assume more irregular, sculptural forms and more textural finishes that contrasted, often dramatically, with what was increasingly seen as the International Style’s dull sterility. Concrete panels with rough aggregate surface treatments and textured concrete block began to replace smooth stone and aluminum-panel exterior cladding. The bank building reflects this movement away from the International Style in its form. The building presents a basic box form with symmetrical front with center entrance, but this is transformed with a low projecting wing at one end of the front that breaks the symmetry while also closing off one end of the front plaza, creating an intimate space. Also breaking from the box form is a broad but shallow projection along the street-facing east side wall that contains a narrow, vertical bank of windows at each end. The building’s front is nearly all glass, and the glass extends around the east corner in a quarter circle spanned by the bold, curving form of the concrete side wall that becomes an end support for the broad fascia spanning the glass front. Rough-finished concrete block that, displaying a pattern of vertical channeling, is used as an accent contrasting with the white concrete, adds to the sculptural, textural quality.

The bank is set apart from other downtown buildings by its broad footprint, setback from the street lines on a main business street in which nearly every other building hugs the sidewalk line, and spacious but intimate partly enclosed plaza with which it is fronted. It was designed to project an image both of economic strength and stability and of the most up-to-date stylishness. A testament to architectural modernism when it was built, the bank still stands out along Ludington for its careful attention to design and setting after nearly fifty years.

Architects Dykins-Handford, Inc.

Headquartered in Minneapolis, Dykins-Handford, Inc. were specialists in bank design in the upper Midwest. Principals were Charles A. Dykins and Richard W. Handford. Other bank building commissions done by the firm around the same time include the 1971 former First Federal Savings & Loan Building in St. Paul, Minnesota; former Little Falls Federal Savings & Loan Building in Winona, Minnesota, completed in 1973; and a sympathetic 1969-70 addition to the Merchant’s National Bank, Winona, Minnesota, a landmark early twentieth-century Prairie School building.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 1

Major Bibliographical References

Abraham, Spencer

2000 30th Birthday of Harbor Tower Apartments. *United States of America Congressional Record, Congressional Record - Senate*, Volume 146, Part 13: 18126, September 14, 2000. Web document, <http://books.google.com/books?id=mMu0l-SbAOcC&pg=PA18126&dq=%22harbor+tower%22+escanaba&hl=en&sa=X&ei=buLVUJmWEofgqAH6lYCwCg&ved=0CDcQ6AEwAQ#v=onepage&q=%22harbor%20tower%22%20escanaba&f=false>.

Abramson, Pat

2008 Jeanette - The Unforgettable '40s. *Escanaba Daily Press*, October 31, 2008 (Walker Barber Shop, Tom Harris Shoe Shine).

All Saints

2012 History: Third Church. All Saints Catholic Church, Gladstone, Michigan. On-line document accessed 12-21-12, <http://www.allsaintsgladstone.org/history/history-third-church/>.

Allen, R.C. (editor)

1917 *Mineral Resources of Michigan for 1916 and Prior Years*. Michigan Geological and Biological Survey Publication No. 24, Geological Series No. 20. Wynkoop, Hallenbeck, Crawford Co., Lansing. <http://books.google.com/books?id=ZS8QAAAAIAAJ&pg=PA191#v=onepage&q&f=false> On line document accessed 2/21/13.

American Architect

1919 Personal - H.H. Turner, Architect for the School Board of Grand Rapids has Resigned . . . *American Architect* Vol. CXVI No. 2291, p. 640, November 19, 1919.

1921a Building News, Michigan, Gladstone (2-Story Gladstone School building, G. Arntzen) *American Architect* Vol. CXIX No. 2354, p. 14, February 2, 1921.

1921b Building News, Michigan, Allegan (Michigan Board of Education Building and High School building, J.D. Chubb) *American Architect* Vol. CXIX Part 1, p. 14, February 2, 1921.

American Cloak and Suit Review

1914 Herman Salinsky, Proprietor of The Fair Savings Bank. *American Cloak and Suit Review* Vol. 8, p. 167, <http://books.google.com/books?id=IatXAAAAYAAJ&q=%22Herman+Salinsky%22+escanaba&dq=%22Herman+Salinsky%22+escanaba&hl=en&sa=X&ei=dNnuUNJCzrKofSCgJgE&ved=0CC0Q6AEwADgK>. on line document accessed 1/6/13.

American Contractor

1910 Contracts Awarded, Iron River, Mich. Stambaugh, Mich., and Palatka, Mich. Schools (J. D. Chubb architect and Foster Construction Co. of Milwaukee). *The American Contractor* 31, No. 21: 28, May 21, 1910. The American Contractor Publishing Co., Chicago. <http://books.google.com/books?id=02dYAAAAYAAJ&pg=RA5-PA28&lpg=RA5-PA28&dq=j.+d.+chubb+architect&source=bl&ots=llwHwnu4fJ&sig=ifh4XAObnjtzbCnOnuUTqyfvKGI&hl=en&sa=X&ei=D9VqUfvJOrTryAGWmoGIBA&ved=0CD0Q6AEwAg#v=onepage&q=j.%20d.%20>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 2

chubb%20architect&f=false

- 1913 Contracts Awarded, Escanaba, Mich. (Wash House and Cooper Shop, Richter Brewery, Bernard Barthel, Architect, Chicago). *The American Contractor* 34: 73, August 9, 1913. The American Contractor Publishing Co., Chicago. <http://books.google.com/books?id=tG9YAAAAYAAJ&pg=RA5-PA73&dq=escanaba+%22builder%22&hl=en&sa=X&ei=ozM-UfjVNfKDYAGf0YGIaw&ved=0CFIQ6AEwBzi0AQ#v=onepage&q=escanaba%20%22builder%22&f=false>
- 1914 Masonic Temple Addition and Remodel. Society Buildings, Escanaba, *The American Contractor* 35: 18, April 25, 1914. The American Contractor Publishing Co., Chicago. <http://books.google.com/books?id=wCBYAAAAYAAJ&pg=RA3-PA70&lpg=RA3-PA70&dq=%22american+contractor%22+April+25,+1914+escanaba&source=bl&ots=mHI6ZF9B3d&sig=AbcLQu0LFw54pfUs4ZgYkxj7raw&hl=en&sa=X&ei=sIzqUaWZK8eGyAHstYG4Dg&ved=0CC0Q6AEwAA#v=onepage&q=%22american%20contractor%22%20April%2025%2C%201914%20escanaba&f=false>
- 1914a Contracts Awarded, restaurants in Memphis Tennessee and Atlanta, Georgia (H.R. Wilson & Co. Architect designs). *American Contractor* 35: 62, 114, May 2, 1914 <http://books.google.com/books?id=wCBYAAAAYAAJ&pg=RA4-PA62&lpg=RA4-PA62&dq=%22H+R+Wilson+%26+Co%22+architect&source=bl&ots=mHI5ZF9z3g&sig=rv3SI8niyiUKEc5VNsenpUN7kIM&hl=en&sa=X&ei=q0NbUeqkBsTvygGs2YCABg&ved=0CC8Q6AEwAQ#v=onepage&q=%22H%20R%20Wilson%20%26%20Co%22%20architect&f=false>
- 1914b Contracts Awarded, Store building in Chicago (H.R. Wilson & Co. Architect design). *American Contractor* 35: 63, April 4, 1914. <http://books.google.com/books?id=wCBYAAAAYAAJ&pg=RA4-PA62&lpg=RA4-PA62&dq=%22H+R+Wilson+%26+Co%22+architect&source=bl&ots=mHI5ZF9z3g&sig=rv3SI8niyiUKEc5VNsenpUN7kIM&hl=en&sa=X&ei=q0NbUeqkBsTvygGs2YCABg&ved=0CC8Q6AEwAQ#v=onepage&q=%22H%20R%20Wilson%20%26%20Co%22%20architect&f=false>
- 1914c Contracts Awarded, Hospital, Sisters of the Third Francis (G. Arntzen, Arntzen design, build, Home Electric Co.). *The American Contractor* 35: 70, April 25, 1914. <http://books.google.com/books?id=wCBYAAAAYAAJ&pg=RA3-PA70&lpg=RA3-PA70&dq=%22american+contractor%22+April+25,+1914+escanaba&source=bl&ots=mHI6ZF9B3d&sig=AbcLQu0LFw54pfUs4ZgYkxj7raw&hl=en&sa=X&ei=sIzqUaWZK8eGyAHstYG4Dg&ved=0CC0Q6AEwAA#v=onepage&q=%22american%20contractor%22%20April%2025%2C%201914%20escanaba&f=false>
- 1914d Breweries and Distilleries, Contacts Awarded, Escanaba Mich. *American Contractor* 35: 48, May 2, 1914 (Bottling House and Office, Richter Brewing Co.) http://books.google.com/books?id=wCBYAAAAYAAJ&pg=RA4-PA48&lpg=RA4-PA48&dq=Lehle+brew+escanaba&source=bl&ots=mHI6ZKaCXf&sig=bGvsUQ17myHo7H2uqHNPbS7b8cs&hl=en&sa=X&ei=k1rUe-4M4qEyAHO_IBA&ved=0CEEQ6AEwAw#v=onepage&q=Lehle%20brew%20escanaba&f=false

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 3

- 1915a Contracts Awarded (Store Building Remodel and Addition, Escanaba, Mich., Owner Herman Salinsky). *The American Contractor* 36: 80, May 15, 1915. The American Contractor Publishing Co., Chicago. On-line document accessed 3/11/13. http://books.google.com/books?id=cyhYAAAAAYAAJ&pg=RA5-PA80&dq=salinsky+escanaba&hl=en&sa=X&ei=189Ub_mOKb10gHS7IDAAg&sqi=2&ved=0CC0Q6AEwAA#v=onepage&q=salinsky%20escanaba&f=false
- 1915b Contracts Awarded (Bank Building, Escanaba, Mich., Owner State Savings Bank). *The American Contractor* 36: 60, May 1, 1915. The American Contractor Publishing Co., Chicago. On-line document accessed 3/29/13 <http://books.google.com/books?id=cyhYAAAAAYAAJ&pg=RA4-PA36&dq=escanaba+architect+theater&hl=en&sa=X&ei=yH5VUemzDcPpygH284HIBg&ved=0CC4Q6AEwAA#v=onepage&q=escanaba%20architect%20theater&f=false>
- 1915c Contracts Awarded (Bank Building, Escanaba, Mich., Owner State Savings Bank, George Hogan). *The American Contractor* 36: 86, June 19, 1915. The American Contractor Publishing Co., Chicago. On-line document accessed 3/29/13 <http://books.google.com/books?id=cyhYAAAAAYAAJ&pg=RA4-PA36&dq=escanaba+architect+theater&hl=en&sa=X&ei=yH5VUemzDcPpygH284HIBg&ved=0CC4Q6AEwAA#v=onepage&q=escanaba%20architect%20theater&f=false>
- 1917a Milwaukee, Wis. – Church. Churches, Milwaukee, Wis. Bethany Evangelical Lutheran Church – contemplated. *The American Contractor* 38: 27, September 15, 1917. The American Contractor Publishing Co., Chicago. http://books.google.com/books?id=-zRYAAAAAYAAJ&pg=RA10-PA27&lpg=RA10-PA27&dq=%22herman+h+bruns%22+architect&source=bl&ots=LvYy2RXwDZ&sig=2uNhOxC8mtL2BgieEFDWih_YBfM&hl=en&sa=X&ei=Z73TUOskp8zZBbqbgLAD&sqi=2&ved=0CFAQ6AEwBg#v=onepage&q=%22herman%20h%20bruns%22%20architect&f=false
- 1917b Contracts Awarded - *The American Contractor* 38: 61, November 17, 1917. The American Contractor Publishing Co., Chicago.
- 1917c Contracts Awarded - *The American Contractor* 38: 36, November 24, 1917. The American Contractor Publishing Co., Chicago.
- 1917d Contracts Awarded, Michigan, Menominee, Grade School, District No. 7 Town of Niagara, Architect Derrick Huber, Menominee, General Contractor John S. Lindsay, Escanaba - *The American Contractor* 38: 72, October 6, 1917. The American Contractor Publishing Co., Chicago. http://books.google.com/books?id=QiFYAAAAAYAAJ&pg=PA72&lpg=PA72&dq=%22john+s+lindsay%22+escanaba&source=bl&ots=olorU-GqQF&sig=QXNPlih4juiqCOVCKpK_0NYB5AU&hl=en&sa=X&ei=EoXxULm4FMTJrQG75oDwDg&ved=0CDgQ6AEwAg#v=onepage&q=%22john%20s%20lindsay%22%20escanaba&f=false
- 1917e Hospitals and Asylums, Contracts Awarded, Home for the Aged, St. Paul, Minnesota (P.O. Nasvik, builder), *American Contractor* vol. 38 No. 35, p. 42, September 1, 1917 http://books.google.com/books?id=-zRYAAAAAYAAJ&pg=RA8-PA42&lpg=RA8-PA42&dq=%22P.+O.+Nasvik%22&source=bl&ots=LvZwbQZvy0&sig=v0fRgG-nqXchL9iV6vJYZUqW5Z0&hl=en&sa=X&ei=NWtbUc_UM6SQyAHVt4H4Bg&ved=0CDYQ6AEwAw#v=onepage&q=%22P.%20O.%20Nasvik%22&f=false

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 4

- 1918a Contracts Awarded, Michigan (Derrick Hubert 803 Ludington in Escanaba). *The American Contractor* 39 (No. 42): 46 (October 19, 1918) and 39 (No. 44): 56 (November 2, 1918). The American Contractor Publishing Co., Chicago.
- 1918b Contracts Awarded, Michigan (G. Arntzen flat in Escanaba). *The American Contractor* 39: 66 May 18, 1918. The American Contractor Publishing Co., Chicago.
- 1918c Contracts Awarded, Churches, Norwegian Lutheran Church, Appleton, Wisconsin, and 1st Methodist Episcopal Church, Rapid City, South Dakota (Edwins & Edwins Architect). *The American Contractor* Vol. 39 No. 28, p. 32, No. July 13, 1918.
- 1920 Sealed Proposal Announcements - *The American Contractor* 41(10): 52 March 6, 1920. The American Contractor Publishing Co., Chicago. <http://books.google.com/books?id=cC5YAAAAAYAAJ&pg=RA5-PA51&dq=%22Henry+H.+Turner%22+architect&hl=en&sa=X&ei=-k7bUKQVY6SrAcKRgZgF&sqi=2&ved=0CDEQ6AEwAA#v=onepage&q=%22Henry%20H.%20Turner%22%20architect&f=false>
- 1920a High School, Addition and Heating Plant, Webster, South Dakota. - *The American Contractor* 41(3): 47 January 17, 1920. The American Contractor Publishing Co., Chicago
- 1921 Contracts Awarded - College (Junior), Owner, Board of Education, Muskegon. *The American Contractor* XLII(48): 63, November 26, 1921. The American Contractor Publishing Co., Chicago.
- 1922 Hurley - Garage and Sales Room Addition, 2 story 50x120 feet, Bids due to Architects Hubert & Nelson Aurora and Suffolk Street, Ironwood, Michigan. *The American Contractor* XLIII(51): 61, December 23, 1922. The American Contractor Publishing Co., Chicago. Accessed on line 1/8/12. <http://books.google.com/books?id=ovxYAAAAAYAAJ&pg=RA6-PA61&lpg=RA6-PA61&dq=%22hubert+%26+Nelson%22&source=bl&ots=8QNY3xY-WR&sig=vveQCQPh6me68HGCF4jPZ5vmn-8&hl=en&sa=X&ei=hGHsUJi2A4e6qgHDIYEI&ved=0CDsQ6AEwAw#v=onepage&q=%22hubert%20%26%20Nelson%22&f=false>
- 1922a Minneapolis, Minnesota, Church (Edwins & Edwins, Clara Swedish Lutheran Evangelical Church, St. Paul and Union Free High School, Clear Lake, Wisconsin). *The American Contractor* XLIII(14): 69, 70, April 8, 1922. The American Contractor Publishing Co., Chicago.

American Institute of Architects

- 2012 The AIA Historical Directory of American Architects, Henry M. Turner. On-line document accessed 12/26/12 <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Home.aspx>.

American Library Association

- 1931 Kalamazoo College, Minnie Mandella Library, from Michigan Library Bulletin 21: 328, December 1930. College and Reference Library Yearbook, American Library Association, Vol. 3, p. 70. <http://books.google.com/books?id=j3npAAAAMAAJ&q=%22Minnie+Mandelle+library%22&dq=%22Minnie+Mandelle+library%22&hl=en&sa=X&ei=4LLbUODnHMywqQHIt4DQDQ&sqi=2&ved=0CEI>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 5

Q6AEwBA On line document accessed 12/26/12.

American Machinist

- 1922 New and Enlarged Shops, Wolverine Delta Motor Car Co. in January awarded a contract to build a new 100x138-foot one-story garage. *American Machinist* Vol. 56, No. 12, p. 464o March 23, 1922. <http://books.google.com/books?id=tsILAQAAlAAJ&pg=PA464-IA15&dq=%22wolverine+delta%22+escanaba&hl=en&sa=X&ei=U4jYUJ-gB4LzqAGp9YCwDw&ved=0CDwQ6AEwAg#v=onepage&q=%22wolverine%20delta%22%20escanaba&f=false>

American School Board Journal

- 1906 New Schools, Michigan, Escanaba (Escanaba High School). *American School Board Journal* Vol. XXXIII (3): 28, September, 1906. <http://books.google.com/books?id=1OUIAQAAMAAlAAJ&pg=PA110&dq=%22j+d+chubb%22+escanaba&hl=en&sa=X&ei=CGs7UbGDBumxyQHA7IHVDQ&sqi=2&ved=0CC0Q6AEwAA#v=onepage&q=%22j%20d%20chubb%22%20escanaba&f=false>
- 1911 School Buildings in the Middle West Designed by John D. Chubb. Architect, Chicago, Illinois. *American School Board Journal* Vol. XLII (3): 12-17, March 1911 (Escanaba, Negaunee, Ishpeming, Iron River, Stambaugh, Rapid River Gladstone, Kalamazoo and Niles High Schools) <http://books.google.com/books?id=EisxAQAAMAAlAAJ&pg=PA60&lpg=PA60&dq=%22john+d+chubb%22+architect&source=bl&ots=HFZnNgByTp&sig=ipd6zi7JL6Jz5UJrLdlAZI8T6gA&hl=en&sa=X&ei=cJE7UZe0CYnA0QG7I4DYBw&ved=0CFIQ6AEwCA#v=onepage&q=%22john%20d%20chubb%22%20architect&f=false>
- 1921 Annual Building Number. Henry H. Turner (Advertisement). *American School Board Journal*, Vol. 62(1) p. 13, January 1921.

American Street Railway Investments (ASRI)

- 1898 Escanaba, Michigan, Escanaba Street Railway Company. *American Street Railway Investments*. Street Railway Publishing Co., New York. On line document accessed 1/7/13. <http://books.google.com/books?id=m3wpAAAAYAAJ&pg=PA80&lpg=PA80&dq=%22escanaba+electric+street+railway+co%22&source=bl&ots=cEKW9IPAop&sig=isD2r13RnbTelHuNjxr9i4aDtog&hl=en&sa=X&ei=IIdrUifLIXxrAhtzoFA&ved=0CDQQ6AEwAg#v=onepage&q=%22escanaba%20electric%20street%20railway%20co%22&f=false>
- 1903 Escanaba, Michigan, Escanaba Street Railway Company. *American Street Railway Investments*. Street Railway Publishing Co., New York. On line document accessed 1/7/13. <http://www.ebooksread.com/authors-eng/portugal/american-street-railway-investments-volume-10-goo/page-37-american-street-railway-investments-volume-10-goo.shtml>
- 1904 Escanaba, Michigan, Escanaba Street Railway Company. *American Street Railway Investments*. Street Railway Publishing Co., New York. <http://books.google.com/books?id=BohkF-kBZHEC&pg=PA147&dq=%22escanaba+electric+street+railway%22&hl=en&sa=X&ei=C17rUJzIJIrPqgHdioDABw&sqi=2&ved=0CDEQ6AEwAA#v=onepage&q=%22escanaba%20electric%20street%20railway%22&f=false> On line document accessed 1/7/13.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 6

Andreas, A.T.

1883 Delta County. *History of the Upper Peninsula of Michigan, Illustrated*, pp. 230-250. The Western Historical Co., A.T. Andreas, Proprietor. Chicago.

Ander, Oscar F.

1956 The Cultural Heritage of the Swedish Immigrant: Selected References. *Augustana Library Publications*, Issue 27. Augustana College Library, Rock Island, Illinois.

Ann Arbor Argus

1898 Losses at Escanaba Fire. Special to the Evening Wisconsin. *Ann Arbor Argus*, August 5, 1898. Old News, Ann Arbor District Library. On line article accessed 1/9/13 <http://oldnews.aadl.org/node/155981>.

Anonymous

Ca. 2005 Silver Winds Church, Our History. http://www.silverwindschurch.org/html/our_history.html. Internet on-line document accessed 9/15/12.

Appel, Susan

2004 General Chronology of the Jacob Schmidt Brewery, St. Paul, Minnesota (Bernard Barthel). Fort Road Federation/District 9 Community Council, St. Paul, Minnesota. Accessed on-line 4/1/13. <http://fortroadfederation.org/brewery/chronology.html>

Architectural Record

1915 Portfolio of Architecture (H.R. Wilson & Co. architectural designs). *The Architectural Record* Vol. XXXVII No. 6, December 1915 p. 666. Document accessed on line 4/2/13. <http://books.google.com/books?id=u24XAQAIAAJ&pg=PA409&lpg=PA409&dq=%22H+R+Wilson+%26+Co%22+architect&source=bl&ots=9bZ96AnhS5&sig=ZHWdd3ESarqUvmi-xWF2TKWs1lg&hl=en&sa=X&ei=q0NbUeqkBsTvygGs2YCABg&ved=0CC0Q6AEwAA>

Arntzen G.

1971 G. Arntzen & Co. Crawford Hall addition: Lake Superior State College, Sault Ste. Marie, Michigan, Account No. 110-01-2280-315, Schematic study #4, dated 10/10/71. On line reference accessed 12-21-12, <http://www.worldcat.org/title/crawford-hall-addition-lake-superior-state-college-sault-ste-marie-michigan/oclc/15796483>

1972 G. Arntzen & Co. Addition to Science Building Lake Superior State College, Sault Ste. Marie, Michigan Account No. 110-01-2280-315. April 4, 1972. On line reference accessed 12-21-12, "http://www.worldcat.org/title/addition-to-science-building-lake-superior-state-college-sault-ste-marie-michigan/oclc/15796562"

Arntzen, Norman

2013 Interview with Norman Arntzen and wife Gretta, concerning family members, architects and contractors, and buildings with which they were associated, conducted 6/12/13, Escanaba, Michigan.

Aronson, A.V.

1952 Letter from Escanaba City Manager A.V. Aronson to Harold C. Hayes, owner of Ludington Hotel, dated

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 7

8/15/52, advising him construction (of the glass elevator) at the front of the building was not permitted. Ms on file, Ludington Hotel file, Delta County Historical Society Archives, Escanaba, Michigan.

Automobile Topics

- 1916 E.J. French Overland Agency. In the Trade, Middle West. *Automobile Topics* XLI, No. 6, p. 512, March 18, 1916. On line website article accessed 1/3/13. <http://books.google.com/books?id=MvVZAAAAYAAJ&pg=PA512&dq=%22600+ludington%22+escanaba&hl=en&sa=X&ei=IcbkUPzEOcLorAGivoCwAQ&ved=0CEIQ6AEwBDgK#v=onepage&q=%22600%20ludington%22%20escanaba&f=false>.
- 1919 Incorporations, Michigan, The Escanaba Motor Co., Escanaba. *Automobile Topics* LV, No. 5, p. 544 September 6, 1919. On line document accessed 1/7/13. <http://books.google.com/books?id=GCBaAAAAYAAJ&pg=PA544&dq=%22escanaba+motor+co.%22+escanaba&hl=en&sa=X&ei=EzrULL6KsnpqAHO-YCoAQ&sqi=2&ved=0CDcQ6AEwAQ#v=onepage&q=%22escanaba%20motor%20co.%22%20escanaba&f=false>.
- 1922 Escanaba-Wolverine Delta Motor Company will soon erect a garage here. In the Trade, Middle West. *Automobile Topics* LXVII, No. 7, p. 656. September 30, 1922.

BPOE 354

- 1946 "50th Anniversary of Escanaba Lodge No. 354 1896-1946." Benevolent and Protective Order of the Elks No. 354. Pamphlet and other documents in Vertical File no. 365, Delta County Historical Society Archives, Escanaba, Michigan.

Bankers Magazine

- 1917 Escanaba National Bank. Bankers Magazine, vol. XCV, p.416, September 1917. Bankers Publishing Co., New York. On-line document accessed 12/22/12, <https://play.google.com/books/reader?id=sXY9AAAAYAAJ&printsec=frontcover&output=reader&authuser=0&hl=en>

Beal, Glenda J.

- 1993 Delta County Jail. *National Jail and Adult Detention Directory*. American Correctional Association, College Park, MD., p. 190.

Beck, E.A.

- 1992 *A Page from an Old Calendar*. Arol E. Beck, Publisher, Escanaba.

Berners-Schober Architects

- 2013 Our History. Berners-Schober Architects. On-line web document accessed 3/7/13 http://www.berniers-schober.com/history_text.html

Bethany Echo

- 1912 Building Committee Notes. Excerpts from *Bethany Echo* June and July 1912. Document on file, Bethany Lutheran Church Vertical File, Delta County Historical Society Archives, Escanaba, pp. 2-3).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 8

Bethany Lutheran Church

1954 *Bethany Lutheran Church 75th Anniversary*. Bethany Lutheran Church, Escanaba, Michigan. Publication of file, Delta County Historical Society Archives, Escanaba.

2013 Highlights. Bethany Lutheran Church, Escanaba, Michigan. Bethany Lutheran Church Website. On line document accessed 3/31/13. <http://www.bethanylutheran-escanaba.org/bethany-highlights>

Billboard

1908 Dramatic (White Stock Co. Closes Engagement in Escanaba). *The Billboard*, Vol. XX No. 36, p. 11 September 15, 1908. On line document accessed 3/30/13. <http://books.google.com/books?id=XKoiAQAAMAAJ&pg=RA3-PA28&dq=escanaba+%22white+theatre%22&hl=en&sa=X&ei=bYpVUcnCMaLcyQH4o4DwBQ&ved=0CC4Q6AEwAA#v=onepage&q=escanaba%20%22white%20theatre%22&f=false>

Bink, Robert N.

2003 At Your Service, Bink's Celebrates 100 Years of Bottling. Escanaba Daily Press, October 3, 2003, pp. 2-3.

Bizapedia

2013 G. Arntzen & Co., Inc. Domestic Profit Co., Automatic Dissolution, 1/06/98, File 506617, Registered Agent, Norman Arntzen. On line document accessed 6/12/13, <http://www.bizapedia.com/mi/G-ARNTZEN-COMPANY-INC.html>

Blanck, Dag

2006 *The Creation of an Ethnic Identity: Being Swedish-American in the Augustana Synod, 1860-1917*. Southern Illinois University Press, Carbondale, Illinois.

Bobinsky, George S.

1969 *Carnegie Libraries: Their History and Impact on American Public Library Development*. Chicago: American Library Association.

Bonifas Arts Center

2012 William Bonifas Fine Arts Center History. <http://www.bonifasarts.org/bonifasinfo.cfm?pageid=1>, On-line document accessed 10/27/12.

Bourke, Frank

1977 *The Story So Far: The First Seventy-five Years of the State Bank of Escanaba, 1902-1977*. State Bank of Escanaba, Escanaba, Michigan.

Borrink, Sallie Schaaf

2000 A Fashionable Way to Start a Church. *The Standard*. December 2000 p. 29-31. (Michigan Theater).

Bourke, Frank

1977 *The Story So Far: The First Seventy-Five Years of the State Bank of Escanaba*. State Bank of Escanaba, Escanaba, Michigan.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 9

Bowen, B.F. & Co.

1905 *Biographical History of Northern Michigan, Containing Biographies of Prominent Citizens ...* Indianapolis B.F. Bowen & Company.

1916 *Bowen's Michigan State Atlas: Containing a Separate Map of Each County . . . With a Historical Sketch of Each County.* B.F. Bowen & Co., Indianapolis.

Bowker, R.R.

1962 *American Architects Directory* Second edition. Copyright 1962 R.R. Bowker LLC.

Brewers Journal

1913 Richter Brewing Co. New Wash House and New Storage Building" and "Richter Brewing Co. Contracts for \$15,000 Addition" (Bernard Barthel). *Brewers Journal*, Vol. 41, p. 12, 150, accessed on line 4/19/13. <http://books.google.com/books?id=udFOAAAAYAAJ&q=brewery+escanaba+milwaukee+architect&dq=brewery+escanaba+milwaukee+architect&hl=en&sa=X&ei=5ZR5UcyaPNDlyAGY-oCgDQ&ved=0CFkQ6AEwCA>

1914 New Plants and Improvements, Richter Brewing Co. New Bottling House (Bernard Barthel). *Brewers Journal*, Vol. 42, p. 14, 209, accessed on line 3/12/13. <http://books.google.com/books?id=6tFOAAAAYAAJ&q=%22bernard+barthel%22&dq=%22bernard+barthel%22&hl=en&sa=X&ei=S1M-UduRFYWzygHLnIHgDQ&ved=0CD8Q6AEwAw>

Brick and Clay Record

1955 MultiPaks Used on Upper Peninsula State Office Building (Erling Arntzen). *Brick and Clay Record*, Vol. 126, p. 298.

Bricklayer and Mason

1907 Contracts Let. Escanaba, Michigan. (Carl T. Lange. R.F. Hoffman of Appleton awarded contract for post office construction). *The Bricklayer and Mason* Vol. X No. 6, p. 154. Web document accessed 3/11/13. http://books.google.com/books?id=e3QtAQAAAMAAJ&pg=PA307&dq=escanaba+%22architect%22&hl=en&sa=X&ei=oiC-Ua3_GubxygHm3IDICQ&ved=0CDUQ6AEwADhk#v=onepage&q=escanaba%20%22architect%22&f=false

Bricklayers, Plasterers and Masons (BPM)

1914 Escanaba, Michigan: Hospital to cost \$60,000; Arntzen Bros. Contractors. The Bricklayer, Plasterer and Mason, Vol. 17-18, April 1914: 82. Bricklayers, Plasterers and Masons International Union of America p. 82. On line document accessed 9/7/12, http://books.google.com/books?id=AKAsAAAAYAAJ&pg=PA82&lpg=PA82&dq=arntzen+contractor+escanaba&source=bl&ots=OUT9lyPN1O&sig=yaoVU6wtezz5GE_Nxf-tNLGVOIM&hl=en#v=onepage&q=arntzen%20contractor%20escanaba&f=false.

Bricklayer and Mason

1907 Methodist Church, Escanaba. Contracts Let During the Month, *The Bricklayer and Mason* Vol. X, No. 6,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 10

p. 87, June 1907. On line document accessed 1/12/13
http://books.google.com/books?id=e3QtAQAAAMAAJ&pg=PA87&lpg=PA87&dq=%22john+s+lindsay%22+escanaba&source=bl&ots=XDDLwzufXV&sig=TW3SptfoMOg6qQGDbgstV4JPtY&hl=en&sa=X&ei=N4rxUPLpD4vuqAH_6oCIAw&ved=0CDkQ6AEwBTgK#v=onepage&q=%22john%20s%20lindsay%22%20escanaba&f=false

Bridge Men's Magazine

1920 South Dakota, Ipswich grade and high school (Edwins & Edwins architects). Iron and Steel Construction News, *Bridge Men's Magazine* Vol. 20, p. 145. On line document accessed 6/3/13,
<http://books.google.com/books?id=YQg2AQAAIAAJ&pg=PA145&lpg=PA145&dq=%22Edwins+%26+Edwins%22+architect&source=bl&ots=H0hMqPbcD0&sig=wpavJ1k4VQ5eHXam44b8Ogp88FA&hl=en&sa=X&ei=aAa9UeSoLcnOyQGI5ICYCw&ved=0CC0Q6AEwAQ#v=onepage&q=%22Edwins%20%26%20Edwins%22%20architect&f=false>

1933 Wisconsin, Marinette, Factory (Klaver & Son contractors). Iron and Steel Construction News, *Bridge Men's Magazine* Vol. 33, p. 233. On line document accessed 6/13/13,
<http://books.google.com/books?id=ihE2AQAAIAAJ&q=%22Klaver+%26+Son%22+marinette&dq=%22Klaver+%26+Son%22+marinette&hl=en&sa=X&ei=lqO9UaGMBqzPywHv1IHgAg&ved=0CDEQ6AEwAQ>

1936 General Contracts. (U.S. Post Office Addition, Escanaba, to J.I. Barnes). *Bridge Men's Magazine* Vol. 36, p. 592. Internet document accessed on line 3/11/13.
http://books.google.com/books?ei=mhY_UdwUxdrKAcvCgZAP&id=r6SfAAAAMAAJ&dq=%22post+office%22+escanaba+contract&q=escanaba

Brisson, Steven C. T.

1992 D. Fred Charlton's Architectural Practice and Design in the Upper Peninsula of Michigan. (M.A. thesis, New York College at Oneota, 1992). Cited in Peavy et al. 2012

Bryson, Peggy

n.d. A & P To Vacate (1014 Ludington). *Escanaba Daily Press* (staff writer). Document on file in Downtown Businesses Vertical File, Delta County Historical Society Archives, Escanaba.

Chapin & Brother

1860 *Michigan State Gazetteer and Business Directory for 1867-68*. Chapin & Brother, The Detroit Post Co., Printers, Detroit.

Chicago Landmarks Commission

2012 (Former) Mid-City Trust and Savings Bank 2 S. Halsted St / 801 W. Madison St. (H.R. Wilson & Co. design). Commission on Chicago Landmarks, February 2, 2012. On line document accessed 4/2/13.
http://www.cityofchicago.org/dam/city/depts/zlup/Historic_Preservation/Publications/Mid_City_Trust_Savings_Bank.pdf .

Child Discovery Center

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 11

2011 Good News Story About Public Education in Grand Rapids. Child Discovery Center. Press Release, July 5, 2011. <http://childdiscoverycenter.org/news/good-news-story-about-public-education-in-grand-rapids/>
On Line document accessed 12/26/12.

Chipman Design

2013 Firm History. Chipman Design Architecture. On line document accessed 4/4/13.
<http://www.chipmandesignarch.com/retail-design-retail-planning-company.php>

Cinema Treasures

2012a Michigan Theater. Movie Theaters, United States, Michigan, Escanaba. On line document accessed 1/5/13. <http://cinematreasures.org/theaters/15485>.

2012b Delft Theater. Movie Theaters, United States, Michigan, Escanaba. On line document accessed 1/5/13.
<http://cinematreasures.org/theaters/13371>

City Clerk

1901 City Council Minutes. Bound volume on file, Escanaba City Clerk's Office, Escanaba, Michigan.

1902 City Council Minutes. Bound volume on file, Escanaba City Clerk's Office, Escanaba, Michigan.

1903 City Council Minutes. Bound volume on file, Escanaba City Clerk's Office, Escanaba, Michigan.

Commercial West

1902 Construction Department, Churches, Escanaba, Michigan (J.W. Lawson Built St. Patrick's Catholic Church). *The Commercial West* Vol III No. 13. p. 28, March 29, 1902.
<http://books.google.com/books?id=maUwAQAAMAAJ&pg=RA8-PA28&dq=church+architect+escanaba&hl=en&sa=X&ei=Hl5UUayHE8rQyAHrxIHICw&ved=0CD0Q6AEwATiMAQ#v=onepage&q=church%20architect%20escanaba&f=false>

1904a New Banks and Changes, Michigan, Escanaba, Citizen's Bank of Escanaba will become a state bank. *The Commercial West*, Vol. VI No. 20, p. 20, May 14, 1904.
<http://books.google.com/books?id=ZpswAQAAMAAJ&pg=RA19-PA20&dq=%22citizens+bank%22+escanaba&hl=en&sa=X&ei=xmvYUMWQC8TErQHWhlGoCg&ved=0CE4Q6AEwBTgU#v=onepage&q=%22citizens%20bank%22%20escanaba&f=false> accessed 1/4/13.

1904b Electric Railways, Escanaba, Michigan. *The Commercial West*, Vol. VI (18): 24, April 30, 1904.
<http://books.google.com/books?id=ZpswAQAAMAAJ&pg=RA17-PA24&lpg=RA17-PA24&dq=%22escanaba+electric+street+railway+co.%22&source=bl&ots=tb1xo0pgNN&sig=lrph8d8T5R8EK4dHLVOUJWdUbEw&hl=en&sa=X&ei=XIPrUMzNctGxqQGmoCIBQ&sqi=2&ved=0CDIQ6AEwAQ#v=onepage&q=%22escanaba%20electric%20street%20railway%20co.%22&f=false> accessed 1/7/13.

1958 Escanaba, Michigan. Construction of New Central office of the First National Bank Downtown. *Commercial West*, Vol. 115, p. 29. On line document accessed 1/2/13
<http://books.google.com/books?id=pOgaAQAAMAAJ&q=%22herro+electric%22+escanaba&dq=%22herro+electric%22+escanaba&hl=en&sa=X&ei=cQXwUOGkE8HqrQHM7IDgCw&ved=0CDEQ6AEwAQ>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 12

Conproco

2012 Burton School, Grand Rapids, Michigan. http://www.conproco.com/profile_Burtonschool.htm On line document accessed 12/26/12.

Construction News

- 1913a Residences and Flats (G. Arntzen Architect for residences for Baum and for Arntzen Bros.), *Construction News*, Vol. 36 No. 15, p. 27, October 11, 1913.
- 1913b Mills and Factories (Arntzen Bros. Architect for Oshkosh Excelsior Co. Factory in Maple Ridge Minnesota). *Construction News*, Vol. 36 No. 9, p. 34, August 30, 1913.
- 1913c Business Buildings (C.E. Edwins Architect for Norman Baking Co. building) *Construction News* Vol. 35 No. 8, p. 24, February 22, 1913.
- 1913d Churches (C.E. Edwins Architect for Norwegian Lutheran Church in Willmar, Minnesota and the Swedish Lutheran Church, Belview Minnesota) (*Construction News* Vol. 35 No. 18, p. 26, May 2, 1913).
- 1913e Churches (C.E. Edwins Architect for Swedish Lutheran Church, Frederick, Wisconsin) (*Construction News* Vol. 35 No. 20, p. 36, May 17, 1913).
- 1913f Churches (C.E. Edwins Architect for Pillsbury Avenue Lutheran Church, Minneapolis) (*Construction News* Vol. 35 No. 19, p. 26, May 10, 1913).
- 1914 Churches. (C.E. Edwins Architect for Ogden, Iowa Lutheran Church). *Construction News* Vol. 37 No. 20, p. 16, May 16, 1914.
- 1914a Churches. (C.E. Edwins Architect for Belview Evangelical Lutheran Church, Belview Minnesota) (*Construction News* Vol. 37 No. 19, p. 25, May 9, 1914).
- 1914b Minneapolis News, Flat Building 4 Family (C.E. Edwins Architect (*Construction News* 1914a: 19 Vol. 37 No. 18 p. 19, May 2, 1914).
- 1915 Business Buildings (Arntzen Bros Co. general contractor and G. Arntzen architect for business building for Herman Salinsky in Escanaba), *Construction News*, Vol. 39, p. 15, April 10, 1915.
- 1915a Public Buildings, Village Hall in Ghent, Minnesota (P.O. Nasvik builder), *Construction News* Vol. 39 No. 24 p. 27, June 12, 1915.
- 1915c Schools. Milan, Minnesota High School (C.E. Edwins Architect). *Construction News* Vol. 39 No. 20 p. 28, May 15, 1915.
- 1917 Residence, \$4,000. St. Paul News. *Construction News* Vol. 37 No. 17 p. 27, October 25, 1913. On-line document accessed 6/13/13. <http://books.google.com/books?id=BuBaAAAAYAAJ&pg=RA16-PA27&dq=%22r.+j.+hoffman%22+contractor&hl=en&sa=X&ei=2a69UdPNL6afyAGQloDoAg&ved=0CEsQ6AEwAw#v=onepage&q=%22r.%20j.%20hoffman%22%20contractor&f=false>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 13

Contractor, The

1915 John S. Lindsay Awarded Contract to Construct Escanaba's New Trunk Sewer Line. Sewers, Contracts Let. *The Contractor* Vol. XXII, No. 3, p. 57

Cotton, William (ed)

1919 *The Orange and Black*, Vol IV. Printed and Published by the Students of Escanaba High School. Escanaba, Michigan.

Culver Citizen

2010 Nostalgia, 90 Years Ago, August 18, 1920 (James I Barnes Construction Co.). *The Culver Citizen* Vol. 117, Issue 30, p. A-4.

Cummings, William John (ed.)

1991 *Dickinson County, Michigan: From Earliest Times Through the Twenties*. Dickinson County Board of Commissioners. Iron Mountain, Michigan. (John W. Lawson built C&NW Quinnesec Depot, p. 183). http://books.google.com/books?id=R6bhAAAAMAAJ&q=%22j+w+lawson%22+escanaba&dq=%22j+w+lawson%22+escanaba&hl=en&sa=X&ei=QmxUUZG_LNDyyAGMwYD4Cg&ved=0CEAQ6AEwBA

Dahlman, Steven

2013 *City Within a City, The Biography of Chicago's Marina City*. On line document accessed 6/1/13. <http://www.marinacityonline.com/history/contents.htm>

Daily Reporter

2001 Construction Update. School Sports Complex in UP. *The Daily Reporter*, dailyreporter.com, on line article accessed 12/21/12 at <http://dailyreporter.com/2001/02/02/construction-update-791/>.

Daub, Bill

n.d. Final Historic Designation Study Report, 47th Street Bungalow Historic District. On-line document, undated, accessed 12-20-12.

Delft Theatres

1914 "Souvenir Program, Opening Performance, November 16 & 17, 1914, Delft Theatre, Escanaba, Michigan." Delft Theatres, Inc. Program on file, Delta County Historic Society Archives Vertical Files, Delft Theatres, Escanaba, Michigan.

1930 "The Michigan Theatre, Escanaba, Michigan, December 2, 1930" (grand opening program). Delft Theatres, Inc. Program on file, Delta County Historic Society Archives Vertical Files, Delft Theatres, Escanaba, Michigan.

Delta Chamber of Commerce (Delta C of C)

2012 Delta Chamber of Commerce, Chamber of Information. On line website accessed 1/3/12, <http://www.deltami.org/?chamberinfo>.

Delta County

2005 Delta County Board of Commissioners Meeting Agenda, December 6, 2005.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 14

2012 Highlights of Delta County History. <http://www.deltacountymi.org/pages.php?ID=27> On line document accessed 12-21-12.

Delta County Bicentennial Committee (DCBC)

1978 *An Ethnic History of Delta County*. Delta County Bicentennial Committee, Escanaba.

Delta County Genealogical Society (DCGS)

2012a 1889 City Directory – Escanaba and Gladstone. Delta County City Directories. On line document accessed 1/3/13, http://dcmigs.org/directory/1889_esc_glada-f.htm.

2012b 1893-95 City Directory – Escanaba City. Delta County City Directories. On line document accessed 1/3/13, http://dcmigs.org/directory/1893-95_esc_e.htm.

Delta County Historical Society Archives (DCHS)

n.d. Ludington Hotel. Ms. 7pp, Ludington Hotel Vertical File (#270), Delta County Historical Society Archives, Escanaba, Michigan.

2012 Scanned Digital Images of City Buildings Taken Between 1937 and 1939. On File at Delta County Historical Society Archives, Escanaba, Michigan.

Delta County Historical Society Foundation (DCHSF)

1958 Facts and Dates Concerning the History of Delta County, Michigan. Delta County Historical Society Foundation, Escanaba, Michigan. ms. On file, State library of Michigan.

Delta Historian

2003 A Story in Pictures – The History of One Shoe Business in Escanaba, 1883-1997 (Manning and Sullivan Shoes). *Delta Historian* April 2003. Article available in Manning Shoes Vertical Folder No. 449, Delta County Historical Society Archives, Escanaba.

Dietrich, R.V.

2011 Straits Stones: A Picture Album. Fieldstones - Buildings and Other Uses, Vol. I, Mackinac County. On-line document accessed 12-21-12 at <http://stoneplus.cst.cmich.edu/1,A,Straits-ToEdit.html>. Also available at <http://condor.cmich.edu/utills/getfile/collection/p1610-01coll1/id/3452/filename/3453.pdf>.

Diocese of Marquette

2012 Diocese of Marquette, Past and Present Ordinaries, Thomas Lawrence Noa. On line document accessed 1/8/13. <http://www.catholic-hierarchy.org/diocese/dmarq.html>.

Directory of Michigan Manufacturers (DMM)

1969 *Michigan Manufacturer and Financial Record*. Manufacturer Publishing Co., Detroit.

Domestic Engineering and the Journal of Mechanical Contracting (DEJMC)

1914a Michigan. Other Cities in the State. Escanaba. New St. Francis Hospital. Domestic Engineering and the Journal of Mechanical Contracting, Volume LXVI(9): 284-285, February 28, 1914. <http://books.google.com/books?id=5qvmAAAAMAAJ&pg=PA285&lpg=PA285&dq=%22arntzen+bros>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 15

http://books.google.com/books?id=5qvmAAAAMAAJ&pg=PA251&lpg=PA251&dq=%22george+hogan%22+escanaba&source=bl&ots=TsWKKKC7Mi&sig=kUrCfRLS_Mbz9WyZ9zfpRCpfuHs&hl=en&sa=X&ei=22fUUP7MCo7HqAHcyIDQBw&sqi=2&ved=0CFAQ6AEwCA#v=onepage&q=%22arntzen%20bros%22&f=false.

- 1914b Michigan. Other Cities in the State. Escanaba. George Hogan Awarded Contract for Plumbing County Jail. Domestic Engineering and the Journal of Mechanical Contracting, Volume LXVI(8): 251. February 21, 1914. On line web document accessed 12/31/12. http://books.google.com/books?id=5qvmAAAAMAAJ&pg=PA251&lpg=PA251&dq=%22george+hogan%22+escanaba&source=bl&ots=TsWKTlw3SI&sig=L4utczatublg4JRx9aJm8hIDNbk&hl=en&sa=X&ei=m7zhUKg_wfSoAeyVgOgC&ved=0CDMQ6AEwAQ#v=onepage&q=george%20hogan&f=false

Duchaine, William

- 1950 History of the Escanaba & Lake Superior Railroad. *Escanaba Daily Press*, December 27, 1950. <http://www.michiganrailroads.com/RRHX/Stories/E&LSHistory.htm> on line article accessed 12/22/12.

Dunathan, Clint (ed.)

- 1963 *The Century Book 1863-1963 Escanaba*. Escanaba Centennial Corporation. Photo Offset Printing Co., Escanaba.

Druggists Circular

- 1917 Business Changes, Vol LXI, No. 1, p. 43, *The Druggists Circular*, January 1917.

Eckert, Kathryn B.

- 1999 *The Buildings of Michigan*. Society of Architectural Historians, Buildings of the United States. Oxford University Press, New York.
- 2000 *The Sandstone Architecture of the Lake Superior Region*. Wayne State University Press, Detroit.

Economist

- 1903 J.D. Chubb . . . Escanaba, Michigan Three-Story Department Store (Fair Building). *The Economist*, May 30, 1903, p. 736.
- 1904 Building Department, Bernard Barthel designed Breweries for Peru Brewing Co. in Indiana, and Joliet Citizens Brewing Co. in Illinois. *The Economist* September 10, 1904, p. 354, November 26, 1904, p. 721.
- 1905 Building Department, Bernard Barthel designed Breweries for Gutsch Brewing Co. in Wisconsin, Washington Brewing Co in Ohio, and McAvoy Brewery in Illinois. *The Economist* October 14, 1905, p. 594 and December 16, 1905, p. 930.

Electrical Merchandising

- 1921 Home Electric Co., Successor to John H. Knutsen. Escanaba, Michigan, *Electrical Merchandising* 26(5): 277, November 1921.

Electrical Record

- 1918 Contracts for Electrical Work, Schools and Churches. *Electrical Record* Vol. 24, No. 1 July 1918 p. 82

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 16

(School at Champion, Michigan, J.D. Chubb)
http://books.google.com/books?id=5_UyAQAAMAAJ&pg=PA82&lpg=PA82&dq=%22john+d+chubb%22+architect&source=bl&ots=pX1IDEQPkM&sig=yZOcxdl8-f0MU_T3oegfRjgWSGk&hl=en&sa=X&ei=cJE7UZe0CYnA0QG7l4DYBw&ved=0CFUQ6AEwCQ#v=onepage&q=%22john%20d%20chubb%22%20architect&f=false

Electrical Review and Western Electrician (ERWE)

1916 Home Electric Co., Escanaba Plans Detroit Branch. Among the Contractors, *Electrical Review and Western Electrician* 69(14): 602, September 30, 1916.

Electrical World

1907 General News, Construction News, Home Electric Company Organized in Escanaba, Michigan by John H. Knutsen. *Electrical World*, Vol. 50 No. 23: 1142, December 7, 1907.
<http://books.google.com/books?id=e25EAQAIAAJ&pg=PA1142&dq=%22knutsen%22++escanaba&hl=en&sa=X&ei=MK3XUJ7zEI7NqQG-pYCoDw&ved=0CDwQ6AEwAg#v=onepage&q=%22knutsen%22%20%20escanaba&f=false>

1909 General News, Construction News, Escanaba Electric Railway Company Granted 30 Year Franchise to Gladstone. *Electrical World*, Vol. 53 No. 25: 1563, June 17, 1909. accessed 1/7/13.
<http://books.google.com/books?id=KuFQAAAAYAAJ&pg=PA1563&dq=%22escanaba+electric+street+railway+company%22&hl=en&sa=X&ei=RlrrULy-FoWzqgG51oCYDw&ved=0CE8Q6AEwBQ#v=onepage&q=%22escanaba%20electric%20street%20railway%20company%22&f=false>

1917 Construction, Northern States, Detour, Michigan. *Electrical World*, Vol. 70 No. 13: 652, September 29, 1917.

Electrical World and Engineer (EWE)

1904 Escanaba Electric Street Railway Co. is to Extend its Lines an Make Improvements to its Power House. *Electrical World and Engineer*, Vil. 43, p. 296. On line document accessed 1/7/13.
<http://books.google.com/books?id=XVpNAAAAYAAJ&q=%22escanaba+electric+street+railway+company%22&dq=%22escanaba+electric+street+railway+company%22&hl=en&sa=X&ei=RlrrULy-FoWzqgG51oCYDw&ved=0CGMQ6AEwCQ>

Ellis, Charles E.

1910 *An Authentic Historic of the Benevolent and Protective Order of Elks*. Published by Author, Chicago.

Elvins, Sarah

2004 *Sales and Celebrations: Retailing and Regional Identity in Western New York*. Ohio University Press, Athens, Ohio.

Engineering News

1907 Manufacturing Plants, Edmonton, Alberta, Edmonton Brewing Co. (Bernard Barthel, architect). *Engineering News* Vol. 57(20): 182, May 16, 1907, accessed on line 3/12/13.
http://books.google.com/books?id=0_JZAAAAYAAJ&pg=RA1-PA182&dq=%22bernard+barthel%22&hl=en&sa=X&ei=1IE-

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 17

UeWNHqHJygGUwYCIAQ&ved=0CEAQ6AEwBDge#v=onepage&q=%22bernard%20barthel%22&f=false

Engineering Record, Building Record and Sanitary Engineer

- 1901 Escanaba, Michigan. (Charlton, Gilbert & DeMar Architects for City Hall). *Engineering Record, Building Record and Sanitary Engineer* Vol. 44, p. 238. Document accessed on-line 3/11/13
<http://books.google.com/books?ei=IR8UdinNenWygG79YCoCQ&id=rvYwAQAAMAAJ&dq=escanaba+%22architect%22&q=escanaba>

Engineering News-Record

- 1974 Wisconsin – Segel/Vanselow, Harbor View Retirement Center. *Engineering News-Record* Vol. 192: 215.
<http://books.google.com/books?id=MyBQAAAAAYAAJ&q=%22Segel/Vanselow%22&dq=%22Segel/Vanselow%22&hl=en&sa=X&ei=iSC6Ud6wJsfVyAHLgIH0Bw&ved=0CDEQ6AEwAQ>. On-line document, accessed 6/13/13.

Engineering World

- 1906 Escanaba, Michigan School Building. *Engineering World*, Vol. 4, p. 386 (J.D. Chubb).

Escanaba Association of Realtors (EAR)

- 2013 504 Ludington Avenue, Multiple Listing Service Listing 1050777, on line documented accessed 3/5/13.
<http://www.realestateescanaba.com/upar.htm>.

Engineering News-Record

- 1921a Buildings. Bids Desired, Michigan, Powers. Sanatorium, by Menominee County, G. Arntzen architect. *Engineering News-Record* 86(21): 316, May 26, 1921. Internet document accessed 3/10/13.
http://books.google.com/books?id=M78cAQAAMAAJ&pg=RA1-PA316&dq=%22g.+arntzen%22&hl=en&sa=X&ei=5Iw_Ud6SDaasyAHSjoDYDQ&ved=0CDYQ6AEwAjge#v=onepage&q=%22g.%20arntzen%22&f=false
- 1921b Buildings. Bids Desired, Michigan, Gladstone. Two Story School on Main Street, G. Arntzen architect. *Engineering News-Record* 86(1): 14, January, 1921. Internet document accessed 3/10/13.
http://books.google.com/books?id=M78cAQAAMAAJ&pg=RA1-PA316&dq=%22g.+arntzen%22&hl=en&sa=X&ei=5Iw_Ud6SDaasyAHSjoDYDQ&ved=0CDYQ6AEwAjge#v=onepage&q=%22g.%20arntzen%22&f=false
- 1922 Buildings. Bids Desired, Michigan, Escanaba. By Wolverine Delta Motor Co. for 100x140-Foot Garage. Hubert & Nelson, Menominee, architects. *Engineering News-Record* 88(3): 26, January 29, 1922.
<http://books.google.com/books?id=ofZAAAAYAAJ&pg=RA3-PA26&lpg=RA3-PA26&dq=%22delta+motor+Co.%22+escanaba&source=bl&ots=tLlsz4EMF5&sig=xsaDRyl4OkPbHH3HhwCEtqA0oq0&hl=en&sa=X&ei=41vrUOr9CljXqgGgwoH4AQ&ved=0CDQQ6AEwAg#v=onepage&q=%22delta%20motor%20Co.%22%20escanaba&f=false> On line document accessed 1/7/13.

Escanaba Centennial Corporation (ECC)

- 1963 *Official Program and Souvenir Booklet*. Escanaba Centennial Corporation, Photo Offset Printing Co., Escanaba.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 18

Escanaba Daily Press

- 1910a The Continental (Cleary Brothers). Advertisement, *Escanaba Daily Press*, May 28, 1910.
- 1910b Fox Cafe. Advertisement, *Escanaba Daily Press*, May 28, 1910.
- 1910c Metropolitan Hotel. Advertisement, *Escanaba Daily Press*, May 27, 1910.
- 1910d Gunter Bros. Have Sold Out. *Escanaba Daily Press*, June 29, 1910.
- 1910e Home Electric Company. Advertisement, *Escanaba Daily Press*, February 26, 1910.
- 1910f Lindsay Bid. *Escanaba Daily Press*, p. 1 (Lindsay bid \$10,700 to build 7th Ward fire station, still needed \$15,000 bond vote) October 19, 1910.
- 1911 Take Steps to Erect New Church. *Escanaba Daily Press*, p. 1 (Bethany Lutheran, C.E. Edwins architect; also ad for Burns Millinery) May 25, 1911.
- 1912 *Escanaba Daily Press*, January 16, 1912, p. 1. (Mayor John S. Lindsay required bond of company).
- 1912a B. J. Mackillican Clothing Store (advertisement), *Escanaba Daily Press*, July 18, 1912
- 1916 Klassen's Closing (advertisement). *Escanaba Daily Press*, January 14, 1916.
- 1925 Frank Paquin, 59, Hit By Auto; Dies, Skull Was Fractured In Accident, Robert Curtis, 18, Was Driver of Car. *Escanaba Daily Press*, October 25, 1925. On line document accessed 10/31/12.
<http://listsearches.rootsweb.com/th/read/CHARLEBOIS/2002-11/1036971881>
- 1926 Joe Saykilly Moves to New Store (advertisement). *Escanaba Daily Press*, September 11, 1926.
- 1934 Progress on Richter Brewery Addition (John S. Lindsey). *Escanaba Daily Press*, May 23, 1934, p. 4).
- 1936 Liberty Loan Co. (advertisement). *Escanaba Daily Press*, November 29, 1936, p. 4.
- 1936a Fire Department Has Splendid Record. *Escanaba Daily Press*, Progress Edition. Vertical Files No. 199, undated newspaper article, *Escanaba Daily Press*, Delta County Historical Society Archives, Escanaba.
- 1955 Gartners and Robert's Plan October Opening (at 1000 Ludington). *Escanaba Daily Press*, July 11, 1955.
- 1969 Harold C. "Pat" Hayes (Obituary). *Escanaba Daily Press* 1-28-69.
- 1970 Escanaba Now Boasts the Tallest Building in Michigan's Upper Peninsula. *Escanaba Daily Press*, September 26, 1970.
- 1970b Delta Plaza Opens Sunday at Noon. *Escanaba Daily Press*, November 7, 1970.
- 1971 "New Look Remodeling" (1107-1111 Ludington). *Escanaba Daily Press*, October 28, 1971.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 19

- 1971a "Penney's Attractive New Look" (1018 Ludington). *Escanaba Daily Press*, January 14, 1971.
- 1972 Escanaba's Oldest Shoe Store Grand Opening Special (Manning's Shoes). *Escanaba Daily Press*, November 29, 1972.
- 1973 Richer Building. *Escanaba Daily Press*, September 11, 1973.
- 1979 Advanced Electric Co. (advertisement), *Escanaba Daily Press*, March 20, 1979, p. 3A.
- 1990 The Leader Store Closing, 67 Years Same Corner. *Escanaba Daily Press*, May 12, 1990.
- 1992 Delta Hotel Built as Escanaba Boomed. *Escanaba Daily Press*, November 18, 1992.
- 1993 Escanaba Landmark Closing Its Doors (The Fair Store). *Escanaba Daily Press*, February 1, 1993.
- 1994 Ferdinand's Restaurant; Saykly's Expands. *Escanaba Daily Press*, May 26, 1994.
- 1994a Woman, 80, Will Keep Selling (Mata Brown Shop, 919 Ludington). *Escanaba Daily Press*, October 8, 1994.
- 1995 Local Service Station Closes Its Doors. *Escanaba Daily Press*, February 23, 1995.
- 2008a Fred Joseph Saykly (Obituary). *Escanaba Daily Press*, January 14, 2008.
- 2008b Edna Norstrom (Obituary). *Escanaba Daily Press*, July 22, 2008.
- 2009 Remember when? Escanaba Fire Department. *Escanaba Daily Press*, March 24, 2009
- 2011a William "Baron" Corbett Davis (Obituary). *Escanaba Daily Press*, June 25, 2011. <http://dailypress.net/page/content.detail/id/531034/William--Baron--Corbett-Davis.html?nav=5004>. On line article accessed 1/2/13.
- 2011b DeGrand Family Legacy Lives on Today. *Escanaba Daily Press*, January 29, 2011. <http://www.dailypress.net/page/content.detail/id/528260/DeGrand-family>. On line article accessed 12/26/12.
- 2011c Edward William Hurley (Obituary). *Escanaba Daily Press*, May 24, 1911. <http://www.dailypress.net/page/content.detail/id/530393/Edward-William-Hurley.html?nav=5004>. On line article accessed 1/7/13.
- Escanaba Downtown Development Authority (EDDA)
- 2012 Escanaba Downtown Development Authority Business Listing. (<http://www.escanabadda.org/list.htm>), on line document accessed 11/14/12.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 20

2012 Preliminary Historic District Study Committee Report, 600 Block of Escanaba's Ludington Street. Escanaba Historic District Commission, City of Escanaba, August 2012.

Escanaba Morning Press

1910a Young & Fillion Commpany. Advertisement, *Escanaba Morning Press*, July 20, 1910.

1910b Fashion Suit Company Removal Sale. Advertisement, *Escanaba Morning Press*, July 20, 1910.

1911 For Sale, New Hotel and Saloon Building (1204 Ludington Street). *Escanaba Morning Press*, April 11, 1911.

Escanaba Journal

1912 Dedication Was Pleasant Event (Swedish Evangelical Lutheran Church 1322 1st Ave. South). *Escanaba Journal*, November 29, 1912, p. 1.

Escanaba Public Library

2012 History of the Escanaba Public Library. Escanaba Public Library website accessed 11/25/12, <http://www.escanabalibrary.org/>.

Evangelical Lutheran

1940 *Report of the Annual Convention of the Evangelical Lutheran Augustana Synod of North America.* Evangelical Lutheran Augustana Synod of North America, Evangelical Lutheran Augustana Synod of North America. Convention, Augustana Book Concern. <http://books.google.com/books?id=7GURAQAAMAAJ&q=%22werner+N,+Olson%22&dq=%22werner+N,+Olson%22&hl=en&sa=X&ei=8WBrUZi2AueBygHF14GQAg&ved=0CC4Q6AEwAA>

Federal Judicial Center

2013a Historic Federal Courthouses, Grand Rapids, Michigan, U.S. Post Office and Courthouse (James Knox Taylor). On line document accessed 3/15/13 <http://www.fjc.gov/history/courthouses.nsf/getcourthouse?OpenAgent&chid=D412E4C1DB590EBE8525718B00663FD3>

2013b Historic Federal Courthouses, Marquette, Michigan, U.S. Post Office and Courthouse (Louis A. Simon). On line document accessed 3/15/13 <http://www.fjc.gov/history/courthouses.nsf/getcourthouse?OpenAgent&chid=B64AF067DB2D7FD58525718B00665229>

Federal Writers Project

1939 *Michigan: A Guide to the Wolverine State.* Michigan State Administrative Board, Federal Writers Project, Federal Works Agency, Works Project Administration. Washington, D.C.

Fedynsky, John

2010 *Michigan's County Courthouses.* University of Michigan Press. (Delta County Building p. 46 and Schoolcraft County Courthouse p. 165, both by G. Arntzen & Co.,).

Fifield, James Clark

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
 Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 21

1918 *The American Bar, Contemporary Lawyers of the United States and Canada.* Michigan, Harris and Ruegsegger. James C. Fifield Company, Minneapolis, Minnesota. p. 304.

Fourth Estate

1919 Michigan Paper Buys the Building It Occupies. *The Fourth Estate*, No. 1324, p. 12, July 12, 1919.

Franciscan Fathers

1983 *Franciscan Centennial 1883-1983.* Franciscan Fathers, St. Joseph's Church, Escanaba Michigan.

Free and Accepted Order of Masons (FAOM)

1904 *Transactions of the Grand Lodge, Free and Accepted Masons of the State of Michigan.* Published by the Authority of the Grand Lodge, Grand Rapids, Michigan.

Fuller, George, N.

1926 *A History of the Upper Peninsula of Michigan.* National Historical Association, Dayton, Ohio

Gane, John F. (ed)

1970 Segel/Vanselow Architects. *American Architects Directory, Third Edition.* American Institute of Architects R.R. Bowker, LLC, New York.

Genealogy.com

2013 Gothard Kristian Arntzen (Arntsen) (1871-1954). On line document accessed 6/12/13.
<http://www.geni.com/people/Gothard-Arntzen/6000000019137143340>

Geni.com

2013 Arnt Mathias Jaeger Arntzen, known as A. M. (1873-1959). On line document accessed 6/12/13.
<http://www.geni.com/people/Arnt-Arntzen/6000000019136847781>

Grand Rapids Herald

1933 American Laundry - Family Owned For 50 Years and 75 Years, A New Front for the New Year. *Grand Rapids Herald*, December 31, 1933. On line document accessed 12/26/12
<http://kent.migenweb.net/GR/businesses/americanLaundry.html>

Grand Rapids Historical Commission (GRHC)

2008 Burton School. <http://www.historygrandrapids.org/architecture/929/burton-school>, On line document accessed 12/26/12

2009 Demolition of Iroquois Middle School. On line document accessed 12/26/12
<http://www.historygrandrapids.org/architecture/1229/demolition-of-iroquois-middle->

2012 Michigan Tourist and Resort Association Building "Tourist Building". History Grand Rapids.org. Grand Rapids Historical Commission. <http://www.historygrandrapids.org/audio/2566/tourist-building>, On line site accessed 12/26/12

Green Bay Historic Preservation Commission

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 22

2013 Historic Properties Listed on the Wisconsin and National Register of Historic Places. <http://www.ci.green-bay.wi.us/HistoricPreservation/HistoricPropertiesWI.html>. On-line document accessed 3/7/13.

Hancks, Jeffrey W.

2006 *Scandinavians in Michigan*. Discovering the Peoples of Michigan, Michigan State University Press, East Lansing.

Harbor Tower

2012 Harbor Tower Apartments, Escanaba, Michigan <http://harbortower.org/index.asp?sPage=3>

2013 Harbor Tower Apartments, Escanaba, Michigan, Room Layout <http://harbortower.org/index.asp?sPage=5>

Harris, Dionna

2008a New Mural Adds Color (1513 Ludington). *Escanaba Daily Press*, August 23, 2008. <http://www.dailypress.net/page/content.detail/id/505917.html>. On line document accessed 6-19-13.

2008b Work Continues on old Eskey library, Building being converted to private home. *Escanaba Daily Press*, May 3, 2008. <http://www.dailypress.net/page/content.detail/id/503275.html?nav=5003&showlayout=0>, On line document accessed 10-15-12.

2011 Delta County Courthouse Marks 50th Anniversary. *Escanaba Daily Press*, April 2, 2011. <http://www.dailypress.net/page/content.detail/id/529441/Delta-County-Courthouse-marks-50th-anniversary.html?nav=5003>. On line document accessed 10-15-12.

Hawes, George W.

1860 *Michigan State Gazetteer and Business Directory for 1860, No. 1*. F. Raymond & Co., Detroit.

Hayes Druggist Directory and Commercial Reference Book (Hayes)

1969 Escanaba, West End Drug Store, 1221 Ludington. Hayes Druggist Directory, Edward N. Hayes, Publisher, Newport Beach, California.

1977 Escanaba, City Drug Store, 1107 Ludington. Hayes Druggist Directory, Edward N. Hayes, Publisher, Newport Beach, California.

1982 Escanaba Groos Drug Store 1007 Ludington. Hayes Druggist Directory, Edward N. Hayes, Publisher, Newport Beach, California.

Heinrich, Thomas and Bob Batchelor

2004 *Kotex, Kleenex and Huggies, Kimberly-Clark and the Consumer Revolution in American Business*. Ohio State University Press, Columbus, Ohio.

Hill, Barbara L.

1973 *The Quiet Campaign, A History of the Veteran's Hospital, Battle Creek, Michigan*. Veteran's Administration Hospital, Barbara L. Hill, Battle Creek, Michigan.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 23

http://books.google.com/books?id=XN7hAAAAMAAJ&q=%22James+I+Barnes+construction%22+indiana&dq=%22James+I+Barnes+construction%22+indiana&hl=en&sa=X&ei=pjc_UfLZOOHhygHY0YGAAQ&ved=0CDwQ6AEwAzgK

Heating and Ventilating Magazine

- 1914 *Heating and Ventilating Magazine Vol.11 (no. 7), p. 65, July 1914.* Internet document accessed on line 3/12/13. http://books.google.com/books?id=4NcGAAAAYAAJ&pg=RA6-PA65&dq=%22post+office%22+escanaba+contract&hl=en&sa=X&ei=lxw_Ufa-Jai9yAGcsoGYDA&ved=0CDwQ6AEwAzgG#v=onepage&q=%22post%20office%22%20escanaba%20contract&f=false

Hess, Roise and Co.

- 2007 *Architecture and Historic Preservation on the Minneapolis Riverfront.* Prepared for the Saint Anthony Falls Heritage Board. Hess, Roise and Company, Minneapolis, Minnesota.

Hilton, George W. and John F. Due

- 1964 *The Electric Interurban Railways in America* (2nd edition). Stanford University Press, Stanford, California.

Hoagland, A.K.

- 2012a Copper Country Architects, Derrick Hubert, Introduction, Biography, Buildings. On line document accessed 10/19/12. <http://www.social.mtu.edu/CopperCountryArchitects/hd.htm>
- 2012b Copper Country Architects, John D. Chubb, Introduction, Biography, Buildings. On line document accessed 3/9/13 <http://www.social.mtu.edu/CopperCountryArchitects/cj.htm>

House of Ludington

- 2012 History. Historic House of Ludington. Business website, <http://houseofludington.com/history.html>. On line document accessed 7/31/12

Hunt, Mary and Don

- 2011 Escanaba: Saykly's Candy and Gifts. Downtown Escanaba Along Ludington Street. *Hunt's Guide to the Upper Peninsula*. http://hunts-upguide.com/escanaba_downtown_escanaba_along_ludington_street.html. On line document prepared 2011 and accessed 11/20/12.
- 2012 Escanaba, First Avenue South, Historic Architecture, Visual Finds, Carnegie Library, Bonifas Arts Center, Old City Hall. *Hunt's Guide to the Upper Peninsula*. On line document accessed 11/13/12. http://hunts-upguide.com/escanaba_first_avenue_south_s_historic_architecture_visual_finds.html.
- 2013 Old Bank Building Antiques, 331 Iron Street / Negaunee State Bank. Noted Marquette (architect Demetrius Charlton). *Hunt's Guide to the Upper Peninsula*. On line document accessed 3/31/13. http://hunts-upguide.com/negaunee_downtown_negaunee.html

Hyde, Charles, Director

- 1976 *The Upper Peninsula, An Inventory of Historic Engineering and Industrial Sites.* Historic American Engineering Record Office of Archeology and Historic Preservation, Heritage Conservation and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 24

Recreation Service, U.S. Department of the Interior, Washington D.C.

http://archive.org/stream/upperpeninsulam00recogooog/upperpeninsulam00recogooog_djvu.txt

Industry Week

- 1937 Robbins Flooring Co. awarded general contract to C. R. Meyer & Sons Co. of Oshkosh for construction of a factory building and dry kilns at Newberry, MI., G. Arntzen of Escanaba MI is the architect. *Industry Week*, Vol. 101, p. 155.

International Motor Encyclopedia (IMC)

- 1908 Classified Trade Directory Arranged Geographically, Automobile Agents and Dealers, Escanaba, L.K. Edwards Masonic Block, The Cycle Shop 602 1102 Ludington. *International Motor Encyclopedia Yearbook March 1908 to March 1909*, Automobile Topics, E.E. Schwarzkopf New York, p. 72. http://books.google.com/books?id=hi0LAAAAYAAJ&pg=RA3-PA74&dq=escanaba+automobile&hl=en&sa=X&ei=VDzbUly_LcjYqQHZkYHoCA&ved=0CDsQ6AEwAA#v=onepage&q=escanaba%20automobile&f=false

Iron Age

- 1913 Machinery Markets, Detroit, Stack Lumber Co. *Iron Age* Vol. XCII (21): 1198, November 20, 1913.

Iron Mountain News

- 1949 "Well-Known Architect Died in Menominee," *Iron Mountain News* 1/28/1949 (Derrick Hubert).

Iron Port

- 1901 Ellsworth's Drug Store (advertisement). *The Iron Port*, July 20, 1901.
- 1901a Peter Olson moves to 1109-11 Ludington, second floor. *The Iron Port*, August 3, 1901.
- 1901b For a City Hall. *The Iron Port*, August 17, 1901.
- 1901c Cannot Find Plans (for city hall). *The Iron Port*, August 3, 1901.
- 1901d L.A. Erickson moves to 1109 Ludington). *The Iron Port*, August 24, 1901.
- 1901e Another Plumbing Shop (George Hogan Plumber). *The Iron Port*, August 31, 1901.
- 1901f New City Hall Begun. *The Iron Port*, October 13, 1901.
- 1901g The City In Brief (Nick Tiances and John Lemmer to open saloon). *The Iron Port*, November 16, 1901.
- 1901h The City In Brief (Electric Street Railway built fuel shed). *The Iron Port*, November 16, 1901.
- 1901i Terse Town Tales, "New Fish Company" (Escanabas Fish Co. opens at 1320 Ludington). *The Iron Port*, December 14, 1901.
- 1903 Thomas F. Lohff, the architect, is now located at 604 Ludington; W. H. Stonhouse electrical contractors, at 707 Ludington; Schemmel Hardware (advertisement). *The Iron Port*, March 21, 1903.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 25

- 1903a Property Bought (510 Ludington sold to Elks Lodge)/ Erickson Will Build (720 Ludington); Cleary Bros. Will Build (813-15 Ludington). *The Iron Port*, March 28, 1903.
- 1903b Grinnell Bros. Music House (advertisement) (606 Ludington). *Iron Port*, April 11, 1903.
- 1903c Will Be Enlarged, New Ludington Hotel's Capacity Largely Increased. *The Iron Port*, May 23, 1903.
- 1903d Oliver Hardware Co. to Open Branch Store (903 Ludington). *The Iron Port*, May 23, 1903.
- 1903e Another Concrete Building (Jepsen Block 1323 Ludington). *The Iron Port*, July 11, 1903.
- 1903f Ludington Street Sidewalks. *The Iron Port*, July 18, 1903.
- 1903g Fine New Buildings. *The Iron Port*, December 19, 1903.
- 1903h They Will Expand (Escanaba Hardware Co.). *The Iron Port*, August 8, 1903.
- 1903i Ed Erickson's Great Style Store (grand opening ad). *The Iron Port*, September 19, 1903.
- 1903j E.A. Tiffany Piano Store (advertisement, 806 Ludington). *The Iron Port*, September 19, 1903.
- 1903k How Will It End? (Fair Store 1100 Ludington injunction). *The Iron Port*, October 5, 1903.
- 1903l Ed Erickson's New Store (720 Ludington). *The Iron Port*, October 10, 1903.
- 1903m Rathfon Bros. Mammoth New Department Store (opens for business). *The Iron Port*, October 17, 1903.
- 1903n Herman Salinsky (Fair Savings Bank Store, 100 Ludington). *The Iron Port*, October 24, 1903.
- 1903o Rathfon Bros. Opening Mammoth New Department Store. *The Iron Port*, October 24, 1903.
- 1903p Elks New Hall and Club Room (510 Ludington). *The Iron Port*, November 7, 1903.
- 1904 Elks New Home (510 Ludington). *The Iron Port*, January 16, 1904.
- 1904a New Club Organized (Swedish Club of Escanaba). *The Iron Port*, January 16, 1904.
- 1904b P.M. Peterson Purchased Lot (would be at 716 Ludington). *The Iron Port*, January 16, 1904.
- 1904c In New Quarters. (Ad, Falk & Buchan to Jepsen Block 1321 Ludington). *The Iron Port*, March 5, 1904.
- 1904d Rathfon Now Closed Up (bankruptcy for department store 623 Ludington). *The Iron Port*, July 9, 1904.
- 1904e The Ed Erickson Co. (Consolidation of L.A. and Ed Erickson in the Ed Erickson Building at 720 Ludington). *The Iron Port*, August 27, 1904.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 26

- 1904f Will Move Office (Judge Glaser moves to “new” Bucholtz Building, 918-20 Ludington). *The Iron Port*, September 24, 1904.
- 1904g Enlarges Business. (Peter Olson moving to 1st floor of Olson Block at 1109 Ludington). *The Iron Port*, September 24, 1904.
- 1904h “Ben’s Theatre” (previous week was opening, 1006 Ludington). *The Iron Port*, November 5, 1904.
- 1904i The Provisioner (ad for 812 Ludington). *The Iron Port*, November 5, 1904.
- 1904j Shoe Firm Will Move (Young and Fillion to Buchholtz Block 918-20 Ludington). *The Iron Port*, November 14, 1904.
- 1904k J. K. Stack Acquires Interests of the Late John Corcoran, Several Businesses in Which the Two Were Associated. *The Iron Port*, December 24, 1904.
- 1905 Druggists Sell Out. (Sourwine & Hartnett sell Hill Drug, 901 Ludington, and West End Drug, 1221 Ludington). *The Iron Port*, January 13, 1905.
- 1906 Jail Sold. *The Iron Port*, February 2, 1906.

Ironwood Daily Globe

- 1920 Searchers Discover Body of J. Knutsen. *Ironwood Daily Globe*, December 20, 1920, p. 6.
- 1938 Around the Peninsula (John Lindsey death notice). *Ironwood Daily Globe*, November 13, 1938, p. 4.
- 1964 Delta County People Praised. *Ironwood Daily Globe*, June 30, 1964, p. 4.

Iron Age

- 1936 Marinette, Wisconsin (Contract for Vocation School awarded to Theo. Klaver & Son). *Iron Age* Vol. 138, p. 101. On line document accessed 6/14/13. <http://books.google.com/books?id=nB4fAQAAMAAJ&q=%22Theodore+Klaver%22+marinette&dq=%22Theodore+Klaver%22+marinette&hl=en&sa=X&ei=R6C9UbfHIN0yAH0y4GYCg&ved=0CDMQ6AEwAQ>

Jewelers' Circular

- 1919 Chicago and Midwest, New Store Incorporated as Peoples Drug Co. in Escanaba. *The Jewelers' Circular* Vol. LXXVIII, No. 13, pp. 106c-106d, April 30, 1919. Document accessed on line 2/21/12. <http://books.google.com/books?id=tFUcAQAAMAAJ&pg=RA8-PA110&dq=jewelers+circular+escanaba&hl=en&sa=X&ei=mKxVU6aK-jayAHa8IC4Cw&ved=0CDgQ6AEwAA#v=onepage&q=jewelers%20circular%20escanaba&f=false>

Johnson-Danielson

- 2012 Albert B. Chipman, III (Obituary, January 27, 2012). Johnson-Danielson Funeral Home. On line document accessed 4/4/13 <http://www.johnson-danielson.com/Obit.php?ID=1788>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 27

Jones, Jean Patrick Stack

2012a John King Stack. <http://freepages.genealogy.rootsweb.ancestry.com/~minascpi/StackJohnKing.htm>. On line document accessed 12/22/12.

2012b John King Stack, Jr. <http://freepages.genealogy.rootsweb.ancestry.com/~minascpi/StackJohnKingJr.htm>. On line document accessed 12/22/12.

Kalamazoo College

2012 Minnie Mandelle Library MCMXXX. Kalamazoo College, on line (snippet) pamphlet accessed 12/26/12 <http://books.google.com/books?id=2plGAAAAMAAJ&q=%22Kalamazoo+College+buildings%22+architect&dq=%22Kalamazoo+College+buildings%22+architect&hl=en&sa=X&ei=JrHbUNTNDMGJqwH2k4GQCQ&ved=0CD0Q6AEwAA>.

Karamanski, Theodore

1989 *Deep Woods Frontier: A History of Logging in Northern Michigan*. Wayne State University Press, Detroit.

Kenosha News

2012 Blueprints of Kenosha Schools Designed in 1920s Packed with Information. *Kenosha News* 3/19/2012. http://www.kenoshanews.com/news/blueprints_of_kenosha_schools_designed_in_1920s_packed_with_information_346360053.html on line document accessed 3/9/13.

King, F.E.

1918 *The Pageant of Escanaba and Correlated Local History*. Address to Michigan State Teachers Association, Grand Rapids, Michigan, November 2, 1917. <http://quod.lib.umich.edu/m/micounty/5423831.0001.001/3?page=root;rgn=full+text;size=100;view=image>

Lambert, Emily

2012 A Mining Rush in the Upper Peninsula. Business Day, *New York Times*, May 24, 2012. On-line document accessed 6/3/13. <http://www.nytimes.com/2012/05/25/business/in-mining-some-michigan-towns-see-hope.html?pagewanted=all&r=0>

LeMieux, Dave

2011 Looking Back: New Moon School a model of modern educational plant, *Muskegon Chronicle*, June 13, 2011. On line document accessed 12/26/12. http://www.mlive.com/news/muskegon/index.ssf/2011/06/new_moon_school_a_model_of_mod.html

Lewis Publishing Co. (Lewis)

1895 *Memorial Record of the Northern Peninsula of Michigan*. Lewis Publishing Co., Chicago.

Lindquist, Charles

2010a Christmas Shopping in 1920s Escanaba. *Escanaba Daily Press*, December 1, 2010. On line article accessed 12/24/12 <http://www.dailypress.net/page/content.detail/id/527277/Christmas-shopping-in-1920s-Escanaba.html?nav=5097>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 28

- 2010b School Building is Special. *Escanaba Daily Press*, August 30, 2010. On line article accessed 12/26/12 <http://www.dailypress.net/page/content.detail/id/520799/School-building-is-special.html?nav=5097>
- 2010c The Case for the 1930 Junior High. *Escanaba Daily Press*, September 17, 2010. On line article accessed 12/23/12 <http://www.dailypress.net/page/content.detail/id/521109.html>
- 2011 The Early Days of Escanaba's Autos. *Escanaba Daily Press*, April 8, 2011. On line article accessed 12/24/12 <http://www.dailypress.net/page/content.detail/id/529524/The-early-days-of-Escanaba-s-autos.html?nav=5097>
- 2012 *Pioneer Escanaba, Michigan 1863-1883*. Delta County Historical Society. Escanaba, Michigan.
- Lindahl, Steven
- 2013 Excerpts from 1912 and 1922 *Bethany Echo* church newsletter (Bethany Lutheran Church Architect C.E. Edwins, and builder P.O. Nasvik, and Parsonage architect Edwins & Edwins, and builder Werner N. Olson). Communications from Bethany Lutheran Church, Escanaba, Michigan, April 7, 14, 2013.
- Lindquist, Karen
- 2012 Interview with Delta County Historical Society Archives Director, Escanaba, 7/27/2012.
- Lofts on Ludington
- 2012 History. Rehabilitating a Historic Building for Modern Living. <http://www.loftsonludington.com/history>, On line Document accessed 11/8/12.
- The Lumber World*
- 1907 "Stephenson Co. Wins Suit" (I Stephenson Co. and Weideman & Linden judgment against John W. Lawson, Escanaba contractor). *The Lumber World* Vol. 5 No. 9, p. 33, November 1, 1907. On line document accessed 3/28/13. http://books.google.com/books?id=Q_EwAQAAMAAJ&pg=RA5-PA33&lpg=RA5-PA33&dq=%22john+w+lawson%22+escanaba&source=bl&ots=9hR6pMIC7_&sig=q-gnFGs-CuAy9EJB8ivLeLapohc&hl=en&sa=X&ei=BmpUUebtEOWHywG6zIGYCO&ved=0CDkQ6AEwAw#v=onepage&q=%22john%20w%20lawson%22%20escanaba&f=false
- Lumber World Review*
- 1913 A Large Northern Corporation. *Lumber World Review*, Vol. 25, p. 42, October 10, 1913 (Stack Lumber Co.) . <http://books.google.com/books?id=j-AoAQAAMAAJ&pg=RA6-PA42&dq=%22john+k.+stack%22+escanaba&hl=en&sa=X&ei=eJbyULiwEpHSqQGd0oDoDg&ved=0CE0Q6AEwBQ#v=onepage&q=%22john%20k.%20stack%22%20escanaba&f=false>
On line document accessed 1/12/12
- Main Street News Magazine*
- 1998 Wickert's Business Blooms for 75 Years. *Main Street News Magazine* No. 34, July 1998, pp. 1, 11.
- Martin, Lawrence A.
- 2013 Architecture Notes – St. Paul Architects, Edwins & Edwins (First Swedish Evangelical Lutheran

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 29

Church). <http://www.angelfire.com/mn/thursdaynightthikes/stparctecs.html> On line document accessed 6/15/13.

Masons

2013 Grand Lodge of Michigan. Delta Lodge No. 195, 617 Ludington St., Escanaba, Michigan. Organization website accessed 4/12/13, <http://www.grandlodgemi.org/michigan-lodge.cfm?cID=3980>.

Mathews, Nancy

1998 Delta Hotel National Register of Historic Places nomination form, prepared January 7, 1998. On file Michigan State Historic Preservation Office, Michigan Library and Historical Center, Lansing, Michigan.

Maxinkuckee

2013 Culver Post Office History. Lake Maxinkuckee, Its Intrigue, History and Genealogy. (James I. Barnes Construction Co.) On-line document accessed 3/12/13. http://www.maxinkuckee.history.pasttracker.com/culver_post_office/culver_post_office.htm

Mechanics Magazine

1865 Lake Superior Iron. *The Mechanics Magazine*, Vol. XIV, p. 220-221, October 6, 1865. http://books.google.com/books?id=ZhQvAAAAAYAAJ&pg=PA221&dq=%22post+office%22+escanaba+contract&hl=en&sa=X&ei=Byl_UeG8CrOFyQHMwIDACQ&ved=0CEgQ6AEwBThQ#v=onepage&q=%22post%20office%22%20escanaba%20contract&f=false On Line document accessed 3/11/13.

Mead, Rebecca J.

2012 *Swedes in Michigan*. Discovering the Peoples of Michigan Series, Michigan State University Press, East Lansing.

2013 Swedish Migration and Settlement in Marquette County. Recorded in Stone, Voices on the Marquette Iron Range. Central Upper Peninsula and NMU Archives. On Line document accessed 1/16/13 <http://voices.nmu.edu/content.asp?PageName=Swedes>.

Michelin, Rosemary

2004 Footprints of a Local Giant (Demetrius Charlton architect for John Longyear). Marquette County Historical Museum. *The Mining Journal* June 18, 2004. On line document accessed 10/29/12. http://www.zoominfo.com/CachedPage/?archive_id=0&page_id=724525949&page_url=/www.miningjournal.net/news/story/0618202004_new01-n0618.asp&page_last_updated=2004-06-19T04:29:00&firstName=John&lastName=Longyear

Michigan Architect and Engineer

1922 School, Building and Construction News of Michigan, Henry H. Turner, Grand Rapids. *Michigan Architect and Engineer* Vol. IV(2), p. 34, February 1922

Michigan Bureau of Labor and Industrial Statistics (MBLIS)

1902 Inspection of Factories, Factories Inspected 1905. Annual Report of the Bureau of Labor and Industrial Statistics, Nineteenth Annual Survey, Including 9th Annual Report of State Inspection of Factories, State of Michigan, Wynkoop Hallenbeck Crawford Co., State Printers.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 30

- 1908 Inspection of Factories, Factories Inspected 1905. Annual Report of the Bureau of Labor and Industrial Statistics, Twenty-third Annual Survey, State of Michigan, Wynkoop Hallenbeck Crawford Co., State Printers.
- 1909 Inspection of Factories, Factories Inspected 1905. Annual Report of the Bureau of Labor and Industrial Statistics, Twenty-sixth Annual Survey Including 16th Annual Report of State Inspection of Factories, State of Michigan, Wynkoop Hallenbeck Crawford Co., State Printers.
- 1914 Inspection of Factories, Factories Inspected 1905. Annual Report of the Bureau of Labor and Industrial Statistics, Thirty-first Annual Survey, Annual Report of State Inspection of Factories, State of Michigan, Wynkoop Hallenbeck Crawford Co., State Printers. On line document, accessed January 2, 1913.
<http://books.google.com/books?id=4U1aAAAAYAAJ&pg=PA53&dq=%22escanaba+steam+laundry%22+escanaba&hl=en&sa=X&ei=ydnxUMu4A465qQGxoYGYBQ&ved=0CDMQ6AEwAQ#v=onepage&q=%22escanaba%20steam%20laundry%22%20escanaba&f=false>
- Michigan Dairy and Food Commission (MDFC)
- 1915 Case 1360, people vs. Herman Salinsky (Fair Saving Store), Selling Cranberries Short Measure. 22nd Annual Report, Dairy and Food Commission, State of Michigan, for the Year Ending June 30, 1915, p. 255. Wynkoop, Hallenbeck, Crawford State Publishers, Lansing. On line document accessed 1/10/13
http://books.google.com/books?id=yhVKAAAAMAAJ&pg=PA255&lpg=PA255&dq=%22Herman+Salinsky%22+escanaba&source=bl&ots=9rjaENzDg6&sig=zxFNuZ-kXmfihF4joNEi33iG6v8&hl=en&sa=X&ei=tc7uUKK_DYS7qAH9qYG4Bg&ved=0CDkQ6AEwBA#v=onepage&q=%22Herman%20Salinsky%22%20escanaba&f=false.
- Michigan Department of Health
- 1922 Joseph R. Blanchet. Alphabetical Listing of Embalmers Licensed Under Act 132 Laws of 1903. Michigan Department of Health, September 1922.
- Michigan Department of Labor
- 1912 Annual Report, Michigan Department of Labor 29th Annual Report, Orders issued in Factories, Delta County. Report Bureau of Labor and Industrial Statistics, George Hogan, p. 281.
- 1916 Annual Report, Michigan Department of Labor 33rd Annual Report, Inspection of Stores, Delta County. Report Bureau of Labor and Industrial Statistics, Bubser, Frenn and Saykilly, p. 135, Kratzenstein, p. 388.
- 1918 Annual Report, Michigan Department of Labor 35th Annual Report, Inspection of Stores, Delta County. Report Bureau of Labor and Industrial Statistics, Home Electric Co., p. 153.
- 1919a Annual Report, Michigan Department of Labor 36th Annual Report, Inspection of Hotels, Delta County. Report Bureau of Labor and Industrial Statistics. Main Hotel, p. 550.
- 1919b Annual Report, Michigan Department of Labor 36th Annual Report, Inspection of Stores, Delta County. Report Bureau of Labor and Industrial Statistics. Central Cash Market, p. 65
- 1919c Annual Report, Michigan Department of Labor 36th Annual Report, Inspection of Stores, Delta County.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 31

Report Bureau of Labor and Industrial Statistics. Schram Hide House, p. 66.

- 1920a Annual Report, Michigan Department of Labor 37th Annual Report, Inspection of Stores, Delta County. Report Bureau of Labor and Industrial Statistics, West End Drug, p. 337.
- 1920b Annual Report, Michigan Department of Labor 37th Annual Report, Inspection of Hotels, Delta County. Report Bureau of Labor and Industrial Statistics, Paquin Hotel p. 463
- 1920c Annual Report, Michigan Department of Labor 37th Annual Report, Inspection of Stores, Delta County. Report Bureau of Labor and Industrial Statistics, People's Drug Store, p. 347.
- 1920d Annual Report, Michigan Department of Labor 37th Annual Report, Factory Inspection, Delta County. Report Bureau of Labor and Industrial Statistics, Needham Electric Co., Thompson's Bakery, p. 57.
- 1920e Annual Report, Michigan Department of Labor 37th Annual Report, Factory Inspection, Delta County. Report Bureau of Labor and Industrial Statistics, George Hogan Plumbing, Northern Sales Co., p. 57.
- 1920f Annual Report, Michigan Department of Labor 37th Annual Report, Inspection of Stores, Delta County. Report Bureau of Labor and Industrial Statistics, John Novack Jeweler, Northern Sales Co., p. 347.

Michigan Federation of Labor

- 1908 *Michigan Federation of Labor, Official Year Book 1908*. Michigan Federation of Labor, Detroit. .
<http://books.google.com/books?id=QUXiAAAAMAAJ&q=%22Escanaba+Steam+Laundry%22&dq=%22Escanaba+Steam+Laundry%22&hl=en&sa=X&ei=8tzxUJLONozxrAGI3YD4AQ&ved=0CF8Q6AEwCQ>
Q On line document accessed 1-4-13 (Escanaba Steam Laundry data).

Michigan Highways

- 2013a Historic Auto Trails, Cloverland Trail. Michigan Highways, accessed on line March 17, 2013 @
http://www.michiganhighways.org/indepth/auto_trails2.html.
- 2013b Highway Listings, Highway M-35. Michigan Highways, accessed on line March 17, 2013 @
<http://www.michiganhighways.org/listings/MichHwys30-39.html>
- 2013c Highway Listings, Highway US-41. Michigan Highways, accessed on line March 17, 2013 @
<http://www.michiganhighways.org/listings/MichHwys40-49.html#US-041>

Michigan Investor

- 1957a Bill Schmidt Retires After 50 Years with Escanaba Banks. *Michigan Investor*, Vol. 56, p. 5, July 6, 1957. Contractor Publishing Company, Detroit, Michigan.
- 1957b Escanaba National Bank Opens Drive-In Facilities. *Michigan Investor*, Vol. 56, p. 3, July 6, 1957. Contractor Publishing Company, Detroit, Michigan. On line document accessed 1/11/13.
<http://books.google.com/books?id=YzPiAAAAMAAJ&q=%22herro+electric%22+escanaba&dq=%22herro+electric%22+escanaba&hl=en&sa=X&ei=cQXwUOGkE8HqrQHM7IDgCw&ved=0CD8Q6AEwBA>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 32

Michigan Library Bulletin

1930 Minnie Mandelle Library at Kalamazoo College was Formally Dedicated Sunday Afternoon. Michigan Library Journal, Vols. 21-14: 348. On Line Document Accessed 12/26/12, <http://books.google.com/books?id=An4iAQAAIAAJ&q=%22Minnie+Mandelle+library%22&dq=%22Minnie+Mandelle+library%22&hl=en&sa=X&ei=4LLbUODnHMWwqQHt4DQDQ&sqi=2&ved=0CD0Q6AEwAw>

Michigan Manufacturer and Financial Record (MMFR)

- 1915a The Lumber Trade, Stack Lumber Co. Escanaba. *Michigan Manufacturer and Financial Record*, Vol. 16(2): 27, July 10, 1915.
- 1915b New Michigan Corporations Week Ending January 9 (Arntzen Brothers, Escanaba). *Michigan Manufacturer and Financial Record*, Vol. 15(3): 85, January 16, 1915.
- 1917a New Michigan Corporations, Jewel Tea Co.. *Michigan Manufacturer and Financial Record*, Vol. 19, No. 3: 32, January 13, 1917.
- 1917b Industrial Building Operations, Transformer Station (Theodore Klaver for Menominee Light & Traction Co.). *Michigan Manufacturer and Financial Record*, Vol. 20, No. 8: 35, August 25, 1917. http://books.google.com/books?id=HZAfAQAAIAAJ&pg=PT317&lpg=PT317&dq=%22Theodore+Klaver%22+marinette&source=bl&ots=xfJGvyUVkm&sig=3N6nbsV1EHRv_3Gu35QBCU91ZbM&hl=en&sa=X&ei=85u9Udj0Je_eyQGj6IGACQ&ved=0CCKQ6AEwADgK#v=onepage&q=%22Theodore%20Klaver%22%20marinette&f=false On line document accessed 6/15/13.
- 1920 New Michigan Corporations, Changes of Name, Escanaba Traction Co. from Escanaba Power and Traction Co.. *Michigan Manufacturer and Financial Record*, Vol. 25, No. 10: 56, March 6, 1920.
- 1921a New Michigan Corporations, Michigan Delta Motor Co.. *Michigan Manufacturer and Financial Record*, Vol. 28, No. 19: 30, November 5, 1921.
- 1921b Work Under Contract Finished. *Michigan Manufacturer and Financial Record*, Vol. 28, No. 26: 24, December 24, 1921.
- 1926 Walter Arntzen to Open Commercial Flying Field and Operate Passenger Schedule from Escanaba. *Michigan Manufacturer and Financial Record* Vol. 38, p. 7. <http://books.google.com/books?id=2ukTAQAAMAAJ&q=%22walter+arntzen%22+escanaba&dq=%22walter+arntzen%22+escanaba&hl=en&sa=X&ei=m6e4UZXZHNGyygGoxYDQDA&ved=0CDsQ6AEwAw>
- 1928 Contracts Awarded – “Contract for the construction of a store building in Escanaba for the S. S. Kresge Company has been awarded to A. M. Arntzen.” *Michigan Manufacturer and Financial Record* Vol. 28: 16. Partial citation accessed on line 3/8/13. <http://books.google.com/books?ei=cvc9UY67GsnWyQhrloC4Cg&id=NtofAQAAIAAJ&dq=%22city+hall%22+architect+escanaba&q=arntzen>
- 1930a Work Under Contract Finished. *Michigan Manufacturer and Financial Record*, Vol. 45: 24, Pick

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 33

Publications, Detroit.

1930b Henry H. Turner has been selected to prepare plans for the new \$60,000 Central Reformed Church. *Michigan Manufacturer and Financial Record*, Vol. 45: 52.

1935 Federal Building and Post Office In Escanaba to be Remodeled *Michigan Manufacturer and Financial Record*, Vol. 56: 14. On line document accessed 3/21/13. <http://books.google.com/books?ei=eVILUduFE7KEygGz64HoBg&id=ZOoTAQAAMAAJ&dq=post+office+michigan+escanaba+1935&q=escanaba>

1961 Escanaba High School. (G. Arntzen & Co., Escanaba architects, are preparing plans for a new \$3,000,000 senior high school for the Escanaba Board of Education). *Michigan Manufacturer and Financial Record*, Vol. 107, on-line document incomplete citation, accessed 3/9/13. <http://books.google.com/books?id=tO0TAQAAMAAJ&q=%22architect+city+hall%22+%22escanaba%22&dq=%22architect+city+hall%22+%22escanaba%22&hl=en&sa=X&ei=47E7UZyUA8TWyQHRwYcAg&ved=0CEwQ6AEwBg>

Michigan Natural Resources Commission (MNRC)

1949 *Proceedings of the Michigan Natural Resources Commission*, Volume 29. State of Michigan, Lansing

1961 *Proceedings of the Michigan Natural Resources Commission*, Volume 41. State of Michigan, Lansing.

Michigan Railroad Commission

1907 *Annual Report of the Michigan Railroad Commission for 1907*. Michigan Railroad Commission. Lansing Wynkoop Hallenbeck Crawford Co State Printers. p. 161 (John W. Lawson was a Director of the Escanaba Electric Street Railway Co. in 1906. On line document accessed 3/29/13. http://books.google.com/books?id=V-zNAAAAMAAJ&pg=PA161&lpg=PA161&dq=%22john+w+lawson%22+escanaba&source=bl&ots=2R9AvTivwm&sig=UAHJGZ8Az_00KELhNNV6FKd4RMO&hl=en&sa=X&ei=A2hUUaa5F8XCyAGvYGYAg&ved=0CC0Q6AEwAA#v=onepage&q=%22john%20w%20lawson%22%20escanaba&f=false

1912 *5th Annual Report of the Michigan Railroad Commission for the Year Ending December 31, 1911*. Fort Wayne Printing Co., Fort Wayne, On line document accessed 10/17/12. (Escanaba Traction Co., Stack, Cleary). On-line document accessed 2/25/13. http://books.google.com/books?id=f200AQAAMAAJ&pg=PA179&lpg=PA179&dq=%22stack+and+cleary%22+escanaba&source=bl&ots=ZV7AZ14ypj&sig=so-7q6Wm-_sbpXvDmfzNPnvKL3c&hl=en&sa=X&ei=oRLyUIT4Kor3rAG2rwe&ved=0CDQQ6AEwAQ#v=onepage&q=%22stack%20and%20cleary%22%20escanaba&f=false

Michigan Roads and Construction

1940 Post Office Contract. *Michigan Roads and Construction*, Vol. 37, p. xvii (James I. Barnes Construction, Post Office in Buchanan, Michigan). http://books.google.com/books?id=ozmAAAAMAAJ&q=%22James+I+Barnes+construction%22+indiana&dq=%22James+I+Barnes+construction%22+indiana&hl=en&sa=X&ei=mDU_Ub_JN-y6yAGQnICADw&ved=0CFwQ6AEwCQ On line document accessed 3/11/13.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 34

Michigan Society of Architects

1954 Gothard Arntzen (death notice). *Monthly Bulletin Michigan Society of Architects* Vol. 28 No. 3. <http://books.google.com/books?id=7HBTAAAAMAAJ&q=%22arne+arntzen%22+escanaba&dq=%22arne+arntzen%22+escanaba&hl=en&sa=X&ei=n5u4UbSMG8iZyQGH-oGACQ&ved=0CEIQ6AEwBg> On line document accessed 6/5/13.

Michigan Stained Glass Census (MSGC)

2012 St. Stephen's Episcopal Church. On-line document accessed 12-21-12 at <http://www.michiganstainedglass.org/collections/building.php?id=17-83-3F>.

Michigan State Dental Association (MSDA)

1968 Dr. Roy Johnson Dies (Obituary). *The Journal of the Michigan State Dental Association* Vol. 50 No. 1-5, p. 169. On line document accessed 1/7/13. <http://books.google.com/books?id=sY0AQAAIAAJ&q=%22roy+johnson%22+escanaba&dq=%22roy+johnson%22+escanaba&hl=en&sa=X&ei=bnTrUPHjDNGxqQH4llGoDw&sqi=2&ved=0CDEQ6AEwAA>

Michigan State Highway Department (MSHD)

1919 State of Michigan: Lower Peninsula (Map). Michigan State Highway Department.

Michigan State Historic Preservation Office (MSHPO)

2012a Delta County Courthouse. Delta County, Michigan Modern Buildings. On line document accessed 12-5-12 @ <http://michiganmodern.org/buildings/delta-county/>.

2012b G. Arntzen & Co. Michigan Modern Architects/Artists/Designers and firms. On-line document accessed 11-28-12 @ <http://michiganmodern.org/architects-designers-firms/firms/g-arntzen-company/>.

2012c Medical Arts Building, Grand Rapids. Michigan Historic Sites Online. On line document accessed 12/16/12. <http://www.mcgi.state.mi.us/hso/sites/14722.htm>

2012d Iron Mountain Central Historic District, National Register of Historic Places Nomination Form. On file, State Historic Preservation Office, Lansing, Michigan. On line website accessed 1/3/13, http://www.michigan.gov/documents/mshda/mshda_shpo_20121217_iron_mountain_historic_district_406283_7.pdf.

2012e Escanaba Junior High School. On-line document accessed 10/7/12 http://www.michigan.gov/documents/hal_mhc_shpo_Escanaba_JH_94680_7.pdf

2012f Carnegie Public Library. Escanaba, Delta County. Michigan Historic Sites on Line. On line site accessed 9/4/12. <http://www.mcgi.state.mi.us/hso/sites/4232.htm>.

2013a Ishpeming Carnegie Public Library, Marquette County. Michigan Historic Sites on Line. On line site accessed 3/9/13. <http://www.mcgi.state.mi.us/hso/sites/9701.htm>.

2013b Negaunee City Hall. Marquette County. Michigan Historic Sites on Line. On line site accessed 3/9/13. <http://www.mcgi.state.mi.us/hso/sites/9885.htm>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 35

2013c Pontiac Post Office (James Knox Taylor). Michigan Historic Sites On line. On line document accessed 3/15/13. <http://www.mcgi.state.mi.us/hso/sites/10996.htm>

2013d Western State Normal School Historic District, North Hall, Western Michigan University. Michigan Historic Sites Online. On line document accessed 4/10/13. <http://www.mcgi.state.mi.us/hso/sites/7744.htm>

Michigan State University

1976 Minutes of the Meeting of the Michigan State University Board of Trustees October 15, 1976, Public Works Application List and Architects Selection for Public Works Program Application, October 15, 1976, p. 32 (8998). <http://spartanhistory.kora.matrix.msu.edu/files/3/15/3-F-40E-56-OCTOBER%2015%201976.pdf>, On-line document accessed 12-21-12.

Millett, Larry

2007 *AIA Guide to the Twin Cities, The Essential Source on the Architecture of Minneapolis and St. Paul*. Minnesota Historical Society Press, St. Paul (Edwins & Edwins 1st Lutheran Church, St. Paul), p. 347.

2010 *AIA Guide to Downtown St. Paul*. Minnesota Historical Society Press, St. Paul (Dykens & Handford), p. 24.

Millinery Trade Review

1921 New Stores That Will Retail Millinery. The Style Shop 1002 Ludington Escanaba. *Millinery Trade Review* Vol. 46: 75, September, 1921.

Milwaukee Journal

1974 Lakefront Tower Design Detailed (Segel/Vanselow/Architects). *Milwaukee Journal*, P. 1, June 9, 1974. <http://news.google.com/newspapers?nid=1499&dat=19740609&id=700aAAAAIIBAJ&sjid=CgEAAAAIIBAJ&pg=3309,4953754> On-line accessed 6/3/13.

Milwaukee Sentinel

1936 Lumber King, Bonifas, Dies (obituary). *Milwaukee Sentinel*, May 25, 1936. On-line accessed 6/3/13 <http://news.google.com/newspapers?nid=1499&dat=19361125&id=PHYxAAAAIIBAJ&sjid=yEAAAAIIBAJ&pg=4883,5863643>

1960 School Started at Escanaba. *Milwaukee Sentinel* Part 1 Page 6, April 2, 1960. <http://news.google.com/newspapers?nid=1368&dat=19600402&id=CvojAAAAIIBAJ&sjid=ew8EAAAAIIBAJ&pg=7339,788997> on-line document accessed 11/29/12.

1961 1,000 Unionists Exhibit "Pride" at Escanaba. *Milwaukee Sentinel* Part 2 Page 8, September 5, 1961.

1983 Chairs Replaced (Milwaukee Journal Part 2 P. 4, February 8, 1983, On line internet article accessed 2/22/12, (https://www.google.com/#hl=en&tbo=d&client=psy-ab&q=bonefeld+furniture+escanaba&oq=bonefeld+furniture+escanaba&gs_l=serp.3...11118.12548.4.12697.10.10.0.0.4.377.1563.0j4j2j1.7.0.les%3B..0.0...1c.1.k4N5K521JTg&pbx=l&bav=on.2.or.r_gc_r_pw.r_qf.&fp=e233eb1ee8f7df5&bpcl=40096503&biw=1366&bih=573)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 36

Mining and Engineering World

1913 Late News from the World's Mining Camps. Lake Superior. Iron. *Mining and Engineering World*, Vol. 39 (no. 5), p. 221 August 2, 1913. On line document accessed 3/12/13. http://books.google.com/books?id=JqkFAQAAMAAJ&pg=PA221&dq=%22foster+construction%22+menominee&hl=en&sa=X&ei=CCc_UcawMLSvygGL7oGQAQ&ved=0CDIQ6AEwAQ#v=onepage&q=%22foster%20construction%22%20menominee&f=false (Foster Construction of Milwaukee mining building).

Mohun, Arwen P.

1992 Women, Work and Technology, the Steam Laundry Industry in the United States and Great Britain 1880-1920. Pd.D. dissertation, Case Western Reserve University, Cleveland, Ohio. On-line document downloaded 5/31/13, http://etd.ohiolink.edu/view.cgi?acc_num=case1056135864

Moving Picture World

1908 Notes of the Trade. Escanaba, Mich. (Benjamin Salinsky reopening White's Theater). *Motion Picture World* Vol. 3 No. 14, p. 256, October 3, 1908.

1915 United Opens New Branch. *Moving Picture World* Vol. 25 No. 4, p. 681, July 24, 1915.

Motor Age

1919 Cloverland Dealers Organize. *Motor Age* Vol. XXXV(13): 33 March 27, 1919.

Motor Cyclopaedia

1909 Escanaba Cycle Works 1011 and 602 Ludington Escanaba, Mich. (Rambler). *1909 Yearbook Motor Cyclopaedia*. Automobile Topics, New York., p. 205.

Motor World

1911 The Retail World, notice of Thomas Richter(sic) opening up Cole automobile sales and service at 1112 Ludington, Escanaba. *Motor World Wholesale* vol. XXVIII(12), p. 821, September 14, 1911. http://books.google.com/books?id=HCMfAQAAMAAJ&pg=PA5&dq=%22northern+motors%22+escanaba&hl=en&sa=X&ei=KJfXUL-uJo_9qAGHulDoDA&ved=0CD8Q6AEwATgK#v=onepage&q=%22northern%20motors%22%20escanaba&f=false

1917 Retail News, Middle West, E.O. Anderson Purchased 608-610 Ludington Ave. Escanaba. *Motor World* Vol. 1(13): 31 March 21, 1917. <http://books.google.com/books?id=6kkfAQAAMAAJ&pg=RA5-PA31&dq=%22swansons+service+station%22+escanaba&hl=en&sa=X&ei=SYDYUNrvJcWSqwHKuYDQBg&sqi=2&ved=0CEUQ6AEwBA#v=onepage&q=%22swansons%20service%20station%22%20escanaba&f=false>

Municipal Journal and Engineer

1908 Power Company Reorganized. *Municipal Journal and Engineer* Vol. XXV, No. 24, p. 853, December 9, 1908 (Escanaba Power Co.) On line article accessed 12/30/12. <http://books.google.com/books?id=Y5MfAQAAMAAJ&pg=PA853&dq=%22escanaba+power+company%22&hl=en&sa=X&ei=uFz1UO2OK6mf2QWLjIFg&ved=0CDMQ6AEwAQ#v=onepage&q=%22escanaba%20power%20company%22&f=false>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
Delta, Michigan
County and State

Name of multiple listing (if applicable)

Section number 9 Page 37

1910 Escanaba, Mich. Fire Equipment (Charlton & Kuenzli 7th Ward Fire Station plans). *Municipal Journal and Engineer* Vol. XXIX No. 13, p. 453, September 28, 1910. <http://books.google.com/books?id=xpZMAAAAYAAJ&pg=PA709&dq=%227th+ward+fire+station%22+escanaba&hl=en&sa=X&ei=npNqUczol6PEyQHNxYDYBA&ved=0CDUQ6AEwAQ#v=onepage&q=%227th%20ward%20fire%20station%22%20escanaba&f=false>

Municipal Journal and Public Works

1905 Escanaba, Michigan. Paving, Paving Material and Machinery, Contract News for the Month. *Municipal Journal and Public Works* Vol. XVIII, No. 1, p. 30, January, 1905. On line article accessed 5/28/13. http://books.google.com/books?id=vI_mAAAAMAAJ&pg=PA50&lpg=PA50&dq=escanaba+pave+streets&source=bl&ots=MEfcegZnNj&sig=r6nug64nD9GpWahD2rQfPaARIUc&hl=en&sa=X&ei=Emi7UdrBL-SqyAGL_IDYAQ&ved=0CEUQ6AEwBw#v=onepage&q=escanaba%20pave%20streets&f=false

National Archives

2013 Designs for Democracy. Front and Side Elevations, U.S. Post Office, Muskegon, Michigan. On line document accessed 3/15/13. http://www.archives.gov/exhibits/designs_for_democracy/citations.html

Neillsville Press (Wisconsin)

1931 St. Balthasar's Catholic Church (P.O. Nasvik builder). *Neillsville Press* (Neillsville, Clark County, Wis.) Oct. 29, 1931 <http://www.usgennet.org/usa/wi/county/clark/0data/14/14486.htm>

New York Times

1935 Stack, John K. (Death Notice). *The New York Times*, January 19, 1935

North Star Lodge

2012 Minutes, cashbooks, and membership dues records 1887-1970, with a History provided by Finding aid created by Michigan Historical Collections staff for "Scandinavian Fraternity of America, North Star Lodge No. 27 (Escanaba, Mich.) records, 1887-1970", Call number: 85361 Bd 2, Bentley Historical Library, University of Michigan, Ann Arbor. <http://quod.lib.umich.edu/b/bhlead/umich-bhl-85361?rgn=main;view=text>

Nuggy's Tobacco Shack

2012 Nuggy's Tobacco Shack website, accessed on line 1/2/13, <http://www.nuggys.com>.

Nurse, Walter R.

1890 *City of Escanaba, Michigan, U.S.A. The Iron Port of the World*. Printed and published by Lew A. Gates, Escanaba, Michigan.

Ogle, George A.

1913 *Standard Atlas of Delta County, Michigan*. George A. Ogle & Co., Chicago.

Ohio Architect and Builder

1908 Bid Solicitations, US Post Office, Escanaba, Michigan (James Knox Taylor Supervising Architect). *Ohio Architect and Builder* Vol. 12, p. 52. On line document accessed 3/15/13. <http://books.google.com/books?id=rnooAAAAYAAJ&q=%22architect+post+office%22+escanaba&dq=%22architect+post+office%22+escanaba&hl=en&sa=X&ei=Io1DUaLeCcemygH314CYDg&ved=0CFE>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 38

Q6AEwBA

OHM Advisors

2013 Firm History, 2005. OHM Advisors. OHM-Advisors.com. On line document accessed 6/13/13.
<http://www.ohm-advisors.com/history.cfm>

Paper

1920 Victory Bag and Paper Company New Plant. *Paper: Devoted to the Manufacture, Sale and Use of Pulp and Paper*, Volume 26, No. 8: 38, April 28, 1920.

Peavy, Dany, Stevan Sliger, John Krystof, and Travis Dvorak

2012a Copper Country Architects (Charlton & Gilbert, Demar & Lovejoy, Charlton, Gilbert & Demars, D. Fred Charlton, R. William Gilbert, Edward Demar, Charlton, Gilbert & Kuenzli, Edwin O. Kuenzli, Charlton & Kuenzli, Herbst & Kuenzli, William G. Herbst, Derrick Hubert). From Brisson 1992.
<http://www.social.mtu.edu/CopperCountryArchitects/ch.htm>. On-line document accessed 10-15-12.

2012b Copper Country Architects Buildings. Buildings by Charlton & Kuenzli (1904-17). Accessed on line 11/5/12. http://www.social.mtu.edu/CopperCountryArchitects/ch_build.htm

Pharmaceutical Era

1907 Obituary – Clarence H. Hinton. *The Pharmaceutical Era* Vol. 37: 36, January 10, 1937.
<http://books.google.com/books?id=ab7mAAAAMAAJ&pg=PA36&lpg=PA36&dq=%22hill+drug%22+escanaba&source=bl&ots=0EpHCurlch&sig=zPeN9eqL4Y3xatoWuS33enedwW0&hl=en&sa=X&ei=8vvUUNPFKMmerAHk4oCoDQ&sqi=2&ved=0CDYQ6AEwAg#v=onepage&q=%22hill%20drug%22%20escanaba&f=false> on line document accessed 12-22-12.

1907 Business Record of the Drug Trade. Changes in Ownership . . . Michigan, Escanaba, West End Drug Co. 1221 Ludington. *The Pharmaceutical Era* Vol. 37: 214, February 28, 1937.
<http://books.google.com/books?id=ab7mAAAAMAAJ&pg=PA36&lpg=PA36&dq=%22hill+drug%22+escanaba&source=bl&ots=0EpHCurlch&sig=zPeN9eqL4Y3xatoWuS33enedwW0&hl=en&sa=X&ei=8vvUUNPFKMmerAHk4oCoDQ&sqi=2&ved=0CDYQ6AEwAg#v=onepage&q=%22hill%20drug%22%20escanaba&f=false> on line document accessed 12-22-12.

Pinckney Dispatch

1921 Michigan News Tersely Told (Lindsay to Build Delta-Menominee Tuberculosis Sanitarium in Powers) *Pinckney Dispatch*, Vol. XXXVIII No. 24, p. 8 June 16, 1921. On line document accessed 1/12/13.
<http://pinckneylocalhistory.org/Dispatch/1921-06-16.pdf>.

Pohl, Dorothy G. and Norman E. Brown

1997 The History of Roads in Michigan. Paper presented to the Association of Southern Michigan Road Commissions on December 2, 1997. Accessed on line: <http://www.michiganhighways.org/history3.html> .

Political Graveyard

2012 Stack, John K. Jr. Biographical summary providing information about his term as Michigan's Auditor General. <http://politicalgraveyard.com/bio/sproat-staebler.html>. On line document accessed 12/28/12.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
 Delta, Michigan
 County and State

Name of multiple listing (if applicable)

Section number 9 Page 39

Polk, R.L..

- 1875 *Michigan State Gazetteer and Business Directory for 1875*. R.L. Polk & Co., The Tribune Printing Co., Detroit. EBook downloaded 2/18/13. <https://play.google.com/books/reader?id=v80AAAIAAJ&printsec=frontcover&output=reader&authuser=0&hl=en>
- 1897 *Michigan State Gazetteer and Business Directory for 1897, Vol. XIII*. R.L. Polk & Co., Detroit. <http://books.google.com/books?id=5AcdaQAAMAAJ&pg=PA756&dq=%22schram%22+escanaba&hl=en&sa=X&ei=19rYUPGAIsqlrAGl6YGQDw&ved=0CEsQ6AEwBQ#v=onepage&q=%22schram%22%20escanaba&f=false>, PP. 754 (Jepsen) p. 756 (Schram) on line document accessed 12/24/12.
- 1907 *Michigan State Gazetteer and Business Directory for 1907-08*, R.L. Polk & Co., Detroit. http://books.google.com/books?id=absfAQAAIAAJ&pg=RA1-PA932&lpg=RA1-PA932&dq=%22Ben's+theater%22+escanaba&source=bl&ots=Xv-et3QjCH&sig=eAb2Sh_kfxh232pIIIEgCJkhpkl&hl=en&sa=X&ei=18nmUK-AEoKlrAHCjYAO&ved=0CC8Q6AEwAA#v=onepage&q=%22Ben's%20theater%22%20escanaba&f=false P. 932 (Ben's Theater) on line document accessed 1/4/13, 411 Ludington p. 935..
- 1908 R.L. Polk & Co.'s Escanaba Directory for 1907-08. R.L. Polk & Co., Detroit.
- 1911 R.L. Polk & Co.'s Escanaba Directory for 1911-12. R.L. Polk & Co., Detroit.
- 1924 *Polk's Escanaba and Delta County Directory, 1924-25*. R.L. Polk & Co., Detroit.
- 1929 *Polk's Escanaba (Michigan) City Directory, 1929*. R.L. Polk & Co., Detroit.
- 1937 *Polk's Escanaba and Gladstone City Directory, 1937*. R.L. Polk & Co., Detroit.
- 1939 *Polk's Escanaba and Gladstone City Directory, 1939*. R.L. Polk & Co., Detroit.
- 1941 *Polk's Escanaba and Gladstone City Directory, 1941*. R.L. Polk & Co., Detroit.
- 1948 *Polk's Escanaba and Gladstone City Directory, 1948*. R.L. Polk & Co., Detroit.
- 1953 *Polk's Escanaba and Gladstone City Directory, 1953*. R.L. Polk & Co., Detroit.
- 1959 *Polk's Escanaba and Gladstone City Directory, 1959*. R.L. Polk & Co., St. Paul.
- 1963 *Polk's Escanaba and Gladstone City Directory, 1963*. R.L. Polk & Co., Detroit.

Popular Astronomy

- 1910 New Observatory at Escanaba, Michigan. General Notes. *Popular Astronomy*, Vol. 18, No. 7, August-September 1910 p. 449 (John Novack). on line document accessed 1/12/13. <http://books.google.com/books?id=7j8iAQAAIAAJ&pg=PA449&dq=%22john+novack%22+escanaba&hl=en&sa=X&ei=ohH0UNfbEcjyqWHB3YCICg&ved=0CC8Q6AEwAA#v=onepage&q=%22john%20novack%22%20escanaba&f=false>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 40

Poor's Publishing Co.

1922 *Moody's Manual of Railroads and Corporation Securities*. Twenty-third Annual Number, Public Utility Section. Poor's Publishing Co., New York.

Port Washington

2013 Architects and Builders (Henry Foeller). Port Washington Downtown Historic District. City of Port Washington, Wisconsin. On-line document accessed 3/7/13. <http://www.ci.port-washington.wi.us/history/Survey/ARCHITECTS&BUILDERS.htm>.

Powers, Perry F.

1912 *A History of Northern Michigan and its People*. Chicago: Lewis Publishing Co.

Prescott, George A.

1905 Michigan Official Directory and Legislative Manual for the Years 1905 and 1906. Compiled by George A. Prescott, Michigan Secretary of State. Wynkoop Hallenbeck Crawford Co., State Printers, Lansing.

Railroad Michigan

2012 Escanaba & Lake Superior Railroad. <http://www.railroadmichigan.com/boynecity.html>. On line document accessed 2/1/12

Rice, Diane S.

2013 Ishpeming, Its People and Past (Ishpeming Carnegie Library, J.D. Chubb). Almanac.com http://alumnac.com/article_display.php?id=126.

Royce, George A. and Oscar Palmer

1893 *Michigan and Its Resources: Sketches of the Growth of the State*. R. Smith & Co., Publishers, Lansing.

St. John the Baptist Catholic Church (SJBCC)

1985 St. John the Baptist Catholic Church Centennial, 1884-1984. St. John the Baptist Catholic Church, Garden, Michigan. On-line document accessed 12/30/12. <http://books.google.com/books?id=Vd7hAAAAMAAJ&q=%22Advanced+Electric+Co.%22+Escanaba&dq=%22Advanced+Electric+Co.%22+Escanaba&hl=en&sa=X&ei=g8zgUIf0N4S2rQGiloDQAQ&ved=0CDMQ6AEwAA>

St. Joseph and St. Patrick Church (SJSPC)

2012a St. Joseph and St. Patrick Parish Time Line. <http://www.stjosephstpatrick.com/page5.asp>; On-line document accessed 11/5/12.

2012b St. Joseph and St. Patrick Parish Virtual Tour. The Windows. On-line document accessed 11/5/12 <http://www.stjosephstpatrick.com/page13.asp>

2012c St. Joseph and St. Patrick Parish. The Pipe Organs. <http://www.stjosephstpatrick.com/page7.asp>. On-line document accessed 12/31/12

Sanborn Fire Insurance Co. (Sanborn)

1884 Escanaba, Michigan. Interactive digital map. Escanaba Public Library. Research, Digital Sanborn Maps.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 41

URL: <http://www.escanabalibrary.org/> (accessed December 27, 2012).

- 1888 Escanaba, Michigan. Interactive digital map. Escanaba Public Library. Research, Digital Sanborn Maps. URL: <http://www.escanabalibrary.org/> (accessed December 27, 2012).
- 1893 Escanaba, Michigan. Interactive digital map. Escanaba Public Library. Research, Digital Sanborn Maps. URL: <http://www.escanabalibrary.org/> (accessed December 27, 2012).
- 1899 Escanaba, Michigan. Interactive digital map. Escanaba Public Library. Research, Digital Sanborn Maps. URL: <http://www.escanabalibrary.org/> (accessed December 27, 2012).
- 1906 Escanaba, Michigan. Interactive digital map. Escanaba Public Library. Research, Digital Sanborn Maps. URL: <http://www.escanabalibrary.org/> (accessed December 27, 2012).
- 1913 Escanaba, Michigan. Interactive digital map. Escanaba Public Library. Research, Digital Sanborn Maps. URL: <http://www.escanabalibrary.org/> (accessed December 27, 2012).
- 1921 Escanaba, Michigan. Interactive digital map. Escanaba Public Library. Research, Digital Sanborn Maps. URL: <http://www.escanabalibrary.org/> (accessed December 27, 2012).
- 1929 Escanaba, Michigan. Interactive digital map. Escanaba Public Library. Research, Digital Sanborn Maps. URL: <http://www.escanabalibrary.org/> (accessed December 27, 2012).
- 1929-50 Escanaba, Michigan. Interactive digital map. Escanaba Public Library. Research, Digital Sanborn Maps. URL: <http://www.escanabalibrary.org/> (accessed December 27, 2012).

Sault Ste. Marie

- 2013 City of Sault Ste. Marie, New City Hall Location, History (James Knox Taylor designed Federal Building). On line document accessed 3/15/13 <http://www.sault-sainte-marie.mi.us/federalbldg.htm>

Sawyer, Alvah L.

- 1911 *A History of the Northern Peninsula of Michigan and Its People*. Lewis Publishing Co., Chicago. <http://quod.lib.umich.edu/m/micounty/arw8562.0001.001/90?page=root;size=100;view=text>

Saykly

- 2012 Saykly's Tradition. Saykly's Confectionary and Gifts. Store website: <http://sayklys.com/tradition>, accessed on line 12/24/12.

Seymour, Steve

- 1999 Nyman's Jewelry, A Downtown Gem. *Main Street News Magazine* No. 41, pp. 1-2, February 1999.

Schmidt, Doug

- 2007 *They Came to Bowl: How Milwaukee Became America's Bowling Capital*. Wisconsin Historical Society Press, Madison.

Schmidt, Leigh

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 42

2009 A History of the Building at 904 Ludington. Document on file, Downtown Businesses Vertical File, Delta County Historical Society Archives, Escanaba, Michigan.

School Board Journal

1901 New Schools, Boone, Iowa (C.E. Edwins, architect). *School Board Journal* XII, No. 4, p. 22, May 1901.

School Executive

1926 Henry H. Turner and Victor E. Thebaud Advertisement, *The School Executive* Vol. 46: 235. <http://books.google.com/books?id=hXFLAAAAAYAAJ&q=%22school+executive%22+%22henry+h.+turner%22&dq=%22school+executive%22+%22henry+h.+turner%22&hl=en&sa=X&ei=d7NqUdiJJYalygHk0YCACg&ved=0CDgQ6AEwAA>

Scripps, J.E. and R.L. Polk

1873 *Michigan State Gazetteer and Business Directory for 1873*. J.E. Scripps and R.L. Polk, compilers, The Tribune Book and Job Office, Detroit.

Shettleworth, Earle G.

2012 Brief Biographies of American Architects Who Died Between 1897 and 1947. Transcribed from the American Art Annual by Earle G. Shettleworth, Jr., Director, Maine Historic Preservation Commission.

Silver Winds Church

2012 Our History, Silver Winds Church, Escanaba, Michigan (Michigan Theater). On line document accessed 8/21/12, http://www.silverwindschurch.org/html/our_history.html

Simons, Barbara E.

2013 This Week in Range History (reprint of 1982 *Range History* article, Range Historical Society, Gilbert, Minnesota). Hometown Focus.US website. On-line internet article accessed 6/4/13, http://www.hometownfocus.us/news/2013-03-22/Range_History/This_Week_in_Range_History.html?print=1

SSDR (Social Security Death Records)

2013a Arne Arntzen, 24 May 1898 – 17 November 1996. On line document accessed 6/11/13. <http://www.mocavo.com/records/ssdi/ARNE-ARNTZEN-1898-1996-Michigan-15068583186795097649>

2013b Walter Arntzen, 18 October 1904 – 1 September 1984. On line document accessed 6/11/13. <http://www.death-record.com/d/n/Walter-Arntzen/Michigan>

Spieth, Mike

2012 Ancestors of Ronald Michael Spieth. Generation 4, Roger Nicholas Williams. On line document accessed 12/24/12, <http://www.mikespieth.com/family/Michael%20R.%20Spieth.rtf>

State of Michigan Department of Licensing and Regulatory Affairs (SMDLRA)

2013a City of Escanaba, Card No. 11826 (1864). Statewide Results for Subdivision Plats, City of Escanaba. http://www.dleg.state.mi.us/platmaps/rs_subs.asp?sub_name=escanaba&county_list=21&simple=yes&Submit=Submit. On line website accessed 2/21/2013.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property
 Delta, Michigan
 County and State

Name of multiple listing (if applicable)

Section number 9 Page 43

- 2013b Plat of the Proprietors First Addition to the Village of Escanaba, Card No. 5937 (August 1882). Statewide Results for Subdivision Plats, City of Escanaba. On line website accessed 2/21/2013.
http://www.dleg.state.mi.us/platmaps/rs_subs.asp?sub_name=escanaba&county_list=21&simple=yes&Submit=Submit.
- 2013c Proprietors Addition to the City of Escanaba, Card No. 5951 (August 1888). Statewide Results for Subdivision Plats, City of Escanaba. On line website accessed 2/21/2013
http://www.dleg.state.mi.us/platmaps/rs_subs.asp?sub_name=escanaba&county_list=21&simple=yes&Submit=Submit.
- 2013d City of Escanaba, Card No. 11826 (1864). Statewide Results for Subdivision Plats, City of Escanaba.
http://www.dleg.state.mi.us/platmaps/rs_subs.asp?sub_name=escanaba&county_list=21&simple=yes&Submit=Submit on line website accessed on line 8/29/2012. On line website accessed 2/21/2013.

State of Michigan

- 1951 A Bill to Make an Appropriation for the Construction of a State Office Building in the City of Escanaba. Bills Accompanying the Journal, Part 1, p.145. *Journal of the Senate of the State of Michigan, 1951, Regular Session. State of Michigan, Legislature, Senate.* On line document accessed 1/6/13,
<http://books.google.com/books?id=tEhOAAAAMAAJ&q=%22state+office+building%22+escanaba&dq=%22state+office+building%22+escanaba&hl=en&sa=X&ei=OJLpUPKfK8TDqQH2qYFg&ved=0CDYQ6AEwAQ>.
- 2011 Escanaba State Office Building. State of Michigan House of Representatives. On line document accessed 10/30/12, <http://house.michigan.gov/SessionDocs/2011-2012/Testimony/Committee2-6-29-2011.pdf>
- Steam
- 1917 Bids, Board of Education, Manual Training Addition to High School, Escanaba. Architect G. Arntzen & Bro. *Steam*, Vol. 19(2): 56, February 1917.

Stennett, W. H.

- 1875 Escanaba, Mich. The Northwest Illustrated for Tourists of 1875. Compiled by W.H. Stennett. Chicago & North-Western Railway, Chicago, pp. 37-38. On-line document accessed 3/22/13.
http://books.google.com/books?id=_3RNAAAAYAAJ&pg=PA37&dq=%22tilden+house%22+escanaba&hl=en&sa=X&ei=8mlMUfn6JaGqyAGjsHIAQ&ved=0CC0Q6AEwADgK#v=onepage&q=%22tilden%20house%22%20escanaba&f=false
- 1882 Escanaba, Michigan. *My Rambles in the Enchanted Summer Land of the Great Northwest During the Tourist Season of 1881.* Compliments of W.H. Stennett, General Passenger Agent, Chicago & North-Western Railway, Chicago, pp. 53-55. On line document accessed 3/22/13.
<http://books.google.com/books?id=9zRGO9ugNw0C&pg=PA53&lpg=PA53&dq=%22tilden+house%22+escanaba&source=bl&ots=nRod5Xm6w8&sig=Dc0Sf-IDZ8ChjEK4TCC4mn8PkHQ&hl=en&sa=X&ei=6U1MUZeCE-jryAGvyIH0BA&ved=0CFUQ6AEwCQ#v=onepage&q=%22tilden%20house%22%20escanaba&f=false>
- 1910 *Yesterday and Today, A History of the Chicago and North Western Railway System.* W.H. Stennett,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 44

Compiler. Chicago & Northwestern Railroad, Chicago. Ebook accessed at Internet Archive, 4/29/13, <http://archive.org/details/cu31924032484572>

Stiles, C.O.

1903 *A Souvenir of Delta County, Michigan* (pamphlet). C.O. Stiles, Publisher, Iron Mountain, Michigan.

St. Ignace News

2006 Looking Back. 50 Years Ago. *The Republican-News & St. Ignace Enterprise*, September 20, 1956. *St. Ignace News*, September 21, 2006.

St. Joseph Church

2012 Parish Time Line. St. Joseph and St. Patrick Parish, Escanaba, Michigan. St. Joseph and St. Patrick Catholic Church website, <http://www.stjosephstpatrick.com/page5.asp>. On line document accessed 9/29/12.

Stevens Construction Co.

2013 Our History. Stevens Construction Company web site, accessed on line 3/8/2013 at <http://www.stevensconstruction.com/about-us/history.php>

Stone

1901a Contracts and Building, Government Work, State, County, and City Buildings, Hospitals, Etc., Escanaba, Mich. *Stone* XXIII (no. 2) p. 178, August, 1901 (Bonds for City Hall). <http://books.google.com/books?id=YpMtAQAAAMAAJ&pg=PA178&dq=%22city+hall%22+escanaba+1901&hl=en&sa=X&ei=hGE7UbPGGsSbygHWoYC4DQ&ved=0CDUQ6AEwAjgK#v=onepage&q=%22city%20hall%22%20escanaba%201901&f=false>

1901b Contracts and Buildings, Business Buildings, St. Paul, Minnesota. *Stone* XXIII (no. 3) p. 182, September, 1901 (Bernard Barthold Schmitt Brewery design). http://books.google.com/books?id=YpMtAQAAAMAAJ&pg=PA182&dq=%22bernard+barthel%22&hl=en&sa=X&ei=LEU-Udi0Kqn_yQG26oGYAQ&ved=0CFUQ6AEwBw#v=onepage&q=%22bernard%20barthel%22&f=false

Strom, Peter W.

2002 Legacy of Stegath Lumber Co. ms. 11pp. Vertical Files, Oral History Interview William B. Stegath and Gideon R. Stegath on September 7, 2000. Stegath Lumber Co. File No. 226, Document on file Delta County Historical Society Archives, Escanaba.

Stupak, Bart

2006 Tribute to Saykly's confectionary and Gifts, November 19, 2006. *Congressional Record*, V. 152, Pt. 17, pp. 21900-21901, November 9, 2006 to December 6 2006. U.S. Government Printing Office, Washington, D.C. http://books.google.com/books?id=5osYdbbchQ8C&pg=PA89&dq=%22saykly%22+escanaba&hl=en&sa=X&ei=qM_YULzyEoSJqgHHm4GYDQ&ved=0CDkQ6AEwAQ#v=onepage&q=%22saykly%22%20escanaba&f=false

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 45

Sundstrom, Patricia

- 2001 *Stories of the Pioneers and Civil War Veterans of Delta County, Michigan*. Delta County Genealogical Society, Escanaba, Michigan.

Tri-Parish Catholic Church

- 2013 St. John The Baptist Catholic Church, Beach, North Dakota History, Tri-Parish Catholic Churches, History of the Area Catholic Churches. <http://triparishnd.org/history.html>

University of Vermont

- 2011 VT Astronomy Archives (Novack telescope). On line reference accessed 1/14/13). <http://list.uvm.edu/cgi-bin/wa?A2=ind1105&L=VTASTRONOMY&P=67>.

Upper Peninsula Engineers & Architects (UPEA)

- 2012 Architectural Experience, Historic Buildings, Delta Hotel (Escanaba), Upper Peninsula Engineers and Architects, Qualifications and Experience, p. 45. On-line document accessed 12-21-12 <http://www.upea.com/pdf/UPEA.pdf>.

Upper Peninsula Magazine

- 1999 House of Ludington, Many Other Downtown Businesses Stand the Test of Time. Main Street News. *Upper Peninsula Magazine* Vol. 51: 10, December, 1999.
- 2000 When the Fair Store Ruled Downtown. Main St. News, *Upper Peninsula Magazine* Vol. 52: 1, January 2000.

U.S. Congressional Serial Set (USCSS)

- 1906 Appropriations, New Offices, Etc., United States Post Office at Escanaba. 59th Congress First Session Senate Documents December 4, 1905 to June 30, 1906. Volume 31 Government Printing Office, Washington, D.C.

U.S. Post Office

- 1910 Statement of Appropriations for Public Buildings Not Yet Commenced, In Course of Construction, and Recently Completed. Escanaba, Mich. Post Office. *Annual report of the Supervising Architect to the Secretary of the Treasury for the Fiscal Year Ended June 30, 1909*. United States Department of the Treasury, Office of Supervising Architect, Washington, D.C.

U.S. Federal Reserve Board (USFRB)

- 2012 National Information Center. Institution History, Escanaba Office 1205 Ludington Street, Wells Fargo Bank, National Association. On line document accessed 12/23/2012 at http://www.ffiec.gov/nicpubweb/nicweb/InstitutionHistory.aspx?parID_RSSD=236555&parDT_END=9991231.

Wakefield Advocate

- 1922 Official Proceedings of the Board of Education, May 26, 1922, Thomaston School. *Wakefield Advocate*, June 3, 1922, p. 6. <http://newspaperarchive.com/wakefield-advocate/1922-06-03/page-9> on line document accessed 1/8/12.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District

Name of Property

Delta, Michigan

County and State

Name of multiple listing (if applicable)

Section number 9 Page 46

Western Architect

1919 H.H. Turner Resigned. *The Western Architect*, Vol. XXVIII (12): viii, December 1919.

Western Brewer

1906 New Plants and Improvements, New York. *The Western Brewer and Journal of the Barley, Malt and Hop Trades*, Vol. 31 No. 9, p. 453, September 15, 1906. (Bernard Barthel Olean Brewing Co. Brewery).

1909a New Plants and Improvements, Indiana. *The Western Brewer and Journal of the Barley, Malt and Hop Trades*, Vol. 34 No. 1, p. 26 (January 15), Vol. 34 No. 3, p. 134 (March 15), Vol. 34 No. 12, p. 612 (December 15). (Bernard Barthel, West Hammond Brewing Co. and Hammond Brewing Co., Brewery Architect 1909: 134; December 1909: 612. Accessed on line 3/11/13. http://books.google.com/books?id=eOsIAQAAMAAJ&pg=PA134&dq=%22bernard+barthel%22&hl=en&sa=X&ei=LEU-Udi0Kqn_yQG26oGYAQ&ved=0CD0Q6AEwAg#v=onepage&q=%22bernard%20barthel%22&f=false

1909b Bernard Barthen. Advertisement. *The Western Brewer and Journal of the Barley, Malt and Hop Trades*, Vol. 34 No. 1, p. 48, January 15, 1909. <http://books.google.com/books?id=eOsIAQAAMAAJ&pg=RA1-PA48&dq=%22brewery+architects%22+michigan&hl=en&sa=X&ei=IWs-Ue7YD8OeywHLSoDICO&ved=0CDUQ6AEwAA#v=onepage&q=%22brewery%20architects%22%20michigan&f=false>

Western Michigan University

2012 Campus Building Inventory Chronology and History. On line document accessed 12/26/12 <http://www.cf.wmich.edu/docs/Charts-Spreadsheets-Information/BuildingChronologyApril2011.pdf>

Western Publishing

1900 *Cyclopedia of Michigan Historical and Biographical*. Western Publishing and Engraving Co., New York.

White, Arthur S. (Ed.)

1924 Personal Sketches-History of Kent County, From the series: *Historic Michigan, Land of the Great Lakes, Vol. III*. National Historical Association, Dayton, Ohio. On line document accessed 12/16/12 <http://www.migenweb.net/kent/white1924/personal/turnerhh.html>

White, James T. and Co.

1920 *National Cyclopaedia of American Biography*, Vol. XVII. James T. White & Co., New York. <http://books.google.com/books?id=dPEpAQAAMAAJ&pg=RA11-PA407-IA1&dq=%22John+j.+cleary%22+escanaba&hl=en&sa=X&ei=LSZsUeSbEKbRyAGAi4C4Bg&ved=0CC4Q6AEwAA#v=onepage&q=%22John%20j.%20cleary%22%20escanaba&f=false>

Wight, Peter B.

1915 Country House Architecture in the Middle West. *The Architectural Record* Vol. XXXVIII No. 4 October 1915, pp. 385-422; Document accessed on line 4/2/13. <http://books.google.com/books?id=u24XAQAIAAJ&pg=PA409&lpg=PA409&dq=%22H+R+Wilson+%26+Co%22+architect&source=bl&ots=9bZ96AnhS5&sig=ZHWdd3ESarqUvmi->

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Escanaba Central Historic District
Name of Property
Delta, Michigan
County and State
Name of multiple listing (if applicable)

Section number 9 Page 47

xWF2TKWslIg&hl=en&sa=X&ei=q0NbUeqkBsTvygGs2YCABg&ved=0CC0Q6AEwAA

Winqvist, Alan

1995 *Swedish-American Landmarks: Where To Go and What To See.* Swedish Council of America. Minneapolis, Minnesota.

Withey, Henry F. and Elsie R. Withey

1970 *Biographical Dictionary of American Architects (Deceased).* Hennessey & Ingalls, Inc. Los Angeles,

Wise, Dale and Corinne

2011 Lois Jean Erikson (obituary, November 18, 2010). Find A Grave.com. On line document accessed 12/31/12. <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=64114640>.

Woodlawn Avenue

2013 H. R. Wilson & Co.. Woodlawn-University Avenue Documentation, Architect Biographies. http://woodlawnaveinjeopardy.org/pdf_documents/Architect_Biographies.pdf On line document accessed 4/2/13.

Worth, Jean

1971 *100 years of service, First National Bank and Trust Company of Escanaba, Escanaba, Michigan.* Privately published. Escanaba, Michigan.

Zerilli, Ursula

2012 East Campus: Finances Trump History in Western Michigan University's Decision to Raze Historic Buildings. MLive, December 16, 2012, on line document accessed 12/26/12

Zillow

2012a 919 Ludington St. Escanaba, MI 49829, on line document accessed 12/21/12, http://www.zillow.com/homedetails/919-Ludington-St-Escanaba-MI-49829/2131352069_zpid/.

2012b 1001 Ludington St. Escanaba, MI 49829, on line document accessed 12/26/12, http://www.zillow.com/homedetails/1001-Ludington-St-Escanaba-MI-49829/2131350052_zpid/.

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 Additional Documentation: Photographs Page 1

Name of Property: Escanaba Central Historic District
City or Vicinity: Escanaba
County: Delta **State:** MI
Photographer: William E. Rutter
Dates Taken: July, 2012, September 2012 and March, 2013

Description of Photographs and Number:

- 1 of 46: House of Ludington, 223 Ludington, north (façade) and west elevation, camera facing SE
MI_Delta County_Escanaba Central Historic District_0001.tif
- 2 of 46: House of Ludington, 223 Ludington, north (façade) and east elevation, camera facing SW
MI_Delta County_Escanaba Central Historic District_0002.tif
- 3 of 46: Chamber of Commerce Building, 230 Ludington, south (façade) and west elevation, camera facing NE
MI_Delta County_Escanaba Central Historic District_0003.tif
- 4 of 46: Delta County Building, 360 Ludington, south (façade) and east elevation, camera facing NW
MI_Delta County_Escanaba Central Historic District_0004.tif
- 5 of 46: Ludington Streetscape, 500 block, north side of street (524-500), facing NE
MI_Delta County_Escanaba Central Historic District_0005.tif
- 6 of 46: Old Post Office Building, 524 Ludington, south (façade) and west elevation, camera facing NE
MI_Delta County_Escanaba Central Historic District_0006.tif
- 7 of 46: Harbor Tower Building, 110 S. 5th, north (façade) and east elevation, camera facing SW
MI_Delta County_Escanaba Central Historic District_0007.tif
- 8 of 46: Ludington Streetscape, 600 block, north side of street (624-600, primarily 624 with 1962 addition at right), facing NE
MI_Delta County_Escanaba Central Historic District_0008.tif
- 9 of 46: Masonic and 1st National Bank Buildings, 617, 623 Ludington, north (façade) and west elevation of 623, camera facing SE
MI_Delta County_Escanaba Central Historic District_0009.tif
- 10 of 46: Ludington Streetscape, 700 block, north side of street (720-712, 624 right edge), facing NE
MI_Delta County_Escanaba Central Historic District_0010.tif
- 11 of 46: Ludington Streetscape, 700 block, south side of street (701-711), facing SW
MI_Delta County_Escanaba Central Historic District_0011.tif
- 12 of 46: Carnegie Library Building, 201 S. 7th, west (façade), camera facing E
MI_Delta County_Escanaba Central Historic District_0012.tif
- 13 of 46: William Bonifas Auditorium and Gymnasium, 702 S. 7th, south (façade) and east elevation, camera

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 Additional Documentation: Photographs Page 2

facing NW

MI_Delta County_Escanaba Central Historic District_0013.tif

14 of 46: St. Joseph Catholic Church, 709 S. 7th, north (façade) and east elevation, camera facing SW

MI_Delta County_Escanaba Central Historic District_0014.tif

15 of 46: Ludington Streetscape, 800 block, south side of street (801-823), facing SW

MI_Delta County_Escanaba Central Historic District_0015.tif

16 of 46: Michigan Theater, 809-11 Ludington, north (façade), camera facing SE

MI_Delta County_Escanaba Central Historic District_0016.tif

17 of 46: Building, 823 1st Ave. N., north (façade) and west elevation, camera facing SE

MI_Delta County_Escanaba Central Historic District_0017.tif

18 of 46: Ludington Streetscape, 900 block, north side of street (922-900), facing NE

MI_Delta County_Escanaba Central Historic District_0018.tif

19 of 46: Ludington Streetscape, 900 block, south side of street (901-923), facing SW

MI_Delta County_Escanaba Central Historic District_0019.tif

20 of 46: Delft Theater, 907 Ludington, north (façade) and partial east elevation, camera facing SW

MI_Delta County_Escanaba Central Historic District_0020.tif

21 of 46: Arcade Building, 909-15 Ludington, north (façade), camera facing S

MI_Delta County_Escanaba Central Historic District_0021.tif

22 of 46: Ben's Theater Building, 1006 Ludington, south (façade) and east elevation, camera facing NW

MI_Delta County_Escanaba Central Historic District_0022.tif

23 of 46: Groos Block, 1007 Ludington, north (façade), with 1005 to left, 1009 to right, camera facing S

MI_Delta County_Escanaba Central Historic District_0023.tif

24 of 46: Ludington Streetscape, 1000 block, north side of street (1018-1000), facing NE

MI_Delta County_Escanaba Central Historic District_0024.tif

25 of 46: Grand Theater, 1013 Ludington, north (façade), with 1009-11 left and 1015 right, camera facing SE

MI_Delta County_Escanaba Central Historic District_0025.tif

26 of 46: Old City Hall, 121 S. 11th, west (façade) and south elevation, camera facing NE

MI_Delta County_Escanaba Central Historic District_0026.tif

27 of 46: Bethany Lutheran Church, 202 S. 11th, east (façade) and north elevation, camera facing SW

MI_Delta County_Escanaba Central Historic District_0027.tif

28 of 46: Ludington Streetscape, 1100 block, south side of street (1101-19), facing SW

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 Additional Documentation: Photographs Page 3

MI_Delta County_Escanaba Central Historic District_0028.tif

29 of 46: Ludington Streetscape, 1100 block, north side of street (1122-1100), facing NE
MI_Delta County_Escanaba Central Historic District_0029.tif

30 of 46: Fair Savings Store Building, 1100 Ludington, south (façade) and east elevation, camera facing NW
MI_Delta County_Escanaba Central Historic District_0030.tif

31 of 46: S. S. Kresge Co. Building, 1104 Ludington, south (façade), camera facing N
MI_Delta County_Escanaba Central Historic District_0031.tif

32 of 46: Ludington Streetscape, 1200 block, north side of street (1216-1200), facing NE
MI_Delta County_Escanaba Central Historic District_0032.tif

33 of 46: Kratze Co. Building, 1200-02 Ludington, south (façade) and east elevation, camera facing NW
MI_Delta County_Escanaba Central Historic District_0033.tif

34 of 46: North Star Hall, 1210 Ludington, south (façade), 1208 to right, 1212 to left, camera facing N
MI_Delta County_Escanaba Central Historic District_0034.tif

35 of 46: Union Hall/Leader Store Building, 1222 Ludington, south (façade) and west elevation, camera facing NE
MI_Delta County_Escanaba Central Historic District_0035.tif

36 of 46: Ludington Streetscape, 1300 block, north side of street (1322-1300, 1200 block in distance), facing NE
MI_Delta County_Escanaba Central Historic District_0036.tif

37 of 46: Swedish Evangelical Mission Church, 1322 1st Ave. S., south (façade) and west elevation, camera facing NE
MI_Delta County_Escanaba Central Historic District_0037.tif

38 of 46: Saykly's Building, 1302-04 Ludington, south (façade), camera facing N/NE
MI_Delta County_Escanaba Central Historic District_0038.tif

39 of 46: Daoust Flats Apartment Building, 1317 1st Ave. N., north (façade) and west elevation, camera facing SE
MI_Delta County_Escanaba Central Historic District_0039.tif

40 of 46: Escanaba Junior High School, 1500 Ludington, south (façade) and west elevation, camera facing NE
MI_Delta County_Escanaba Central Historic District_0040.tif

41 of 46: Ludington Streetscape, 1500 and 1600 blocks, south side of street (1513-1619), facing SW
MI_Delta County_Escanaba Central Historic District_0041.tif

42 of 46: Home Electric Co. Building, 1515-17 Ludington, north (façade) and west elevation, camera facing SE
MI_Delta County_Escanaba Central Historic District_0042.tif

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 Additional Documentation: Photographs Page 4

- 43 of 46: Richter Brewing Co. Office and Bottling Works and Brew House, 1601-19 Ludington, north (façades) and east elevations, camera facing SW
MI_Delta County_Escanaba Central Historic District_0043.tif
- 44 of 46: Ludington Streetscape, 1700 block, south side of street (1705-11), facing SW
MI_Delta County_Escanaba Central Historic District_0044.tif
- 45 of 46: Escanaba Power Co. Building, 117 Stephenson, east (façade) and south elevation, camera facing NW
MI_Delta County_Escanaba Central Historic District_0045.tif
- 46 of 46: Ludington Streetscape, 1800 block, north side of street (1814-06), facing NE
MI_Delta County_Escanaba Central Historic District_0046.tif

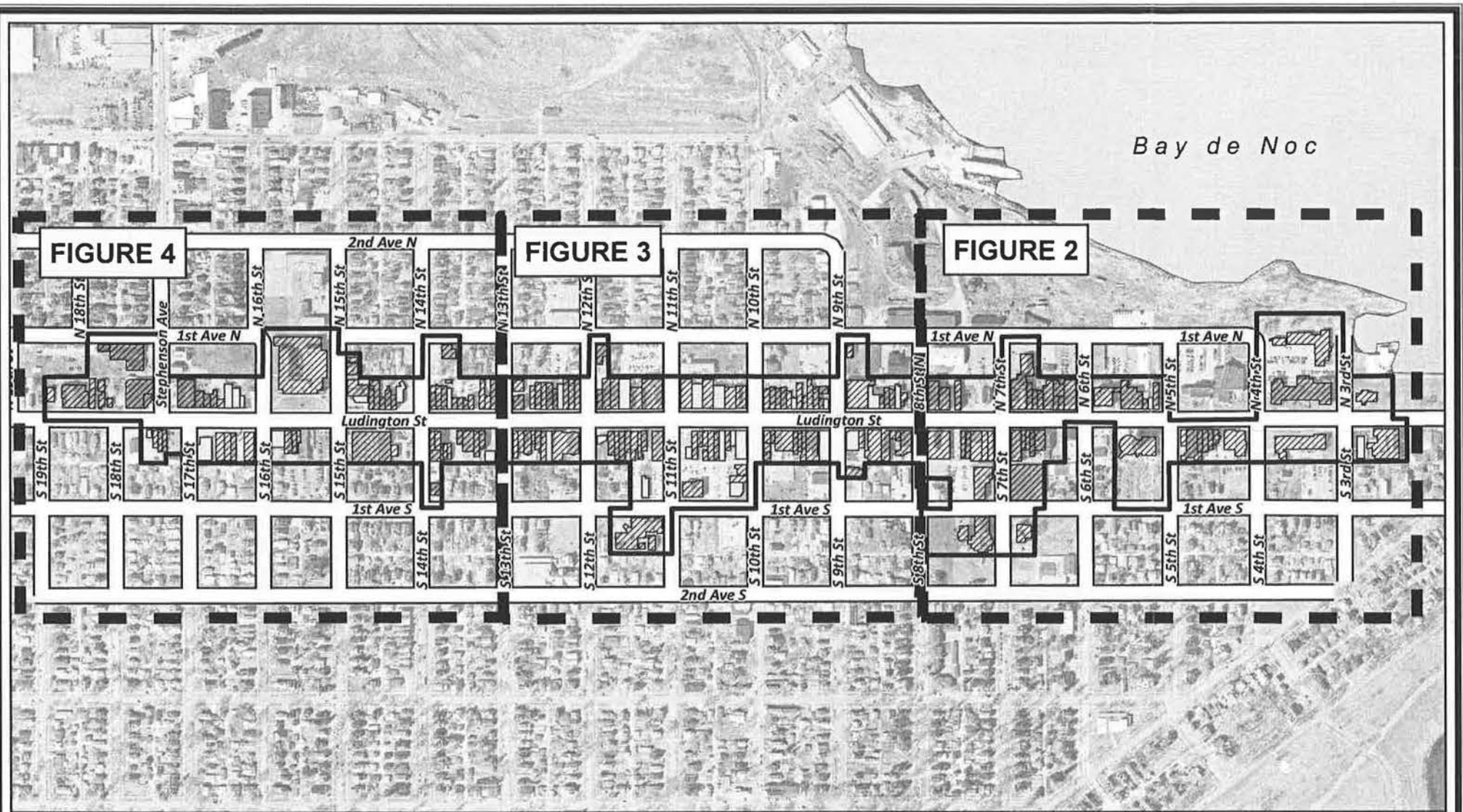



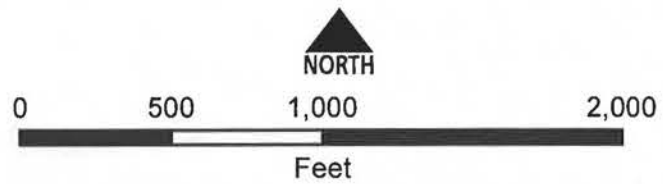


FIGURE 1
ESCANABA CENTRAL HISTORIC DISTRICT
 Escanaba, Delta County, Michigan

Legend

-  District Boundary
- District Structures**
-  Contributing
-  Noncontributing



Map prepared by BB&E in April 2013

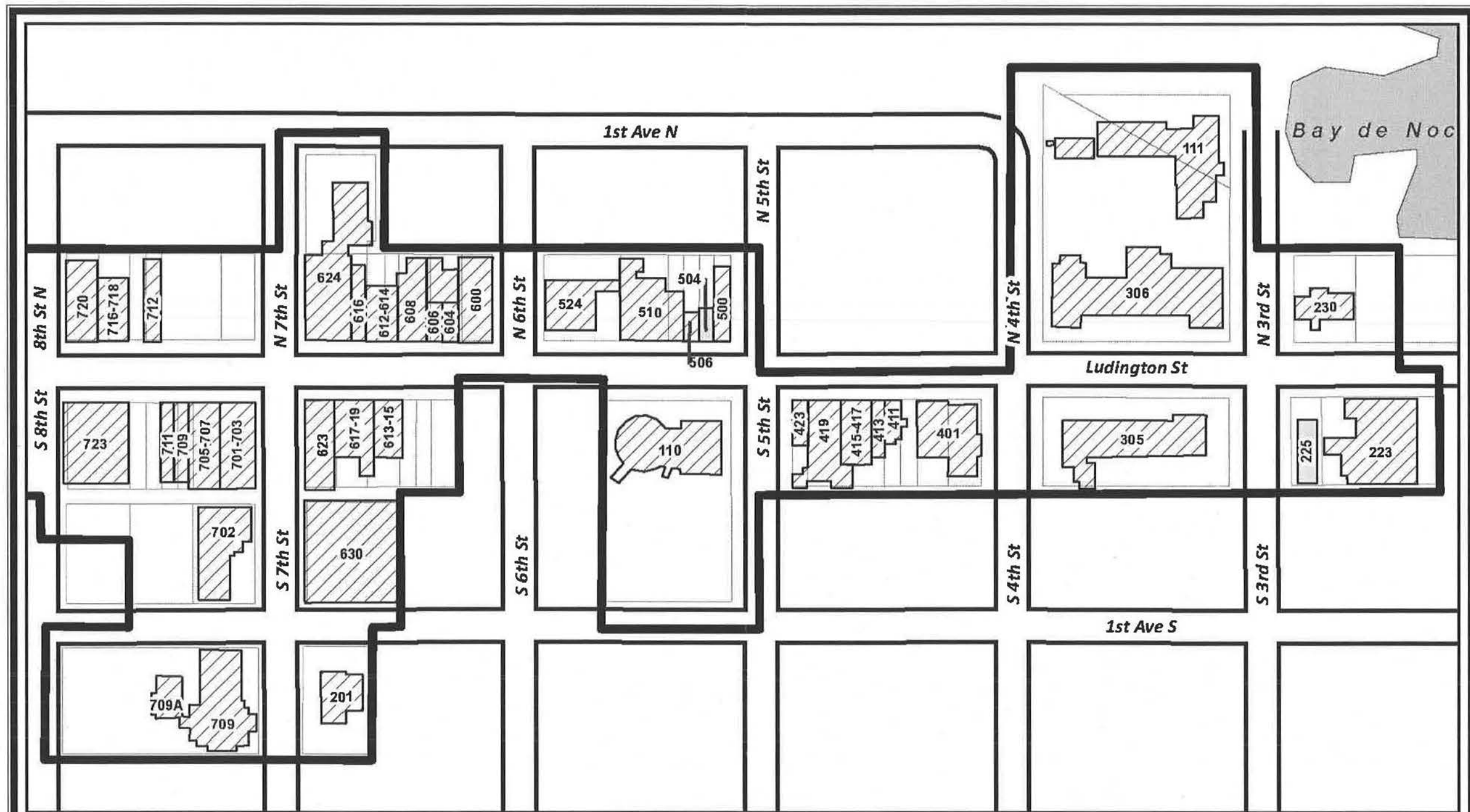





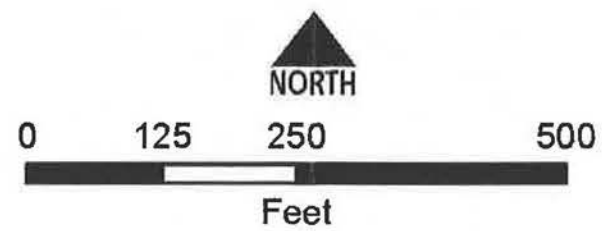


FIGURE 2
ESCANABA CENTRAL HISTORIC DISTRICT
 Escanaba, Delta County, Michigan

Legend

- | | | | |
|---|-----------------|---|-------------------|
|  | Contributing |  | District Boundary |
|  | Property Lines |  | Property Lines |
|  | Noncontributing | | |



Map prepared by BB&E in April 2013

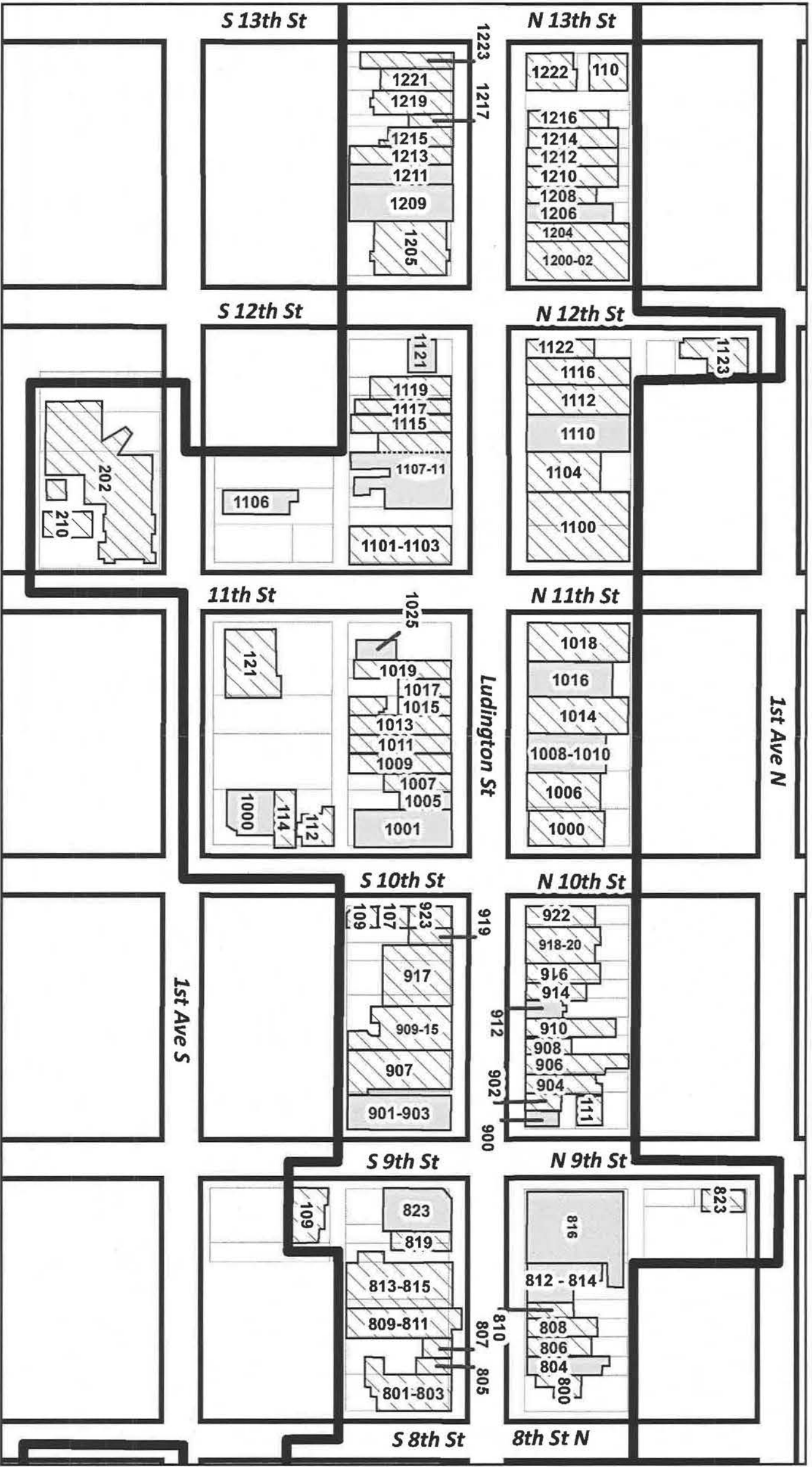







FIGURE 3
ESCANABA CENTRAL HISTORIC DISTRICT
 Escanaba, Delta County, Michigan

Legend

-  **District Structures**
-  Contributing
-  Noncontributing
-  District Boundary
-  Property Lines



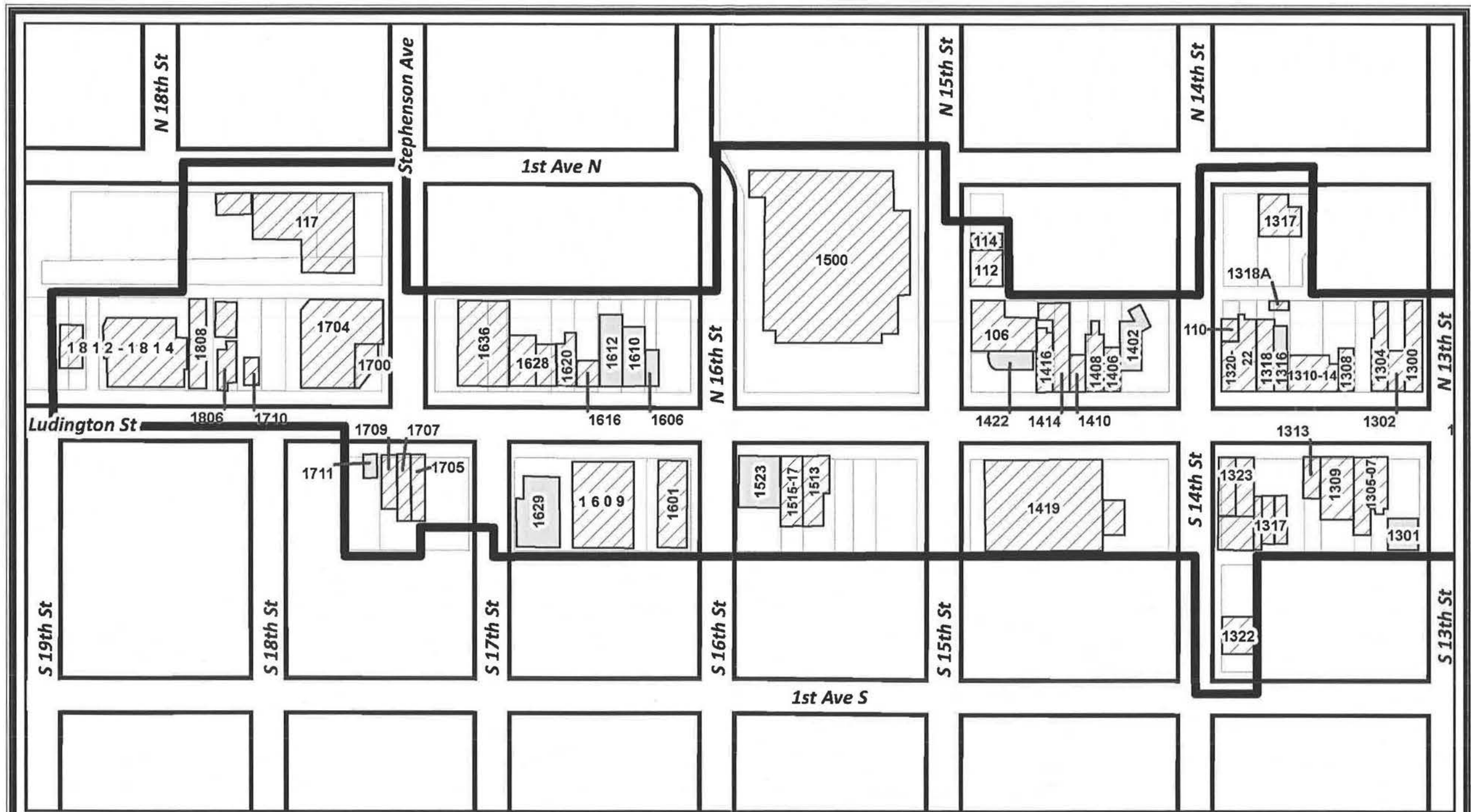




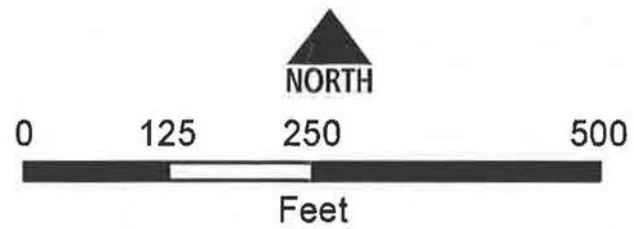


FIGURE 4
ESCANABA CENTRAL HISTORIC DISTRICT
 Escanaba, Delta County, Michigan

Legend

- District Structures**
-  District Boundary
 -  Contributing
 -  Property Lines
 -  Noncontributing



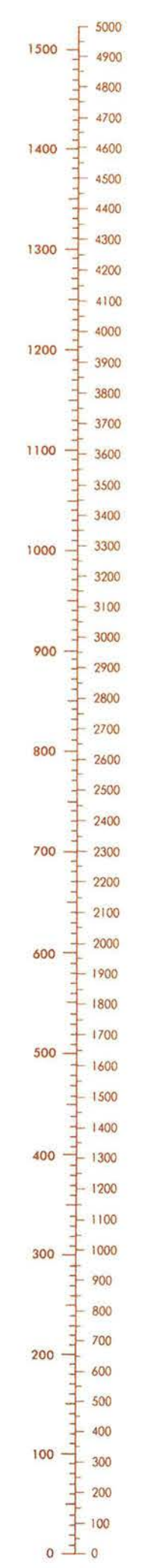
Map prepared by BB&E in April 2013



*Escanaba Central
HD
Delta Co., MI*

1	16	494240
		5065740
2	16	496190
		5065780
3	16	496180
		5065380
4	16	494230
		5065360

CONVERSION GRAPH
(1 meter = 3.28 feet)

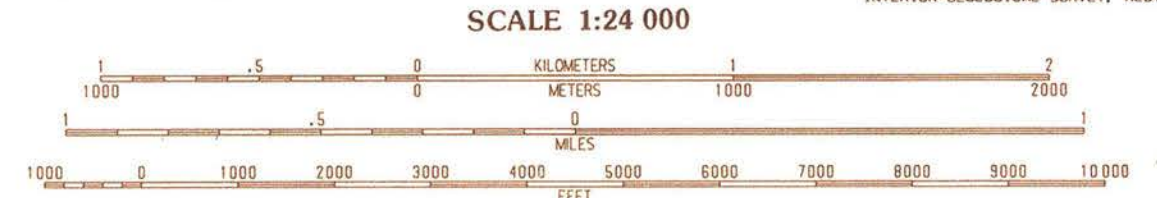


Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

EXAMPLE: Convert 479 meters to feet
479 = 400 + 70 + 9
400m = 1312.3ft
70m = 229.7ft
9m = 29.5ft
479m = 1571.5ft

PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
CONTROL BY USGS AND NOS/NMCA
COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1978
FIELD CHECKED 1981 MAP EDITED 1985
PROJECTION UNIVERSAL TRANSVERSE MERCATOR
GRID 1000-METER UNIVERSAL TRANSVERSE MERCATOR
15000-FOOT STATE GRID TICKS MICHIGAN, NORTH ZONE
UTM GRID DECLINATION 03° WEST
1984 MAGNETIC NORTH DECLINATION 2°30' WEST
VERTICAL DATUM NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL DATUM 1983 NORTH AMERICAN DATUM
To place on the predicted North American Datum of 1983,
move the projection lines as shown by dashed corner ticks
(6 meters north and 6 meters east)
There may be private inholdings within the boundaries of any
Federal and State Reservations shown on this map
Gray tint indicates area in which selected buildings are shown

PROVISIONAL MAP
Produced from original
manuscript drawings. Infor-
mation shown as of date of
field check.



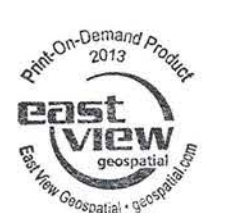
SCALE 1:24 000
CONTOUR INTERVAL 3 METERS
SUPPLEMENTARY CONTOUR INTERVAL 1.5 METERS
178.5 METER SUPPLEMENTARY CONTOUR ALONG SHORELINE
CONTROL AND FIELD ESTABLISHED ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER
To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by .3048

QUADRANGLE LOCATION

1	2	3	1	Chandler
			2	Gladstone
			3	Maywood
			4	Ford River
4		5	5	Fennema Point
			6	Henderson Lakes
			7	
			8	

CONTOURS AND ELEVATIONS IN METERS
ROAD LEGEND
Improved Road
Unimproved Road
Trail
Interstate Route U.S. Route State Route
ESCANABA, MICHIGAN
PROVISIONAL EDITION 1985
45087-F1-TM-024

THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
AND GEOLOGICAL SURVEY DIVISION
MICHIGAN DEPARTMENT OF NATURAL RESOURCES, LANSING, MICHIGAN 48909



Escanaba Central HD



HOUSE
OF
LUMINGTON

Victorian Gift House

The Kyles Place

FOOD BAR LOGGERS

FOOD BAR LOGGERS

Red sign above entrance



The Victorian Gift House

The Kitchen Place
Cabinets • Countertops

HOUSE

FOOD BAR-LOUNGE

FOOD BAR-LOUNGE



COUNCIL OF COUNSELORS

230

Lombard Center
The Church of Christ
at Holton, Maine

2300 Huntington Street



So. 3rd Street



MICHIGAN STATE UNIVERSITY
COLLEGE OF BUSINESS



Ludington Post Suites
524

Ludington Street



Prime Office
Space

ALLIANCE REALTY
CARL LEVIN
U.S. Senator
David H. Harrell
U.S. Representative



Harbor
TOWER

No. 5th Street

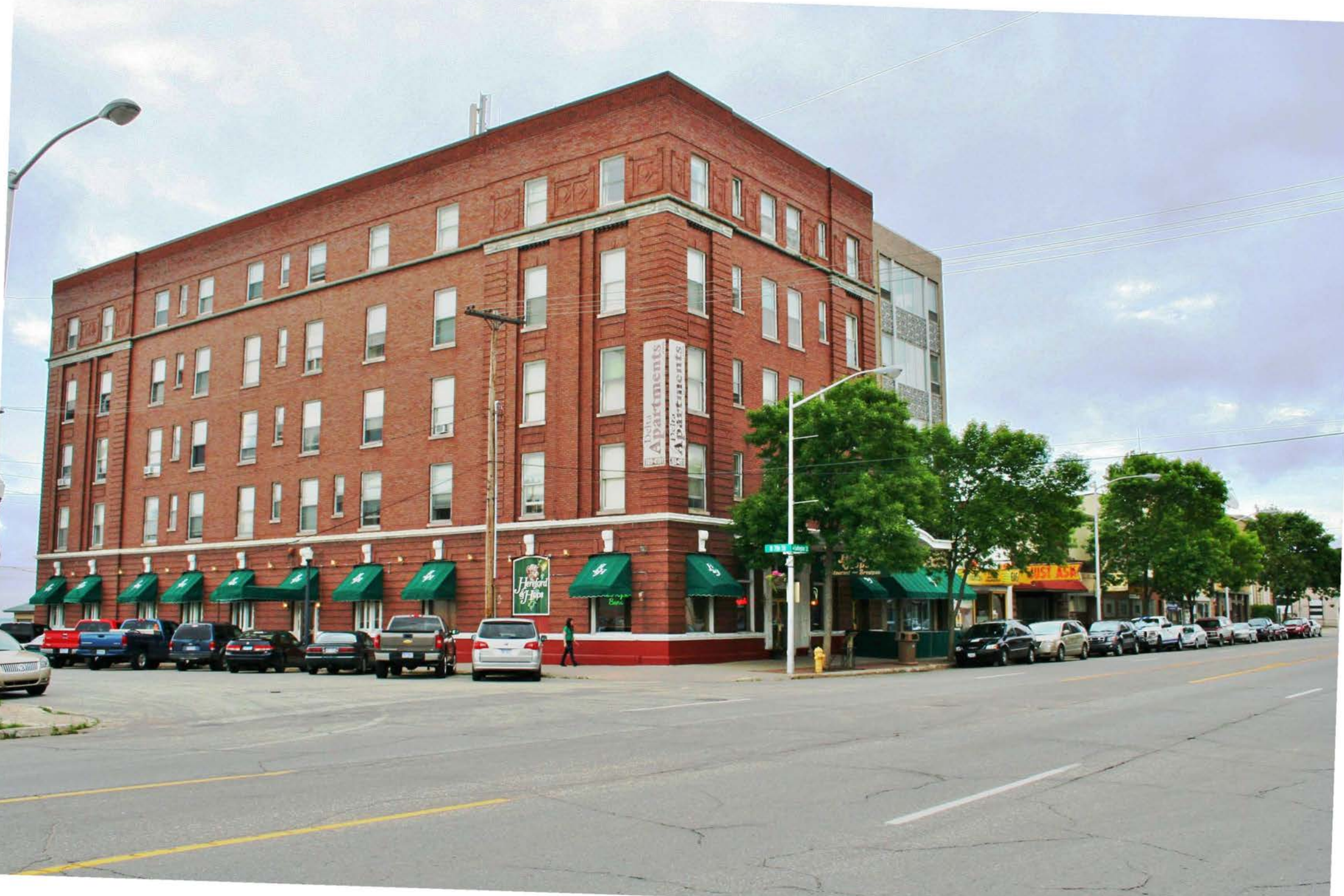
TWO
HOUR
PARKING

NO
U
TURN

Harbor
TOWER

WELLS FARGO BANK

WELLS FARGO BANK



Dale's
Apartments
Dale's
Apartments

Harvest
of Hope

W. 1st St

RESTAURANT





WARD'S PRINTING

Solutions



Skin Deep
Tattoos & Paracord

OPEN OPERATED
Express Wash
LAUNDRY

Linen
Rental

Laundry Dry
Cleaners

1ST END

WASH \$1.50

DRY 25¢



CARNEGIE LIBRARY



PLAYERS DE WDC

theater entrance

theater entrance

theater entrance

PLAYERS DE WDC

PLAYERS DE WDC





Edward Jones INVESTMENTS

801

WINDY HILLS

The Upper Cut

HICKORY



MICHIGAN

THE HISTORIC MICHIGAN THEATRE

CAUTION
OVERHEAD
WAREHOUSE

MODERN
CULTURE



PEPSI
Mug Shots

DO NOT
ENTER



LEFT
TURN
LANE
↓

LEFT
TURN
LANE
↓

White products
d & h
915-224-
4444
Home & Office

RESTAURANT



DEFT
UPW
FAN APPRECIATION
NIGHT
SAT 7/6 6PM
GAME NIGHT &
KARAOKE
WEDNESDAY &
THURSDAY

RYAN
JEWELERS

KARAOKE



DELFT

UPW
FAN APPRECIATION
NIGHT
SAT 7/6 6PM

GAME NIGHT &
KARAOKE
WEDNESDAY &
THURSDAY

DELFT

MBA EVERY 3RD FRIDAY 8PM



NYMAN
JEWELERS

911

Nyman's Jewelry

915

DELTA COUNTY
Budokan
Judo • Jiu-Jitsu • Karate • Taekwondo
Call: 278-4444
278-4444
DELTA TRAINING CENTER

無雙直傳英信流

SHIMAZU
BUDOKAN

Wickert Floral THE WAY TO YOUR SPECIAL DAY
cashen bridal account
www.cashenbridalaccount.com



CADDIS SHACK
Fly Fishing Shop & Guide Service
www.Caddisshack.net †

WICKERT
FLORAL

WICKERT
FLORAL



Morrison Shop
HIP CHIC ELEGANT

SERVING YOU
SINCE 1922





STATE BANK

DREAM DAY EVENT CENTER

DREAM DAY EVENT CENTER

Central State Massage

MR. SKI-FITNESS

St. Vincent Dental Store

WICKERT FLORAL CO.

Wickert Floral





SCHEINBACH KITCHENS

RENAISSANCE
Academy of Beauty

The Beaten Path
New & Used Sporting Goods

NOW OPEN
★ BROWSE
FUN &
BARGAIN
STOP

Special
MANICURE • PEDICURE
HAIR TREATMENT
& MORE

11015







LEFT
TURN
LANE

ELIZABETH SQUARE

P

Marc Blane
Jewelers

ONE WAY



LEFT TURN LANE
LEFT TURN LANE

Lakeshore

GRAND SOURCE

TV & APPLIANCE

PIONEER SLEEP CENTER

LUDINGTON CENTRE

LUDINGTON CENTRE

LUDINGTON CENTRE



LEFT
TURN
LANE
↓

Wisconsin

ATTORNEY
TIM
CAIN

LEMIERE
LAW OFFICE
PRACTICE & SERVICE
SINCE 1903

LUDINGTON CENTRE

1903 1903

LUDINGTON CENTRE

ONE WAY →

Thomas & Co. Financial
Easter Financial
Sally Smith
Keller & Co.
Keller & Co.
Keller & Co.
Keller & Co.
Keller & Co.
Keller & Co.

T & T

True Value

HARDWARE

T & T HARDWARE

CUSTOM COLORS

21 35

29

39.99

010

010

010

010

010

Rae
Final



INTEGRITY
Financial Services

Kathleen J. Paulson
CERTIFIED PUBLIC ACCOUNTANT

RENTAL

PEOPLES

PEOPLES

MONMOUTH WARD
Feldstein
JEWELERS

DESIGN CENTER

NORTH STAR



SEAS

ECONOMOPoulos
LAW FIRM, P.C.

BEER



1892
NORTH STAR.

Record Rack
MUSIC • MOVIES
GAMES
BUY • SELL
TRADE

PEOPLE DRUG STORE

Unhitched
& Come



N 13th St
Ludington St

COLDWELL BANKER
Locally Owned
Real Estate Services

Downtown Express
DELICATESSEN

Downtown Express
DELICATESSEN

Coffee House
Espresso • Lattes • Tea
Hot Cocoa

Now escape from
the daily grind!
Espresso • Lattes • Tea

SEE OUR
NEW
MENU
ITEMS



LEFT
TURN
LANE

LEFT
TURN
LANE

ERNIE'S
PUB

UPCARS

WELCOME
NEW BEST
AND WACE
WOOD OF PAULT

UP PC
UP PC



30 14th St
7 Ave St

ALBERT W.
BRIDGE OF MASS
OF CO.

The Sweetest Store In Town!

Saykley's CONFECTIONERY & GIFTS SINCE 1906

Saykley's
Candies
Hand Dipped Since 1906



www.saykleyscandy.com

LLADRO

DEPARTMENT 56

WATERFORD CRYSTAL

M.I. HUMMEL







ESCANABA JUNIOR HIGH SCHOOL



Jim's MUSIC

HOME ELECTRIC

Coca-Cola

Buck's AIR CUTTING

Mueller's PIZZA

Hughes Savings

1513

HOME ELECTRIC CO

J.H. Knudsen 1914

Mueller's
Pizza &
Restaurant
Coca-Cola

Mueller's
Pizza &
Restaurant

OPEN

Bub's
HAIR CUTTING

1515 S. 15th

Mueller's
PIZZA







Gold • Silver • Coins • Jewelry
Watches • Pearls • Diamonds

GOLD, SILVER
& COIN EXCHANGE
WE BUY & SELL
Watches • Pearls • Diamonds

HUGGY'S





117





BENOIT'S
GLASS & L. CO.

Curves

BENOIT'S GLASS & L. CO.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Escanaba Central Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MICHIGAN, Delta

DATE RECEIVED: 2/18/14 DATE OF PENDING LIST: 3/18/14
DATE OF 16TH DAY: 4/02/14 DATE OF 45TH DAY: 4/06/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000123

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4.7.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



STATE OF MICHIGAN

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATE HISTORIC PRESERVATION OFFICE

RICK SNYDER
GOVERNOR

SCOTT WOOSLEY
EXECUTIVE DIRECTOR



February 3, 2014

Mr. J. Paul Loether, Chief
National Register of Historic Places
National Park Service
1201 Eye Street, NW, 8th Floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed is a national register nomination form for the Escanaba Central Historic District in Delta County, Michigan. This property is being submitted for listing in the national register. No written comments concerning this nomination were submitted to us prior to the submission of this nomination to you.

Questions concerning this nomination should be addressed to Robert O. Christensen, national register coordinator, by phone at 517/335-2719 or email at christensenr@michigan.gov.

Sincerely yours,

Brian D. Conway
State Historic Preservation Officer