

1206 Ludington Street

Before



After



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

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 first(?) 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 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 Gotthard, 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 number of local businessmen who renamed it the "Boston Store." The Montgomery Ward chain bought this business by 1930 (Lindquist 2010a).

1204. Main Hotel Building (1906-13)

This is a rectangular plan, flat-roofed, three-story, brick two-part commercial block. The street level façade consists of a deeply recessed slant-sided entry door and display windows with glazed tile bulkheads and a recessed corner entry door occurring between brick piers. The storefront cornice with signage occurs beneath corbelled brick and a masonry sill course at the second story windows. The second and third stories are each two bays wide, defined by large, partially infilled voids with sliding replacement windows. This building's most distinguishing feature is the high degree decorative masonry. Brick quoins carry up to corbelled capitols linking an elaborate cornice composed of brick dentils and stylized corbelled brackets that essentially form a corbel table, which enframes panels pierced by the building's windows. The façade terminates in a masonry string course beneath a simple parapet with masonry coping. The composition and fenestration of the side elevation is distinctive because the window bays in each story are in-cut at a 45-degree angle, resembling a half-bay window in profile.

Vacant;

Sanborn maps reveal this building was constructed between 1906 and 1913, when it is identified as a Saloon and Hotel. By 1921 it is listed as the Main Hotel, with a dining room and kitchen in the first floor rear bays. The 1929 and 1929-50 Updates 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. 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. Building (1906-13)

This is a frame, two-story, two-part commercial block, with a false-front shielding a gabled roof. The street elevation is composed of two recessed bays containing an off-center entry door and adjacent large display window, flanked laterally by large display windows that extend to the building's brick corner piers. Uncoursed slate veneer is employed in the distinctive bulkheads. The storefront cornice is enhanced by a large signage arch above the entrance that occurs on the full-width metal canopy. Above the storefront cornice the building 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 29

defined by an off-center, wide vertical band of uncoursed slate veneer that carries to the roofline, occurring across a field of square white synthetic masonry panels. 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 ca. 1960. 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 20th century, it was clad in brick veneer by the mid-1930s and ca. 1960 was renovated again with a synthetic masonry façade. It has been totally reconfigured to one of the more “modern” architectural styles in the downtown, and a well-preserved example of mid-20th century commercial architecture rarely encountered in downtown Escanaba.

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. The 1929 and 1929-50 Updates editions identify this building only to the level of Store. 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 had become the Manning Shoe Store in 1941, a business that continued through 1963.

1208. Peoples Drug Store Building (ca. 1929)

This is a single story, one-part brick commercial block. Its three-bay façade is composed of a center slant-sided entry flanked by large display windows resting on narrow brick bulkheads. A simple full-width metal horizontal canopy occurs beneath the storefront cornice, which supports signage stating, “PEOPLE’S DRUG STORE.” While simple masonry blocks are employed in the building’s corner piers, the majority of decorative masonry occurs within the upper storefront. A course of soldier bond brick occurs above the signage and is anchored laterally by masonry blocks. The wall plane above is divided into three panels by brick pilasters that rise from another set of dressed masonry blocks, each of which contain projecting rectangles composed of rowlock and header bond brick. The panels extend to corbelled courses above, and the facade terminates in a corbelled stepped parapet with masonry coping. Images from 1937 reveal that this is one of the least altered buildings in the downtown district.

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 having been a druggist in Escanaba and the other having operated a jewelry store in Indiana (Jewelers’ Circular 1919: 106c-106d). Store was inspected by state and listed in 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 1929-50 Updates 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 is located at here in 1929, apparently moving from 1110 Ludington, where it is situated in the 1924-25 edition. The drug store remains at this location through the 1963 edition and 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. North Star Building (1892)

John Moe, Architect and General Contractor

This is a brick, three-story, two-part commercial block. The street level facade is four bays wide, composed of an