

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

JUL 31 1988

date entered

Continuation sheet

Item number

Page 114

1. Historic name: Petoskey Grocery Company Building  
Common name: George T. Zipp Lumber Company Building

2. Location: 616 Petoseky Street, Petoskey, Michigan

3. Classification:

- a. building
- b. private ownership
- c. occupied
- d. accessible, unrestricted
- e. commercial

4. Owner: Petoskey Office Building Limitid Partnership  
411 Huron View, Suite 200  
Ann Arbor, Michigan 48103

7. Description: (good condition; altered; original site)

The George T. Zipp Lumber Company building is a three-story, brick Queen Anne commercial structure of trapezoidal plan with pedimented dormers and hipped roof. The brick walls are treated in a panelled manner to simulate pilaster strips. The windows are wood-framed, one-over-one units. A one-story frame shed structure is attached to the north of the building. A one-story frame warehouse structure lies to the southwest, across Grove Street--this is not a part of the nominated property.

8. Significance:(1800-1899, 1900-; architecture; commerce)

The old Petoskey Grocery Company building, now the George T. Zipp Lumber Company building, is a unique and large-scale example of Queen Anne commercial architecture in Petoskey. The building is a large, free-standing structure which in plan accommodates to its trapezoidal site adjacent to the railroad tracks. The building was first associated with the old Petoskey Grocery Company, which was incorporated in 1900. The George T. Zipp Lumber Company had begun to occupy the premises by 1917 and continues to do so.

Queen Anne designs such as the old Petoskey Grocery Company were evidence of America's traditional appreciation of English culture. The Queen Anne mode offered picturesque massing combined with classical

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details--the style was often referred to as the "free classic" mode--which post-centennial Americans found evocative of their own colonial past. While the Queen Anne approach to design most often and lavishly found expression in residential applications, the mode also had a distinctively urban aspect that suited it to commercial applications as well. The old Petoskey Grocery Company, while uncharacteristic because of its unusual plan, is nonetheless highly characteristic of the Queen Anne commercial mode. The lively animation of the style, in this context, is most characteristically expressed by the abundance of pedimented dormers and the panelled treatment of the brick wall surfaces.

9. Bibliographical References: See Major Bibliographical References.

10. Geographical Data: The property occupies approximately 1/4 acre. Petoskey Quadrangle, Petoskey, Michigan, 1:125000. The boundaries of the property commence at southeast corner of Lot 12 Block 3 of SD Plat, then north along east line of SD Lot 148.03', then S35\*24'19" West 179.75' to north line of Grove Street and south line of SD Block 3, then along south line of SD Block 3, 103.14' to point of beginning, Fraser and Curdy's Addition. Includes only the lot on which the building is located.

UTM Reference

16 659990 5026020

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7/31/86

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Page 4 of 4

Multiple Resource Area  
Thematic Group

Name Petoskey MRA  
State Emmet County, MICHIGAN

Nomination/Type of Review

Date/Signature

31. Petoskey Grocery Company Building

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

32. Stout House

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

33. Trinity Evangelical Church

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

34. VanZolenburg, Jacob, House

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

35. Wells, J.M., House

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

36. West Mitchell Street Bridge

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

37. Zion Evangelical Lutheran Church

Entered in the  
National Register

for Keeper

Delores Byers 9/10/86

Attest

38.

Keeper

Attest

39.

Keeper

Attest

40.

Keeper

Attest

86002051

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Petoskey Grocery Company Building (Petoskey  
MRA)  
Emmet County  
MICHIGAN

Working No. JUL 31 1986  
Fed. Reg. Date: 2/3/87  
Date Due: 8/25/86 - 8/04/86  
Action:  ACCEPT 9-10-86  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name \_\_\_\_\_

2. Location \_\_\_\_\_

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property \_\_\_\_\_

5. Location of Legal Description \_\_\_\_\_

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

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**8. Significance**

Period      Areas of Significance—Check and justify below

Specific dates                      Builder/Architect  
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_  
Quadrangle name \_\_\_\_\_  
UTM References \_\_\_\_\_

Verbal boundary description and justification

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**11. Form Prepared By**

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**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title                      date

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**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



Petoskey Grocery Company  
666 Petoskey St  
Petoskey, Emmet Co, MT  
Wortman June 1985

Key on file at Bureau of History  
View from SE

Ref 2



GEO. T. ZIPP  
LUMBER CO.

GEO. T. ZIPP LUMBER CO.

GEO. T. ZIPP LUMBER CO.

R CO.

Petoskey Grocery Company

616 Petoskey Street  
Petoskey, Emmet Co., MI

Wartman, June 1905

neg. on file at Michigan Hist. Div.  
"view from N"

1 of 2

616 Petoskey

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000331