

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

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

For NPS use only

received

date entered

JUL 31 1985

Continuation sheet

Item number

Page 83

1. Historic name: George Schantz House and Store
Common name: 534 Wachtel Avenue

2. Location: 534 Wachtel Avenue, Petoskey, Michigan

3. Classification:

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

4. Owner: George Schantz
534 Wachtel Avenue
Petoskey, Michigan 49770

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

The George Schantz House and Store is a one-story frame residential structure facing east on Wachtel Avenue with a one-story frame commercial structure attached to the rear and facing south on Jackson Street. The residential structure has a gable-on-hip roof with a shed-roofed front porch supported by wood posts. Rectangular, one-over-one windows penetrate the clapboarded walls. The commercial structure has a flat roof and a central entrance flanked by two rectangular windows. The two corner uprights are capped with simple classical capitals which support a very simple cornice element. The site is slightly built up, being surrounded by a low concrete block retaining wall.

8. Significance: (1900-; architecture; commerce)

The George Schantz Residence and Store is a unique and well-preserved example in Petoskey of a residence with an attached commercial wing. Nevertheless, it fits into the local tradition of small-scale retail businesses situated in a residential neighborhood. The building was owned in the 1920s and later by George Schantz. The commercial wing is nominally of Italianate design, a modest application of the "Commercial Palace" mode popular for American commercial design

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since the mid-nineteenth century. The residential unit is a good example of early-twentieth century cottage architecture, being in the "builder architecture" tradition.

The first store in Petoskey was erected in the 1860s by Hazen Ingalls, and the retail establishments which followed were initially of wood-frame construction. These early buildings and the first brick buildings which followed them after 1879 were "Commercial Palaces," a mode of Victorian commercial design which called into play rich ornamental treatments for regular, multi-story structures. The most popular type of detailing used Italian Renaissance-inspired elements, either Tuscan (wall and decorated windows) or north Italian (multi-story arches) modes. Here, accommodating to the modesty of the structure, the storefront is simple and the only reference to Italian models is the simple cornice element supported by pilasters.

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 are those of Lot 50 & the south 10 feet of Lot 48, Quinlan and McCarty's Addition to the Village of Wachtel. Includes only the lot on which the building is located.

UTM Reference

16 659510 5026060

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7/31/86

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Continuation sheet

Item number

Page 3 of 4

Multiple Resource Area
Thematic Group

Name Petoskey MRA
State Emmet County, MICHIGAN

Nomination/Type of Review

Date/Signature

21. Nyman, John, House

Entered in the
National Register

for Keeper

Shelores Byers 9/10/86

Attest

22. Olin, G.W., House

Entered in the
National Register

for Keeper

Shelores Byers 9/10/86

Attest

23. Pennington, Sarah, House

Entered in the
National Register

for Keeper

Shelores Byers 9/10/86

Attest

✓ 24. Petoskey Downtown Historic District

Substantive Review

for Keeper

Patrick Andrews 11/12/86 +

Attest

50 25. Petoskey Public Works Utility Building

Substantive Review

for Keeper

Ly Z Van 9/10/86

Attest

Patrick Andrews 9/10/86

26. Rehkopf, Phillip, House

Entered in the
National Register

for Keeper

Shelores Byers 9/10/86

Attest

27. Schantz, George, House and Store

Entered in the
National Register

for Keeper

Shelores Byers 9/10/86

Attest

28. Schapler, Frank, House

Entered in the
National Register

for Keeper

Shelores Byers 9/10/86

Attest

29. Seventh Day Adventist Church

Entered in the
National Register

for Keeper

Shelores Byers 9/10/86

Attest

30. Shafer's Grocery and Residence

Entered in the
National Register

for Keeper

Shelores Byers 9/10/86

Attest

86002072

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Schantz, George, House and Store (Petoskey
MRA)
Emmet County
MICHIGAN

Working No. JUL 31 1986
Fed. Reg. Date: 2/3/87
Date Due: 8/28/86 - 9/14/86
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

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed |

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

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

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification

11. Form Prepared By

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

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

PHOTO: GEORGE SCHANTZ RESIDENCE AND STORE

86002072



George Schantz Residence and Store

534 Wachtel Avenue

Petoskey, Emmet Co., MI

Wartman, June 1985

neg. on file at Michigan Hist. Div.

"view from SE"

1 of 1

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

Multiple Property Cover Sheet Reference Number: 64000331