

United States Department of the Interior
National Park Service

681

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.

RECEIVED 2280

AUG 19 2016

1. Name of Property

Historic name: General Sales Company Warehouse

Other names/site number: _____

Name of related multiple property listing:

N/A

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

Nat. Register of Historic Places
National Park Service

2. Location

Street & number: 515 East Grant Street

City or town: Phoenix State: Arizona County: Maricopa

Not For Publication: Vicinity:

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

Applicable National Register Criteria:

A ___ B C ___ D

	<u>8/17/16</u>
Signature of certifying official/Title:	Date
<u>AZ STATE PARKS / SHPO</u>	
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

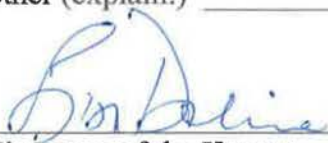
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4. National Park Service Certification

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:)


Signature of the Keeper

11/4/16
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
Public – Local
Public – State
Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
District
Site
Structure
Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	_____	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE / business, warehouse

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS – COMMERCE / business

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Reinforced Concrete, Steel, Wood,

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The General Sales Company Warehouse, 515 East Grant Street, is located south of downtown Phoenix on two lots originally platted as part of the Linville Addition to the Phoenix town site. It is a one and two-story building built in 1946 for the distribution and storage of produce and other goods. It is utilitarian in its style, designed for function rather than aesthetic considerations. Nonetheless it is of high quality construction with a solid brick and concrete structure and a steel roof, windows and canopies. On the southwest corner of the lot there is also a small brick building originally constructed to house a shop for the warehouse operations. Although ancillary, the small building contributes to industrial warehouse character of the property.

Setting

The area surrounding the irregularly shaped parcel in which the warehouse sits is industrial in character. Chain link fences define the perimeters of most properties and there is no landscaping sidewalks, curbs and gutter or pedestrian lighting. The property is adjacent to the Southern Pacific Railroad tracks on the south with a railroad spur that ran from the main line onto the lot on its east side. To facilitate its distribution functions, the building is set back over 100 feet from the Grant Street frontage to allow space for vehicular circulation. As noted, on the back of the

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lot, sits a small 860 square foot building with a flat roof and a parapet wall on its north façade. A single entry door provides access to the building, which has been vacant for many years. The original architectural drawings for the property identified the structure as a “shop.”

The original setting of the General Sales Company Warehouse is largely industrial and, for the most part, remains intact. Centrally located in the older part of Phoenix, south of downtown, the warehouse is positioned among a high concentration of historic and cultural resources. Specifically, many of these historic industrial and commercial buildings are clustered along the Southern Pacific Railroad line and stretch further south. The remaining historic fabric within the built environment provides a sense of what industrial Phoenix was like in the 1940s, 1950s, and 1960s.

Design and Materials

The 300' by 220' building has a simple rectangular plan. The massing of the building is symmetrical, utilizing a classic central block and wings layout. The warehouse is primarily one-story in height but the central block is two-story. The building's construction materials include concrete, masonry and steel. The foundation, floors, interior walls and stairs are reinforced concrete. The exterior walls are brick and the main roof, the roof trusses and the exterior canopies are steel. The building's roof is flat with unembellished parapet walls.

In the 1950s, some time before 1956, an irregularly shaped addition with a barrel roof was constructed on the rear of the main warehouse extending its storage area to the property's lot line. The addition is similar in design to the main warehouse building. As its one-story height, form, massing and proportions are the same, the addition is virtually indistinguishable from the original construction. Like the main warehouse, there are no windows in the addition and access to the space is provided through roll up doors from the loading docks. By today's standards, the addition would be considered compatible and does not comprise the building's integrity.

The primary entrance for pedestrian access is located in the central block's north facade. The main entrance door is a double-leaf wood door with a single large glass panel in each of the two leaves. On either side of the entry door are sidelights with four divided lights. Four rectangular transom windows top the entrance. The exterior stairs to the entrance door are concrete flanked by two low concrete walls. Windows are only found on the central block portion of the warehouse. They are located on its north facade and at the second story level. The steel windows are square and rectangular in form with divided lights of various sizes. The windows are fixed, although a segment of the middle lights in each of the windows can be opened to tilt outwards to provide for ventilation.

The loading docks are the most prominent architectural feature of the warehouse, extending 600+ feet along the east and west sides and on either side of the central block on the north elevation. The docks are concrete, covered with metal canopies and illuminated with florescent lights. Wood logs are installed along the dock edges to serve as bumpers. The loading docks are of two different heights related to the transport mode they served. Those along the east and west

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sides of the building were designed to accommodate railroad cars and the docks on the north facade served trucks. Access to the storage area from the loading docks is provided through large square openings. Doors within these openings were originally wooden, roll-up doors. The size of the openings and their doors vary on the north facade. The set of seven doors to the east of the main entrance are the smaller in size, 8' x 8,' as these docks handled truck traffic. The three doors to the west of the entrance are larger at 16' x 12' and similar in size to the openings found on the docks that were utilized by the railroad cars.

The 90,000+ square feet of the warehouse's first floor interior is open span with the roof trusses visible. Only in the northeast corner of the first floor storage space are there walls. These partitions are related to its earlier use for cold storage. In the open storage area, rows of widely spaced, slender metal poles provide support for the steel roof structure. Their wide spacing allows for the maneuverability of mechanized equipment as well ample room to stack palettes. The warehouse's 22,000 square foot basement is also open with square concrete piers providing structural support for the floor above. The basement also houses the building's mechanical electrical and HVAC equipment.

The first floor of the central block contains a small entrance lobby and an office with a service window originally used by vendors utilizing the storage or distribution services of the warehouse. The second floor of the central block is laid out with three large spaces and a number of smaller rooms. The three larger spaces were designed to be the for the office of the General Sales Company, including a conference and employee lunchroom and a display room for model retail equipment. The space along the north and east walls was divided into eight small rectangular offices used by their vendor and sales representatives of agricultural and food-related companies. These second level spaces are quite modest in their appointments with simple wood strips used for baseboards and interior door and window trim.

Integrity

Over the years there have been limited alterations to the building's exterior. A concrete enclosure around an entrance door to the basement was added on the north facade. A few of the original opening on the east and west loading docks have been bricked-in or their wooded roll-up doors replaced with another type of door. The loading docks on the east side of the warehouse have been incrementally enclosed in a haphazard manner. However, the rudimentary enclosures could be easily removed to return it to the building to its original form. Also a portion of the roof on the 1950s addition also has been destroyed but will be repaired as part of the planned rehabilitation.

On the interior there have been some changes in the configurations of partitions on the first and second level of the central block. Also on the second level some portions of the ceilings were dropped to allow for the installation of ductwork for a new HVAC system. Despite these minor changes, the overall integrity of the warehouse is high with most of its historic materials and character-defining features still intact.

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Comparative Resource Analysis

A survey was conducted in order to document the physical setting surrounding the General Sales Company Warehouse as well as compare its character-defining features and integrity to other Mid-Twentieth century warehouse construction in Phoenix. Archival research and fieldwork was conducted to identify other commercial and industrial buildings that were built in downtown Phoenix between 1940 and 1965. This allowed for a comparison of the General Sales Company Warehouse to properties of similar age, location, and construction materials. The project area was bounded by Washington Street to the North, 20th Street to the East, Pima Street to the South, 7th Avenue to the West. Properties positioned immediately adjacent to the Southern Pacific Railroad line were the main focus, but warehouses located along trucking routes were also considered. This shaped the project area examined. The area was surveyed using a combination of a windshield survey, Google Maps, Maricopa County Assessor data, historic aerial photography, an investigation of the Phoenix Historic Property Register, and the *Historic Phoenix Commercial Properties Survey of 1984*.

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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.

Criteria Considerations

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

- 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

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1946-1956

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Significant Dates

1946

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Lescher & Mahoney, Architects
Del Webb, Builder

Statement of Significance Summary Paragraph:

The General Sales Company warehouse is architecturally significant under Criterion “C” as an excellent, locally significant example of a specific building type: the warehouse which developed in the mid-twentieth century in Arizona. The General Sales Company warehouse is important because it illustrates the evolution of this building type from earlier eras. It’s intact physical form and features reflect the best of the practices that were made to respond to changes in the local and national transportation systems and infrastructure, more efficient storage and distribution practices and greater fire protection and building safety requirements. The General Sales Company warehouse clearly possesses the defining characteristics that distinguish this building type during the period of growth in Phoenix in the decades before and after World War II.

Narrative Statement of Significance:

Historic Warehouse Development Background:

The warehouse is a type of building that receives goods and products and stores them until they are distributed to consumers or other businesses or processing facilities. The earliest warehouse developed centuries ago with the development of agrarian-based communities. Granaries were among the first to be constructed to hold surplus produce. Other warehouses developed to store

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agricultural produce that required maturation before they were ready for consumption or sale. These warehouses were located in close proximity to where the goods were produced.

Beginning in the 15th century, the number, type and location of warehouses expanded in conjunction with the development of commerce that imported and exported products from different countries and continents. Warehouses were moved from sites of production to locations along trade routes. These warehouses were first located in ocean port cities or on rivers as the primary venue for transport was ships or barges. However in the late eighteenth century a new mode of transport became available that did not rely on waterways: mechanized rail transport. In the United States and Europe, with the expansion of the railroads during the nineteenth and early twentieth century, a new variation of the warehouse developed. The freight depot, as the railroad warehouse was called, was typically located at the terminus of a railroad line or along the main line tracks. Spur lines connected the warehouses to the primary rail system.

As the twentieth century progressed, a number of factors became increasingly important to the efficiencies, and ultimately the profitability, of the warehousing business. While these influences were related primarily to warehouse operation functions, they also shaped the physical layout, design and features that were incorporated into mid-twentieth century warehouses. With the increased volume of goods that rail could transport and the expanded deliveries that trucking could provide, it became critical that there was an ability to easily move goods within the warehouse to accommodate the different transportation modes. Using mechanical equipment, such as lifts or small trucks, accommodated this but it did require ample space for maneuvering and sturdy floors to bear the weight of the equipment and their loads. This requirement put older warehouses in other areas of the country at a disadvantage because of the size and spacing of their structural supports, weak floors and low ceilings. However, the open span design and reinforced materials of the mid-twentieth century warehouse lent itself well to mechanized equipment as well as the storage of more goods.

During the twentieth century there became more concerns about and, consequently, regulations enacted to deal with fires at warehouse facilities. By mid-century, to meet building codes, warehouses needed to be divided into compartments within which a fire could be contained. Traditionally firewalls were used as barriers to stop the spread of fire from one compartment to another. With open span storage, sprinkler systems were installed over the separated spaces between stacks of stored goods. The use of these sprinkler systems made it possible to contain fires within specific compartments without walls. Limited partitions made construction cheaper and provide more flexibility in the arrangement of the stored goods. The open storage design also allowed for more efficient tracking and locating of goods, which became the hallmark of the successful warehouse operations during the mid-twentieth century. Also important during this time frame was the provision of specialized storage environments such as cold storage or ripening rooms.

Historic Context: Mid-Century Warehouse Development in Phoenix, Arizona, 1940-65

The arrival of the Maricopa and Phoenix Railroad to Phoenix in 1887 provided the impetus for the early development of warehouse building in Phoenix. With the ability to now export

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agricultural produce to other regions, the variety and amount of produce increased. With this growth in output, the beginnings of a warehouse district appeared. It consisted of small agricultural processing plants and storage facilities locating along the railroad tracks in the vicinity of modern day Jackson and Harrison Streets. In October of 1926, after being served only by a spur line for decades, Phoenix was finally connected to the Southern Pacific's main line route from Los Angeles eastward. With expanded markets, warehouses proliferated along the railroad tracks and on the streets in the railroad's vicinity in the south downtown during the 1920s and 1930s. Several dozen warehouses were built during this time as storage shells or combined with offices, retail shops or manufacturing and processing facilities.

The Ong Yut Geong Wholesale Warehouse is a good example of this period of the warehouse's development in Phoenix. Built in two phases, 1926 and 1928, the building is located in downtown Phoenix at 502 S. 2nd Street within blocks of the railroad line. However the wholesale warehouse did not receive products from the railroad cars directly. Instead trucks provided delivery and pick up services to the building. To facilitate this function, the warehouse was constructed to its lot lines. Short driveways provide direct access to the street on its north, south and east sides. Trucks providing service to the building would back into the loading docks and extend into the public right-of-way while it loaded or unloaded. The Ong Yut Geong Wholesale Warehouse is constructed of brick with concrete base and lintels over the loading dock doors. Exterior openings were limited to the loading docks and an intermittent band of small horizontal windows high on the wall of the one-story building. The roof is supported by a wooden truss system constructed on-site. The trusses rest on the exterior walls. When the building was expanded in 1928, the exterior west wall became a demising wall and the eastern support for the wooden trusses of the roof over the addition. As there was no need for support columns, the result was an open interior, free of impediments to the storage and distribution functions of the warehouse.

Changes in the market demand for agricultural products, the Depression and World War II hampered the growth of the warehouse building in Phoenix during the 1930s and 1940s. During this same period of time, there were advancements in transportation technologies that had important implications for the distribution and storage industries. As the twentieth century progressed, Phoenix, like the rest of the nation became increasingly reliant on the automobile as its primary form of transportation. After World War I, the expansion of the federal highway system became a spending priority of the New Deal. Phoenix benefitted from this, as the city was served by four major federal highway routes. With improved access, trucking was becoming as important as railroad transport for the movement of goods and products.

Phoenix rebounded relatively quickly from the Depression and this was reflected in the increased rate of building that occurred in the early 1940s. The FHA and other housing programs spurred the production of relatively inexpensive housing which, in turn, attracted people and businesses seeking to relocate to a more affordable and hospitable environment. With a growing population and economic base, a number of new industrial and commercial buildings were constructed.

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During the period of the Forties, Fifties and Sixties, approximately twenty+ warehouses were built in south downtown Phoenix and along the Southern Pacific right-of-way. These buildings are larger in scale than their 1920s predecessors. Many were originally constructed of brick but were sheathed over with stucco at a later date. Painted block is the other primary exterior material found. Windows are steel and most door and entrances into the interior have been changed over time.

General Sales Company Warehouse History & Significance

The General Sales Company warehouse was constructed in 1946 adjacent to the Southern Pacific Railroad line in downtown Phoenix, AZ. It was designed by Lescher & Mahoney, a prominent local architectural firm and constructed by Del Webb Construction Company, a prolific and respected builder. The warehouse was built for the General Grocery Company, which in 1947 was owned by seven Phoenix businessmen: Frank Brophy, Charles E. Orr, H.R. Keeton, George Hepburn, A.A. Hayes, Charles Anderson and R.E. Nelson. Frank Brophy, however, becomes the most active in the management and operations of the warehouse.

Frank Brophy was the son of William H. Brophy, who came to Arizona from San Francisco in 1881. William Brophy founded the Bank of Bisbee and co-founded the Bank of Douglas. When William Brophy died in 1922 he left Frank his banking businesses and three ranches with over two million acres of land and herds of cattle and sheep. Frank's mother, Ellen, died in 1936 and she bequeathed Frank her Sphinx Date Company & Ranch and the family's 47-acre home and groves in East Phoenix. In 1936 Frank Brophy further augmented his land holdings with the purchase of the 34,000-acre Babacomari Ranch in Conchise and Santa Cruz counties in Arizona. Given Brophy's many agricultural pursuits, it is easy to understand why he led the effort to establish a state-of-the-art warehouse adjacent to the Southern Pacific Railroad line, which he could use for the sale and distribution of the crops and products he produced.

Ground was broken for the \$500,000 warehouse in January of 1946. The Del Webb Company newsletter, *Webb Spinner*, reported that the warehouse was designed to be a "Class A fireproof with reinforced concrete walls, a steel roof carried on steel trusses and insulated concrete floors and concrete stairs to the basement and the two central section." Advertisements for the 100,000+ square foot building emphasized the volume of the 1,603,000 cubic feet of space available for storage. The General Sales Company warehouse was built with all the appointments, features and conveniences that distinguished mid-twentieth century warehouses. The loading docks were covered and illuminated with fluorescent lights and built of different heights to accommodate both rail and truck transportation. A specialized dock allowed direct the unloading and loading between the two modes. The General Sales Company had a fleet of 28 trucks which could be used in the transport of products to and from the warehouse or vendors could use their own. The basement level originally contained a cleaning and packing plant for dry goods. The warehouse also offered cold storage. A promotional piece at the time of the warehouse's opening touted that twelve railroad cars of frozen food could be stored within the facility at below zero temperatures.

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The warehouse operated successfully for several decades serving a variety of food-related businesses. The General Sales Company operated in the building from 1947 to 1954. Following that it served as the main office for Fry's Food Stores through the 1960s. In the 1970s Motorola used the warehouse as a distribution center. Despite the ownership and tenant changes, the building has been well maintained and its original architecture and the character-defining features remain intact. The building is currently undergoing rehabilitation and seeking certification for the Historic Preservation Tax Credits. The warehouse, including its addition, was formally determined eligible for listing on the National Register of Historic Places by the NPS on October 2, 2014.

The character-defining features that distinguish the building include:

- Its location, which is directly adjacent to a railroad spur serving the Southern Pacific railroad line.
- The layout of the warehouse complex site, which includes ample space for vehicular movement and does not require that trucks park in the public right-of-way while providing delivery services.
- The exterior design of the building with its intact form and features, such as the loading docks, clearly expresses the building's historic functions.
- The interior design of warehouse storage space is an open span, only interrupted by widely spaced metal support columns that support the steel roof trusses and decking.
- The warehouse utilizes prefabricated elements, such as roof trusses, instead of relying upon complete on-site construction.
- The building's construction materials are fireproof including: the masonry walls; metal roof decking, steel trusses and interior support columns and exterior dock canopies; and the concrete floors.

As such, it is significant as one of the last intact and best representative of mid-twentieth century warehouses in downtown Phoenix.

Period of Significance Justification

The period of significance for the building is 1946 – 1956. The dates coincide with the date of the construction of the main warehouse, 1946, and the estimated date of construction of the rear addition, which is 1956.

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Comparative Analysis

The following is a summary of the identification and evaluation of warehouses built 1940-1965 in the vicinity of the Southern Pacific Railroad line in downtown Phoenix. The analysis includes a composite ranking, which was assigned to each of the properties according to their ability to represent relevant significance themes and the integrity of their physical characteristics and associative qualities to convey that association with the relevant significance theme(s). Rankings include: excellent, good, fair and poor.

<u>Address</u>	<u>Ranking</u>	<u>Build Date</u>	<u>Significance/Integrity Assessment</u>
715 E Jackson	Poor	1959	Generic utilitarian storage lacking distinctive building characteristic and clad in exterior metal sheathing. There are numerous alterations to its form and features.
811 E Jackson	Fair	1943	Simple rudimentary design lacking in distinctive characteristics. A variety of changes have been made to the building's exterior materials.
926 E Jackson	Good	1940	Most of the features of the original design remain intact including the flat roof with a stepped parapet and exterior brick walls. There have been minimal changes to the openings in the building and the loading docks still functions as such.
1033 E Jackson	Good	1954	Building retains its original design, expressing its function, the exterior brick walls and most of its architectural features are intact. Alterations include some infill of openings but this infilling uses brick so as not to be visually intrusive.
1220 E Jackson	Poor	1946	Rudimentary form that lacks any notable design elements. Exterior is painted block. Windows and doors are not original to the building.
1242 E Jackson	Fair	1947	Simple rectangular form and intact exterior brick walls. However, the original loading docks, windows and doors have been removed and or replaced.
1614-1618 E Jackson	Poor	1960-1967	Building has irregular massing from a series of rectangular segments of varying heights that have been built to house the warehouse functions. The painted block building lacks any distinctive architectural features.
1622-1626 E Jackson	Poor	1965	The warehouse consists of a two story and a one-story segment. The original block has been sheathed in stucco. There are no distinctive architectural features related to its warehouse uses other than a modern roll up door.

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<u>Address</u>	<u>Ranking</u>	<u>Build Date</u>	<u>Significance/Integrity Assessment</u>
901 E Madison	Poor	1956	Original form has had changes to the roofline with the addition of solar collectors and the construction of new entry features, windows and doors. Stucco has been applied to the original brick exterior.
915 E Madison	Poor	1956	The building's main form is intact but there have been changes to many of its features. Some of the loading docks, windows and doors have been in-filled. While a portion of the original brick exterior walls have been left exposed to create a wainscot-like appearance on two of the primary facades, the majority of the building has been covered in stucco.
919 E Madison	Poor	1953	This small single bay structure is similar in form to those on the block with its shape and parapet roof, but it lacks any architectural features other than a modern roll-up door on the primary façade. The original brick exterior walls are now sheathed in stucco.
921 E Madison	Good	1940	The original form of the building with its stepped parapet roofline and its brick exterior walls remain intact. The loading docks appear to still be functioning.
1602 E Madison			Demolished
22 E Buchanan	Poor	1950	This stucco warehouse is non-descript in appearance with little physical evidence of its original function. Its windows and doors are modern. Only two street level loading docks are now discernible and one has been enclosed to house a new entrance door.
301-305 E Buchanan	Fair	1940	This complex consists of three buildings that housed the original office and storage area for the warehouse. Its exterior is painted brick and lacks any architectural features. The windows and doors have been covered over with security bars. Its street level loading dock doors are discernible but not operable.
625 S 5 th Street	Poor	1949	The exterior of this simple rectangular building has been changed in its entirety. All original windows and doors have been replaced. The loading dock openings have been enclosed with modern storefronts. The building's exterior is now stucco.
521 S 3 rd Street	Poor	1949	The exterior of this building has been substantially altered. A new canopied entrance has been constructed on the east side of the building. All the original architectural features have been replaced with modern storefronts, windows and doors. The brick and concrete block of the exterior has been sandblasted

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<u>Address</u>	<u>Ranking</u>	<u>Build Date</u>	<u>Significance/Integrity Assessment</u>
401 S 3 rd Street			Demolished
324 E Pima St	Poor	1959	Complex consists of 6 metal storage buildings with gabled roofs and paired sliding metal doors to the loading docks. The sheds lack architectural character or distinction.

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9. Major Bibliographical References

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

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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): _____

General Sales Company Warehouse
Name of Property

Maricopa County, AZ
County and State

10. Geographical Data

Acreage of Property 4.406

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|----------------------|---------------------|
| 1. Latitude: 33.4399 | Longitude: 112.0670 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

A portion of the southeast quarter of Section 8, Township 1 North, Range East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

Boundary Justification (Explain why the boundaries were selected.)

The boundaries coincide with the property's ownership of the parcel.

General Sales Company Warehouse
Name of Property

Maricopa County, AZ
County and State

11. Form Prepared By

name/title: Deborah Abele
organization: Akros, Inc.
street & number: 4324 E. Piccadilly Road
city or town: Phoenix state: AZ zip code: 85018
e-mail: debbie.abele@gmail.com
telephone: 602 466-1399
date: December 2015

Additional Documentation

Submit the following items with the completed form:

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: General Sales Company Warehouse
City or Vicinity: Phoenix
County: Maricopa State: AZ
Photographer: Deborah Abele
Date Photographed: December 2015
Number of Photographs: 17

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 17 North and west facades, camera facing southeast.

2 of 17 Building entrance on North facade, camera facing southeast

General Sales Company Warehouse

Name of Property

Maricopa County, AZ

County and State

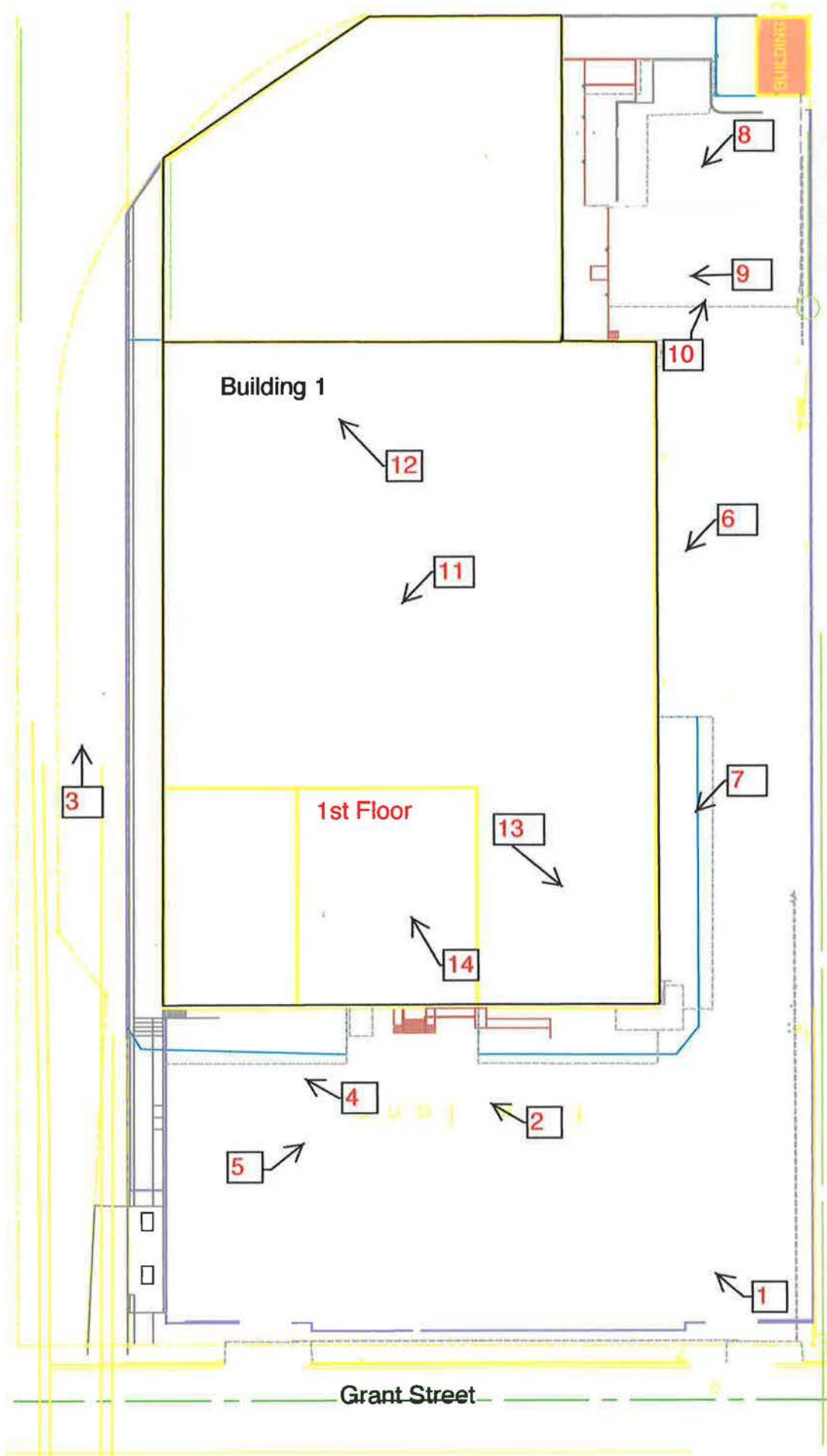
- 3 of 17 Railroad tracks located on adjacent land east of the warehouse, camera facing south
- 4 of 17 Loading docks on North façade, eastern portion, camera facing southeast
- 5 of 17 Building entrance and loading docks on North façade, central and western sections, camera facing southwest
- 6 of 17 Loading docks on West façade, camera facing northeast
- 7 of 17 Loading dock doors on West façade, northern section, camera facing southeast
- 8 of 17 West façade, southern section and south façade, camera facing northeast
- 9 of 17 Building addition's west façade, camera facing east
- 10 of 17 Ancillary building's north and west facades, camera facing southwest
- 11 of 17 Interior open space, camera viewing northeast
- 12 of 17 Interior open space, camera viewing southeast
- 13 of 17 Interior open space and west wall, camera facing northwest
- 14 of 17 Interior lobby south wall, camera facing southeast
- 15 of 17 Interior second floor partition, camera facing north
- 16 of 17 Interior second floor partition, camera facing northwest
- 17 of 17 Interior second floor east wall, camera facing southeast

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 100 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.

HISTORIC PRESERVATION PHOTO KEY MAP

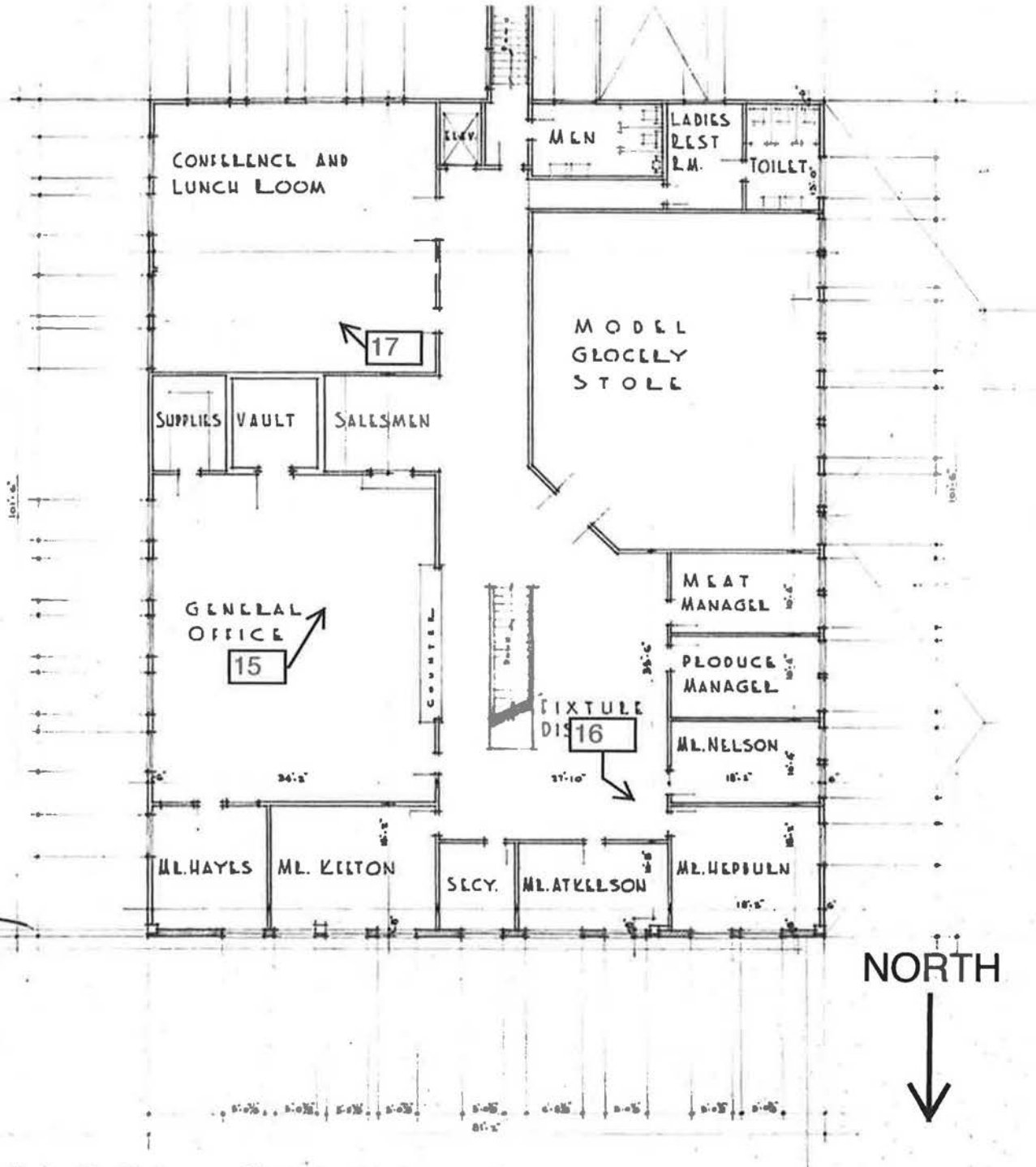
1ST FLOOR



NORTH



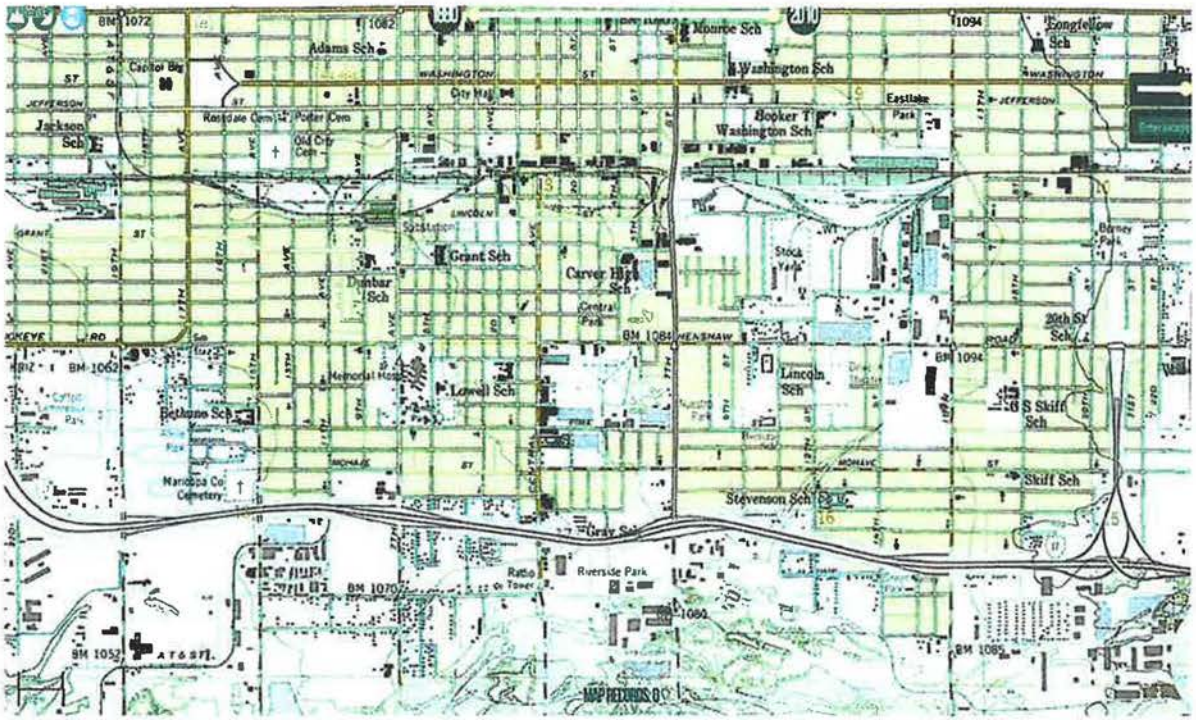
END FLOOR



NORTH
↓

SECOND FLOOR PLAN

OFFICES AND WAREHOUSE FOR
 GENERAL GROCERY COMPANY
 GRANT STREET • PHOENIX • ARIZONA



USGS Topographic Map - 515 East Grant Street, Phoenix, Maricopa, Arizona

















SIERRA









EXIT

DANGER



STAIRS
EXIT







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY General Sales Company Warehouse
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 8/19/16 DATE OF PENDING LIST: 9/19/16
DATE OF 16TH DAY: 10/04/16 DATE OF 45TH DAY: 10/04/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000681

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10/4/16 DATE

ABSTRACT/SUMMARY COMMENTS:

*historic district potential?
architecture
land
1946-1956*

RECOM./CRITERIA C

REVIEWER [Signature]

DISCIPLINE [Signature]

TELEPHONE _____

DATE 10/4/16

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.

RECEIVED 2280

AUG 19 2016

Nat. Register of Historic Places
National Park Service

**ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)
NATIONAL REGISTER NOMINATION
TRANSMITTAL FORM
FEDERAL EXPRESS**

DATE: August 18, 2016

TO:

**J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005-5905**

FROM:

**Vivia Strang, CPM
National Register Coordinator
AZ State Parks
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007**



National Register Nomination:

General Sales Company Warehouse - Phoenix, Maricopa, AZ

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or 602.542.4662.



Maricopa County

Steve Gallardo
Board of Supervisors, District 5

301 West Jefferson Street
10th Floor
Phoenix, AZ 85003-2143
Phone: 602-506-7092
Fax: 602-506-6524
www.maricopa.gov

September 20, 2016

Mr. Paul Loether, National Register Chief
National Register of Historic Places
National Park Service
1849 C Street NW., MS 2280
Washington, D.C. 20240

Dear Mr. Loether,

I understand that the General Sales Company Warehouse has been nominated to the National Register of Historic Places and wish to express my support for this nomination. As a Maricopa County Supervisor, I am delighted when local landmarks in my district are nominated for this honor.

As you may know, the General Sales Company Warehouse was constructed in 1946 near the Southern Pacific Railroad line in Downtown Phoenix, Arizona. This warehouse had many features that were new to the era, including loading docks to accommodate both rail and trucking modes of transportation. In fact, as I understand it local promotional material used to advertise that twelve railroad cars of frozen food could be stored in the cold storage section of the warehouse at below zero degrees.

This letter has listed just a few of the many reasons that the General Sales Company Warehouse is significant to the region and to District 5. I hope that you will agree with me that this property would make a wonderful addition to the National Register of Historic Places.

Thank you for considering this property as a National Historic Place.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gallardo".

Steve Gallardo
Maricopa County Supervisor, District 5