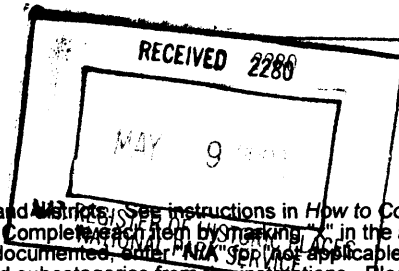


United States Department of the Interior
National Park Service

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name MEDFORD GROCERY COMPANY WAREHOUSE

other names/site number _____

2. Location

street & number 40 EAST TENTH STREET not for publication

city or town MEDFORD vicinity

state Oregon code OR county Jackson code 029 zip code 97501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

Jane Smith May 1, 2002
Signature of certifying official/Title /Deputy SHPO Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 - See continuation sheet
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register

removed from the National Register

other (explain):

Edson H. Beall Signature of Keeper Date of Action 6/20/02

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	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

none

6. Function or Use

Historic Functions
(Enter categories from instructions)

Commerce/Trade; Warehouse

Current Functions
(Enter categories from instructions)

Vacant/Not in Use

7. Description

Architectural Classification
(Enter categories from instructions)

Other: Industrial; Brick Warehouse

Materials
(Enter categories from instructions)

foundation Brick, Concrete
walls Brick [Common Bond],
Concrete [Poured in place]
roof Asphalt
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Please see attached continuation sheets

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National Register of Historic Places Continuation Sheet

Section Number: 7 Page: 1 Medford Grocery Company Warehouse, Medford, Jackson Cty, OR

The Medford Grocery Company Warehouse, built in 1910, is a large multi-story volume with two later concrete industrial additions that extend the original building to the southwest. The structure is prominently sited at the southern end of the railroad corridor that defined Medford, Oregon from its initial settlement in 1883 through World War II. While modified by changes in use during the past 90-plus years, the Medford Grocery Company Warehouse retains sufficient integrity to relate its original design and its significant association with the commercial and industrial development of city. The Medford Grocery Company Warehouse is nominated for listing on the National Register of Historic Places under Criterion "A" and Criterion "C."

CONTEXT:

The Medford Grocery Company Warehouse is located in downtown Medford, Oregon at the SW corner of the intersection of East 10th and South Front streets. The building is designated as 40 East 10th Street and occupies the entire area of tax lot 3300 as shown on Jackson County Assessors Plat 371W30CA. This property, approximately 70' wide facing 10th Street, runs for approximately 200' on South Front and occupies all of lots 3, 4, 5 and 6 of Block 30 of the Original Town Plat of Medford, Oregon. The Medford Grocery Company Warehouse is located south of the previously listed Medford Downtown Historic District, the boundary of which is located at the intersection of 9th and South Front streets.

Front Street south of 10th is a largely commercial/industrial area with most resources built to the property line and used as warehouse or similar large-volume industrial uses. To the south of the subject building, occupying the southern portion of Block 30, is a wood and clad and masonry (structural clay tile) volume that faces 11th street. Further south, across 11th Street, are a series of utilitarian concrete structures related to the pear processing industry. Opposite the railroad corridor, to the west, mixed commercial and industrial volumes line the track and there are several late 19th century residential volumes facing Front south of 11th Street.

Small single-story commercial uses are located to the east, across Front Street and lining 10th Street to the east. Directly opposite the Medford Grocery Company Warehouse to the north, occupying the former site of the Southern Pacific Freight Depot, is a paved parking area and the small structure used by the Rogue Valley Transportation District as its downtown Medford bus transfer point. This largely open area, spanning the entire length of the railroad right-of-way from 8th Street to 10th Streets along the railroad corridor,

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creates a visual corridor that terminates with the façade of the subject building, adding substantially to its visual impact in Medford's downtown core.

ARCHITECTURAL DESCRIPTION:

Original [Brick] Volume, Exterior:

The footprint of the Medford Grocery Company Warehouse is rectangular and covers approximately 14000 square feet in total area. The original portion of the structure, at the north, is a two story unpainted brick building (70' wide by 100' long) that rises from poured concrete stem walls, pierced with arched windows that light the full-size (approx. 7' high) concrete-floor, daylight basement. Walls are constructed of red brick laid in common bond with six stretcher courses followed by a header, or rowlock, course. Rectangular window openings, are regularly spaced and retain projecting brick sills. Windows facing Tenth Street are fixed but appear as triple double-hung sash on the upper story. Two large twelve-light wood sash windows flank the recessed central entryway. Windows facing Front Street are of similar design and construction, with paired "double-hung" appearing wood sash on the upper and lower stories with a nine-light window at the NE corner. Two large metal-clad loading doors face west, formerly providing access to a now-removed railroad siding. Several window openings, including a space arched-topped window, have been bricked in on the northeasterly-facing Front Street elevation.

The northwesterly-facing Tenth Street facade of the building has a projecting gable parapet that rises above the broad wood eaves. An incised decorative brick treatment lines the façade at plate level with a modest cornice treatment at the parapet. The extremely shallow pitched gable roof extends beyond the wall to form large projecting eaves. The Front Street elevation, facing northeast, is also of coursed red brick. Windows have projecting brick sills and arched brick openings top the basement window openings. Broad roof eaves are supported by the massive projecting rafter tails, with some modest sculpted elements at the blocking. The lower portion, at the foundation level, has been painted black but all remaining brick is exposed. The southern elevation, facing the railroad right-of-way, is detailed much as the northern elevation facing Front Street.

Eave supports are of large wooden members and the soffit itself is of original-appearing wood decking. According to historic images, the original windows of this volume were 6/6 wood sash predominately in pairs, with groupings of three similar windows lining the upper floor of the façade. Slightly larger windows of similar design flank a single-width recessed

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stair flight that led to interior from 10th Street. Most of these windows, at least on the two side elevations, apparently survived into the 1980s although the 10th Street entryway was modified to accommodate the change to a public accommodation usage.¹ After a period of vacancy following the closure of the last nightclub to occupy the building most of these windows were severely damaged by vandalism. In the late-1990s as part of a planned conversion for use as a furniture showroom, the present glazing system, built of fixed wood sash that creates a 1/1 sash appearance similar to the originals, was installed and seismic bracing was added to strengthen the entryway facing 10th Street.² The arched window openings that originally lit the basement remain however the windows have been long removed, with the openings now covered with painted plywood infill.

Original [Brick] Volume Interior:

The interiors of the original brick volume of the Medford Grocery Company Warehouse essentially consists of a single large space on each of its three levels, all punctuated by a series a massive wood supporting columns. The main level, above the daylight basement retains its industrial character, with three inch thick (3") tongue and groove [T/G] flooring (with several patches) and a regularly spaced series of 11" x 11" Douglas Fir columns set in three rows. These columns (which extend through the floor to footings in the basement) rise sixteen feet (16') from the first floor to 8" x 12" floor joists, also with a 3" thick floor decking. The second floor level is accessed by a non-historic (c1980s) dog-leg stairwell at the extreme SW corner of the main floor.³ Construction on this uppermost floor is similar to the main floor although more modest in scale. Interior columns are 6" x 6" and rise to a series of 6" x 12" rafters. The roof decking, also 3" thick T/G remains visible above the rafters and so serves as the "ceiling" of the space. A single metal-clad sliding door is located to the rear of this floor, being the southeasterly wall of the original brick volume, connects the original volume with the additions.

-
- ¹ See SOHS Image #6893, showing the west-facing elevation of the Medford Grocery Company Warehouse c1985. It is not entirely clear what this modification entailed though at least some entryway work was undertaken by Larry Medinger Construction (City of Medford Permit4-3-1979).
 - ² Scott Pingle, P.E., project specifications for work undertaken by Joe Kantor Construction, 7-January-1997.
 - ³ A similar straight-run stairwell is located immediately below this feature and leads to the basement. Patching in the floor deck indicates the original basement and second floor access was a straight run, parallel to the west elevation.

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Middle volume [First Addition]:

Forming the middle section of the Medford Grocery Company Warehouse, the first addition has poured-in-place concrete walls and a heavy-timber framed interior with 2" or 3" thick floor and roof decking. Large, 4' x 8' plywood panels or some similar material was used for the form, the design of which remains evident. The overall height, essentially matching the original brick portion, is twenty-eight feet. The exterior is painted reinforced concrete with two non-historic roll-up loading doors facing Front Street, opening onto the interior loading dock area. Soffit and roof rafters match can continue the treatment of the brick volume, as do the basic window openings which here remain multi-sash metal industrial type. On the southwest elevation, facing the railroad, the volume originally had a regularly spaced window pattern matching the Front Street elevation. These window were removed at some undated period and in filled with concrete block creating a solid concrete wall.

The interior of the First Addition is industrial in character. The floor is concrete and other than a small office area on the first floor the entire volume is open, wood-framed, storage. The exact date of this volume is uncertain although it clearly post-dates 1932, based on available aerial images of downtown Medford. Based on construction and ownership patterns, this addition was probably built immediately after World War II. Sanborn Fire Insurance Maps of Medford, updated to 1954, show the volume in place.⁴

Rear volume [Second Addition]:

In 1954, when the Sanborn Fire Insurance Maps of downtown Medford were updated, this volume was standing in essentially the same configuration as today, with poured in-place reinforced concrete walls that match the first addition. Overall height of this rear volume is twenty-five feet [+/-], about three feet lower than the middle, First Addition, volume. The trussed gable roof runs perpendicular to the tracks with two small "shed" extensions. Once again broad projecting soffits and rafter tails continue the original treatment of the brick portion of the structure. The west-facing elevation, along the tracks, retains a poured concrete "cage," with the outer edges of the addition volume being poured in place but the entire interior portion of the wall is concrete block infill. It is probable, though undocumented, that the rear, second addition, volume was originally designed as a covered

⁴ In 1928, the base date for the Sanborn Map, this lot was partially occupied by a wood-frame addition to the brick Medford Grocery volume and a small frame structure, probably a yard office.

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area that was open to the railroad tracks for loading and off-loading, and only later filled with concrete block to create the present enclosed interior.⁵

The interior of the second addition is of wood frame, with open ceiling trusses. Smaller dimension construction (2x4s and 4x4s) support a small "mezzanine" level lining the southernmost wall. The remainder of the volume is an open full-height "unloading" area. The floor of the second addition was documented as "earth" in the 1954 updated Sanborn Maps but is now concrete. A single metal-sash window is located facing Front Street and a non-historic roll-up loading door and infilled entry complete the façade.

KNOWN ALTERATIONS:

As noted above, the original brick portion of the Medford Grocery Company Warehouse was augmented to the rear, probably in two phases, that were built sometime after 1932 and were completed by 1954, probably in the late 1940s. Given the nature of the resource, little photographic documentation exists to document the original appearance of much of the exterior however several changes and alterations to the original design are known. Changes to the rear additions, include the replacement or installation of the loading doors with the present roll-up garage doors, the concrete block infill of window openings on the middle volume and the enclosure of the apparent large open bay facing the tracks on the west elevation of the second, rear, addition.

According to the single historic photograph of the original, brick, portion of the Medford Grocery Company Warehouse, taken shortly after its completion and published in the local paper by 1911, the original entrance on 10th Street was a single-door wide, leading to what appears to be a small stair flight that rose to the main floor. It is not clear how long this single-wide entry survived however by in the 1970s, in connection with the conversion of the building for use as a public accommodation, the stairwell and door-opening were widened and portions of the original exterior brick wall removed.⁶ This process was repeated in the late 1990s in connection with the installation of steel reinforcement bracing, creating the present exterior configuration with the large, central, opening. This later process, however, was never finished and at this writing the recessed entryway is

⁵ City of Medford Building permits do not document this alteration, which probably occurred prior to the 1970s but has not been specifically dated.

⁶ The entry may have been widened from the original configuration previously as well but this is not clear.

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simple 2x4 and plywood falsework, awaiting rehabilitation for the next use of the structure.

Other known changes to the exterior include boarding up the arched-top basement windows, (n.d.), and the removal and brick infill of two apparently original window openings facing Front Street (n.d). In addition to typical system upgrades (electrical, heating, etc.), the entire interior of the Medford Grocery Company Warehouse has an exposed pipe fire sprinkler system that is entirely compatible with the industrial character of the space.

THE INDUSTRIAL VERNACULAR STYLE:

The Medford Grocery Company Warehouse, including both the brick original volume and the two concrete additions built later, are essentially utilitarian vernacular volumes, typical of the construction found within industrial areas throughout the Pacific Northwest and, in fact, much of the nation.

Warehouse design is quite uniform throughout the country. Most vernacular buildings are brick, with plain walls, orderly placement of windows, and modest ornamentation...Because of their tendency toward uniform shape and building materials, they define industrial districts...(Gottfried & Jennings, 1988:10).

As discussed more fully in Section 8, Medford's railroad corridor was initially characterized by wood frame construction, including the first depot as well as the early packing plants and orchard-related warehouses that developed along with the orchard industry. Brick commercial buildings were built facing East Main Street in the 1880s but it was not until 1902 that the first brick structure was built west of the railroad corridor.⁷ With increased demand and improving economy, several local brickyards were developed in the area, adding to the availability of the material and, presumably, reducing the cost of brick construction.

Until the turn-of-the-century, the early pattern of numerous small brickyards persisted, each close to the point of

⁷ The I. W. Thomas Building was constructed by George W. Priddy. See Medford Downtown Historic District, Sites 67.1 and 67.2.

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consumption and utilizing existing deposits of ordinary quality clay to turn out common brick (Vaughn & Ferriday, 1974:400)

Period reports on contractor Harper McKecknie's progress on the Medford Grocery Company Warehouse report, in part, "...just now the work is being held up for lack of brick, which is shipped in from Jacksonville" (Huntley, 1910:46). This almost certainly refers to brick from the Jacksonville Brick and Tile Company, located one and half miles southwest of that city.

As the early wood-frame utilitarian structures in Medford were replaced with more permanent construction, brick was the logical first choice. Soon however, poured concrete proved a less expensive, easier, material and accordingly became the primary construction type within the corridor. Later construction included brick-veneered wood, structural clay tile and, finally, modern concrete block. Sanborn Fire Insurance maps of downtown Medford between 4th and 12th streets, roughly spanning the entire core industrial area of the community, show that by 1954 the bulk of the structures were either small wood-frame buildings or concrete.

SUMMARY:

The Medford Grocery Company Warehouse, built in 1910, is a large multi-story brick volume with two later concrete industrial additions that extend the building to the south. The building is significant as a rare surviving brick industrial volume in the downtown Medford railroad corridor. While modified by changes in use during the past 90-plus years, the Medford Grocery Company Warehouse retains sufficient integrity to relate its original design and its significant association with the commercial and industrial development of the city of Medford. The Medford Grocery Company Warehouse is nominated for listing on the National Register of Historic Places under Criterion "A" and Criterion "C."

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.)

Property is:

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Commerce & Urban Development; _____
 Commercial _____
 Culture; 20th Century Architecture _____

Period of Significance

1910-1929 _____

Significant Dates

n/a _____

Significant Person

(Complete if Criterion B is marked above)

n/a _____

Cultural Affiliation

n/a _____

Architect/Builder

McKecknie, Harper [Builder] _____

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Jackson County Courthouse _____
 Southern Oregon Historical Society _____

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Medford Grocery Company Warehouse, Medford, Jackson Cty, OR

The Medford Grocery Company Warehouse, built in 1910, is the best surviving example of the brick utilitarian volumes built along the railroad corridor through downtown Medford. Prominently sited at the southern end of the original "Railroad Reservation," the Medford Grocery Company Warehouse is associated with a once-prominent business concern and effectively relates the booming railroad-based economy that resulted from Medford's growth between 1900 and 1910. The Medford Grocery Company Warehouse retains sufficient integrity to relate its original design and significant historic association and is nominated for listing on the National Register of Historic Places under both Criterion "A" and Criterion "C."

CONTEXT:

The town Medford was originally platted in 1883-1884 in anticipation of the extension of the Oregon and California Railroad line from the north. Developed by four local speculators as an alternative to Jacksonville, Medford was established along the banks of Bear Creek on flat land in the middle of the Rogue River Valley. In addition to the easy access the site offered to the railroad, the town's speculators added a bonus to the company as an inducement — land. In exchange for the Oregon and California's choice of Medford as a depot location they received alternate blocks of property in the new community, a valuable trade for land long-considered only useful for growing wheat.

From these early beginnings Medford, named after the hometown of the railroad engineer David Loring, quickly prospered. The Original Town Plat, filed in December 1883 clearly demonstrates the significance of the rail line, as a large "Oregon and California Railroad Depot Grounds" bisects the community, stretching along both sides of the tracks between 4th and 10th Streets.¹ By the end of the 19th century, and increasing rapidly in the first decade of the 20th century, Medford became a major shipping point for the agricultural products of the surrounding Bear Creek Valley. Late 19th century pioneer agriculturalists such as J. H. Stewart and J. D. Whitman were joined by newcomers from the East and soon Medford was rimmed by extensive orchard tracts, mostly in pears but including cherries, apples, and peaches. These newcomers and their investments in the fruit industry spurred the phenomenal growth period known locally as "the Orchard Boom," beginning

¹ A copy of the 1883 original Town of Medford plat is attached, depicting the extent of the railroad grounds through the community.

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Medford Grocery Company Warehouse, Medford, Jackson Cty, OR

about 1907-8 and peaking in 1912. Medford, as the primary shipping point for the entire Rogue River Valley, prospered and grew.

Located at the very heart and center of this beautiful valley is the City of Medford....Because of its central position and being located on the main railroad in the southern half of Oregon, all the immense agricultural, horticultural, timber and mining wealth within a radius of 100 miles is tributary to Medford. Here the treasure streams empty, and must always empty (Medford Commercial Club, 1909).

Fueled by its surging orchard-based economy and burgeoning population², construction in Medford also boomed during the first decade of the 20th Century. New brick commercial blocks were developed, replacing earlier wood-frame structures dating from the city's infancy. Within the railroad corridor packing houses, feed and seed companies, storage facilities, and processing plants related to the orchard economy all developed. Other uses dependent upon ready access to the railroad, most notably lumber yards and timber mills, also were located along the corridor. While most of these early facilities were wood, the improved economy and ever-increasing interest in fire-proof construction resulted in several facilities being built of more durable materials, often to replace an earlier frame structure as a company prospered. It is within this booming improvement cycle that the owners of the Medford Grocery Company announced the construction of their new brick warehouse.

THE MEDFORD GROCERY COMPANY

Originally founded in 1902 by B. P. Theiss and E. A. Welch, under the firm name of B. P. Theiss and Company, the Medford Grocery Company was incorporated in 1909 and operated from facilities along the railroad track in downtown at 7th and E streets.³ “[O]ccupying a commodious premises on the Southern Pacific tracks, the company enjoys a large trade in Oregon and California. ⁴ The goods carried by the company embrace

² Between 1900 and 1910 Medford's population increased 392 percent, one of the fastest rates of growth for any incorporated community in the United States (*Medford Mail Tribune*, 1-Dec-1910, 1:1)

³ The original Medford Grocery Company Warehouse company building, long-demolished, stood west of the railroad tracks near today's intersection of 6th and Front streets. “7th Street” was renamed “Main Street” in 1910-1911 and 6th Street did was extended across the railroad corridor until the 1920s.

⁴ The Southern Pacific Railroad was the successor entity to the rail line through Medford, having assumed the assets of the Oregon and California Railroad in May 1887 (See Dill & Austin, 1987:14-17)

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everything in the grocer and provision line" (*Medford Mail Tribune*, 2-January-1910, 10:4). Welch, a prominent local leader who served on the city council and was active in the Commercial Club, served as the manager of the Medford Grocery Company.

In January of 1909 the Medford Grocery Company purchased "lots numbered Three (3), Four (4), Five (5) and Six (6) in Block number Thirty (30) of the Town (now City) of Medford...." from Narcissa McCain, a widow (Jackson County Deed [JCD] 71:625). According to the deed the Medford Grocery Company was an "...Oregon corporation with its principal place of business at Portland..." In February of the following year, at the height of Medford's Orchard Boom period, the Medford Grocery Company announced its plans to erect a new fireproof building.

The Medford Grocery Company purchased property on Eleventh Street (*sic*) adjoining the Southern Pacific track last summer for warehouse purposes and is having the ground cleared up with a view to building a brick warehouse...(Huntley Scrapbook)⁵

During the past week the contract for the new brick warehouse of the Medford Grocery company was let. This building will stand three blocks south of the depot and will be large enough to house this concern, which is the largest wholesale grocery company outside of Portland. A sidetrack has already been constructed by the Southern Pacific company...(*Medford Mail Tribune*, 22-Feb-1910, 1:4)

The initial construction cost was estimated at \$25,000. In May 1910 the Medford Grocery sold this property to the D. P. Thompson Company, probably an element in some form of corporate reorganization. The president of the D. P. Thompson Company was I. Lang,

⁵ Earl W. Huntley Scrapbook, Southern Oregon Historical Society [SOHS] Manuscript 105, page 32. Huntley, a Medford real estate agent collected newspaper clippings during the Orchard Boom era that documented Medford's building and real estate progress. Entitled "Company Ready to Build," this undated article from the *Medford Mail Tribune* was likely published in early February 1910.

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Medford Grocery Company Warehouse, Medford, Jackson Cty, OR

apparently of Portland (JCD 80:389).⁶ In July 1910 the paper reported on the construction progress, proceeding under the direction of Harper McKecknie, a local builder.

The building was started in April...just now work is being held up for lack of brick, which is shipped in from Jacksonville. Mr. McKenchie (*sic*) is pretty certain, however, that he will be able to get through by the last of August of the first of September (Huntley, 46).⁷

In its 1911 New Year's edition, the local newspaper crowed about Medford's progress, noting the completion of many new structures, including the warehouse.

The new year sees phenomenal building actively in the business and residential districts...[it] finds completed the ...three-story wholesale store erected by the Medford Grocery Company...(Medford Mail Tribune, 1-January-1911, Medford Section).

Available Polk City Directories and Pacific Telephone Company phone books for Jackson County and Medford list the Medford Grocery Company, under Welch's management, at this location at least through May 1926. Sometime within the following year the operation of the company was shifted to Lang and Company, of Portland, and Edward Welch apparently ended his association with the firm. The West Coast Directory, published in 1927, lists Lang and Company as the owners and W. H. Walker as the local manager.⁸

⁶ Three years later, in February 1913, the Thompson Company re-sold the subject property to the Medford Grocery Company, possibly an indication of repayment of a loan between the firms or some other financial arrangement. See Jackson County Deed 99:470.

⁷ This article, probably from the *Medford Sun*, is entitled "Grocery Warehouse Progressing," and is dated 27-July-1910.

⁸ Lang & Company, "of Portland" with I. Lang as president, is almost certainly related to the D. P. Thompson Company, of Portland (of which I. Lang was also president) that owned the Medford Grocery Company building briefly in 1910-1913. Lang & Company purchased the real property itself from the Medford Grocery Company in April 1929, just prior to the sale to Toft, the following month (See JCD 177:95).

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Medford Grocery Company Warehouse, Medford, Jackson Cty, OR

In April 1929 the press reported that Ray Toft had purchased the Medford Grocery Company building from Lang and Company for \$40,000. Toft announced his plans to continue the wholesale grocery operation.

“The building is one of the most complete business structures in the city. It is two stories high with a basement, elevator, and extensive vaults...the structure will be operated as a bonded warehouse...it will be the only bonded warehouse between Portland and Sacramento... (*Medford Mail Tribune*, 21-April-1929, 1:3).⁹

Ray Toft arrived in Medford shortly after the turn-of-the-century and purchased property on Holly Street in 1902. He was an active real estate investor during the entire Orchard Boom period and, along with his brother Joseph, who served as Medford's City Recorder, was a well-known civic leader. Toft apparently over-extended himself during the boom period and by 1914-1915 many of the properties he had acquired were lost to foreclosure proceedings according to published reports.¹⁰

By 1915 Medford's economy and population began to decline following a series of drought years that ended the Orchard boom era. In the early 1920s the area once again began to grow. New residential development in the eastern foothills occurred and many new commercial buildings were constructed in the downtown core. Despite his financial difficulties during the Orchard Boom, Toft remained "...an enthusiastic booster for the city and the valley."

'I never saw conditions in Medford and Jackson County look as promising as they do now,' he said yesterday. 'With a good fruit crop assured, high prices practically certain, mining and railroad development assured and new settlers coming into southern Oregon every day; I look forward to the greatest material expansion in the history of the city. I figure that people

⁹ It is not entirely clear what "extensive vaults" refers to here, perhaps some internal storage system for perishable or particularly valuable goods. No evidence of anything that might be considered as "vault" in the modern sense of the word remains in the interior of the building today.

¹⁰ See the *Medford Mail Tribune*, 9-April-1914 for a list of Toft's properties under foreclosure. It is not entirely clear if Toft in fact lost ownership or not.

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Medford Grocery Company Warehouse, Medford, Jackson Cty, OR

who invest now will reap a golden harvest later on, and I am acting accordingly.' (*Medford Mail Tribune*, 21-April-1929, 1:3).

Upon his purchase of the Medford Grocery Company Warehouse building, Toft announced his plans for a number of changes and improvements in the structure, which would continue as a grocery warehouse under the management of I. E. Schuler.¹¹

Unfortunately, Toft's plans for the building, as well as his belief in Medford's promising future, never materialized and it appears likely that the stock market crash in October once again brought personal financial difficulties. According to city directories as early as 1930-1931 the building was occupied by Blake, Moffitt and Towne, a paper supplier, under the management of Charles F. Schmeer. In 1942 the building was occupied by Lorenz Company, a wholesale hardware and mill supply company. The Lorenz Company purchased the building in 1949¹² and remained here until 1955 when the building was occupied by Tillman-Booth Incorporated, also a wholesale hardware concern. During the later 1950s through the late 1960s the building was alternately vacant or occupied by a series of industrial-type uses, including various warehouse or storage businesses, a lumber yard and a wholesale glass distribution business.

In 1971 the Medford Grocery Company Warehouse was transformed into a tavern by Tom Owen, Greg Gilbert and Doug Irvine (Medford Building Permit 8-105-71). In 1978, the building was again remodeled for use as "Fat City," a teen-oriented restaurant and "discotheque" operated by Ashland businessman Harry Arnold (Medford Building Permit 9-169-78).¹³ A succession of similar uses ended in the early 1990s when various legal and building code difficulties resulted in the closing of the nightclub use.¹⁴ In June 1995 the City of Medford Building Department inspected the structure and enumerated a series of

¹¹ I. E. Schuler, like Toft, was a prominent real estate investor and businessman in Medford during this period. The Schuler Apartments, which he developed in 1925-1926 at the SE corner of Oakdale and Sixth Street in Medford, were listed on the National Register of Historic Places in 1991.

¹² JCD 323:33.

¹³ See "Fat City, Where Young is Hip," *Medford Mail Tribune*, 27-May-1983, Revels:2.

¹⁴ It remains unclear but the rear additions of the building apparently continued as warehouse/industrial uses during this period.

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Medford Grocery Company Warehouse, Medford, Jackson Cty, OR

non-conforming situations that would require correction prior to any new occupancy.¹⁵ The present owner purchased the property in the mid-1980s and later began a rehabilitation for use as a furniture showroom and warehouse in conjunction with his adjacent businesses. This conversion was not completed and the building has been essentially vacant since 1995.

MEDFORD'S RAILROAD CORRIDOR:

As noted above, the arrival of the railroad through the Bear Creek valley in 1883 resulted quite directly in the platting of the Town of Medford and its establishment as the primary shipping point in the area. The railroad itself, which would retain ownership of virtually all core "Depot Grounds" area until after WWII, served as the western edge for the original commercial core of Medford and the original railroad depot literally stood in the middle of what is now the intersection of Front and Main streets. In 1900 a new depot was constructed just south of Main Street, on the site that is today occupied by the RVTD transfer station and in 1910 this depot was limited to freight use by the opening of the new masonry passenger depot, located north of Main Street, between 6th and 4th streets.¹⁶

With the development of the orchard industry, many wood-frame packing houses, storage facilities and other utilitarian or industrial volumes were constructed along the railroad line in the downtown area. Southern Pacific itself soon began leasing lands west of the tracks to such uses, retaining all the land east of the corridor for its own facilities.¹⁷ As Medford prospered, many of the early buildings were replaced with more permanent structures.

Wood frame packing houses were constructed during the 1890s along the railroad tracks in central Medford....With the advances in fruit processing methods and building technology, many of the wood buildings were replaced with brick and concrete structures which continued in close proximity to the rails (Atwood, 1993:36)

¹⁵ C. A. Reising, P.E., Associate Building Official, Letter to John Radar, Earthquake Productions, 6-June-1995. (Medford Building Department files).

¹⁶ The 1910 Medford Southern Pacific Railroad Passenger Depot was independently listed on the National Register of Historic Places in 1996.

¹⁷ Typical of this pattern was the original wood-frame structure occupied by the Medford Grocery Company Warehouse, located on the west side of the railroad corridor on lands leased from Southern Pacific.

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Section Number: 8 Page: 8 Medford Grocery Company Warehouse, Medford, Jackson Cty, OR

Over time, as the fruit processing industry changed and the role of rail-based freight was reduced and replaced by truck transport, most of the industrial buildings in Medford's downtown core were removed or converted to other uses. Within the Medford Downtown Historic District, which includes the railroad corridor between 4th Street on the north and extends to 8th Street on south, only two pre-WWII industrial structures remain.¹⁸ Further to the south, beyond 11th Street, a fairly densely developed industrial area of predominately concrete structures survives, including ice storage facilities and other buildings, many still associated with the fruit processing industry.

Other than the subject Medford Grocery Company Warehouse, the only other identified brick industrial building in the downtown area is a multiple story volume at 432-438 South Front. The original appearance of this building, now incorporated into the continuing fruit processing use of this block, is predominately obscured but remains identifiable from Sanborn Fire Insurance Maps. The rest of the industrial structures in this block are of concrete or stucco-clad masonry and while there may be some pre-WWI buildings most are likely post-WWII construction. North of 4th Street, near the corner of Fir and 3rd Streets a fine stucco-clad concrete, the Cooley & Neff Warehouse, remains as the sole standing pre-WWII industrial structure.

SUMMARY:

The Medford Grocery Company Warehouse, built in 1910, is one of only two remaining brick industrial volumes along the railroad corridor through downtown Medford and is the only such structure to retain its essential original character. Very prominently sited at the southern end of the original "Railroad Reservation," the Medford Grocery Company Warehouse is associated with a once-prominent business concern and effectively relates the booming railroad-based economy that resulted from Medford's growth between 1900 and 1910. A rare surviving example of its type, the Medford Grocery Company Warehouse retains sufficient integrity to relate its significance under and effectively relates the industrial uses that once typified this portion of Medford's downtown. The Medford Grocery Company Warehouse is nominated for listing on the National Register of Historic Places under eligibility Criterion "A" and Criterion "C."

¹⁸ These are the Pacific Feed & Seed warehouse (Site 186.0, built 1927), which is now the site of restaurant and the Kimball Fruit Company packing house (Site 185, built 1927), which is the only identified wood-frame orchard-related building remaining in the downtown area.

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- Medford Mail Tribune, misc. issues, 1910- as cited in text.
- Vaughn, Thomas, editor; and Ferriday, Virginia Guest, associate editor. Space, Style and Structure, Building in Northwest America. 2 volumes. Portland, OR: Oregon Historical Society, 1974. (See especially, McArthur, Lewis L. *Railroad Era-Industrial Building*, 391-403).

10. Geographical Data

Acreage of Property less than one acre [.32 acre]

UTM References

(Place additional UTM references on a continuation sheet)

1 [1 10] [51 11 01 71 41 0] [4 16 18 15 15 10 10]
Zone Easting Northing

2 [] [] [] [] [] [] [] [] [] [] [] []

3 []
Zone Easting Northing

4 []

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title George Kramer, M.S.

organization Historic Preservation Consultant date 1-December-2001

street & number 386 North Laurel telephone (541)-482-9504

city or town Ashland state Oregon zip code 97520-1154

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Bruce A. Larson

street & number P O Box 1738 telephone (541) 779-3211

city or town Medford state Oregon zip code 97501

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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Section Number: Photographs Page: 1

Medford Grocery Company Warehouse, Medford, Jackson Cty, OR

1. Historic View: Medford Grocery Company Warehouse
Looking: SW, from 10th Street
Photographer: Unknown, Medford Mail Tribune
Date of Photograph: c1910
Negative: George Kramer Collection Roll #1:32
2. Current View: General Setting, from Front & 9th Street
Looking: West
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #1:13
3. Current View: North [Façade] Elevation
Looking: SW, from Front and 10th streets
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #1:2
4. Current View: East [Front Street] Elevation
Looking: SW, from Front and 10th streets
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #1:3
5. Current View: East [Front Street] Elevation
Looking: West, from Front and 11th streets
Photographer: G. Kramer
Date of Photograph: August 2001 Roll; #1:4
Negative: Collection of the Photographer
6. Current View: West [Railroad] Elevation
Looking: NE, from 11th Street
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #2:20a
7. Current View: West [Railroad] Elevation
Looking: SE, from 10th Street
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #1:7

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Section Number: Photographs Page: 2

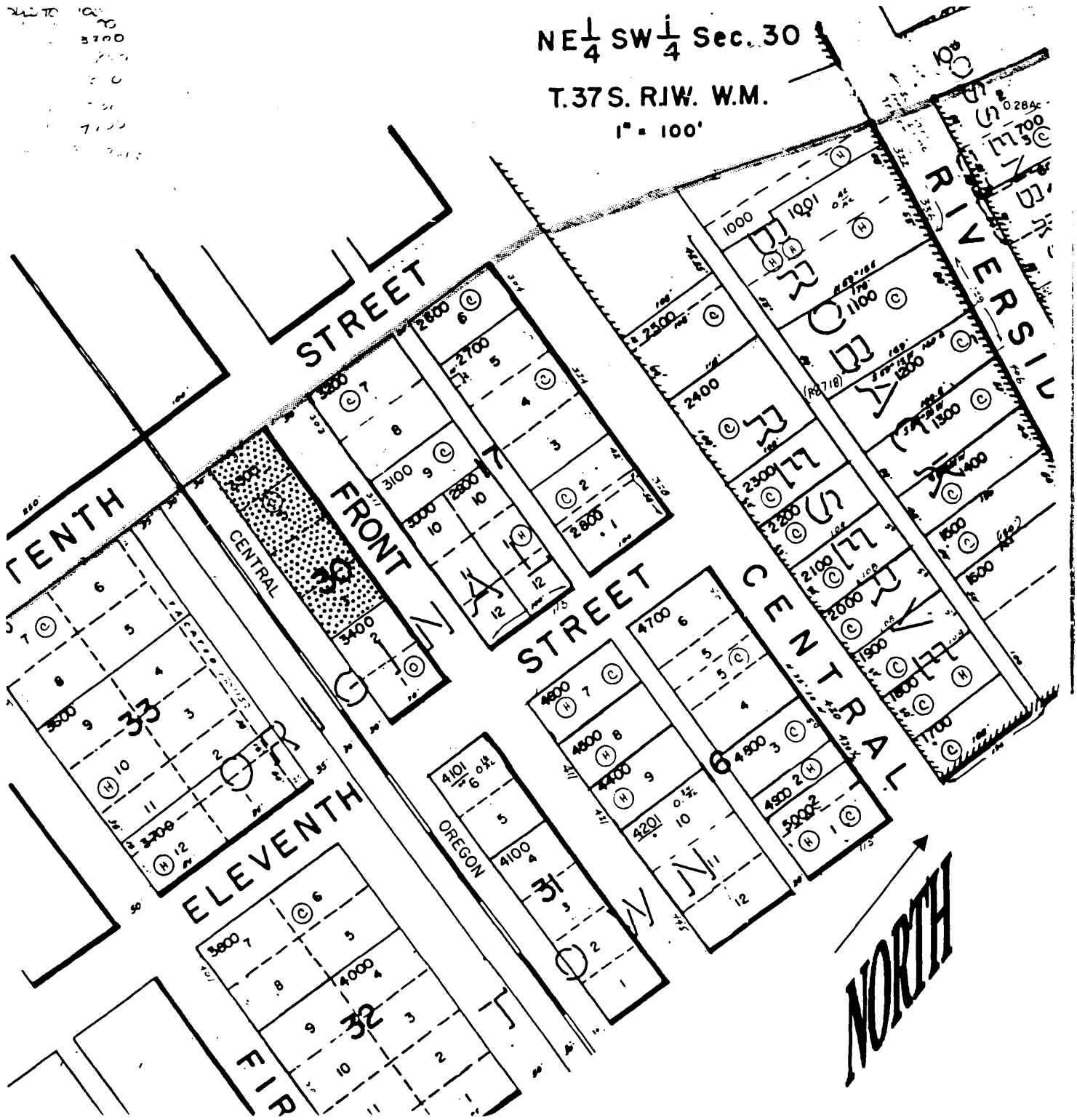
Medford Grocery Company Warehouse, Medford, Jackson Cty, OR

8. Current Exterior Detail: Parapet detailing
Looking: East
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #1:9
9. Current Exterior Detail: First Addition, Front Street Elevation
Looking: Southwest
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #2:25A
10. Current Interior: Original Building, Main Floor
Looking: East
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #2:36a
11. Current Interior: Original Building, Main Floor
Looking: NE, from stairwell
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #2:5A
12. Current Interior: Original Building, Second Floor
Looking: Southwest
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #2:9a-11a, best choice
13. Current Interior: Additions
Looking: West, toward original building
Photographer: G. Kramer
Date of Photograph: August 2001
Negative: Collection of the Photographer Roll #2:12a-17 best choice

NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 30

T.37 S. R.1 W. W.M.

1" = 100'



MEDFORD GROCERY WAREHOUSE

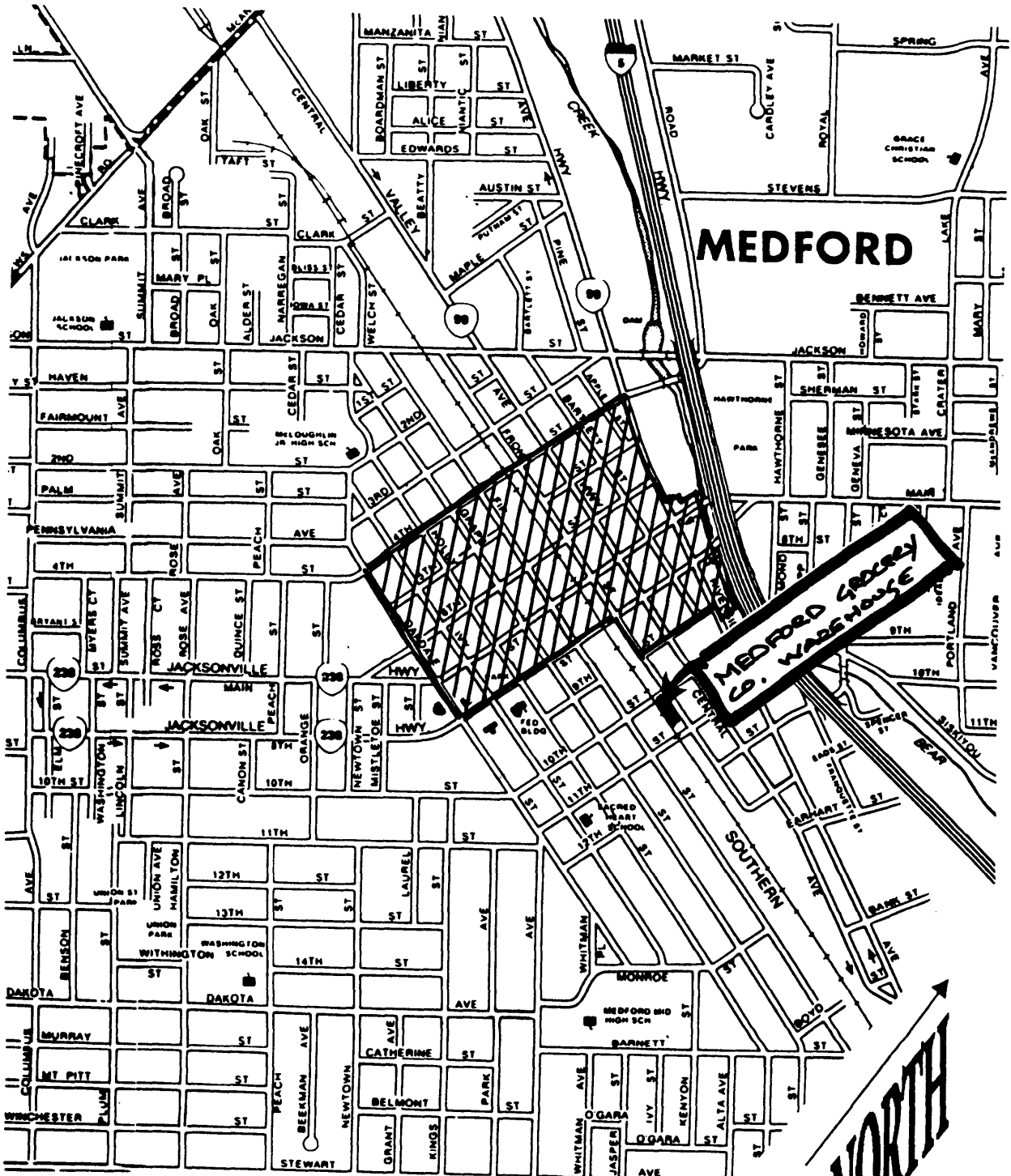
40 E 10th Street, Medford

Jackson County, OR

ASSESSOR'S PLAT

30-1w-30CA, T/L 3300

NOT TO SCALE-APPROXIMATE DIMENSIONS ONLY



 = MEDFORD DOWNTOWN HISTORIC DISTRICT

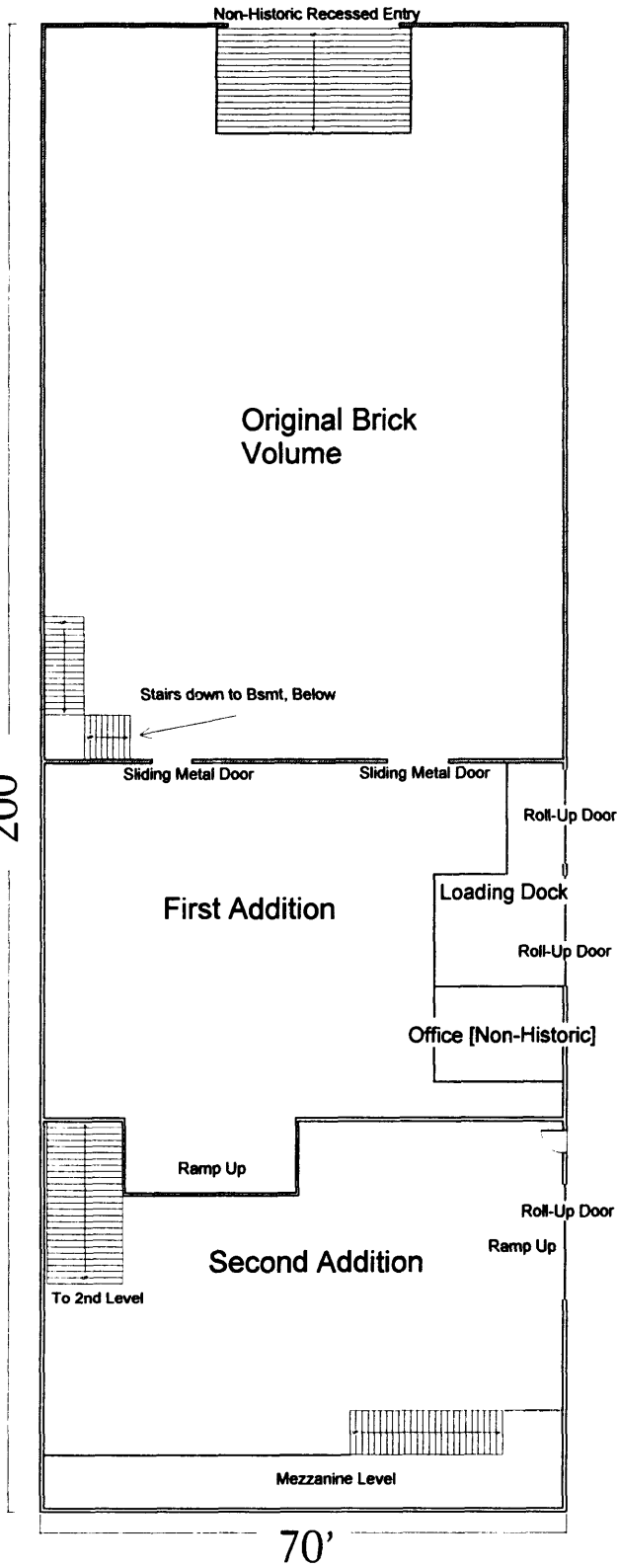
MEDFORD GROCERY WAREHOUSE
 40 E 10th Street, Medford
 Jackson County, OR
 VICINITY MAP

10th Street

RAILROAD CORRIDOR

200'

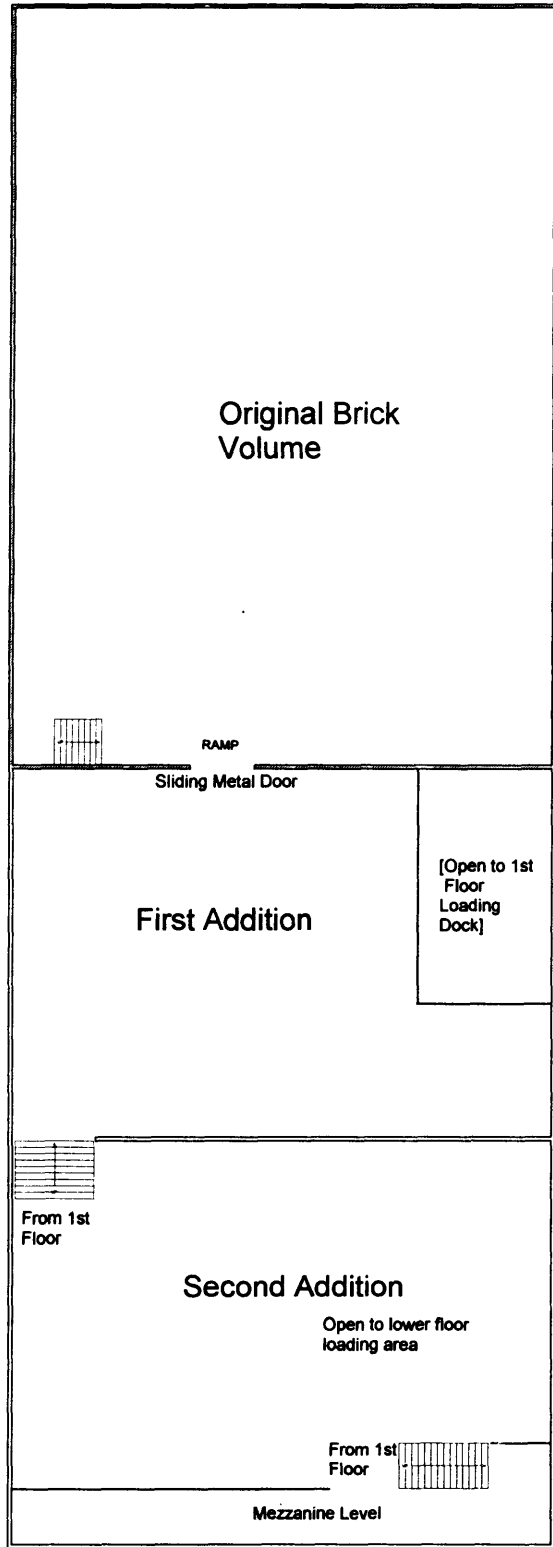
South Front Street



70'



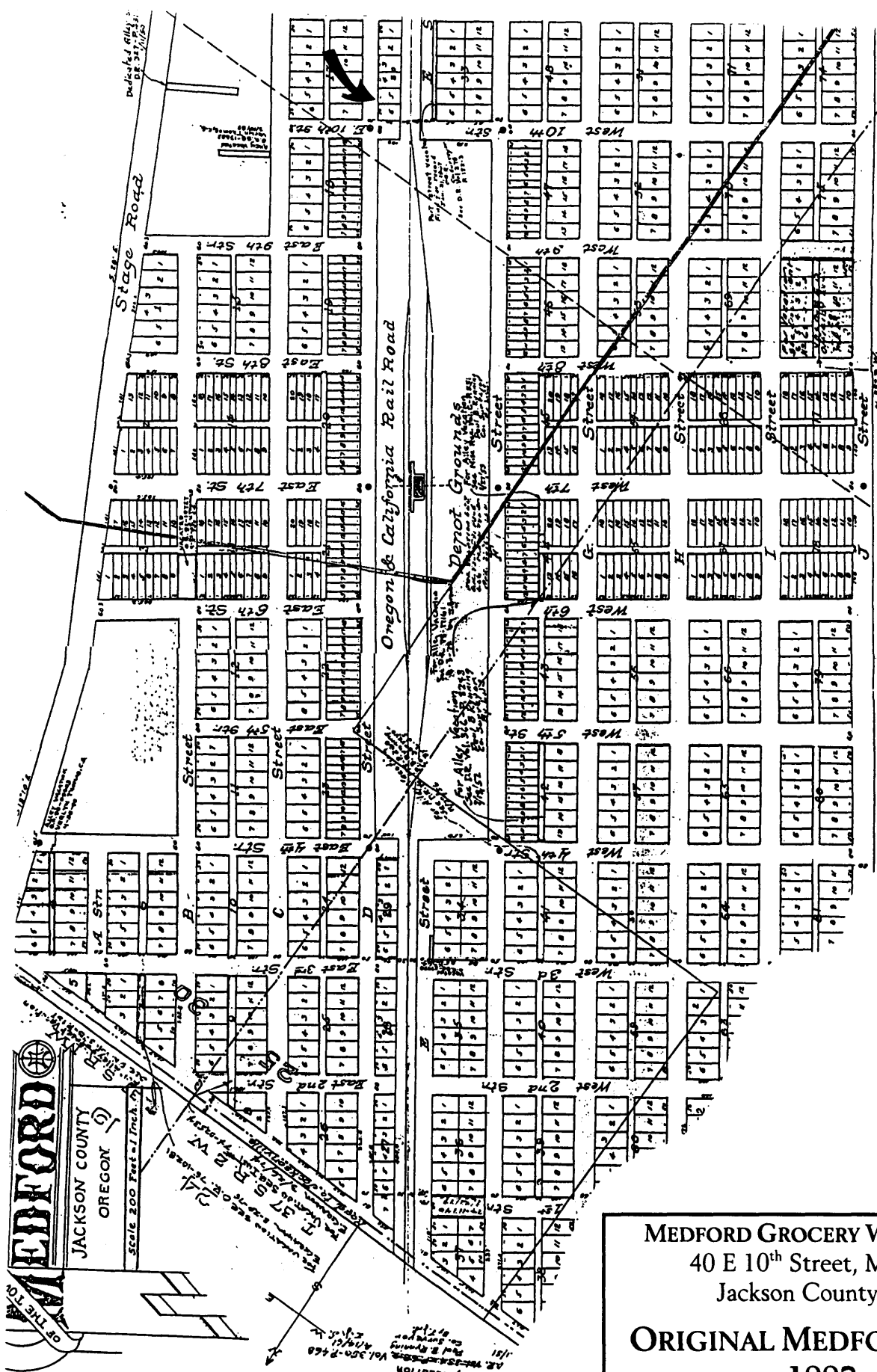
MEDFORD GROCERY WAREHOUSE
40 E 10th Street, Medford
Jackson County, OR
MAIN FLOOR PLAN
NOT TO SCALE-APPROXIMATE DIMENSIONS ONLY



MEDFORD GROCERY WAREHOUSE
 40 E 10th Street, Medford
 Jackson County, OR

SECOND FLOOR PLAN

NOT TO SCALE-APPROXIMATE DIMENSIONS ONLY



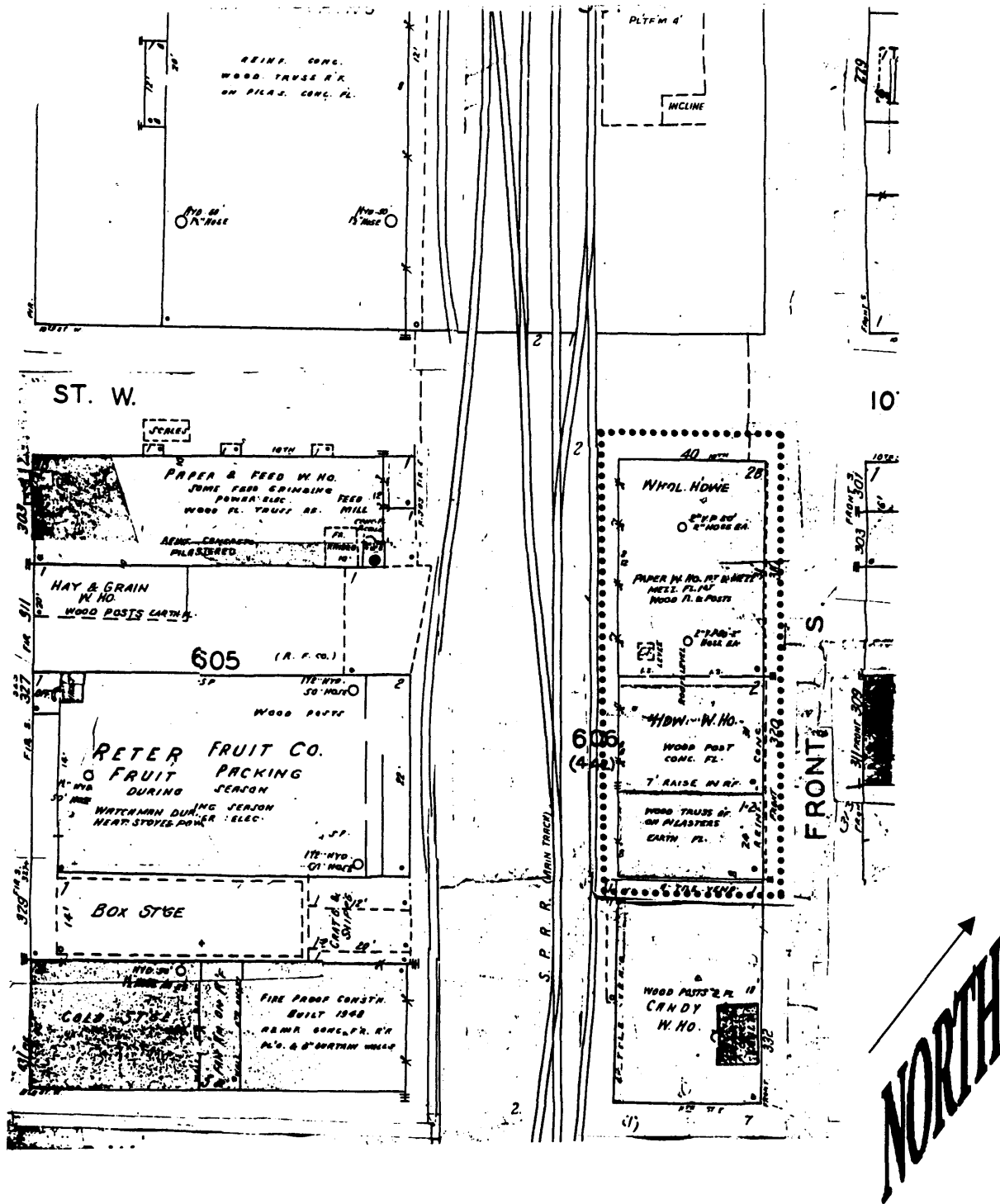
MEDFORD
 JACKSON COUNTY
 OREGON

SCALE 200 Feet = 1 Inch.

MEDFORD GROCERY WAREHOUSE
 40 E 10th Street, Medford
 Jackson County, OR
ORIGINAL MEDFORD PLAT,
1883

The town of Medford is situated in sections 24 and 25 of T. 37 S. R. 2 W. and in sections 19 and 20 of T. 37 S. R. 1 W. of the Miller-McCurt Meridian and is part of the S. 1/4 of Sec. 24 and part of the S. 1/4 of Sec. 25 of T. 37 S. R. 2 W. and the N. 1/4 of Sec. 25 of T. 37 S. R. 2 W. and part of the S. 1/4 of the S. 1/4 of Sec. 20 and the N. 1/4 of Sec. 20 of T. 37 S. R. 1 W. - The N. E. corner of Block 9 is 570 feet South and 402 feet East of the Sec. Corner between the above named Sections 24 and 25 of T. 37 S. R. 2 W. - The lettered streets run N 35° 30' W and the numbered streets run at right angles with the same. - All streets

State of Oregon }
 County of Jackson } s.s.
 J. P. Primm
 of the Town of Medford and State of Oregon do hereby certify that the foregoing Map or Plat of the Town of Medford in the State of Oregon as surveyed and laid out by me is dedicated to the use of the public at the above date.



MEDFORD GROCERY WAREHOUSE
 40 E 10th Street, Medford
 Jackson County, OR
 SANBORN FIRE INS. MAP
 1927, UPDATED TO 1954