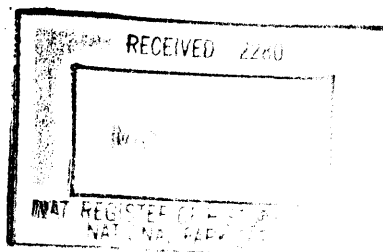


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

136



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 an item does not apply to the property being nominated, 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 Mandell & Meyer Building

other name/site number N/A

2. Location

street & number: 211 North Florence Street

N/A not for publication

city/town: Casa Grande

N/A vicinity

state: Arizona code: AZ county: Pinal code: 021 zip code: 85222

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 nationally statewide locally. (See continuation sheet for additional comments).

James W. Bowen ACCEPTED 23 MAY 2002
Signature of certifying official Date

ARIZONA STATE PARKS
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): _____

Signature of the Keeper

Date of Action

Sarah D. Pope 11/20/02

Mandell and Meyer Building

Name of Property

Pinal County, Arizona

County and State

5. Classification

Ownership of Property Category of Property

(Check as many boxes as apply)

(Check only one box)

- private
- public-local
- public-State
- public-Federal

- building (s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>one</u> | <u>none</u> | buildings |
| _____ | _____ | sites |
| _____ | _____ | structures |
| _____ | _____ | objects |
| <u>one</u> | <u>none</u> | Total |

Name of related multiple property listing

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

Historic and Architectural Resources of Casa Grande, Arizona

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/ business

Current Functions

(Enter categories from instructions)

VACANT

7. Description

Architectural Classification

COMMERCIAL STYLE

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT

other GLASS

STUCCO

CERAMIC TILE

Narrative Description

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

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.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1937 - 1951

Significant Dates

1937

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

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:

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing | Zone | Easting | Northing |
|---|-------|---------|----------|------|---------|----------|
| 1 | 12 | 429520 | 3637690 | 3 | _____ | _____ |
| 2 | _____ | _____ | _____ | 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 Gabrielle Harlan

organization Metropolis Design Group date August 30, 2001

street & number 2601 North Third Street, Suite 308 telephone (602) 274-9777

city or town Phoenix state: AZ zip code 85004

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 N/A

street & number N/A telephone N/A

city or town N/A state N/A zip code N/A

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 time for reviewing instruction, 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 Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

Mandell and Meyer Building
Pinal County, AZ

NARRATIVE DESCRIPTION

The Mandell and Meyer Building is located in the downtown business district of Casa Grande, and the property is adjacent to a mid-density street. The property has no setbacks so that the building adjoins the sidewalk. The front façade faces southeast onto Florence Street, which still retains the scale of a street earlier in the century as commercial buildings define the other side of the street, as well. An alley borders the property on its south side, so that it has two sides that are visible from the street. A commercial type property, this building was executed in the Commercial Style of the late 19th and early 20th centuries. Of brick on a concrete foundation, it is probably 2000-3000 square feet in size. Significant features in the building's form are the way it is built out to its property lines for maximization of the site, large storefront windows to provide views of displayed goods, pilasters on the side edges of the facade, and a flat roof with parapets. There is also a flat metal canopy supported by tie rods angled from the top parapet of the building; it was designed to provide shade over the sidewalk below. In addition to the large display windows on the front façade, there are transom windows above the canopy and small punched windows on the side and back facades. These are placed high on the walls to admit light but not views. Decorative elements are present such as staggered brickwork at the top of the parapet, a stucco band above the transoms, and painted tiles on kick plates below some of the display windows. The current condition of the property is good; it appears to be in good shape structurally as there are no cracks visible on the façades. The building is in its original location within the commercial area of downtown Casa Grande. The largest amount of buildings of this type in Casa Grande is located within the surrounding blocks. The buildings are intact with their canopies, and the streets themselves still maintain their small scale so that the overall context of the original setting is still present. This building also has integrity with respect to materials; two of the transom windows above the canopy are missing but the majority is still in place. A few small changes have been made; the original recessed entry doors have been replaced with new doors placed flush with the plane of the display windows. Aluminum muntins have also been added to the display windows. However, the proportions of the windows are unaltered. The windows still have a kick plate below and parts of the decorative tile work remaining. Historic integrity in respect to feeling and association is evident; the building's utilitarian nature and commercial function is still readily understood today through its form.

This commercial building is located in the downtown business district that is part of the area comprising the original town site of Casa Grande from 1879. The building has no setback so that it adjoins the sidewalk, and it is one in a row of buildings that share sidewalls. This building terminates the commercial row for the block, as there is an alley on the left side. This building is a simple rectangle in plan, one story in height, with only one bay on the façade. It is constructed of brick that is left exposed, wood, concrete, and asphalt. The roof is a flat roof with parapets. The building is built on a concrete foundation, and brick load bearing walls support wood joists that carry the roof. Specific significant features of this building are its canopy, windows, and doors. The canopy across the façade has a wood frame, a plywood cover, and is supported by tie rods. Display windows that extend from kick plate height to the height of the canopy extend across the front façade. These windows terminate at the end pilasters, and they have a wood sash and aluminum muntins. A fixed wood transom with divided lights also extends across the façade to the pilasters above the canopy. The entry doors are double, frameless glass doors with glass handles; these doors are flush and centered on the façade and are held by a painted metal frame. Important decorative elements on this building are corner pilasters, a stucco band above the transoms, staggered brickwork on the top edge of the parapet, and painted tiles on kick plates below some of the windows. There are no outbuildings associated with this property. The new glass entry doors that are in place now on the building are the most significant alteration as the interior floors suggest that there has been a reconfiguration of the entry. Aluminum muntins have also been added to the display windows.

This building is the one contributing element to this nomination; there are no non-contributing elements.

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

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 2

Mandell and Meyer Building
Pinal County, AZ

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Mandell & Meyer Building is eligible under Criterion A as an intact example of the Central Business District Commercial Building property type, related to the context of Planning and Development of Casa Grande, 1879-1951. It is also eligible under Criterion C as an intact example of the Commercial Style related to the context of Architecture in Casa Grande, 1900-1950. The period of the building's significance begins with its date of construction in 1937, and ends with the date of 1951 that coincides with the fifty-year cutoff date for eligibility. Its construction date coincides with the period during which trucks were replacing the railroad as the principal means of moving goods into and out of Casa Grande. It is typical of the Commercial Style as a classic 1-part commercial block, and is the most common commercial building type in the original business district of Casa Grande. The property has good integrity, as it is in its original location, and the primary façade is unaltered except for a minor change to the entry of the storefront. The building possesses the characteristics of the Central Business District Commercial Building property type, with the façade resting on the front property line in a streetscape of similarly-sited buildings. The utilitarian appearance of the building is typical of the property type. The building was used for the delivery of goods and services to local residents, and contributes to the general understanding of development patterns in downtown Casa Grande in the early part of the 20th Century.

This is one of five commercial buildings constructed of brick in the area considered by the Historic Resource Survey-Casa Grande, Arizona (Pry 1998). There are only an additional eight buildings constructed of brick in the survey area, making a total of thirteen buildings of this property type within the Casa Grande survey area that employ this construction material. Out of the three hundred and five buildings included in the survey area, there are also only forty commercial structures, of which this is one.

HISTORICAL OVERVIEW

This building was erected in 1937 for Mandell and Meyer, a local department store owned by Harry Mandell and Emil Meyer. Prior to occupying this building, their store was located on Main Street. By 1951, this building was occupied by Cobb's Department Store.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 9, 10 Page 3

Mandell and Meyer Building
Pinal County, AZ

BIBLIOGRAPHY

See *Section I: Major Bibliographical References* of the Multiple Property Nomination form for Historic and Architectural Resources of Casa Grande, Arizona.

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The boundary of the Mandell and Meyer Building property is lot 10-11 of Block 14 in the Casa Grande Townsite Plat of Casa Grande, Arizona.

BOUNDARY JUSTIFICATION

The boundary of the nominated property corresponds with the current ownership of the property.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number PHOTOS Page 4

Mandell and Meyer Building
Pinal County, AZ

Photo # 1 View: West

| | |
|---------------------------------|--|
| Photographer: | Gabrielle Harlan |
| Date: | December 7, 2000 |
| Location of Original Negatives: | Metropolis Design Group 2601 N. Third Street, Suite 308 Phoenix, Arizona 85004 |

Photo # 2 View: East

| | |
|---------------------------------|--|
| Photographer: | Gabrielle Harlan |
| Date: | December 7, 2000 |
| Location of Original Negatives: | Metropolis Design Group 2601 N. Third Street, Suite 308 Phoenix, Arizona 85004 |