



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: OCTOBER 17, 2018
AGENDA ITEM NO.: 5

LANDMARK DESIGNATION

I. CASE NUMBER(S): P18-0578

II. PROJECT SUMMARY:

- 1) **Proposal:** Proposed historic designation of E.T. Wall Packing House as a City Landmark
- 2) **Location:** 3280 Vine Street
- 3) **Ward:** 1
- 4) **Applicant:** Rick Scott of Corman Leigh Companies
- 5) **Case Planner:** Scott Watson, Associate Planner

III. RECOMMENDATION:

That the Cultural Heritage Board recommend that the City Council:

- 1. **DETERMINE** that Planning Case P18-0578, City Landmark Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status; and,
- 2. **APPROVE** Planning Case P18-0578, based on the attached facts for findings and thereby designate E.T. Wall Packing House as a City Landmark.

IV. BACKGROUND:

In 1992 and 1996, the property, located at 3280 Vine Street, was surveyed by Myra L. Frank & Associates (MFA) as part of the Caltrans I-215 Improvement Project (1996) for Section 106 compliance. The property was found to be eligible for local designation as a City Landmark and for listing in the California Register of Historical Resources (CR) prior to Title 20, and eligibility criteria, revisions in 2010 (Exhibit 4).

Further assessment by PCR Services Corporation (PCR) was conducted in 2000. Further research and analysis was conducted by Staff and corrections to the details documented in the 1992 and 1996 surveys are incorporated into the architectural description and significance statement below (Exhibit 3). An application for the designation of E.T. Wall Packing House was received in August 2018.

V. ARCHITECTURAL DESCRIPTION:

This large, one- and two-story industrial building with an elevated basement covers most of the paved lot on the northeast corner of Vine and Third Street. The unpainted, stacked concrete one-story packing house portion, and later warehouse, on the south is topped by a saw-toothed roof with clerestory and anchored by two Western False Front style stepped parapet walls with coping on the east and west elevations.

Fenestration consists of boarded double-hung, one-over-one sash without lintels or sills. Three loading bays with roll-up metal doors and a pedestrian door are found on the rear (east) elevation, which once faced the railroad tracks, and a red tiled hood has been removed over a side pedestrian-door entrance. The two-story, wood-framed stucco office/administration portion on the north is topped by a flat roof. This addition appears to be an early addition, circa 1930s, but the windows have been replaced with vinyl-framed double-hung windows within the original openings.

Building permits and previous surveys document a 1945-46 cull bin, and in 1966 the enclosure of the west canopy and a partial second story addition at the canopy enclosure. Although the west canopy was enclosed after 1952, the cull bin has since been removed and partial second story addition does not appear to be extant. It is possible that the second story addition was not completed. The E.T. Wall Citrus Warehouse Packing House is in good condition and retains sufficient integrity for Landmark Designation.

VI. STATEMENT OF SIGNIFICANCE:

E.T. Wall Packing House was originally constructed in 1921-1922 as a packing house for the Los Angeles and Salt Lake Railroad by Cresmer Manufacturing Company, a prolific local builder, for an estimated cost of \$24,000. The establishment of canal irrigation and railroad lines converged the navel oranges in Riverside's earliest years to launch citriculture as the defining and lasting economic industry of the City. This Citrus Industry which flourished from the late-19th to the mid-20th century. Soon after construction, the structure was purchased by Edgar T. Wall and Arthur McDermont, both previously serving on the Board of Directors for Riverside Blue Ribbon Groves. In the 1930s, the two parted ways and Wall continued to operate at this location and expanded into the adjacent packing house at 3230 Vine Street.

E. T. Wall was a prominent citrus grower in Riverside and in California. By the 1920s, Wall owned 200 acres of citrus groves, mostly navel oranges, in Riverside, as well as an 800-acre ranch in Fresno County. He also served as the chairman of the Independent Citrus Growers & Shippers Association in the 1940s. According to City Directory research, the E.T. Wall Company retained ownership of the property through the 1960s.

The building continued to be in citrus-related use through the 1940s when a cull bin was added for then tenant Zilen Citrus Association (according to building permits) by another prominent local builder, Eric W. Emtman. Gulf & Western enclosed the canopy and added a small second story constructed by contractor Les Carothers to facilitate use as a warehouse in 1966.

One feature of the building, which demonstrates its connection to the industry is the basement. The basement of the packing house was often used as a "coloring" room. This is where green oranges would "color" before being shipped to eastern markets. The temperature and humidity levels of the basement made this a prime location for "coloring." The ventilation windows throughout the basement demonstrate this use.

The citrus-related industrial building was previously found eligible for local designation as a City Landmark and for listing in the California Register of Historical Resources (CR) as an "extant representative building type of the agricultural industry most closely associated with Riverside's economic and civic reputation" (MFA in 1992 & 1996). Under Title 20 designation criteria (revised 2010), the property continues to be eligible for local designation as a City Landmark primarily as it reflects special elements of the City's cultural and economic history (Criterion 1) and embodies distinctive characteristics of citrus-related industrial buildings constructed from the late-19th century to the early-20th century (Criterion 3). Although mid-20th century modifications appear minor, the modifications were completed in a compatible manner compatible, and were constructed to facilitate continued industrial use.

Constructed along the railroad, the industrial building was fitted into the citrus area of the time in a corridor, the eligible Citrus Thematic Industrial Historic District, that still retains many citrus-related industrial buildings (Exhibit 2). The E.T. Wall Packing House retains sufficient integrity in essential aspects of design, materials, workmanship, setting, feeling, association, and location

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were published in one newspaper of general circulation within the City, and mailed to property owners and occupants within 300 feet of the site, at least ten (10) days prior to the scheduled hearing. No responses were received to date.

IX. EXHIBITS:

1. Staff Recommended Findings
2. Aerial/Location Map
3. Designation Application
4. Previous Surveys 1992, 1996
5. Historic Resource Assessment Report, 2000
6. Site & Historic Photos



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P18-0578

MEETING DATE: October 17, 2018

FACTS FOR FINDINGS: (From Section 20.20.040 of the Riverside Municipal Code)

At a public hearing the Board shall make written a recommendation based upon the applicable criteria from Chapter 20.50. The Board shall forward its recommendation to the City Council.

FINDINGS: Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

FACTS: From its construction in 1921 through the mid-20th century, the E.T. Wall Packing House was strongly associated with the Riverside citrus industry. This period of time was the industry's heyday from the late-19th century to the early-20th century, which was instrumental in the cultural and economic development and prosperity of the City. Therefore, the E.T. Wall Packing House represents a special element in the City's cultural and economic history.

FINDINGS: Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

FACTS: The E.T. Wall Packing House embodies distinctive characteristics of citrus-related industrial buildings constructed from the late-19th century to the early-20th century. These characteristics include a large open plan, utilitarian design, generally concrete or brick construction, a saw-toothed roof with clerestory windows to provide natural lighting, adjacency to a railroad or spur line, a loading dock, and a basement with adequate ventilation for "coloring."



STATE 91 HWY

Project Site:
3280 Vine Street

VINE ST

3RD ST

3RD ST



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

0 12.5 25 50 75 100 Feet

Cultural Resources Nomination Application

<input checked="" type="checkbox"/> City Landmark <input type="checkbox"/> Structure of Merit
<i>Please check the Designation for which you are applying</i>

IDENTIFICATION

1. Common name: E.T. Wall Growers & Shippers Citrus Loading
2. Historic Name: E.T. Wall Growers & Shippers Citrus Loading
3. Street address: 3280 Vine Street
 City Riverside State CA Zip 92501
4. Assessor Parcel number: 213-060-013 *See Legal Property Description
5. Present Legal Owner: 3rd and Vine, LLC
 City Temecula State CA Zip 92592
6. Present Use: Light Industrial
7. Original Use: Citrus Packing

Date form prepared: August 7, 2018

Preparer: Rick Scott

Sponsoring Organization (if any): _____

Address: 32823 Temecula Parkway

City, State and Zip: Temecula, CA 92592

Phone: [REDACTED]

DESCRIPTION

8. Legal property description: Previous site APN was 213-060-013. Through a Lot Line Adjustment, the parcel was assigned a new APN, 213-060-028. However, Title & the Assessor do not recognize the new APN yet, so at this time you will find property information under previous APN.

*See copy of Grant Deed and Certificate of Compliance for Lot Line Adjustment

Include approximate property size (in feet): Street Frontage 156' Depth 132'

9. Architectural Style: Industrial/Western False Front

10. Construction Date: Estimated 1921-22 Factual _____
Source of Information: Assessor's Records Building Permit Sanborn Map
 Publications Oral Interviews

11. Architect's Name: unknown Builder's Name: Cresmer Manufacturing Co.

12. Condition: Excellent Good Fair Deteriorated
 No longer in existence with areas of deterioration

13. Alterations: 1945/1946 - Addition of cull bin
1966 - Canopy enclosure and partial 2nd story

14. Surroundings:
 Open Land Scattered Buildings Densely Built-Up

15. Use type:
 Residential Industrial Commercial Civic
 Other

16. Is the structure on its original site?
 Yes No Unknown
If moved, approximate year _____

17. Related features and/or out-buildings: N/A

SIGNIFICANCE

18. Historical Attributes:

- | | | |
|---|--|--|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Government Building | <input type="checkbox"/> Folk Art |
| <input type="checkbox"/> Single Family | <input type="checkbox"/> Educational Building | <input type="checkbox"/> Street Furniture |
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Religious Building | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Ancillary Building | <input type="checkbox"/> Railroad Depot | <input type="checkbox"/> Trees/Vegetation |
| <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Train | <input type="checkbox"/> Urban Open Space |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Rural Open Space | <input type="checkbox"/> Canal/Aqueduct |
| <input type="checkbox"/> Farm/Ranch | <input checked="" type="checkbox"/> Industrial Building | <input type="checkbox"/> Dam |
| <input type="checkbox"/> Military Property | <input type="checkbox"/> Public Utility Building | <input type="checkbox"/> Lake/River/Reservoir |
| <input type="checkbox"/> CCC/WPA Structure | <input type="checkbox"/> Theater | <input type="checkbox"/> Ethnic Minority Prop. |
| <input type="checkbox"/> Engineering Structure | <input type="checkbox"/> Highway/Trail | <input type="checkbox"/> Civic Auditorium |
| <input type="checkbox"/> Amusement Park | <input type="checkbox"/> Woman's Property | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Hospital | <input type="checkbox"/> Stadium |
| <input type="checkbox"/> Mine | <input type="checkbox"/> Community Center/Social Hall | |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories | |
| <input type="checkbox"/> Other: | | |

19. Architectural Description See Attached DPR Forms

20. Statement of Significance See Attached DPR Forms

21. Bibliography

22. Photographs

23. Letter from property owner (if other than applicant)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S1

*Resource Name or #: E. T. Wall Growers & Shippers Citrus Loading

B1. Historic Name: E. T. Wall Growers & Shippers Citrus Loading

B2. Common Name: _____

B3. Original Use: Citrus Packing B4. Present Use: V--Vacant

*B5. Architectural Style: Industrial/ Western False Front

*B6. Construction History: (Construction date, alterations, and date of alterations.)
Addition of cull bin (1945), canopy enclosure and partial 2nd story-1966

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: Cresmer Manufacturing Co.

*B10. Significance: Theme Citrus Industry Area Riverside

Period of Significance 1921-22 Property Type Industrial/ False F Applicable Criteria Not Applicable

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This portion of the E. T. Wall Growers & Shippers Citrus Packing Plant was originally built for the Los Angeles and Salt Lake Railroad in 1921-1922. The building was constructed by contractor Cresmer Manufacturing Company for an estimated cost of \$24,000. In 1945-46 a cull bin was added for then owner Zilen Citrus Association by builder Eric W. Emtman for \$2,000. It was further altered in 1966 when owner Gulf & Western enclosed the canopy and added a second story to that area to facilitate use as a warehouse. This work was done by contractor Les Carothers for an estimated construction cost of \$4,000. The building does not appear eligible for inclusion in the National Register of Historic Places under Criterion C at the present time because of its substantial loss of integrity, however for project planning purposes it should be considered as a potential City of Riverside landmark and also eligible for the California Register of Historical Resources. Citrus packing houses are significant in the historic context of the City of Riverside, as they are extant representative building types of the agricultural industry most closely associated with its economic development and civic reputation.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Riverside Dept. of Building & Safety, original permit
December 12, 1921.

Alteration permits October 24, 1945, April 29, 1946, and
November 14, 1966

Sanborn Insurance Co. Maps, 1952

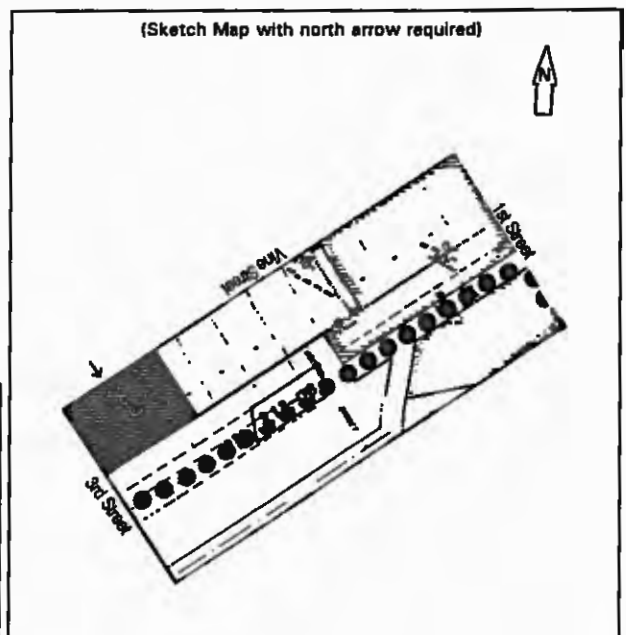
B13. Remarks:

Zoning: M2; Threats: Project Related

*B14. Evaluator: Richard Starzak, MFA, Inc.

Date of Evaluation: 11/29/1992

(This space reserved for official comment.)



PRIMARY RECORD

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: (Assigned by Recorder) 3280 VINE ST

P1. Other Identifier: E. T. Wall Growers & Shippers Citrus Loading

*P2. Location: Not for Publication Unrestricted *a. County Riverside

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 3280 VINE ST City Riverside Zip 92501

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: APN: 213060010, APE Map L-2. Site Number 28. Riverside County Assessor's Parcel Number

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story brick masonry citrus packing house is designed in the Industrial Western False Front style of architecture. Two false fronts withstepped parapets are placed at both ends of the structure. The remaining windows are one over one double hung sash without lintels or sills. A red tiled hoodoverhangs a side entrance. A large space between the loading docks and roofline was once used to display the company name. Later additions and alterations include the cull bin built in 1945, the canopy enclosure, and a partial second story added in 1966. A window opening located toward the back of the structure has been filled in with brick. The rectangular shaped structure occupies most of the paved lot.

*P3b. Resource Attributes: (List Attributes and codes) HP06 1-3 Story Commercial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)

P5b. Description of Photo:
(View, date, accession #)

*P6. Date Constructed: 1921-22

Age and Sources: Historic

Prehistoric Both

*P7. Owner and Address:

Et Wall Grower Shipper Inc

PO Box 191

Riverside CA 92502

*P8: Recorded by: R. Starzak, Lora Zier

Richard Starzak

Myra L. Frank & Associates, Inc.

811 West Seventh St., Ste 800

Los Angeles

*P9. Date Recorded: 11/29/1992

*P10. Survey Type: (Describe)

Intensive Section 106 Compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

RCTC/I-215 Improvement Project, Riverside County Historic Architectural Survey Report. FHWA, RCTC, Caltrans-- May 1996.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 5S1

*Resource Name or #: (Assigned by Recorder) 3280 VINE ST

B1. Historic Name E.T. Wall Growers & Shippers Citrus Loading

B2. Common Name E. T. Wall Growers & Shippers Citrus Loading

B3. Original Use: Industrial

B4. Present Use:

*B5. Architectural Style: Industrial/Western False Front

*B6. Construction History: (construction date, alterations, and date of alterations) Construction Date: 1921-22

1926 Original Permit Permit #B-9682.

1945 Addition Addition of cull bin

1966 Addition Canopy enclosure and partial 2nd story

*B7. Moved? Date Moved: _____ Original Location: _____

*B8. Related Features: _____

*B9a. Architect: unknown

b. Builder: Cresmer Manufacturing Co.

*B10. Significance: Theme: Citrus Industry

Area City of Riverside

Period of Significance 1921-22

Property Type Industrial

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This portion of the E.T. Wall Growers and Shippers Citrus Packing Plant was originally built for the Los Angeles and Salt Lake Railroad in 1921-1922. The building was constructed by contractor Cresmer Manufacturing Co. for an estimated cost of \$24,000.00. In 1945-46 a cull bin was added for then owner Zilen Citrus Association by builder Eric W. Emtman for \$2,000.00. It was further altered in 1966 when owner Gult-and Western enclosed the canopy and added a second story to that area to facilitate use as a warehouse. This work was done by contractor Les Carothers for an estimated construction cost of \$4,000.00. The building does not appear eligible for inclusion in the National Register of Historic Places under Criterion C at the present time because of its substantial loss of integrity, however for project planning purposes it should be considered as a potential City of Riverside landmark and also eligible for the California Register of Historical Resources. Citrus packing houses are significant in the Historic context in the City of Riverside, as they are extant representative building types of the agricultural industry most closely associated with its economic development and civic reputation.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Riverside Dept. of Building and Safety, original permit December 12, 1921.
Alteration permits October 24, 1945, April 29, 1946, and November 14, 1966.
Sanborn Insurance Co. Maps, 1952.

B13. Remarks:

Zoning: M2; Threats: Project Related.

*B14. Evaluator: Richard Starzak

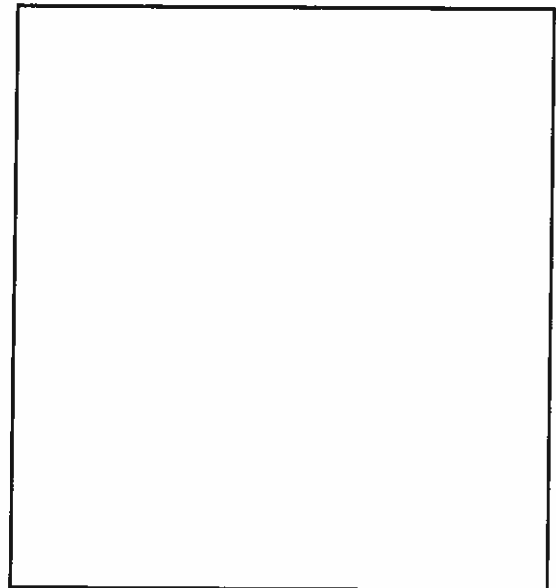
Myra L. Frank & Associates, Inc.

811 West Seventh St., Ste 800

Los Angeles

*Date of Evaluation 11/29/1992

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: E. T. Wall Growers & Shippers Citrus Loading

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted a. County Riverside

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 3280 Vine Street City Riverside Zip 0

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)
APE Map L-2. Site Number 28. Riverside County Assessor's Parcel Number 213-060-010. Northeast corner of Vine and 3rd streets.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story brick masonry citrus packing house is designed in the Industrial Western False Front style of architecture. Two false fronts with stepped parapets are placed at both ends of the structure. The remaining windows are one over one double hung sash without lintels or sills. A red tiled hood overhangs a side entrance. A large space between the loading docks and roofline was once used to display the company name. Later additions and alterations include the cull bin built in 1945, the canopy enclosure, and a partial second story added in 1966. A window opening located toward the back of the structure has been filled in with brick. The rectangular shaped structure occupies most of the paved lot.

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)
Photo Number: F-20, 21
Date: 06/20/92

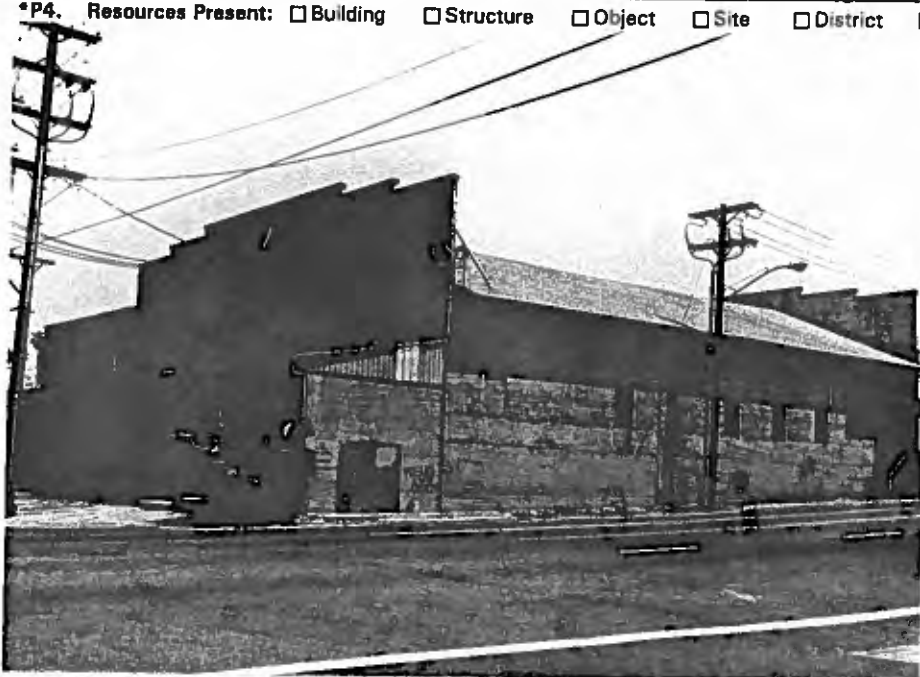
*P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1921-22
1921-22 F.

*P7. Owner and Address:
ET WALL GROWER SHIPPER INC
PO BOX 191
RIVERSIDE CA 92502
P--Private

*P8. Recorded by: (Name, affiliation, address)
Richard Starzak, Lora Zier
Myra L. Frank & Assoc., Inc.
811 West 7th Street, Suite 800
Los Angeles, CA 90017

*P9. Date Recorded: 09/03/1996

*P10. Survey Type: (Describe)
Intensive survey effort
Section 106 Eligibility Findings
P--Project Review



*P11. Report Citation: (Cite survey report/other sources or "none") RCTC/I-215 Improvement Project, Riverside County
Historic Architectural Survey Report. FHWA, RCTC, Caltrans--May 1996

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photograph Record Other: (List) _____

HISTORIC RESOURCES ASSESSMENT REPORT

**3141 9th Street: McDermont Packing House
3230 – 3280 Vine Street: E.T. Wall Grower & Shipper Facility**

Historic Resources Survey, Evaluation and Analysis of Project Impacts

**Prepared for
City of Riverside
Planning Department &
Redevelopment Agency**

**Prepared by
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401**

March 2000

I. INTRODUCTION

A. STATEMENT OF PURPOSE

This technical report documents and evaluates the federal, state, and local significance and eligibility of the E. T. Wall Grower & Shipper Facility at 3230-3280 Vine Street and the McDermont Packing House building at 3141 9th Street. Both properties are located within the City of Riverside, Riverside County, California. They lie within the City's original "Mile Square" plat, in an industrial district to the northeast of the central business district. In addition, this report assesses any potential impacts proposed projects may have on these properties and to recommend mitigation, if appropriate. This technical report includes a description of the environmental setting, a brief contextual history of the properties, information regarding the individual properties, and an analysis of potential impacts the proposed projects may have on the identified historic resources.

B. METHODOLOGY

** need brief project descriptions
up front*

In order to identify and evaluate the properties as potential historic resources, a multi-step methodology was utilized. The consultant performed a records search and review of the National Register of Historic Places and its annual updates, the January 2000 California Historic Resources Inventory maintained by the State Office of Historic Preservation (OHP), and the City of Riverside Historic Resources Inventory List to determine existing evaluations and designations of the two properties. The results of this search indicate that these properties are not currently listed in the National Register of Historic Places, the California Register of Historical Resources, and are not designated California Historical Landmarks or California Points of Historical Interest.

Site inspections and review of building permits were done to document existing conditions and assist in assessing and evaluating the properties for significance. An intensive-level survey of the two properties, including photography and background research, was also conducted. National Register of Historic Places, the California Register of Historical Resources, and the City of Riverside historic resources criteria were employed to assess the significance of the properties. In addition, the following tasks were performed for the study:

- Searched records of the National Register of Historic Places, the California Historic Resources Inventory, and the City of Riverside Historic Resources Inventory.
- Conducted field inspections, including photography of the properties.

-
- Collected and reviewed historic images, documents, and archives including those provided by the City of Riverside Planning Department and on file at PCR relevant to the citrus industry in Riverside and San Bernardino Counties.
 - Conducted site specific research including the use of the City of Riverside building permit records, Sanborn Fire Insurance maps, parcel maps, and the City of Riverside files.
 - Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designation assessment processes and related programs.
 - Evaluated potential historic resources based upon criteria used by the National Register of Historic Places, the California Register of Historical Resources, the City of Riverside Historic Preservation Ordinance, and survey methodology of the State Office of Historic Preservation (OHP).

II. ENVIRONMENTAL SETTING

A. HISTORIC CONTEXT

1. Riverside and the Birth of the Citrus Industry

The City of Riverside occupies the east end of the former Rancho Jurupa. The Silk Center Association owned the former rancho land in 1870 when Judge John W. North and his associates bought the approximately 8,600 acre property. After purchasing the property, North and his associates organized the Southern California Colony Association, built a nine-mile irrigation canal to the Santa Ana River, and laid out the one mile square town named Riverside with the intentions of making the site a place of education, culture and refinement. By 1872, the small colony had stores, churches, a hotel, and a schoolhouse, and was linked to San Bernardino and Los Angeles by stagecoach. The first brick buildings were built on 8th (now University Avenue) and Main Streets in 1875. The four streets comprising the original Mile Square town plat were designated the plaza. Riverside was incorporated in 1883, and another wave of buildings came to Main Street in the mid-1880s.

The first railroad, the California Southern, which eventually became part of the Santa Fe system, arrived in Riverside in 1883. The line originating in San Diego, traveled the Box Springs grade and then turned north along the base of the hills to San Bernardino. In 1886 the Santa Fe extended a line through downtown Riverside which connected to Los Angeles via Corona. The Union Pacific line reached Riverside in 1904.

The canal system was the catalyst behind the growth of Riverside and the success of the citrus industry. The early irrigation system consisted of two canals – the upper and lower canals, which diverted water from the Santa Ana River. In 1887, the irrigation system was expanded with the construction of the Gage Canal named for its builder, Matthew Gage. Local historian Tom Patterson writes that Riverside owes its existence chiefly to the professionally engineered irrigation system of the Gage Canal. The canal, which transported water to Riverside from the eastern portion of the San Bernardino Valley, became the main channel of the irrigation system and the facilitator of the orange industry.

The Riverside navel orange, later named the Washington navel orange, was largely responsible for the growth of Riverside in the 1880s and the boom of 1887. The origins of the Riverside navel orange industry date back to 1873 when the United States Department of Agriculture sent two navel orange trees from Brazil to colonists Eliza and Luther Tibbets, who planted the trees on their property. The trees were sent to other areas of the country, but none thrived except those sent to Riverside. In 1879, after the first fruit ripened, the Tibbets introduced Riverside to the orange at a small citrus fair. Soon the orange industry became the main activity in the city.

By the 1890s, the city was called “the English Colony” as many English and Canadian immigrants had built impressive Victorian-era houses in the center of the orange groves and introduced the community to a social life that centered on polo, golf, tennis, country clubs, the Glenwood Hotel, and the Anchorage Inn. A five-block portion of 14th Street between Market Street and Magnolia Avenue along one edge of Mile Square was lined with palm trees and elegant homes, creating an atmosphere that had become a mark of Riverside’s identity. (Patterson, 1964)

The citrus industry made a significant imprint on both the landscape and built environment in southern California. By the late nineteenth century, orange groves could be seen growing sporadically between Santa Barbara and San Diego. By far the highest concentration of these groves were found in a “citrus belt” located in the dry, interior San Gabriel and Riverside-San Bernardino Valleys and in the coastal district of Orange County. Southern California towns such as Monrovia, Azusa, Glendora, Covina, and Pomona in Los Angeles County; Ontario, Upland, Redlands, and Riverside in San Bernardino and Riverside Counties; and Santa Ana, Orange and Anaheim in Orange County thrived between 1880 and 1920 because of the growing citrus industry.

In Riverside, many peripheral industries sprang up to take advantage of the community’s position at the center of citrus production. Packing plants proliferated in the 1890s not far from the railroad depots. The city became a prominent citrus machinery manufacturing center largely through the efforts of Fred Stebler, George Parker, and Hale Paxon, three major inventor-manufacturers of citrus washing, sorting, and packing equipment, and nailing and wire-tying machines. Riverside also became the southern California center for citrus experimentation. In 1907, the University of California leased land near the south end of Mt. Rubidoux for the development of the Citrus Experiment Station. The station contributed significantly to the California citrus industry and became one of the largest subtropical agricultural research facilities in the world. In 1948, the University of California at Riverside was established on land adjacent to the Citrus Experimentation Station and Riverside became a university town.

In 1913, a severe cold spell brought all commerce and industry related to the citrus industry to a standstill. The cold snap froze large portions of the orange crop, and it was virtually impossible to tell oranges that had been frozen from unharmed fruit. Good and bad fruit were shipped together, creating great losses to growers and shippers, both in short term pricing and long term reputation. The onset of World War I not only diminished the nation’s work force, it may have slowed the recuperation of the citrus industry in Riverside from the great freeze of 1913. After the War, the area was hesitant to commit its economy completely to the citrus industry, and commercial interests began to diversify. As a result, development and architectural styles began to take on a more national and less locally unique character.

2. Citrus Packing Houses

By the 1890s Riverside had become one of the wealthiest agricultural centers in the nation, and this wealth was reflected in the community’s architecture. Most of the Victorian-era homes built before 1890 have been demolished. The predominant historical style in Riverside today, the Mission Revival style, did not come into use in Riverside until the beginning of the

1900s. Until that time the early easterners and Midwesterners used the style of their native homes. Frank Miller introduced the Mission Revival style to Riverside in 1902 when he built the first Mission Revival portion of the Mission Inn. His work on the Inn was also the first modern construction in Riverside to use concrete and hollow clay tile. The style romantically revived the Spanish, Mexican, and Indian traditions of southern California. Shortly after Miller completed his work on the Mission Inn, the facades of the commercial buildings on 7th Street (now Mission Inn Avenue) took on a Latinized version of the false front.

The booming citrus industry required a multitude of facilities, including packing houses, administrative offices, lumber yards, and fertilizer houses. Riverside's packing houses were responsible for cleaning, sorting, packing, and shipping its precious agricultural product to a nationwide market. The earliest packing houses were little more than a roof over a storage area with an associated loading platform. As the reputation of Riverside fruit flourished, the architecture of the packing houses began to reflect both the accumulated wealth and traditional styles of the community they served.

The first Riverside packing house was built in 1882, and by 1884 there was a proliferation of packing houses in the downtown area. In 1886, the Atchison, Topeka & Santa Fe Railroad placed a line through Riverside and erected a depot at Pachappa Street (now Commerce Street) between Seventh and Eighth Streets. This opened up entirely new markets directly to the city, an opportunity that was immediately seized by sending railroad cars of citrus fruit to the Chicago Citrus Fair the same year. Larger packing houses were quickly built along the Santa Fe line. These early false front packing houses were of wood balloon frame construction, with pitched roofs hidden by stepped parapets, and horizontal wood siding. The entrance and loading doors were located above raised platforms, which were protected by full length wooden awnings.

Variations in building material for industrial buildings designed in the Western False Front style increased in popularity by the turn of the century. Brick, concrete block, or stone were utilized by the late 1890s and early 1900s. As part of the citrus industry's modernization and expansion process during the 1920s and 1930s, buildings were constructed with safer (fire-proof), stronger materials, to accommodate improved technologies and more efficient processes. Wooden packing houses, warehouses and offices from the turn of the century were replaced with larger, state-of-the-art reinforced concrete structures, including the E.T. Wall Grower's & Shipper's Packing Facility at Third and Vine, and the McDermont Fruit Company's Packing House at Ninth and Santa Fe.

3. Packing House Design

Southern California Packing House Property Types

When the citrus industry in California was in its infancy, much of the packing of fruit was carried out in the groves themselves and the fresh produce sold in local markets. Very little of the complex washing, waxing, and sizing processes that characterize the industry today took place then. Later, as markets for the fruit grew following extension of the railroads throughout southern California and the development of the refrigerated railcar, the citrus industry expanded

and more mechanization of the packing process was needed. With mechanization came the concentration of packing into buildings. These were typically located along railway lines for easy shipment of the fruit to midwest and east coast markets.

The citrus packing house in southern California passed through two archetypal generations. Each generation of architecture was driven by the technological processes that took place within it, which, in turn, were driven by external market forces. The first generation of packing houses were wood-framed, single-story structures with pitched roofs. They were generally raised up above ground level, but without basements. A loading dock with a canopy provided access to the building for the loaded wagons from the groves. Light and ventilation were provided by sash windows in the side walls and skylights. These packing houses utilized many of the hand-packing techniques that were carried out in the groves. No attempt was made to wash the fruit and packers graded the fruit as they packed.

As the markets for citrus continued to grow, more efficient methods of packing the fruit and enhancing its quality and appearance were required. The first generation packing facilities were no longer adequate for the changes in technique and machinery. The wood framed packing houses had little or no humidity or temperature control, poor ventilation, were too small, and posed serious fire hazards. As a result, most of the packing houses were replaced in the 1920s and 1930s with larger, safer, and more efficient facilities.

The design of the second generation packing house was dictated by the functional specialization of space brought about by technological, structural, and managerial developments. Usually, the long axis of the packing house was oriented east-west allowing diffused north light to enter the buildings. The packing house hall was raised above ground a few feet to railcar loading level. Beneath the building was a full basement where fruit would be stored and occasionally colored and cooled. The basement floor and walls were constructed of reinforced concrete in order to bear the weight of the machinery and fruit. For fire safety reasons, the external walls of these new packing houses were made of poured concrete or hollow tile. The roofs were of a saw-tooth construction or arch-rib trusses creating a large open space for the arrangement of the packing line. The ground floor of the building was dominated by machines used for the processes of sorting, grading, sizing, and packing. The management offices were located outside the packing hall in either a small attached building or in a detached building, creating distinct management and labor areas. Pre-cooling, where the packed fruit was cooled down to the temperature of the refrigerated railcars before shipping, required mechanical refrigeration. In addition, the mechanical systems for the packing houses were often housed separately in small buildings added next to the packing houses. These small buildings, also referred to as mechanical buildings or boiler houses, housed the gas-steamed radiators that supplied heat needed for the washing tanks, coloring rooms, sizing machines, packing machines and general room heat.

The second generation packing house were structurally related to the form that many new manufacturing plants were taking throughout the country during this period. It was similar to the innovative designs and use of materials (principally concrete and steel) initiated by Albert Kahn to accommodate Henry Ford's production lines at the Highland Park (1909) and River Rouge

(1917) plants in Michigan. The E.T. Wall Grower & Shipper Facility and the McDermont Packing House are two examples of second generation packing houses.

B. CRITERIA FOR EVALUATION OF HISTORIC RESOURCES

In analyzing the historic significance of the two properties, criteria for designation under federal, state, and local landmark programs were considered. The Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of properties.

1. National Register of Historic Places

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:¹

- A. is associated with events that have made a significant contribution to the broad patterns of our history;
- B. is associated with the lives of persons significant in our past;
- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least fifty years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."² According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The

¹ *Guidelines for Completing National Register Forms, National Register Bulletin 16, U.S. Department of the Interior, National Park Service, September 30, 1986 ("National Register Bulletin 16"). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.*

² *National Register Bulletin 15, page 44.*

retention of specific aspects of integrity is paramount for a property to convey its significance.³ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.⁴
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.⁵
- Setting is the physical environment of a historic property.⁶
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.⁷
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.⁸
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.⁹
- Association is the direct link between an important historic event or person and a historic property.¹⁰

³ *Ibid.*

⁴ "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid.*

⁵ "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid.*

⁶ *National Register Bulletin 15*, page 45.

⁷ "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid.*

⁸ "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid.*

⁹ "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid.*

¹⁰ "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

In assessing a property's integrity, the National Register criteria recognize that properties change over time, therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.¹¹

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).¹²

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.¹³

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.¹⁴ In addition, for projects that receive federal funding, the Section 106 clearance process must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to the California Environmental Quality Act (CEQA).

2. California Register of Historical Resources

The evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its Instructions for Recording Historical Resources provide a three digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register of Historic Places;
2. Determined eligible for listing in the National Register of Historic Places;
3. Appears eligible for the National Register of Historic Places;
4. May become eligible for the National Register of Historic Places;
5. Not eligible for the National Register of Historic Places, but of local interest;

¹¹ *National Register Bulletin 15, page 46.*

¹² *Ibid.*

¹³ "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid.*

¹⁴ See 36 CFR 60.2(b)-(c).

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6. None of the above;
 7. Undetermined.

The second digit of the evaluation code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is coded to describe some of the circumstances or conditions of the evaluation. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources through level 5 (e.g. structures evaluated as of local interest in the planning process even if they are ineligible for listing in the National Register).

3. City of Riverside Criteria

Sections 20.20.010-20.25.110 of the City's Cultural Resources Ordinance establishes criteria and processes for designating potential cultural resources (historic resources) as local landmarks, structures of merit, or historic districts.

A cultural resource may be designated by the City Council upon the recommendation of the City's Cultural Heritage Board as a landmark if it meets one or more of the following criteria:

- It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- is identified with persons or events significant in local, state, or national history; or
- embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- represents the work of a notable builder, designer, or architect; or
- contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or of the City; or
- embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or

-
- is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
 - reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
 - is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

A cultural resource may be designated by the City Council upon the recommendation of the City's Cultural Heritage Board as a structure of merit if it meets one or more of the following criteria:

- It represents in its location an established and familiar visual feature of the neighborhood, community, or City; or
- Materially benefits the historic, architectural, or aesthetic character of the neighborhood; or
- is an example of a type of building which as once common but is now rare in its neighborhood, community, or area; or
- is connected with a business or use which was once common but is now rare; or
- contributes to an understanding of contextual significance of a neighborhood, community, or area.

A historic district is a geographically definable area possessing a concentration, linkage, or continuity, constituting more than fifty (50) percent of the total, of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development which has been designated a historic district by the City Council upon the recommendation of the City's Cultural Heritage Board. A geographic area may be designated as a historic district if it meets one or more of the following criteria:

- It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- is identified with persons or events significant in local, state, or national history; or
- embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- represents the work of a notable builder, designer, or architect; or

- has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or of the City; or
- embodies a collection of elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.

C. HISTORIC RESOURCES IDENTIFIED

The California Historical Resources Information system indicates that neither property is currently listed in the California Historic Resources Inventory maintained by OHP. The properties were previously surveyed as part of the Interstate-215 Improvement Project completed in 1997. As compliance for Section 106, state inventory forms (DPR 523 forms) were completed as a component of the Interstate-215 Improvement Project: Historic Architectural Survey Report prepared for the Federal Highway Administration and Caltrans District 8.

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As part of this current survey process, a field inspection and additional research was conducted on the properties to assess their historic significance on the federal, state, and local levels. The findings of this survey are summarized in the table below and discussed in the following paragraphs.

**Table 1
PROPERTIES UNDER ASSESSMENT**

Address	Description	Date	Rating
3141 9 th Street	McDermont Pack House	1923	3S/4X
3230 Vine Street	E.T. Wall Grower & Shipper Packing/Sorting Plant	1921-1922	3S/4X
3280 Vine Street	E.T. Wall Grower & Shipper Warehouse	1921-1923	4X/5S1

- 3S *Appears eligible for individual listing in the National Register.*
- 4X *May become eligible as a contributor to a National Register district that has not been fully documented.*
- 5S1 *Ineligible for the National Register, but appears eligible for designation under an existing local ordinance.*

1. 3141 9th Street: McDermont Fruit Company Building

a. Architecture

This second generation Mission Revival style packing house is built of hollow clay tile with a stucco finish. The rectangular building has a concrete foundation, an elevated full basement and is one story in height. The main (south) facade is distinguished by two curvilinear parapeted blocks framing the central, flat, tile-roofed section at the front of the building. The remainder of the roof has a sawtooth configuration. There is a balanced, though not symmetrical, fenestration pattern, in which the central entrance is flanked by multi-paned, double hung windows arranged in twos and threes. The basement level windows have been filled in. The elevated front entrance is accessed by a simple double stairway with newer wrought iron railing, and is shielded by a small, bracketed arched awning hanging from the wall. Other Mission style detailing includes the quatrefoil motif over the entrance door, narrow arched openings in the curved parapets, rectangular windows set into arched openings, and the tile roof. Along the west elevation is a wooden cull bin in good condition. The east side of the building is punctuated by several elevated loading docks with wood doors, and infilled basement level windows. This elevation was originally adjacent to a railroad spur that connected the packing house to the main Santa Fe Railroad line. Attached to the rear (north) of the hollow clay tile building is a large, metal frame addition with corrugated metal siding which houses additional fruit packing equipment and loading docks.

*date of
attests*

b. Significance

when?

1943 or 1940

The McDermont Packing House appears to be eligible for listing in the National Register of Historic Places for individual significance under Criterion A at the local level, for its association with a pattern of events that dominated Riverside's pre-World War II development, namely the citrus industry. It also appears eligible for the National Register under Criterion C at the local level, as an intact example of the distinctive characteristics of one of the most prominent building types in Riverside's history, the citrus packing house. It is further significant as a good example of the Mission Revival style, a style used extensively in Riverside architecture. In addition, it appears eligible for local landmark designation. Moreover, the McDermont Packing House appears to be located within, and contributes to the significance of a potential, undocumented National Register eligible thematic grouping/historic district relevant to transportation and the citrus industry in the City of Riverside. However, more historical and architectural research is required on the grouping/district and its contributors to confirm their National Register eligibility. Because of its eligibility for the National Register and the Riverside Historic Resources Register, the McDermont Packing House is eligible for listing in the California Register of Historical Resources.

According to City of Riverside building permits, this building was constructed in 1923 at a cost of \$29,000 by the Riverside Naval Growers Association for use as a citrus packing house. Permits indicate that the packing house was owned by the McDermont Packing Company by 1938, and it appears on the 1952 Sanborn maps as the "McDermont Fruit Co." The building was later owned by Sunkist Growers, Inc./Royal Citrus.

Built in the Mission Revival vein with hollow clay tile and stucco, this building is significant architecturally as a very good example of an increasingly rare building type, the citrus fruit packing plant. Located in an area rich with industrial buildings, including several packing houses, this building stands out for its good condition and high level of historic integrity. It is further significant as a good example of the Mission style, a style used extensively in Riverside architecture, and for its unusual hollow clay tile construction. Elements typical of the Mission style include the curvilinear parapets, tile roof, arched porch roof, and multi-paned wood sash windows.

The building is also significant for its continuing use as a citrus packing house, the purpose for which it was originally constructed. While many of the historic citrus groves have been replaced with modern development, and the packing houses either demolished or converted to other uses, this building is one of the few remaining in Riverside that has been in continuous use as a packing house since its construction in 1923. The building has been altered by several small additions, but retains good overall integrity.

c. Character-Defining Features

The 9th Street elevation is the public face of the building. Character-defining features on the exterior of the building include original elements and fabric which are critical to maintaining the integrity of design, material, and workmanship. Those features include hollow clay tile walls with stucco finish, clay tile roof, curvilinear parapets with coping, sawtooth roof, fenestration, ornate detailing around primary entrance, transom over primary entry, wooden cull bin, loading docks and doors, massing and scale.

The rear addition, a corrugated metal framed utilitarian structure capped with a gable roof, was constructed in 1943. While it is somewhat compatible with the original portion of the building in terms of function and use, it is not a character-defining feature. And though it is associated with packing house activities past and current, and is over fifty years of age, it has not achieved significance in its own right. With the exception of the rear addition and minor alterations the building retains a high degree of integrity and most of its character-defining features.

*addition 1938?
Cull Bin 1943?*

2. 3230 - 3280 Vine Street: E. T. Wall Grower & Shipper Facility

a. Architecture – 3230 Vine Street

This one-story, second generation packing house with elevated basement is designed in the Mission Revival style. The rectangular shaped building is constructed of hollow clay tile with a stucco finish. A central curvilinear parapet at the south (primary) elevation marks the main entrance into the building. This entrance consists of an elevated front door approached by a concrete double stairway protected by a shed roof overhang. Two pyramidal-capped towers, one placed at either corner of the front facade frame the outer edges of the primary elevation. Sloping red tile coping runs between the curvilinear parapet and towers. Behind the ornate parapet, the roofline is irregular with the wood truss roof constructed in a saw-tooth configuration. Recessed brick surrounds the symmetrically placed double hung sash windows

along the front facade. Loading docks are located along the east elevation. This elevation was originally adjacent to a long railroad spur which connected the packing house to the Union Pacific Railroad system. A large, wooden cull bin is attached to the west elevation. The building has been altered by the addition of side stairs, a loading area enclosure, and a 1932 addition. The lot is nearly devoid of landscaping and is surrounded by pavement. Occupying the rear (north) portion of this parcel are two modern, free-standing metal outbuildings.

b. Significance – 3230 Vine Street

The E.T. Wall Grower & Shipper Citrus Packing and Sorting Plant appears to be eligible for listing in the National Register of Historic Places for individual significance under Criterion A at the local level, for its association with a pattern of events that dominated Riverside's pre-World War II development, namely the citrus industry. It also appears eligible for the National Register under Criterion C at the local level, as an intact example of the distinctive characteristics of one of the most prominent building types in Riverside's history, the citrus packing house. It is further significant as a good example of the Mission Revival style, a style used extensively in Riverside architecture including packing houses. In addition, it appears eligible for local landmark designation. Moreover, the E.T. Wall Grower & Shipper Citrus Packing and Sorting Plant appears to be located within, and contributes to the significance of a potential, undocumented National Register eligible thematic grouping/historic district relevant to transportation and the citrus industry in the City of Riverside. However, more historical and architectural research is required on the grouping/district and its contributors to confirm their National Register eligibility. Because of its eligibility for the National Register and the Riverside Historic Resources Register, the E.T. Wall Grower & Shipper Citrus Packing and Sorting Plant is eligible for listing in the California Register of Historical Resources. The two free-standing structures located at the rear of the parcel appear ineligible for federal, state, and local designations due to their age, style and construction.

This component of the E.T. Wall Grower & Shipper Citrus Packing and Sorting facility was built for the San Pedro, Los Angeles and Salt Lake Railroad in 1921-22. The building was constructed by contractor Cresmer Manufacturing Company for an estimated \$24,000. The first floor of the building was used to sort and pack oranges and housed the administrative offices, while the basement was utilized to manufacture wood boxes (packing crates). The cull bin, which is currently attached to the west elevation of the building, was used to temporarily hold juice grade fruit. Culled fruit rejected from the grading and packing lines was brought to the cull bin by conveyor. The fruit would then be let out through the bottom of the bin and deposited into trucks where it was taken away to various processing plants and made into juice.

c. Architecture – 3280 Vine Street

This combination one- and two-story building with elevated basement is designed in the Industrial Western False Front style and sits on a concrete foundation. The warehouse portion of the building is one-story in height and is of board-formed concrete construction. The office/administration portion is of frame and stucco construction and is two-stories. A concrete storage add-on situated at the corner of Third and Vine Streets is one-story in height. Typical of the style, the building displays few architectural details. Stepped parapets placed at the east and

(date?) unknown
(date?) 1976-1978
NO ON APP FORM

(contributes to significance)

west ends of the structure conceal a sawtooth roof with clerestory windows. The extant fenestration consists primarily of one over one double hung sash, wood framed windows without lintels or sills. A former building entry facing Third Street (south) was been removed leaving an impression in the concrete wall where a tile shed roof once penetrated it. A large space between the loading docks and roofline was once used to display the company name. Three elevated receiving bays, closed off by large doors, are located along the east elevation. This elevation was originally adjacent to a long railroad spur that once connected the packing house facility to the Union Pacific Railroad system. Later additions and alternations include the cull bin built in 1945, the canopy enclosure, and a partial second story added in 1966. A window opening located toward the rear of the structure has been filled in with brick. The building occupies most of the paved parcel.

d. Significance – 3280 Vine Street

Because of its lack of integrity, the E.T. Wall Grower & Shipper Warehouse appears ineligible for individual listing in the National Register of Historic Places. However, it does appear to be located within, and contributes to the significance of a potential, undocumented National Register eligible thematic grouping/historic district relevant to transportation and the citrus industry in the City of Riverside. Though more historical and architectural research is required on the grouping/district and its contributors to confirm their National Register eligibility. Further, the property appears eligible for local landmark designation and for the California Register of Historical Resources because of its embodiment of the dominance of citrus production in the economic development and physical landscape of the City.

This portion of the E.T. Wall Grower & Shipper Citrus Packing House facility was built in 1921-1922, for the San Pedro, Los Angeles and Salt Lake Railroad. According to building permits, the warehouse building was constructed by contractor Cresmer Manufacturing Company for an estimated cost of \$24,000. In 1945-1946, a wooden cull bin was added for then owner Zilen Citrus Association by builder Eric W. Emtman for \$2,000. In 1966, the building was further altered when then owner, Gult & Western, enclosed the front (west) canopy and added a second story. This work was done by contractor Les Carothers for an estimated construction cost of \$4,000.

good summary
no -
3230

e. Character-Defining Features

The E. T. Wall Grower & Shipper Citrus Packing/Sorting Plant at 3230 Vine Street parallels Vine Street, with its south elevation as its public face. Character-defining features on the exterior of the building include original elements and fabric which are critical to maintaining the integrity of design, material, and workmanship. Those features include hollow clay tile walls with stucco finish, red clay tile coping, curvilinear parapet and towers, sawtooth roof, fenestration, primary entrance detailing, loading docks and doors, massing and scale. The cull bin attached onto the west elevation of the packing house has been modified over the years. Therefore, because of its compromised integrity the cull bin is not considered a contributing feature to the overall significance of the building. In addition, the two modern, freestanding metal outbuildings behind the packing house are non-contributors to this property; they are devoid of character-defining features.

The Vine Street elevation is the public face of the E. T. Wall Grower & Shipper Merchandise Warehouse at 3280 Vine Street. Character-defining features on the exterior of the building include original elements and fabric which are critical to maintaining the integrity of design, material, and workmanship. Those features include the board-formed concrete walls, stepped parapets with coping, sawtooth roof, extant fenestration including clerestory windows, loading docks and doors, massing and scale, and painted sign on west elevation wall. The later additions and alterations include the cull bin built in 1945, the canopy enclosure along the west elevation, and the infill of various openings. These additions and alterations have greatly compromised the integrity of the building for National Register eligibility. These modifications are not compatible with the original building and, therefore, are not considered character-defining features.

III. ANALYSIS OF POTENTIAL IMPACTS

A. CEQA THRESHOLDS AND CRITERIA FOR ADVERSE IMPACTS

The new State CEQA Guidelines, state a project involves a “substantial adverse change” when one or more of the following occurs:

- Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
 1. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The Secretary of the Interior has promulgated the Standards for Rehabilitation (the “Standards”) for historic structures that are codified at 36 Code of Federal Regulations (CFR) Section 67.7. The Standards are designed to ensure that rehabilitation does not impair the significance of a historic building. In most circumstances, the Standards are relevant in assessing whether there is a substantial adverse change under CEQA. Section 15064.5b(3) of the CEQA Guidelines states in part that “... a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer,

shall be considered as mitigated to a level of less than a significant impact on the historic resource.”

B. SECRETARY OF THE INTERIOR STANDARDS

The definition of “rehabilitation” assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building’s historic character.

The standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
3. Each property shall be recognized as a physical record its time, place and use. Changes that created a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterized the property. The new work shall be

differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.

The Guidelines for Rehabilitation of Historic Buildings were developed by the Department of the Interior's National Park Service to assist property owners and managers in applying the general Standards listed above. The Guidelines contain a specific hierarchy for decision-making in assessing the rehabilitation of any historic building. First, the significant materials and features of a building must be identified. Then a method for their retention and preservation must be found. If the physical condition of character-defining materials warrants additional work, repair is recommended. If deterioration or damage precludes repair, then replacement can be considered.

The introduction to the Guidelines states that:

Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.¹⁵

A technical brief which describes how to identify; the character-defining features of a building notes:

A complete understanding of any property may require documentary research about its style, construction, function, its furnishings or contents; knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.¹⁶

In addition to the rehabilitation of character-defining features, the Standard and Guidelines also address alterations and additions to historic buildings, as well as retrofitting for health and safety requirements. Some interior and exterior alterations to a historic building may be needed to assure its continued use. These modifications should not, however, obscure character-defining features of the structure.

¹⁵ Secretary of the Interior's Standards.

¹⁶ Lee Nelson, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, Preservation Brief 17, U. S. Department of the Interior, Preservation Assistance Division, 1982, page. 1

C. CITY OF RIVERSIDE CULTURAL RESOURCES ORDINANCE

The City's Cultural Resources Ordinance provides some protocol and guidance to property owners for rehabilitation work proposed on cultural resources. The following components of the Ordinance are relevant in establishing impact thresholds and criteria, and should be addressed and followed when work of any type is proposed to a cultural resource.

- **Section 20.10.010: Definitions (Relevant selections)**

The following words and phrases are excerpted from the City's Cultural Resources Ordinance Chapter 20.10 - Definitions:

1. "Alteration" includes any change or modification, through public or private action, to the character-defining or significant physical features of properties affected by this ordinance. In the case of cultural resources that are buildings and structures, "alteration" shall include changes to the exterior unless otherwise designated per the designating resolution or per the requirements of the Secretary of the Interior's Standards for Rehabilitation.
2. "Certificate of Appropriateness" is a certificate issued by the Cultural Heritage Board, approving such plans, specifications, statements of work, and any other information that is reasonably required by the Board to make a decision on any proposed alteration, restoration, rehabilitation, construction, removal, relocation, or demolition, in whole or in part of or to a designated cultural resource or a building or structure or site within an Historic District or Neighborhood Conservation Area.
3. "Cultural Resource" means improvements, buildings, structures, signs, features, sites, scenic areas, views and vistas, places, areas, landscapes, trees, or other objects, which are of scientific; aesthetic; educational; cultural; architectural; social; political; military; historical; or archaeological significance to the citizens of the city, the State of California, the southern California region, or the nation, which may be determined eligible for designation or designated and determined to be appropriate for preservation by the Cultural Heritage Board or by the City Council on appeal, or which may be eligible for listing or designation on any current or future State or Federal register.
4. "Design Guidelines" means the principles contained in a document approved by the Cultural Heritage Board which illustrate appropriate and inappropriate methods of rehabilitation, alteration and construction. The Secretary of the Interior's Standards for Rehabilitation Projects shall serve as design guidelines for the rehabilitation, alteration, and construction of cultural resources where there exist no other duly established design guidelines.
5. "Ordinary maintenance and repair" means any work, excluding window replacement, exterior wall resurfacing and re-roofing, where the purpose and effect of such work is to prevent or correct any deterioration of or damage to a structure or any part thereof

and to restore in style, kind, and material the same to its condition prior to the occurrence of such damage, deterioration, or alteration.

6. "Substantial Adverse Change" means any demolition, destruction, relocation, or alteration activities that would impair the significance of a cultural resource.

- **Section 20.30.010: Certificate of Appropriateness Required**

No person, owner or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove, or change the appearance of any cultural resource without first having applied for and been granted a Certificate of Appropriateness to do so by the Cultural Heritage Board or by the City Council on appeal.

- **Section 20.30.030: Principles and Standards of Site Development and Design Review**
(Selective sections)

The Cultural Heritage Board adheres to the following principles when reviewing applications for Certificates of Appropriateness:

1. The anticipated use for the property remains that for which it was originally intended or requires minimal alteration of the building, structure, or site and its environment for the proposed reuse.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be compromised. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to recreate an earlier appearance shall be discouraged.
4. Certain alterations which may have taken place in the course of time are potentially significant to understanding the history and development of a building, structure, or site and its environment. These historic alterations may have acquired significance in their own right and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, site shall be retained.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair and replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

-
7. Surface cleaning of historic structures shall be undertaken with methods that will avoid damage to the historic building materials.
 8. Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not compromise significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
 9. Whenever possible, new additions or alterations to the structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic structure would be unimpaired.

The Cultural Heritage Board considers the following site development and design issues when applicable to reviewing Certificate of Appropriateness applications:

1. Architectural design;
2. Scale and proportion;
3. Construction materials;
4. Method of construction;
5. Color and texture;
6. Grading;
7. Site development;
8. Orientation of buildings;
9. Off-street parking;
10. Landscaping;
11. Signs;
12. Street furniture;
13. Public areas;
14. Relationship of the project to its surroundings.

The Cultural Heritage Board applies the following standards as applicable in determining whether to grant or deny a Certificate of Appropriateness:

1. The proposed undertaking is consistent or compatible with the architectural period and the character-defining elements of the historic building;
2. The proposed undertaking is compatible with existing adjacent or nearby landmark structures and preservation district structures and their character-defining elements;
3. The colors, textures, materials, fenestration, decorative features and details, height, scale, massing, and methods of construction proposed are consistent with the period and/or compatible with adjacent structures;
4. The proposed change does not destroy or adversely affect an important architectural, historical, cultural, or archaeological feature or features;
5. Such other standards as are adopted by resolution of the Cultural Heritage Board or the City Council.

D. PROPOSED PROJECTS

describe

→ never told us what these are

In analyzing the proposed projects and their potential to impact identified historic resources, the Secretary of the Interior's Standards and the City's design and review principles and standards (Cultural Resources Ordinance Section 20.30.030) were consulted. In addition, the Standards were consulted to assist in the development of appropriate recommendations for mitigating those potential impacts identified.

IMPACT ANALYSIS

1. 3141 9th Street: McDermont Fruit Company Building

The current study identified the property as eligible for listing in the National Register, California Register and local register. The proposed project involves the removal of the rear (north) portion of the building to accommodate additional parking needs that may be required as part of the rehabilitation and redevelopment of the adjacent California Iron Works building at 3171-3181 9th Street. The rear portion of the building to be removed is a large, metal frame addition that was constructed in 1943. It is not considered a character-defining feature of the overall property.

Alteration of this addition would not need to conform to the Secretary of the Interior's Standards. Demolition of this addition would not impair the overall significance of the property. Despite the change that will occur, the property would remain eligible for listing on the National Register, California Register, and local register following implementation of the proposed project. Therefore, the impact of the proposed project on this historic resource is not considered a substantial (significantly) adverse change. However, to ensure that the project will not involve a substantial adverse change in significance, mitigation measures are provided *(see pp. 26-27)*.

→ Why mitigation measures not significant?
Can't have of both ways
could be potential conditions
of ordinance for CP case

2. 3230 - 3280 Vine Street: E. T. Wall Grower & Shipper Facility

a. 3230 Vine Street

The current study identified the property as eligible for listing in the National Register, California Register and local register. The proposed project calls for the removal of building elements on the west side of the packing house for the addition of landscaping and other softscape enhancements. This would include the removal of the large, wooden cull bin, truck ramp, and other non-character-defining features along this elevation. Removal of building elements along this elevation would not impact the overall significance of the property. Despite the change that will occur, the property would remain eligible for listing on the National Register, California Register, and local register following implementation of the proposed project. Therefore, the impact of the proposed project on this historic resource is not considered a substantial (significantly) adverse change. However, to ensure that the project will not involve a substantial adverse change in significance, mitigation measures are provided.

b. 3280 Vine Street

This project calls for the rehabilitation of the E. T. Wall Grower & Shipper Merchandise Warehouse located at 3280 Vine Street. The proposed project involves the adaptive-use of the warehouse property for the assembly, warehousing, and distribution of sunglasses. Because the proposed rehabilitation work will be conducted in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation the project's potential adverse impact to this historic resource is considered mitigated below a level of significance. The City's Cultural Heritage Board gave approval to this project on April 21, 1999, and issued a Certificate of Appropriateness for the project, with conditions.

IV. MITIGATION MEASURES

A. CEQA MITIGATIONS

According to CEQA, mitigation includes:

- Avoiding the impact altogether by not taking a certain action or parts of an action;
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
- Compensating for the impact by replacing or providing substitute resources or environments.¹⁷
- Utilizing the Secretary of the Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings

B. MITIGATION MEASURES

The following measures are recommended to ensure that potential impacts to the McDermont Packing House property (3141 9th Street) would be less than significant:

1. No portion of the rear addition of the McDermont property should be demolished until the proposed California Iron Works project is fully entitled and financed.
2. Photo-documentation of the entire McDermont property shall be prepared prior to demolition of the rear addition for implementation of the proposed California Iron Works project. This documentation shall note all exterior elevations, focusing on both the original building and rear addition. Photographs should be 35 mm, black and white photos taken by a photographer familiar with the recordation of historic buildings. Views shall include several contextual views, all exterior elevations, and detailed views of architectural features. Photographs and negatives shall be submitted

*are we
grand to
use the
HABS
standards?*

¹⁷ 40 CFR 1508.20, (California Code Regulations, Title 14, Section 15370).

to and retained by the City of Riverside Planning Department, Cultural Resources Section.

at the Local History Resource Center of the

Mitigation measures for the E. T. Wall Grower & Shipper Merchandise Warehouse property (3280 Vine Street) are not necessary. Conditions for this particular project have been previously given by the City's Cultural Heritage Board. However, the following measures are recommended to ensure that potential impacts (both direct and indirect) to the E. T. Wall Grower & Shipper Citrus Packing/Sorting Plant (3230 Vine Street) would be less than significant:

Riv. Library

1. Photo-documentation of the packing plant shall be prepared prior to removal of building elements along the west elevation for implementation of the proposed project. This documentation shall note all exterior elevations, focusing on the primary (south) elevation and the west elevation. Photographs should be 35 mm, black and white photos taken by a photographer familiar with the recordation of historic buildings. Views shall include several contextual views, all exterior elevations, and detailed views of building elements, including the cull bin. Photographs and negatives shall be submitted to and retained by the City of Riverside Planning Department, Cultural Resources Section.
2. Any project related maintenance, repair, or rehabilitation of the property, including significant landscape additions, shall be conducted in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Detailed design plans shall be submitted to the City's Planning Department and Cultural Heritage Board for their review and approval prior to commence of the actual physical work.

what would these be

— Need more on citrus,
packing house
history

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VI. APPENDIX

**STATE INVENTORY FORMS
DPR 523 FORMS**

3141 9th Street
3230 Vine Street
3280 Vine Street

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ 3S/4X

Other Listings Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) 3141 9th Street

P1. Other Identifier: McDermont Fruit Company/Packing House

P2. Location: Not for Publication Unrestricted a. County Riverside
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ;
 c. Address: 3141 9th Street City Riverside Zip 92501
 d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 213-322-003

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Mission Revival style packing house is built of hollow clay tile with a stucco finish. The rectangular building has a concrete foundation, an elevated full basement and is one story in height. The main (south) facade is distinguished by two curvilinear parapeted blocks framing the central, flat, tile-roofed section at the front of the building. The remainder of the roof has a sawtooth configuration. There is a balanced, though not symmetrical, fenestration pattern, in which the central entrance is flanked by multi-paned, double hung windows arranged in twos and threes. The basement level windows have been filled in. The elevated front entrance is accessed by a simple double stairway with newer wrought iron railing, and is shielded by a small, bracketed arched awning hanging from the wall. Other Mission style detailing includes the quatrefoil motif over the entrance door, narrow arched openings in the curved parapets, rectangular windows set into arched openings, and the tile roof. Along the west elevation is a wood cull bin in good condition. The east side of the building is punctuated by several elevated loading docks with wood doors, and infilled basement level windows. This elevation was originally adjacent to a railroad spur that connected the packing house to the main Santa Fe Railroad line. Attached at the rear (north) of the hollow clay tile building is a large, metal frame addition with corrugated metal siding which houses additional fruit packing equipment and loading docks for trucks.

P3b. Resource Attributes: (List attributes and codes)

HP8 - Industrial Building

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)
 (View toward). Photo No: 1-1, //0

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1923; City of Riverside building permit 6464, 11/14/23

P7. Owner and Address

Private

P8. Recorded by: (Name, affiliation, and address)

Liz Carter
 PCR Services Corp.,
 233 Wilshire Boulevard Suite 130,
 Santa Monica CA 90401

P9. Date Recorded: 3/22/2000

P10. Survey Type: (Describe)

Intensive Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

Resource Name or #: (Assigned by recorder) 3141 9th Street

- B1. Historic Name: *Riverside Naval Growers Association Packing House*
B2. Common Name: *McDermont Fruit Company/Packing House*
B3. Original Use: *Citrus Packing House* B4. Present Use: *Citrus Packing House*
B5. Architectural Style: *Mission Revival*
B6. Construction History: (Construction date, alterations, and date of alterations)
Built 1923; Addition, 1938; 60x70 shed addition, 1939; outside cull box, 1940; cull box, 1943; canopy, 1969; space conversion to cooling room, 1970

B7. Moved? No Yes Unknown Date: Original Location:
B8. Related Features: *None*

- B9a. Architect: *None* b. Builder: *Redmon Brothers, contractor*
B10. Significance: Theme: *Citrus Industry* Area: *Riverside*
Period of Significance: *1923* Property Type: *Industrial* Applicable Criteria: *A, C*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The McDermont Packing House appears to be eligible for listing in the National Register of Historic Places for individual significance under Criterion A at the local level, for its association with a pattern of events that dominated Riverside's pre-World War II development, namely the citrus industry. It also appears eligible for the National Register under Criterion C at the local level, as an intact example of the distinctive characteristics of one of the most prominent building types in Riverside's history, the citrus packing house. It is further significant as a good example of the Mission Revival style, a style used extensively in Riverside architecture. In addition, it appears eligible for local landmark designation. Moreover, the McDermont Packing House appears to be located within, and contributes to the significance of a potential, undocumented National Register eligible thematic grouping/historic district relevant to transportation and the citrus industry in the City of Riverside. However, more historical and architectural research is required on the grouping/district and its contributors to confirm their National Register eligibility. Because of its eligibility for the National Register and the Riverside Historic Resources Register, the McDermont Packing House is eligible for listing in the California Register of Historical Resources. (See Continuation Sheet)

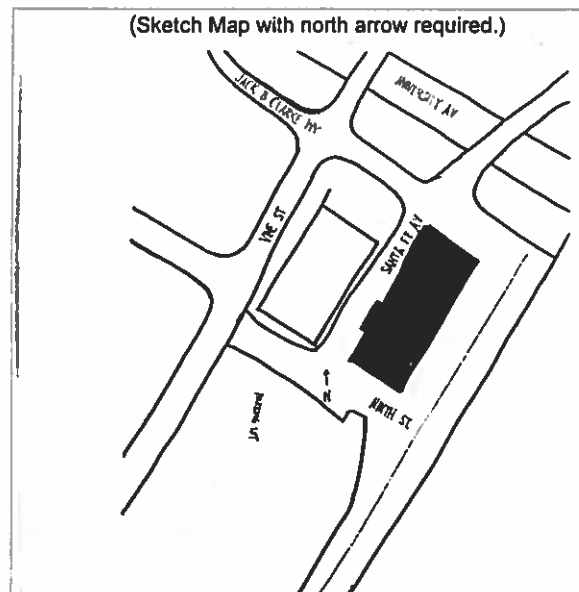
B11. Additional Resource Attributes: (List attributes and codes) *HPB - Industrial Building*

- B12. References:
City of Riverside building permits; Sanborn Fire Insurance maps, 1908 and 1952; Caltrans Architectural Inventory/Evaluation Form, 1993; Historic Architectural Survey Report, Riverside County: Interstate Route 215 Improvement Project, Revised February 7, 1997;

B13. Remarks:

B14. Evaluator: *Jan Oslashay*
Date of Evaluation: *3/22/2000*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 Resource Name or #: (Assigned by recorder) 3141 9th Street
Recorded by: Jan Ostashay Date 3/22/2000 Continuation Update

D6. Significance

According to City of Riverside building permits, this building was constructed in 1923 at a cost of \$29,000 by the Riverside Naval Growers Association for use as a citrus packing house. Permits indicate that the packing house was owned by the McDermont Packing Company by 1938, and it appears on the 1952 Sanborn maps as the "McDermont Fruit Co." The building was later owned by Sunkist Growers, Inc./Royal Citrus.

Built in the Mission Revival vein with hollow clay tile and stucco, this building is significant architecturally as a very good example of an increasingly rare building type, the citrus fruit packing plant. Located in an area rich with industrial buildings, including several packing houses, this building stands out for its good condition and high level of historic integrity. It is further significant as a good example of the Mission style, a style used extensively in Riverside architecture, and for its unusual hollow clay tile construction. Elements typical of the Mission style include the curvilinear parapets, tile roof, arched porch roof, and multi-paned wood sash windows.

The building is also significant for its continuing use as a citrus packing house, the purpose for which it was originally constructed. While many of the historic citrus groves have been replaced with modern development, and the packing houses either demolished or converted to other uses, this building is one of the few remaining in Riverside that has been in continuous use as a packing house since its construction in 1923.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3S/4X

Other Listings Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) 3230 Vine Street
P1. Other Identifier: E.T. Wall Grower & Shipper Citrus Packing/Sorting Plant
P2. Location: Not for Publication Unrestricted a. County Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ;
c. Address: 3230 Vine Street City Riverside Zip 92501
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
Located one parcel north of the northeast corner of 3rd and Vine Streets.

Parcel No. 213-060-012

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story citrus packing house with elevated basement is designed in the Mission Revival style. The rectangular shaped building is constructed of hollow clay tile with a stucco finish. A central curvilinear parapet at the south (primary) elevation marks the main entrance into the building. This entrance consists of an elevated front door approached by a concrete double stairway protected by a shed roof overhang. Two pyramidal-capped towers, one placed at either corner of the front facade frame the outer edges of the primary elevation. Sloping red tile coping runs between the curvilinear parapet and towers. Behind the ornate parapet, the roofline is irregular with the wood truss roof constructed in a saw-tooth configuration. Recessed brick surrounds the symmetrically placed double hung sash windows along the front facade. Loading docks are located along the east elevation. This elevation was originally adjacent to a long railroad spur which connected the packing house to the Union Pacific Railroad system. A large cull bin is attached to the west elevation. The building has been altered by the addition of side stairs, a loading area enclosure, and a 1932 addition. The lot is nearly devoid of landscaping and is surrounded by pavement. Occupying the rear (north) portion of this parcel are two square shaped, free-standing metal outbuildings of recent vintage.

P3b. Resource Attributes: (List attributes and codes)

HP8 - Industrial Building

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

View of 3230 Vine, south (front) and east side elevations. (View toward northwest). Photo No: 1-2 2/25/2000

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1921-1922: building permits

P7. Owner and Address

Private

P8. Recorded by: (Name, affiliation, and address)

Liz Carter
PCR Services Corp.,
233 Wilshire Boulevard Suite 130,
Santa Monica CA 90401

P9. Date Recorded: 3/22/2000

P10. Survey Type: (Describe)

Re-survey at the intensive level

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

Resource Name or #: (Assigned by recorder) 3230 Vine Street

- B1. Historic Name: *E.T. Wall Grower & Shipper Citrus Packing/Sorting Plant*
B2. Common Name:
B3. Original Use: *Citrus Packing House* B4. Present Use: *Commercial/Industrial*
B5. Architectural Style: *Industrial Western False Front*
B6. Construction History: (Construction date, alterations, and date of alterations)
Built 1921-22; cull bin added, 1945-46; canopy enclosure and second story addition, 1966

- B7. Moved? No Yes Unknown Date: Original Location:
B8. Related Features: *Building at 3230 Vine Street to the north.*

- B9a. Architect: *None* b. Builder: *Cresmer Manufacturing Co.*
B10. Significance: Theme: *Citrus Industry* Area: *Riverside*
Period of Significance: *1921-1922* Property Type: *Industrial* Applicable Criteria: *A,C*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The E.T. Wall Grower & Shipper Citrus Packing and Sorting Plant appears to be eligible for listing in the National Register of Historic Places for individual significance under Criterion A at the local level, for its association with a pattern of events that dominated Riverside's pre-World War II development, namely the citrus industry. It also appears eligible for the National Register under Criterion C at the local level, as an intact example of the distinctive characteristics of one of the most prominent building types in Riverside's history, the citrus packing house. It is further significant as a good example of the Mission Revival style, a style used extensively in Riverside architecture including packing houses. In addition, it appears eligible for local landmark designation. Moreover, the E.T. Wall Grower & Shipper Citrus Packing and Sorting Plant appears to be located within, and contributes to the significance of a potential, undocumented National Register eligible thematic grouping/historic district relevant to transportation and the citrus industry in the City of Riverside. However, more historical and architectural research is required on the grouping/district and its contributors to confirm their National Register eligibility. Because of its eligibility for the National Register and the Riverside Historic Resources Register, the E.T. Wall Grower & Shipper Citrus Packing and Sorting Plant is eligible for listing in the California Register of Historical Resources. The two free-standing structures located at the rear of the parcel appear ineligible for federal, state, and local designations due to their age, style and construction.

This portion of the E.T. Wall Grower & Shipper Citrus Packing and Sorting facility was built for the San Pedro, Los Angeles and Salt Lake Railroad in 1921-22. The building was constructed by contractor Cresmer Manufacturing Company for an estimated \$24,000. The first floor of the building was used to sort and pack oranges and housed the administrative offices, while the basement was utilized to manufacture wood boxes (packing crates).

- B11. Additional Resource Attributes: (List attributes and codes) *HP8 - Industrial Building*

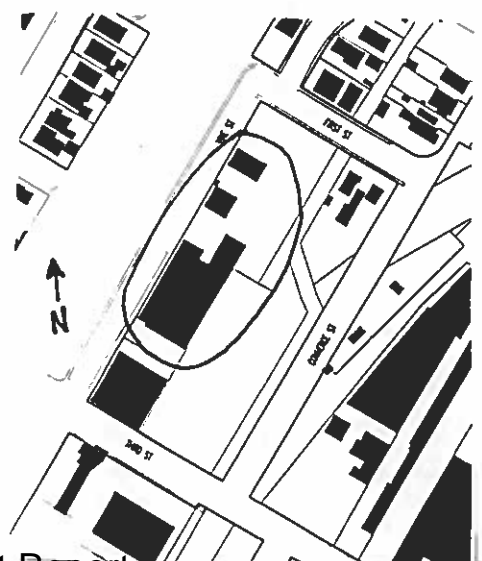
- B12. References:
City of Riverside building permits; Sanborn Fire Insurance maps, 1908 and 1952; Caltrans Architectural Inventory/Evaluation Form, 1993; Historic Architectural Survey Report, Riverside County: Interstate Route 215 Improvement Project, Revised February 7, 1997

- B13. Remarks:

- B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *3/22/2000*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 4X/5S1

Other Listings Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: (Assigned by recorder) 3280 Vine Street

P1. Other Identifier: E.T. Wall Grower & Shipper Merchandise Warehouse

P2. Location: Not for Publication Unrestricted a. County Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ;

c. Address: 3280 Vine Street City Riverside Zip 92501

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

The building is located at the east corner of Vine and Third Streets

Parcel No. 213-060-010

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This combination one- and two-story building with elevated basement is designed in the Industrial Western False Front style and sits on a concrete foundation. The warehouse portion of the building is one-story in height and is of board-formed concrete construction. The office/administration portion is of frame and stucco construction and is two-stories. A concrete storage add-on situated at the corner of Third and Vine Streets is one-story in height. Typical of the style, the building displays few architectural details. Stepped parapets placed at the east and west ends of the structure conceal a sawtooth roof with clerestory windows. The extant fenestration consists primarily of one over one double hung sash, wood framed windows without lintels or sills. A former building entry facing Third Street (south) was been removed leaving an impression in the concrete wall where a tile shed roof once penetrated it. A large space between the loading docks and roofline was once used to display the company name. Three elevated receiving bays, closed off by large doors, are located along the east elevation. This elevation was originally adjacent to a long railroad spur that once connected the packing house facility to the Union Pacific Railroad system. Later additions and alterations include a wooden cull bin built in 1945, the canopy enclosure, and a partial second story added in 1966. A window opening located toward the rear of the structure has been infilled with brick. The building occupies most of the paved parcel.

P3b. Resource Attributes: (List attributes and codes)

HP8 - Industrial Building

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
 West elevation (View toward east). Photo No: 11-11, 2/23/2000

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1921-22 F: building permit

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Liz Carter
PCR Services Corporation,
233 Wilshire Blvd., Ste. 100,
Santa Monica, CA 90401

P9. Date Recorded: 3/22/2000

P10. Survey Type: (Describe)
Site-specific Intensive-level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

Resource Name or #: (Assigned by recorder) 3280 Vine Street

- B1. Historic Name: *E.T. Wall Grower & Shipper Warehouse*
B2. Common Name:
B3. Original Use: *Citrus Packing House* B4. Present Use: *Commercial/Industrial*
B5. Architectural Style: *Industrial/Western False Front*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1921-1922; cull bin addition, 1945; canopy enclosure and partial 2nd story, 1966

- B7. Moved? No Yes Unknown Date: Original Location:
B8. Related Features: *Building at 3230 Vine Street*

- B9a. Architect: *None* b. Builder: *Cresmer Manufacturing Co.*
B10. Significance: Theme: *Citrus Industry* Area: *Riverside*
Period of Significance: *1921-1922* Property Type: *Industrial* Applicable Criteria: *A/C*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Because of its lack of integrity, the E.T. Wall Grower & Shipper Warehouse appears ineligible for individual listing in the National Register of Historic Places. However, it does appear to be located within, and contributes to the significance of a potential, undocumented National Register eligible thematic grouping/historic district relevant to transportation and the citrus industry in the City of Riverside. Though more historical and architectural research is required on this grouping/district and its contributors to confirm their National Register eligibility. Further, the property does appear eligible for local landmark designation and for the California Register of Historical Resources because of its embodiment of the dominance of citrus production in the economic development and physical landscape of the City.

This portion of the E.T. Wall Grower & Shipper Citrus Packing House facility was built in 1921-1922, for the San Pedro, Los Angeles and Salt Lake Railroad. According to building permits, the warehouse building was constructed by contractor Cresmer Manufacturing Company for an estimated cost of \$24,000. In 1945-1946, a wooden cull bin was added for then owner Zilen Citrus Association by builder Eric W. Emtman for \$2,000. In 1966, the building was further altered when then owner, Gult & Western, enclosed the front (west) canopy and added a second story. This work was done by contractor Les Carothers for an estimated construction cost of \$4,000.

- B11. Additional Resource Attributes: (List attributes and codes) *HP8 - Industrial Building*
B12. References:

City of Riverside building permits; Sanborn Fire Insurance maps, 1908 and 1952; Caltrans Architectural Inventory/Evaluation Form, 1993; Historic Architectural Survey Report, Riverside County: Interstate Route 215 Improvement Project, Revised February 7, 1997

- B13. Remarks:

- B14. Evaluator: *Jan Ostashay*
Date of Evaluation: *3/22/2000*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

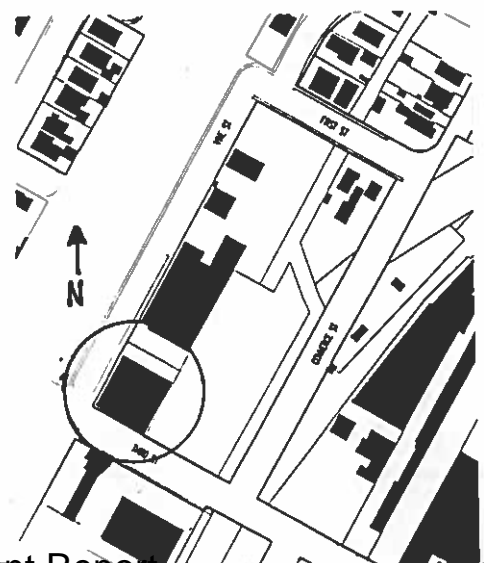


Exhibit 6 – Photos



Historic Photo, unknown date



North and west elevations, view looking southeast



South and east elevations, view looking northwest



Two-story administration addition, view looking south



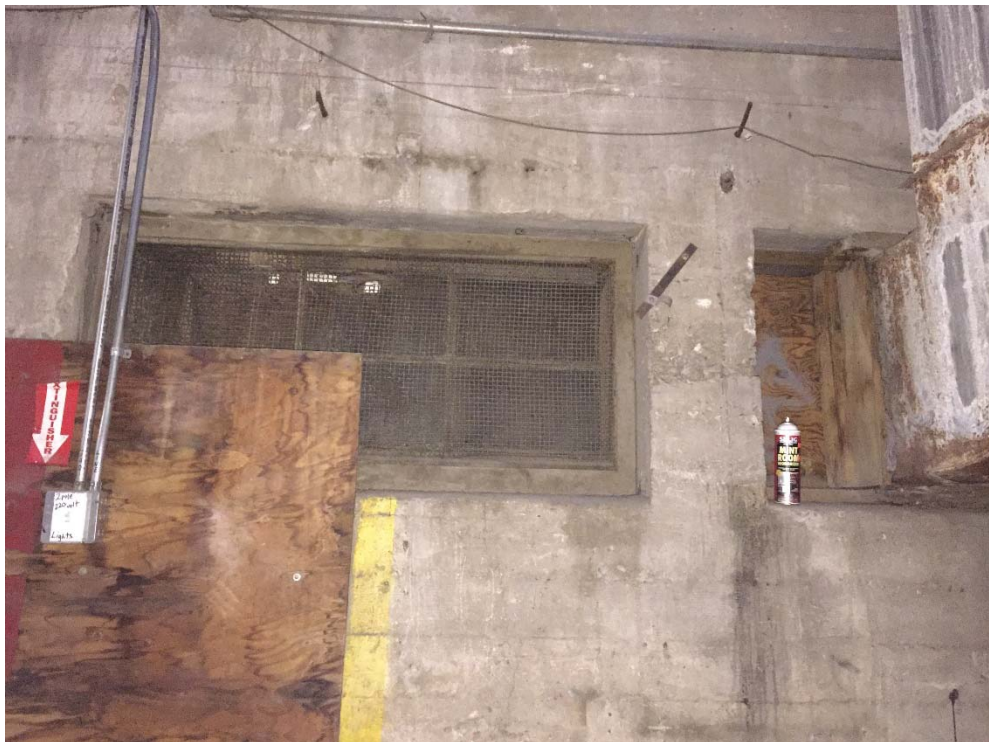
East elevation loading bay, view looking northwest



Saw-toothed roof



Clerestory windows



"Coloring" basement ventilation windows