

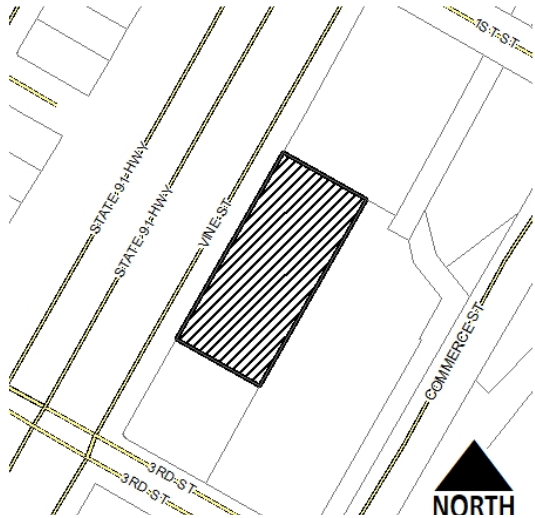


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: JULY 15, 2020
AGENDA ITEM NO.: 3

PROPOSED PROJECT

<i>Case Numbers</i>	P20-0161 (Historic Designation)	
<i>Request</i>	To consider a Historic Designation request to designate the E.T. Wall Packing House #2 as a City Landmark	
<i>Applicant</i>	Marco McGuire of the Riverside Packing House LLC.	
<i>Project Location</i>	3230 Vine Street, on the east side of Vine Street between Third and First Streets.	
<i>APN</i>	213-060-028	
<i>Ward</i>	1	
<i>Neighborhood</i>	Eastside	
<i>Historic District</i>	Not Applicable	
<i>Historic Designation</i>	Not Applicable	
<i>Staff Planner</i>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that Planning Case P20-0161 (Historic Designation) for the designation of the E.T. Wall Packing House #2 as a City Landmark, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource; and
2. **APPROVE** Planning Case P20-0161 (Historic Designation), based on the facts of findings, and designate the E.T. Wall Packing House #2 as a City Landmark.

BACKGROUND/PROJECT DESCRIPTION

The former Edgar T. Wall Packing House #2 (E.T. Wall Packing House #2) is located at 3230 Vine Street (Exhibit 1). The building was constructed in 1923, two years after the construction of the original E.T. Wall Packing House #1 located at 3280 Vine Street. As with the original packing house, the E.T. Wall Packing House #2 was built for the Los Angeles and Salt Lake Railroad, by the Cresmer Manufacturing Company, a prominent local builder. Its construction was part of a development undertaken by the railroad company which also included a new railroad spur line and construction of other industrial buildings in the area.

In the 1930s, the structure was purchased by E.T. Wall and Arthur McDermont, who both previously served on the Board of Directors for Riverside Blue Ribbon Groves. In the early 1940s, the partnership was dissolved, and E.T. Wall retained ownership of both packing houses until the early 2000s. By the 1960s, the parcel was subdivided, and by the 1990s the structures were no longer used as packing houses.

The applicant is requesting approval of a Historic Designation to designate the E.T. Wall Packing House #2 as a City Landmark. (E.T.) Wall Packing House #1 was designated as a City Landmark on December 4, 2018 for its association with Riverside's citrus industry.

ANALYSIS

The applicant has provided an architectural description, statement of significance, photographs documenting the architecture and building setting, and copies of primary and secondary sources as summarized below (Exhibits 2 and 3).

Architectural Description

The E.T. Wall Packing House #2 is a one-story citrus industrial building, constructed in the Mission Revival style of architecture. It features a rectangular ground plan with a raised basement and is comprised of three sections: a one-story section for sorting, packing, and shipping box manufacturing; a central two-story section for administrative offices; and a one-story section for storage.

The framing of the front and middle sections was constructed of reinforced concrete frame with hollow clay tile blocks. The rear section consists of wood-framed construction. The exterior of the building is clad in smooth stucco. A wood truss saw-tooth roof is featured on the front section of the building and a flat roof on the remainder.

The front elevation is symmetrical with a central scalloped parapet and two pyramidal-capped towers at the corners. The main entrance is centrally located with a concrete double stairway protected by a shed roof with brackets and exposed rafter tails. Both the shed roof and portions of the parapet are topped with red clay barrel tiles. The windows are generally grouped in threes and recessed with brick sills. Original windows on the front elevation were previously replaced with vinyl windows.

There are three bay doors on the east elevation. Non original loading docks are located on the rear elevation. A cull bin was constructed in 1932 along the west elevation and enclosed later. Exhibit 4 includes current photos of the E.T. Wall Packing House #2.

Statement of Significance

The E.T. Wall Packing House #2 is historically significant as it represents a distinct and important relationship between the citrus industry and railroad transportation, which contributed to the economic development patterns in Riverside during the 1920's. This Mission Revival industrial

building is also historically significant as an important building type and method of construction found in Riverside and elsewhere in Southern California during the 1920s.

Despite replacement of the original windows, the E.T. Wall Packing House #2 retains a high degree of integrity required for Landmark designation.

TITLE 20 EVALUATION

Under Title 20 (Cultural Resources), "Landmark" means: "Any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, that retains a high degree of integrity". Pursuant to the applicable Landmark criteria in Chapter 20.50, the E.T. Wall Packing House #2 is eligible for designation under Criterion 1 and 3 based on the following facts:

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

FACTS: E.T. Wall Packing House #2 represents a special element in the City's cultural and economic history. From its construction in 1923 through the mid-20th century, the structure was strongly associated with the Riverside citrus industry. This period of time was the industry's heyday, which was instrumental in the cultural and economic development of the City from the late-19th century to the early-20th century.

The majority of packing houses built in Riverside during the 1920's were developed through funds provided by individuals or citrus cooperatives. In contrast, The E.T. Walls Packing House #2 was initially owned and constructed with other railroad improvements and industrial buildings by the Los Angeles and Salt Lake Railroad, a subsidiary of the Union Pacific Railroad. The E.T. Wall Company utilized the building for processing and shipping of citrus to markets across the country by the Union Pacific Railroad.

This building showcases the prominence of the citrus industry in Riverside and the unique role the railroad played in promoting the distribution of Riverside's citrus products across the country.

FINDING: 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 #2 embodies distinctive characteristics of building type, and method of construction. The building was designed to be state of the art in the 1920s. The design included a wood truss saw-tooth roof, which accommodated more machinery in the workspace and provided natural lighting. Examples of this type of roof were initially featured in the California Citrograph, c. 1919.

The building is also characterized by reinforced concrete frame with hollow tile. This method of construction was used to provide fireproofing and insulation for the building. The design of the building also incorporates the Mission Revival Style of architecture that was still popular in the early 1920s.

PUBLIC NOTICE AND COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Staff regarding this proposal.

EXHIBITS LIST

1. Aerial/Location Map
2. Historic Designation Application
3. Historic Photos
4. Current Photos

Prepared by: Scott Watson, Historic Preservation Officer

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner