

## Cultural Resources Nomination Application

       City Landmark

  X   Structure of Merit

*Please check the Designation for which you are applying*

### IDENTIFICATION

1. Common name: RIVERSIDE PACKING HOUSE
2. Historic Name: E.T. WALL GROWER & SHIPPER BUILDING
3. Street address: 3230 Vine Street Suite 200  
City Riverside State CA Zip 92507
4. Assessor Parcel number: 213-060-012
5. Present Legal Owner: RIVERSIDE PACKING HOUSE LLC  
City Riverside State CA Zip 92507
6. Present Use: COMMERCIAL OFFICE SPACE
7. Original Use: CITRUS PACKING HOUSE

Date form prepared: FEBRUARY 20, 2020

Preparer: MARCO MCGUIRE

Sponsoring Organization (if any): N/A

Address: 3230 Vine Street Suite 200

City, State and Zip: Riverside CA 92507

Phone: [REDACTED]

## DESCRIPTION

8. Legal property description: 2.10 ACRES M/L IN BLK 1 RGE 1 MB 007/017 SB TOWN OF RIVERSIDE  
\_\_\_\_\_  
\_\_\_\_\_
- Include approximate property size (in feet): Street Frontage 100 Depth 144
9. Architectural Style: MISSION REVIVAL
10. Construction Date: Estimated \_\_\_\_\_ Factual 1923  
Source of Information: ☒ Assessor's Records ☒ Building Permit \_\_\_\_\_ Sanborn Map  
\_\_\_\_\_ Publications \_\_\_\_\_ Oral Interviews
11. Architect's Name: \_\_\_\_\_ Builder's Name: CRESMER MANUFACTURING CO.
12. Condition: ☒ Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated  
\_\_\_\_\_ No longer in existence
13. Alterations: SEE ENCLOSED ARCHITECTURAL DESCRIPTION  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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: SIMILAR BUILDING AT 3280 VINE STREET BUILT AROUND  
SAME TIME ALREADY REGISTERED AS HISTORIC BUILDING  
\_\_\_\_\_

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## 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 checked="" 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 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 checked="" type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories |  |
| <input type="checkbox"/> Other:                                      |  |  |

19. Architectural Description

20. Statement of Significance

21. Bibliography

22. Photographs

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

# **ARCHITECTURAL DESCRIPTION**

## P1. Other Identifier:

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

N

1/4 of

1/4 of Sec

S.M.

c. Address: 3230 VINE ST

City: Riverside

Zip

d. UTM: (Give more than one for large and/or linear resources)

Zone

mE/

mN

e. Other Locational Data: APN: 213060012, Project APE Map No. S-02, Site No. 53, Riverside County Assessor's Parcel

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

This one-story citrus industrial building at 3230 Vine Street is rectangular in plan and is oriented with the long axis being north/south, parallel with the street. It is stylistically associated with the Mission Revival style due to its overall form and treatment of details. The front entrance is on the (south) elevation, which composed symmetrically and has a central scalloped parapet. A recent graphic design (a goat) has been introduced in the center of the parapet. The entrance is an elevated front door with a concrete double stairway, protected by a shed roof overhang. There are two pyramidal-capped towers at the corners of the front facade with sloping red tile along the parapet.

The building is 100'x144' in dimension with a raised basement. It is composed of three sections, which consist of a one-story sections (for sorting, packing with box manufacturing equipment in basement) at the south, central two-story section (for administrative offices), and a one-story section (for storage) at the north. Construction material of the southern and central sections consist of a reinforced concrete frame with hollow clay tile blocks as in-fill; the northern section is wood-frame. The building is sheathed in stucco. The windows are recessed with brick sills. The southern section has a wood truss saw-tooth roof; the central and northern sections have a flat roof, and wood posts are used as supported internally. The entire roof is covered by composition shingles.

Three (3) large loading doors are located on the (E) elevation. Originally, two spurs of the Union Pacific Railroad were adjacent to the east side of the building; these spurs are no longer extant. A wooden cull bin (1932) was added on the (W) elevation, and it is adjacent to the street. Other additions are and alterations on the (N) elevation (c. 1970s).

Minimal landscaping is located along the (S) and (E) elevations; pavement and open space (formerly occupied by railroad tracks) characterize most of the setting within the boundary of the approximately 2.10-acre parcel. Two free-standing, metal-clad buildings (1973 and 1977) are located at the north end of the parcel.

P3b. Resource Attributes: (List Attributes and codes) HP08 Industrial Building

P4. Resource Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)P5b. Description of Photo:  
(View, date, occasion #)

P6. Date Constructed: 1923

Age and Sources: ☒ Historic  
☐ Prehistoric ☐ Both

P7. Owner and Address:

E. T. Wall Grower Shipper Inc. (Dole Co.)  
2264 Goldencrest Drive, Suite 103  
Moreno Valley CA 92553

P8. Recorded by: Christie Hammond

David Brickers and Christie Hammond  
Caltrans District 8

247 W. 3rd St.

San Bernardino

P9. Date Recorded: 8/15/2000

P10. Survey Type: (Describe)

Intensive Section 106 Compliance

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

David Bricker and Christie Hammond, October 2000, Second Supplemental Historical Architecture Survey Report - Improvement of Interstate 215/State Route 91/State Route 60, Riverside-Caltrans--District 8.

State of Nevada Department of Parks and Recreation Inventory Worksheet	
District Site Name Section Township Range	County Section Township Range

Page 1 of 2

\*Resources: Name of Site (Geographic Location)

\*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 3

\*NRHP Status Code: 35

\*Resource Name or #: (Assigned by Recorder) 3230 VINE ST

B1. Historic Name

B2. Common Name

B3. Original Use: Industrial

B4. Present Use:

\*B5. Architectural Style: Mission Revival

\*B6. Construction History: (construction date, alterations, and date of alterations)

Construction Date: 1923

1923 Original Permit

1976 Alteration

Cull bin on West elevation, 1932; metal-clad addition on North elevation.

\*B7. Moved? ☐ Date Moved:

Original Location:

\*B8. Related Features: Two (2) detached storage buildings (1973, 1976), north of the main building.

\*B9a. Architect: unknown

b. Builder: Cresmer Manufacturing Co.

\*B10. Significance: Theme: Citrus Industry and Indust

Area City of 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.)

See Continuation Sheet

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

\*B12. References:

Riverside Planning Dept., Building and Safety Division,  
(9/27/23, 1932, 1973, 1976, 1977, 1984)  
City of Riverside Historic Resources Inventory  
Riverside City Directories (1921-1956)  
Assessor's Records, City of Riverside  
Sanborn Map (1931 updated to 19

B13. Remarks:

\*B14. Evaluator: David Brickers and Christie Hammond

Caltrans District 8

247 W. 3rd St.

San Bernardino

\*Date of Evaluation 2/15/2000

(This space reserved for official comments.)

## P1. Other Identifier:

\*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 3230 VINE ST City Riverside Zip \_\_\_\_\_  
 d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
 e. Other Locational Data: APN: 213060012, Project APE Map No. S-02, Site No. 53, Riverside County Assessor's Parc

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

This one-story citrus packing house is designed in the Mission Revival style of architecture adapted for industrial use. The building features a brick masonry exterior, curvilinear parapet with coping, two pyramidal-capped towers, one placed at either corner of the front facade; a chimney pot, and a sloping red tile border along the edge of the roof above the front facade. Behind the parapet the roofline is irregular and partially constructed in a jig-saw pattern. A shed roofed hood overhangs the front door. Recessed brick surrounds the symmetrically placed windows on the front facade. While the windows are recessed, the brick sills are slightly extended out from the facade. The building has been altered by the addition of side stairs, a loading area enclosure, and a 1932 addition. The structure occupies nearly the entire unlandscaped lot located in an industrial area. The property boundary of this building is coincident with that of its parcel, Riverside County No. 213-050-012.

\*P3b. Resource Attributes: (List Attributes and codes) NP08 Industrial 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: 1923  
 Age and Sources: ☒ Historic  
☐ Prehistoric ☐ Both

## \*P7. Owner and Address:

Riverside CA

\*P8. Recorded by: Richard Starzak, Lora Zi

John Snyder--Caltrans O&A

Myra E. Frank & Associates, Inc.

811 West Seventh St., Ste 800

Los Angeles

\*P9. Date Recorded: 11/20/1992

\*P10. Survey Type: (Describe)

Caltrans Project Related

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

\*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) \_\_\_\_\_



# **STATEMENT OF SIGNIFICANCE**

3230 VINE STREET SUITE 200

RIVERSIDE CA 92507

P20-0161, Exhibit 2 - Application

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI #

Page 2 of 2

\*NRHP Status Code:

\*Resource Name or #: (Assigned by Recorder) 3230 VINE ST

B1. Historic Name

B2. Common Name

B3. Original Use: Industrial

B4. Present Use:

\*B5. Architectural Style: Mission Revival

\*B6. Construction History: (construction data, alterations, and date of alterations)

Construction Date: 1929

\*B7. Moved? ☐ Date Moved:

Original Location:

\*B8. Related Features:

\*B8a. Architect: unknown

b. Builder: Cresmer Manufacturing Co.

\*B10. Significance: Theme: Citrus Industry

Area: City of Riverside

Period of Significance: 1914-1929

Property Type: Single Family Residence

Applicable Criteria: C

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

The citrus fruit packing and sorting facility located at 3230 Vine Street was originally built for the Union Pacific Railroad System in 1923 for an estimated cost of \$36,000 by the Cresmer Manufacturing company. In 1932 an addition was built for then owner Las Vegas Land and Water Company by contractor Rainey and McIssac for \$3,300.00. Additional modifications occurred while under the ownership of S.T. Wall Shippers in 1973 and 1976 when it was used primarily as a storage facility. Now operated Dole, it is the last known active citrus packing plant in Riverside. It appears eligible for inclusion in the National Register under Criterion C because it is an excellent example of a citrus fruit packing house designed in the Mission Revival style of architecture. Both this use and architectural style are significant in the context of the City of Riverside, as the former represents the agricultural. Both this use and architectural style are significant in the context of the City of Riverside, as the former represents the agricultural industry most closely associated with its early development and civic reputation, and the latter was not certainly influenced by its most famous landmark, the Mission Inn. Cresmer built other notable structures in Riverside, including the Stebler House, Ridgescourt, Farlawn, castleman House, Niws House and the gamble-Estudillo House.

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

\*B12. References:

Riverside Dept. of Building and Safety, original permit  
September 27, 1923  
Alteration permits November 17, 1932, April 18, 1973, April  
30, 1973  
February 6, 1976, and March 3, 1976.  
Sanborn Insurance Co. Maps, 1952

B13. Remarks:

\*B14. Evaluator: John Snyder--Caltrans OEA

Myra L. Frank & Associates, Inc.

811 West Seventh St., Ste 800

Los Angeles

\*Date of Evaluation: 11/20/1992

(This space reserved for official comments.)

Recorded By: Christie Hammond

Date 8/15/2010

☒ Continuation ☐ Update**B10. Significance (continued):**

The building appears eligible for the National Register and the California Register for individual significance under Criterion A and Criterion C at the local level; it does not appear to be within any potential historic district.

A building permit was issued for a citrus packing house at 3230 Vine Street on 27 September 1923 at a cost of \$36,000. The Cresmer Manufacturing Co., a prominent local firm was contracted by the Union Pacific Railroad to build this industrial building. Construction of this modern packing house was part of a building program undertaken by the Union Pacific in Riverside railroad industrial building were planned. In addition to the packing house, new railroad spurs, remodeling of another packing house, and construction of other industrial building were planned.

The building was constructed north of the E.T. Wall Grower and Shipper building (1921) at 3280 Vine Street. The Los Angeles and Salt Lake Railroad, which was commissioned by and controlled jointly by the Union Pacific Railroad and the Oregon Short Line Railroad. Both 3230 and 3280 Vine Street were on the same parcel prior to a lot split, c. 1950's-1970's.

According to the Riverside City Directory (1920-1951), E.T. Wall Grower and Shipper is listed at 3230 Vine Street with Arthur McDermont until the early 1940's. After that date E.T. Wall Grower and shipper is the only occupant listed. E. T. Wall was a prominent Riverside citrus grower and businessman. Wall's first groves were in the Victoria District in 1906. By 1937 Wall had 200 acres in citrus, mostly naval. He also had an 800-acre ranch near Kingsburg (Fresno County). According to The Riverside Central Library newspaper index, wall dies in 1953.

From 1944 to 1956, the Riverside City Directories list the 2 buildings of E.T. Wall Grower and Shipper (3230 and 3280 Vine Street) at one address--3230 Vine Street. Today, the building at 3230 Vine street is still owned by the E.T. Wall Company, but is not used for citrus processing. The building is used to manufacture sunglasses by the Goat Sunglasses Company.

The Cresmer Manufacturing Company was one of the most prominent building firms in the Riverside area. Among their major projects they constructed the Riverside Abstract Company and the Riverside Congregational Church as well as many other residential, school, and industrial buildings (c. 1910-1920s). According to building records, the Cresmer manufacturing Company constructed the packing houses at 3280 vine Street (1921), which was originally part of the same property owned by the Union Pacific Railroad. Builder/contractor Rainey McLaac constructed to cull bin (1932) on the (W) elevation of the packing house at 3230 Vine Street (1932) for Union Pacific Railroad's subsidiary, Las Vegas Land and Water Company for \$3,300.00.

The This building was designed with modern and up-to-date specifications for citrus packing houses. The wood truss saw-tooth roof was supported internally by a minimal number of wood posts. The saw-tooth roof system provided a number of large windows, facing north to furnish indirect and diffused light to the work area. Examples of this type of roof were initially features in the California Citrograph, c. 1919. By the mid-1920's it was used frequently in the design of citrus packing houses. The first floor of the citrus packing houses was used to sort and pack oranges and to house the administrative offices. The basement area raised the main floor of the building to a height compatible for loading boxes of oranges onto railroad (1932) was used to store juice grade fruit for shipment to processing plants in the area.

The E.T. Wall Grower and Shipper Packing House appears eligible for the national Register under Criterion A (citrus industry) at the local level of significance. The building represent a distinct and important example of the relationship between the citrus industry and railroad transportation in terms of the economic development patterns in Riverside during the 1920's. The railroad owned the land and funded the construction of the packing house, which was utilized by the E.T. Wall Company for the processing of citrus for shipment to markets all over the county by the Union Pacific Railroad. Other packing houses built in Riverside during the 1920's were developed in a more typical way with funds provided by individuals or citrus cooperatives, such as the extant McDermont Packing House (1923) at 3141 Ninth Street. This packing house was constructed also by Cresmer manufacturing Company, utilizing the wood truss, saw-tooth roof design and the Mission Revival architectural style for its facade. It was funded by the Riverside Naval Growers Association.

The building at 3230 Vine Street also appears eligible for the national Register under Criterion C (industrial architecture) at the local level of significance. This Mission Revival industrial building and its use as a citrus packing house represents an important type, period, and method of construction found in Riverside and elsewhere in southern California during the 1920s. It was during this period that the first generation of citrus packing houses, built in the late 19th-early 20th centuries, began to be replaced by more modern, efficient buildings. The design utilized the wood truss, saw-tooth roof, which met the needs of an industrial citrus processing building by accommodating more machinery in the workspace and providing improved natural lighting. The building at 3230 Vine Street in one of a few known packing houses in Riverside that has this roof type.

Two other extant examples of this roof type are the packing houses at 3280 Vine Street (1921), which is in the project area and previously determined to be ineligible for the National Register in 1997; and the packing house at 3141 Ninth Street. The building at 3230 Vine Street also represents the characteristic use of a reinforced concrete frame with hollow tile as in-fill for citrus-related industrial buildings, which provided fireproof and insulating features. The continued prominence of California's Hispanic architectural tradition (e.g., the mission revival), and its particular association with the citrus industry, is clearly conveyed by the design of this industrial building as well.

The building at 3230 Vine Street does not appear eligible for the National Register under Criterion D, because there is no known association with the life of a person, significant in the past.

The building retains a fairly high degree of historic integrity from its period of significance (1923), conveyed through the contributing aspects of location, design, materials, and workmanship, feeling, and association. However, the setting has been diminished by the removal of the railroad spur lines, and the addition of 2 detached storage buildings in the 1970s. The setting outside of the property boundary has been diminished as well by the alterations of the neighboring citrus-related

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\*Resource Name or #: (Assigned by Recorder) 3230 VINE ST

\*Recorded By: Christie Hammond

\*Date 8/15/2000

☒ Continuation ☐ Update

building (1921) at 3280 Vine Street, removal of additional railroad tracks and other industrial buildings, and the construction of State Route 91 in the 1950's.