

Cultural Heritage Board

Memorandum

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

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

PROPOSED PROJECT

Case Numbers	P20-0161 (Historic Designation)	
Request	To consider a Historic Designation House #2 as a City Landmark	on request to designate the E.T. Wall Packing
Applicant	Marco McGuire of the Riverside Packing House LLC.	
Project Location	3230 Vine Street, on the east side of Vine Street between Third and First Streets.	
APN	213-060-028	Contraction of the second seco
Ward	1	
Neighborhood	Eastside	
Historic District	Not Applicable	
Historic Designation	Not Applicable	3RD ST
Staff Planner	Scott Watson, Historic Preservati 951-826-5507 swatson@riversideca.gov	on Officer

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

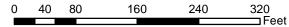
A public hearing notice was mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Staff regarding this proposal.

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





	City Landmark Please check the Designation fo		Structure of Merit
NTIFI	CATION		
Ί,	Common name: RIVERSIDE PACKING HOU	SE	
2.	Historic Name: E.T. WALL GROWER & SHIF	PER BUILDING	
3.	Street address: 3230 Vine Street Suite 200		
	City Riverside	State CA	Zip <u>92507</u>
4.	Assessor Parcel number: 213-060-012		
5.	Present Legal Owner: RIVERSIDE PACKING	HOUSE LLC	
	City_Riverside	State CA	Zip <u>92507</u>
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:		

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DESCRIPTION

	Include approximate property size (in feet): Street Frontage 100 Depth 144
	Architectural Style: MISSION REVIVAL
0.	Construction Date: Estimated Factual 1923 Source of Information: X Assessor's Records X Building Permit Publications Oral Interviews
1.	Architect's Name: Builder's Name: CRESMER MANUFACTURING CO
2.	Condition: X Excellent Good Fair Deteriorated
3.	Alterations:SEE ENCLOSED ARCHITECTURAL DESCRIPTION
4.	Surroundings:
	Open Land X Scattered Buildings Densely Built-Up
5.	Use type:
	ResidentialIndustrial X_CommercialCivic Other
5.	Is the structure on its original site?
	X Yes No Unknown If moved, approximate year
7.	Related features and/or out-buildings: SIMILAR BUILDING AT 3280 VINE STREET BUILT AROUND

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SIGNIFICANCE

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

- 19. Architectural Description
- 20. Statement of Significance
- 21. Bibliography

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

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ARCHITECTURAL DESCRIPTION

3230 VINE STREET SUITE 200 RIVERSIDE CA, 92507 P20-0161, Exhibit 2 - Application

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DPR 523A (1/95)

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	DPR 623A (1/95)					*Required	Information

	DEPARTMENT OF PARKS AND RECREATION.	
	BUILDING, STRUCTURE, AND OBJECT RECORD	
	Page 2 of 3 'NRHP Status Code: 35	
	"Resource Name or #; (Assigned by Recorder) 3230 VINE 51	
	B1, Historic Name	
	B2. Common Name	
	B3. Original Use: Industria) B4. Present Use:	
	*B6. Architectural Style: Mission Revival *B6. Construction History: (construction date, silorations, and date of ellerations) Construction Date; 1923	
	1923 Originsl Permit	
	1976 Alteration Cull bin on West elevation, 1932; motal-clad addition	
·	on North elevation.	•
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	B7. Moved?	
	B7. Moved? Date Moved: Odginal Location: B8. Related Features: Two (2) detached storage buildings (1973, 1976), north of the sain building.	• .
	B9a. Architect: unknown b. Builder: Cresmer Manufactucing Co.	
	B10. Signifloance: Themo: Citeus Industry and Indust Area City of Riverside	• •
	Poriod of Significance 1923 Property Type Industrial	
	Applicable Criteria: A C Discuss importance in termised instanced at architectural content as defined by theme, period, nucl guographic scope. Also address integrity.)	
	uncouse importance in terms of matorical er anchescural contral as defined by theme, penet, wild guographic scope. Also address hitegriy.) She Continuation Sheet	. ·
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	111. Additional Resource Attributes; (Ust etubutes end redee)	
	812. References: iverside Planing Dept., Building and Safety Division.,	
	9/27/23, 1932, 1973, 1976, 1977, 19841	
. p	ity of Riverside Historic Resources Inventory iverside City Directories (1921-1956)	
A	ssessor's Records, City of Riverside anborn Map (1951 updated to 19	
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	13. Remarks:	
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*	314. Evaluator: David Brickers and Christie Hammond	
· . · · ·	Caltrans District 8	
n n Na na si	247 19. 3rd-st.	
	San Bernardino	
•	Jate of Evaluation 8/15/2000	
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XPR 6230 (1/95)								
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P20-0161,	Exhibit	2 -	Appli	icat	io	n		

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c. Address 3230 VIN	A president provident in the state of the st	announce and and and and an and a	iverside Zin
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		oject APE Map No. 5-02, Si Include deelor, materials, condition, attentions	te No. 53. Riverside County Assessor's Pa
altounds the symmet: alls are slightly es thirs, a loading are of located in an inc	rigally placed window standed out from the sa enclosure, and a 1	9 on the front facade. Wi facade. The building has 932 Addition. The structur Koperty boundary of this h	In overhangs the front door. Recessed brick like the windows are recessed, the brick been altered by the addition of side re occupies nearly the entire unlandscaped mulding is coincident with that of its
² 35. Resource Attributes	: (List Attributes and code	a) NPOB Industrial Buildi	α.
935. Resource Attributes 94. Resources Present:		es) <u>HPOS Industrial Buildi</u> Diget [] Sile [] Dist	
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DFR 523A (1/95)

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STATEMENT OF SIGNIFICANCE

RIVERSIDE CA, 92507 P20-0161, Exhibit 2 - Application

BUILDING, STRU	and a second		343.)
Page 2 of 2		RHP Status Codo:	6
B1. Historic Name	"Resource Name or #	. (Assigning by Record at 32.30 VINE ST	
B2. Common Name			
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na n			
07. Moved? 📋 Dele M	loved: Original	Location:	•
38. Rolated Features:			
89a, Architerd: Unknowr	-	b. Builder Creamer Manufacturing Co.	*****
310. Significance: The	me: Citrus Industry	Area City of Riverside	
Pariod of Significance	1914-1929	Property Type Single Family Residence	erener
Applicable Critente:	C	eo, period, such graynaphic scope Alsa nachass stagnity.)	urenti i
Superiory and McIssac fr all Shippers in 197 s the last known ac ational Register un- esigned in the Miss Ignificant in the co- his use and archited presents the agricu- potation, and the l	addition was built for then or \$3,300.00. Additional mon 3 and 1976 when it was used tive citrus packing plant in der Criterion C because it : ion Revival style of archits ontext of the City of River ctural style are significant ultural industry most closed latter was not certainly in	located at 3230 Vine Street was originally built for the stimated cost of \$36,000 by the Gresmer Manufacturing) owner Las Vegas Land and Mater Company by contractor diffications occurred while under the ownership of S.T. I primarily as a storage facility. Now operated Dole, it In Riverside. It appears eligible for inclusion in the is an excellent example of a citrus fruit packing house secture. Both this use and architectural style are side, as the former represents the agricultural. Both is in the context of the City of Riverside, as the former by associated with its early development and civic fluenced by its most famous landmark, the Mission Inn.	
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*Required Information

DPR 623B (1/95)

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	Page 3 of 3 *Recource Name or #: (Assigned by Recoider) 3230 VINE ST
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	Macolonu By: Currente Hammond Date 8/15/2010
•	510. Significance (continued): The building appears eligible for the National Register and the California Register for individual
·	potential historic district.
	A building permit was issued for a citrup 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
	Packlic Raliford to Dulld this industrial building. Construction of this modern packing bours was mart
	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 R.T. Wall Grower and Shipper building (1921) at 3250 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 1230 and 1280 Vine Street were on the same parcel prior to a lot split, d. 1950's-1970's.
	According to the Riverside City Directory (1920-1951), E.T. Wall Growan and Shipper is listed at any
۰.	Vine Streat 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 TIRE GROVES Were in the Victoria District in 1986. By 1933 Wall had bon areas in Alexia
	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 building of F. W. Wall Company and chinage
·	(3230 and 3280 Vine Street) at one address - 3230 Vine Street. Today, the building at 230 Vine street is still owned by the E.T. Mall Company, but is not used for citrus processing. The building is peed
• .	to manufacture sunglasses by the Woat Sunglasses Company.
·	The Cresmer Manufacturing Company was one of the most prominent building firs 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 (a tata
	1020s). 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 Mclase constructed to gill him (1922) an the (a) alambdian
	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 housen
	The wood truss saw-tooth root 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 indiract and diffused
	11966 CO LDC WORK AICA. EXamples of this type of those ware initially features in the obligancia
	The first floor of the citrus packing bouses was used to sort and pack oranges and to house the
	duminiscive offices. The basement area raised the majo floor of the weithing to a bainer areaster.
	for leading boxes of branges 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 Pagister maker
	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 reitroad transmission in
	Larma of the sconomic development patterns in Riverside during the 1920te The railwood cound the tand
	and Lunded 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 construction bedieve packing anti-
	packing nouses build in kiverside during the 1920's were developed in a more project way with during
-	provided by individuals or ditrus cooperatives, such as the extant McDermont Packing House (1923) at 3141 Ninth Street. This packing house was constructed also by Creamer ashufacturing Company with sime
	the wood trusp, saw-coold root design and the Mission Revival architectural cruis for the foundate
	was funded by the Riverside Naval Growers Association. The building at 3230 Vine Street also appears eligible for the national Register under Criterion C
	(2DOUSTRIAL ATCRATECTURE) At the local level of Significance. This Minsion Reviewl induced a 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
	CRAC LNC LIFST GENERATION OF CITTUS BACKING HOUSES, built in the late leth-darly onth comparing the
	to be replaced by more modern, efficient buildings. The design utilized the wood trues, 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 3330 vine groups in one of a
•	Two other extant examples of this roof type are the packing houses at 3280 Vine Street (1921) which
	15 10 The project area and proviously determined to be inclinible for the National Devictor is then.
1	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 pulldings, which provided fireproof and insulating features. The continued prominence of
:	California's Hispanic architectural tradition (e.g., the mission revival), and its particultar association with the citrus industry, is clearly conveyed by the design of this industrial building as
	well

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 workmenship, feeling, and association. However, the setting has been diminished by the to 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

DPR 523L (1/95)

P20-0161, Exhibit 2 - Application

u da di K Marina Raja

*Required Information

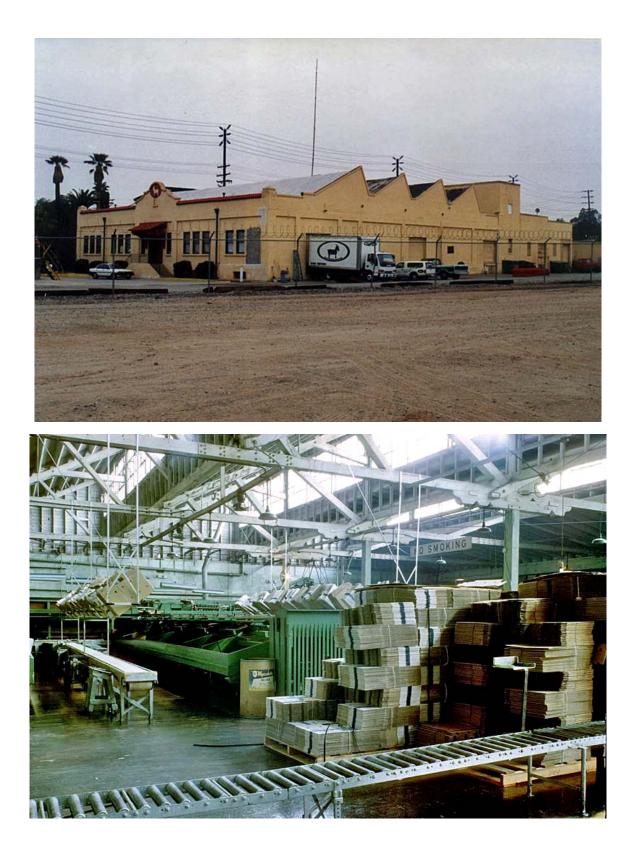
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Page 3 of 3 *Resource Name or #: (Assigned by Hecorder) 3230 VINE ST"Recorded By: Christie Hammond Continuation *Data 8/15/2000 🔘 Update building (1921) at 3280 Vine Street, removal of additional railroad tracks and other industrial buildings, and the construction of State Route 91 in the 1950's,

Historic Photos



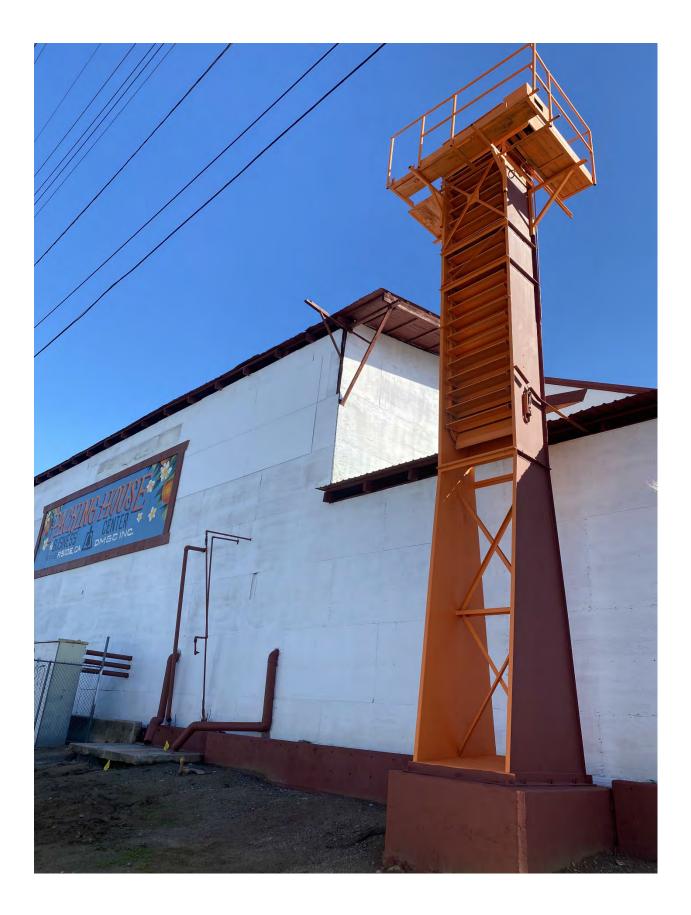


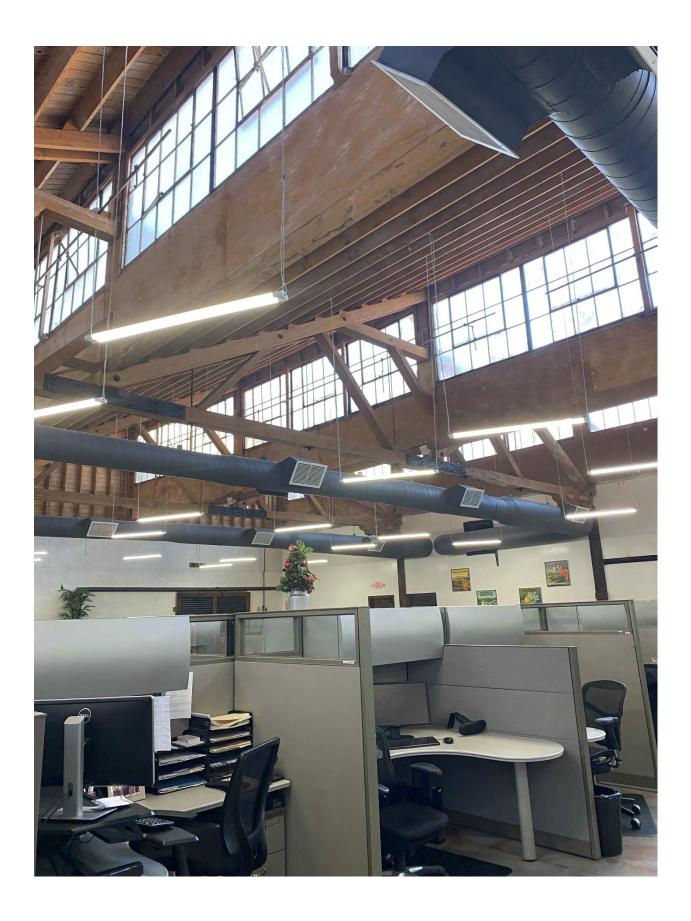


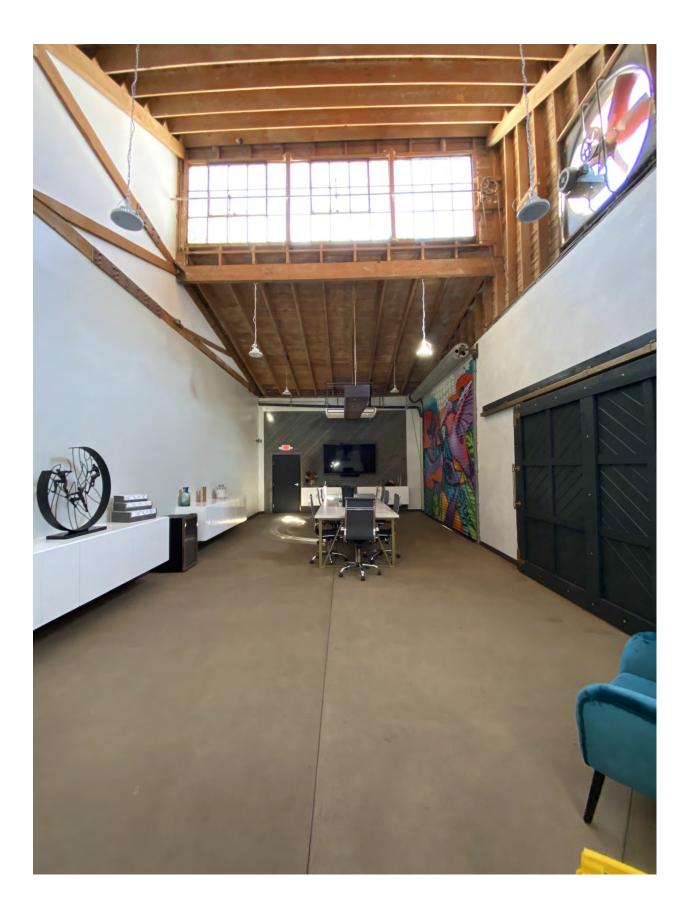
Current Photos



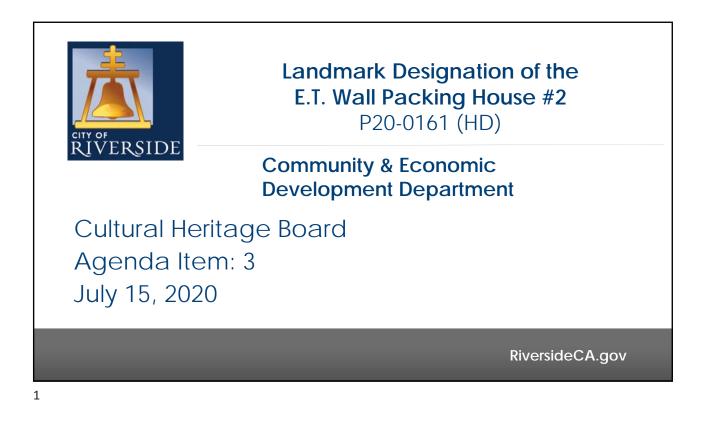


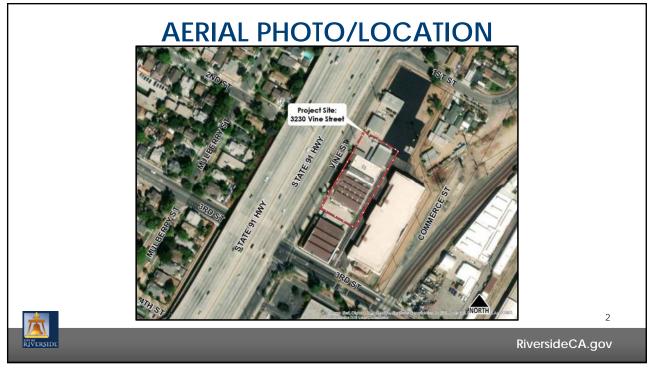


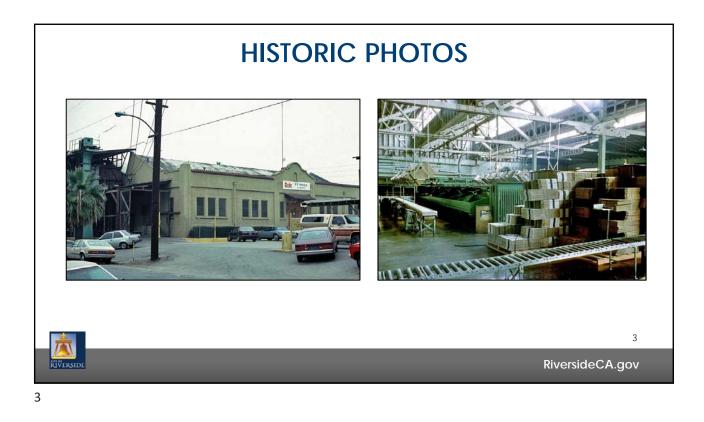


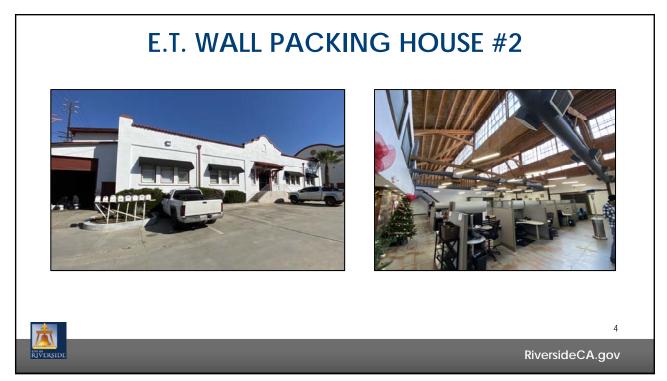














Staff recommends that the Cultural Heritage Board recommend that City Council:

- DETERMINE that Planning Case P20-0161 (Historic Designation) for the 1. 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.



