

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **MAR 13 1986**
date entered **APR 11 1986**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Sutherland Fruit Company

and/or common Mission Packinghouse, American Fruit Growers, Inc.

2. Location

street & number 3191 Seventh Street N/A not for publication

city, town Riverside N/A vicinity of

state California code 06 county Riverside code 065

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name San Antonio Orchard Company; W.H. Latimer, Trustee

street & number P.O. Box 588

city, town Ontario N/A vicinity of state California 91761

5. Location of Legal Description

courthouse, registry of deeds, etc. Riverside County Recorder's Office

street & number 4080 Lemon Street

city, town Riverside state CA

6. Representation in Existing Surveys

title State Historic Resources Inventory has this property been determined eligible? yes no

date 1979 (SEE CONTINUATION SHEET #1) federal state county local

depository for survey records State Office of Historic Preservation

city, town Sacramento (P.O. Box 2390) state CA 95811

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Sutherland Fruit Company packinghouse is a two-story warehouse building in the Mission Revival style. The Mission Revival facade serves as a frontispiece for the utilitarian shed behind. Built in 1912, it was expanded further in 1914; subsequent alterations are minimal. The building is located adjacent to the Union Pacific railroad tracks, just east of downtown Riverside.

The stucco facade has a curvilinear roof line with a simple symmetrical decorative design of inset arch work and raised ledges. The major decorative elements are four large arched windows, three smaller narrow arched windows on the second story, and an arched doorway with double doors. The large windows are approximately 10' x 7', and are constructed with 14 panes of glass; they are currently boarded over on the outside.

The approximate dimensions of the front facade are 40 feet high at the center with a width of 60'. The Mission Revival front section wraps around the sides for a short distance. The east and west sides of the front section extend approximately 25' to the warehouse. The west side opens onto a loading dock next to a railroad spur line; it has ten arches (approximately 10' x 10'), seven of which are blind while three contain functional wooden doors. The stucco wall along the loading dock is approximately 12' high and joins the warehouse's gable roof; the rear portion is constructed of wooden planks that curve the lot line at a 60-degree angle. A 1914 addition is the only major alteration to the structure; it is at the rear of the building and serves as an extension of the original warehouse space. This addition is wood frame with a gable roof.

The interior of the packinghouse reflects its original use. The majority of space is open warehouse areas, divided into two major warehouse rooms, an additional warehouse room in the 1914 addition, and two loading dock rooms (one on the west side following the curved wall along the railroad track, and the other on the easterly side for off-loading of trucks). Just behind the Mission style front are the only office spaces; these consist of two bathrooms, a central hallway, a sales counter and public lobby area, and one office. Above these rooms is a visitor's gallery, from which one could watch the packing of citrus fruit during the heyday of the operation of the building as a packinghouse; the staircase to this area has been removed and it is now only accessible by two ladders. None of these interior offices and public rooms have any remaining decorative items, and there is no evidence of any original "fancy" trim or woodwork; all the rooms are plain, with painted lath-and-plaster walls.

In front of the packinghouse is a partially deteriorated pergola constructed of metal piping and covered with cement to imitate a log-like appearance.

(See Continuation Sheet #2)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1912; addition 1914 **Builder/Architect** Fred Peter, Salt Lake Railroad

Statement of Significance (in one paragraph)

The Sutherland Fruit Company packinghouse, built in 1912, is an excellent example of Mission Revival architecture. It was directly associated with the citrus industry, one of the most important economic activities of the Riverside area at the turn of the century. Located adjacent to the city's railroad station, it was also a key element in the local promotion of tourism and California's citrus industry.

The Sutherland packinghouse is one of a number of structures in the City of Riverside built in Mission Revival styling to complement the Mission Inn, the City's major architectural monument, five blocks west on Seventh Street. To paraphrase Gebhard and Winter (p. 400), the City of Riverside's architecture and urban design at the turn of the century followed the Mission Revival and Craftsman movements. Tied to the downtown core by the vine-covered pergolas which fronted all the buildings down Seventh Street to the Mission Inn, the packinghouse linked the significance of the citrus industry to tourism. The packinghouse is also on the northern side of North Park, a square block area between the Union Pacific and Santa Fe railroad stations, also linked to the Mission Inn and the downtown by the pergola-covered sidewalks. A visitor to Riverside in the early twentieth century would have been able to step off the train, stroll over to the packinghouse to see California citrus being packed (and enjoy a sample), and then wander beneath pergolas down to the Mission Inn, past a number of other compatibly styled structures along the street, including the Mission style Carnegie Library (destroyed), the Classical and Mission style Post Office (now the city museum), the Spanish Colonial style First Congregational Church (designed by Hunt and Grey), and the Riverside City Hall (Spanish Colonial Revival).

The specific history of the Sutherland packinghouse is one of an extremely successful fruit company, key to the economic and social development of Riverside's citrus industry. In 1912, when the Salt Lake Railroad (later the Union Pacific) constructed the packinghouse, Riverside was a well-established Southern California community. Citrus industry was thriving and growing, with more and more people coming to Riverside to visit and to live. In an effort to use citrus as a public relations and advertising theme, the Sutherland Fruit Company and the railroad used the new packinghouse as a showplace.

The packinghouse represented a state-of-the-art facility, which visitors could observe from its balcony observation platform. By April 1914, more room was needed for increases in production and the rear addition was built. The building offered a "commerce display in the front room to display attractively oranges, lemons, and a great variety of canned and dried deciduous fruits and glasses of amber honey." (1) The packinghouse was thus an advertising element for Banner Brand fruit as well as a site for Riverside boosterism.

(See Continuation Sheet #3)

Notes: (1) Riverside Press-Enterprise, December 26, 1914.

9. Major Bibliographical References

Gebhard, David, and Robert Winter, A Guide to Arch. in L.A. & S. Calif., 1977.
 Patterson, Tom, A Colony for California, 1971.
 Riverside, Press-Enterprise, Dec. 26, 1914.
 Hall, Joan H., "Pergolas on Seventh Street," unpublished manuscript, Riverside, 1977.

10. Geographical Data

Acreeage of nominated property .94

Quadrangle name Riverside East

Quadrangle scale 1:24000

UTM References

A 11 466150 3759860
 Zone Easting Northing

B
 Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

That portion of Block 6, Range 1 of the Town of Riverside, as shown by map on file in book 7, page 17 of maps, San Bernardino County Records, described as follows: (see continuation sheet #4)

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Margaret Latimer-Starratt (See continuation sheet #5)

organization San Antonio Orchard Company date (OHP Staff Revision 4/8/85) September 14, 1984

street & number P.O. Box 588 telephone revised 3/27/85 (714) 984-3612

city or town Riverside state CA 91761

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Kathryn Guattieri*

title State Historic Preservation Officer

date 2/26/86

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I hereby certify that this property is included in the National Register

Arlene Byer
 Keeper of the National Register

Entered in the 4-11-86
 National Register

Attach:

Chief of Registration

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

**National Register of Historic Places
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For NPS use only
revised
date entered

Continuation sheet #1

Item number #6

Page 2

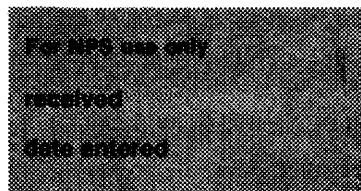
Representation on Existing Surveys:

This property is also listed as a Structure of Merit within a City of Riverside Historic District (Seventh Street Historic District, adopted by the Riverside Cultural Heritage Board in March, 1980.)

The property is cited in A Guide to Architecture in Los Angeles & Southern California by David Gebhard and Robert Winter, Peregrine Smith, publishers, 1977, page 405 -- "American Fruitgrowers Packinghouse".

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Continuation sheet #2

Item number 7

Page 2

DESCRIPTION, continued:

The arbor formed by this structure consists of five sets of two "logs" with "branches" supporting the lattice of two long "log" posts with intersecting branches. The arbor was once covered with wisteria.

The overall integrity of the structure is excellent. Despite deterioration, this building has remained as built except for the 1914 addition described above. The structural integrity of the building was recently evaluated for the property owners by Melvyn Green and Associates of El Segundo, California, a historic preservation engineering and architectural firm. Their April, 1984 report, "Stabilization Recommendations for San Antonio Orchard Company Packing House, 7th Street, Riverside," noted some degree of structural distress in the roof truss structures and clerestories at the ridge line of the warehouse, and the failure of the lower chord of some of the trusses. This report recommended the jacking up and shoring of the distressed trusses and the reframing of one of the distressed clerestories. Work items mentioned in this report are being performed in order to stabilize the structure during the spring of 1985 while alternative and adaptive uses of the building are being studied.

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Continuation sheet #3

Item number 8

Page 2

SIGNIFICANCE, continued:

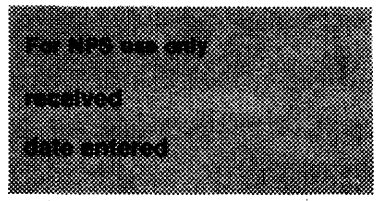
The packinghouse's architectural distinctiveness is in its notable use of Mission Revival styling. As noted above, the local use of this style was inspired by Frank Miller's Mission Inn. The Salt Lake Railroad, through the nearby railroad station, showed an equal fascination with this style. The Sutherland packinghouse remains one of the City's outstanding examples of Mission Revival architecture.

With the exception of several boarded-over windows, the packinghouse is in good condition today. The building's interior warehouse space will require extensive repairs, although the original observation deck is in good condition. In 1980, the City of Riverside's Cultural Heritage Board designated Seventh Street (from the Santa Fe Depot to the Buena Vista Bridge) as an historic district (Landmark #40), of which the packinghouse is a contributing feature. Individually, the building is a Riverside Structure of Merit (#99), listed in 1980, and it is listed on the State Inventory of Historic Resources.

B-2982H

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Continuation sheet #4

Item number 10

Page 2

GEOGRAPHICAL DATA -- verbal boundary description, continued:

In the City of Riverside

county of Riverside, state of California:

as per description attached hereto

That portion of Block 6, Range 1 of the Town of Riverside, as shown by map on file in book 7 page 17 of Maps, San Bernardino County Records, described as follows:

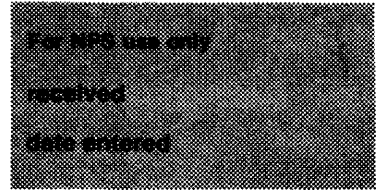
Beginning at a point on the Southwesterly line of said Block 6, distant thereon South 16° 08' East 13.15 feet from the most Westerly corner thereof; thence North 28° 47' 40" East 103.05 feet; thence South 61° 12' 20" East 1 foot to a point on a curcular curve from whjch the center bears South 61° 12' 20" East 241.29 feet; thence Northeasterly, along said curve, an arc distance of 88.30 feet to the point of tangency with a circular curve concave Southerly and having a radius of 376.98 feet; thence Northeasterly, along said last mentioned curve, an arc distance of 52.93 feet; thence radially North 32° 11' 40" West 1 foot; thence North 57° 48' 20" East 105.97 feet to a point on the Northeast-erly line of said Block 6, distant thereon South 61° 08' East 102.56 feet from the most Northerly corner of said Block 6; thence along said Northeasterly line, South 61° 08' East 56.57 feet; thence South 28° 50' West 330.54 feet to point on said Southwesterly line, distant thereon 159.13 feet from said most Westerly corner; thence North 61° 08' West 145.98 feet along said Southwesterly line to the point of beginning;

EXCEPTING therefrom all minerals and all mineral rights of every kind and character, as reserved in Deed from Union Pacific Railroad Company to Winifred S. Latimer, et al, dated July 8, 1954 and filed for record August 5, 1954.

Historic justification: The boundaries shown are the historic boundaries of the property. (See attached map.) The packinghouse structure occupies the majority of the parcel on which it sits, and is on a zero lot line on the westerly side along the railroad spur line. Other areas on the existing parcel were used historically for loading and parking areas. The parcel immediately to the easterly side of the packinghouse parcel is owned by the County of Riverside, and is occupied by a warehouse facility (of more recent vintage) which is also on a zero lot line on its western edge, thus "walling off" that side of the property. The other sides of the parcel are existing streets.

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Continuation sheet #5

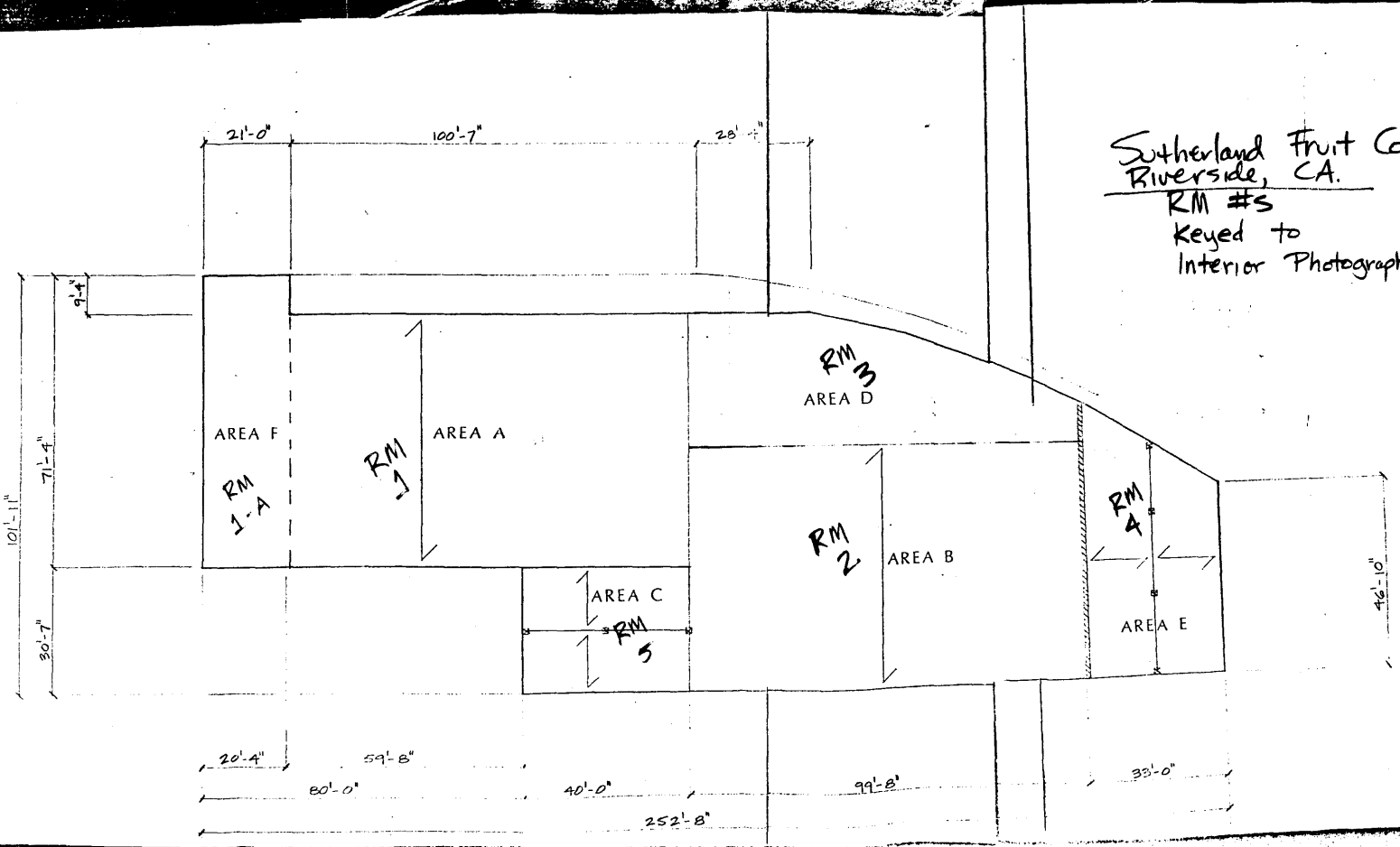
Item number 11

Page 2

FORM PREPARED BY, continued:

Form revised by Stephen A. Becker, History Division Director
Riverside County Parks Department and Historical
Commission
March 27, 1985 (date of revisions)
P.O. Box 3507, Riverside, CA 92519

Sutherland Fruit Co.
Riverside, CA.
RM #s
Keyed to
Interior Photographs



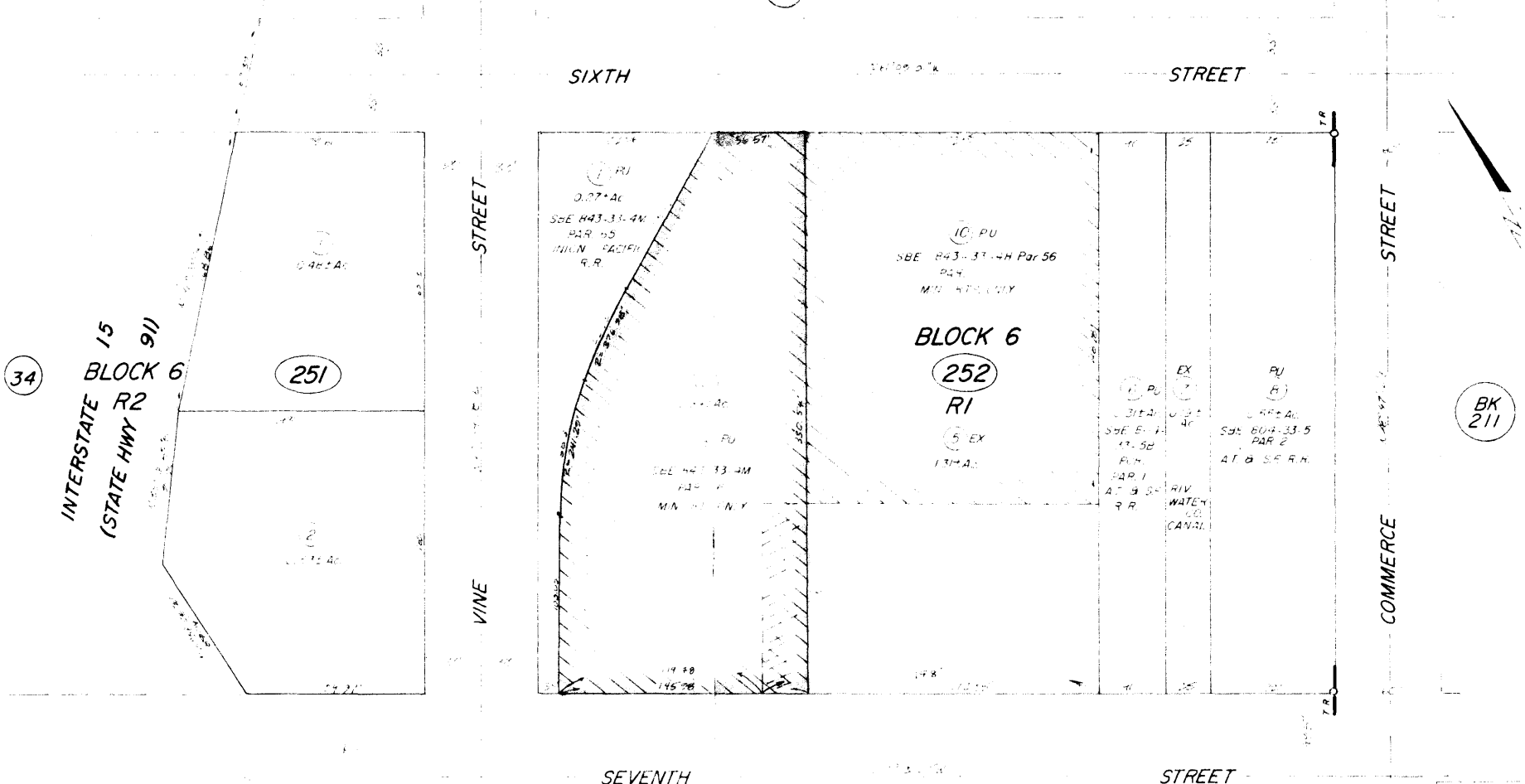
Map of property, Sutherland Fruit Company,
3191 7th Street, Riverside, CA

POR. CITY OF RIVERSIDE
(BLOCK 6, RANGE 1 & 2, POR. T.2S., R.5W.)

T.R.A. 905

1-4
213-25

(21)



(34)

INTERSTATE 15
BLOCK 6
(STATE HWY 91)

(251)

BLOCK 6
(252)
R1
5 EX
137.42

BK 211

SEVENTH STREET

STREET

(29)

MB 7/17 SB Town Of Riverside

DATE	OLD NO.
5/75	004

DATA: RIV 43-RIV ST HWY
SBE 424-33-2
804-33-3
404-33-5B
843-33-2W

ASSESSOR'S MAP BK 213 PG 25
RIVERSIDE COUNTY, CALIF

JAN 1974