

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Anaheim Orange and Lemon Association Packing House
Other names/site number: Anaheim Packing House
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 440 South Anaheim Boulevard Not for publication
City or town: Anaheim vicinity
State: California Code: CA County: Orange Code: _____ Zip Code: 92805

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

x A B x C D
State Historic Preservation Officer

[Signature]
Signature of certifying official
California Office of Historic Preservation

May 12, 2015
Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:)

[Signature]
Signature of the Keeper

7-7-15
Date of Action

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5. Classification

Ownership of Property (Check as many boxes as apply.) **Category of Property** (Check only one box.) **Number of Resources within Property** (Do not include previously listed resources in the count.)

<input type="checkbox"/>	private
<input checked="" type="checkbox"/>	public-Local
<input type="checkbox"/>	public-State
<input type="checkbox"/>	public-Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	2	objects
1	2	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use Historic Functions

Historic Functions
 (Enter categories from instructions.)

Industry/Processing/Extraction-packing house
 Agriculture/Subsistence-processing

Current Functions
 (Enter categories from instructions.)

Commerce/Trade-specialty store

7. Description

Architectural Classification
 (Enter categories from instructions.)

Late 19th and 20th Century Revivals-Mission Revival

Materials (Enter categories from instructions.)
 (Principal exterior materials of the property.)

foundation: concrete
 walls: hollow clay tiles; plaster; concrete
 roof: asphalt shingles; composition roofing
 doors: wood
 others:

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Anaheim Orange & Lemon Association Packing House was constructed in 1919 as a second generation citrus packing house. It is the only remaining citrus packing house in Anaheim, and one of the few extant packing houses remaining in Orange County. Designed in the Mission Revival style, the stucco clad rectangular shape industrial building was built of hollow clay tile blocks set within a series of concrete structural frames. It is one-story in height with a full semi-elevated basement. Located at the northeast corner of Anaheim Boulevard and Santa Ana Street with an address of 440 South Anaheim Boulevard, the property is just south of downtown Anaheim and the City's Civic Center. A small paved parking lot is along the north side of the lot while a railroad spur that connected to the old Southern Pacific rail line is set along the south side of the property. On site there is one contributing resource, the packing house, and two non-contributing resources, which are two flatbed rail cars coupled together on the rail spur along the south side of the building.

Narrative Description

Located at 440 South Anaheim Boulevard, Anaheim, California (92805), the Anaheim Orange & Lemon Association Packing House is situated along the east side of the street at the northeast corner of Anaheim Boulevard and Santa Ana Street. The packing house building occupies lots 17 and 18 within Tract 873.00 of Block 3 within the City of Anaheim, California.

Rectangular in plan, the industrial building was constructed with hollow clay blocks set within concrete structural frames, a sawtooth roof with composition shingles and a series of clerestory windows, all of which is supported by a wood truss system. An addition with a semi-flat roof, wood-frame construction, and stucco walls dates from 1926 and is attached to the rear (east) elevation. The building has two floors with the lower floor being partially subterranean and the upper floor being approximately 4.5 feet above grade. The upper floor, which includes the addition, has approximately 21,370 square feet of space with the lower level measuring 21,371 square feet.

The front façade (west elevation) of the building is sheathed in smooth stucco and has a monumental stylistic appearance visible from the public right-of-way. The north (side) elevation fronts a small paved parking lot while the area off the east (rear) elevation is landscaped with a small park space and the south (side) wall is adjacent to a railroad spur with two coupled non-operating flatbed rail cars situated on it.

In recent years, the packing house building was seismically retrofitted and rehabilitated for commercial re-use as a restaurant, food emporium that was partially funded by monies

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allocated by the U.S. Department of Housing and Urban Development (HUD). On behalf of HUD, a Section 106 review was completed for the adaptive-use, rehabilitation project in 2010 with concurrence from the State Historic Preservation Officer received on May 11, 2010.

Exterior – West (front) Elevation

The front facade (west elevation) is distinguished by a Mission Revival style curvilinear parapet with flanking engaged pilasters. This elevation is symmetrically divided and is seven bays wide with a centrally located main entrance. The entrance is raised above grade and is accessed via a concrete stairway with flanking plaster cheek walls. The entrance is composed of a large, round-arched wood door with a multi-pane sidelight that surrounds the entryway. The entrance is slightly recessed and is framed by an engaged Palladian arch composed of plaster.

Above the front entrance is a large three-dimensional, half spherical decorative orange with the word "Sunkist" printed on it that is composed of textured plaster finished to give an orange peel appearance and is framed within a round plaster molded surround. Flanking the entrance are two large multi-pane, round arch casement windows of wood with plaster sills. Above the central section of the façade is an elaborate curvilinear parapet, characteristic of the style. This central section is flanked by monumental tapering pilasters that are each punctuated by a single multi-pane, wood-frame casement window with plaster sill on each wall plane and capped with ornamental plaster domes. The outer bays of the façade feature arched shape, multi-pane casement windows with plaster sills and stepped parapets. The area between the public sidewalk and the building is landscaped with a small lawn, low-growing shrubs, and other plantings set within a concrete planter curb.

Exterior – North (side) Elevation

The north (side) elevation is bounded by a concrete driveway and narrow parking lot. This elevation is where the unloading of citrus brought in by the growers from the nearby orchard fields occurred. The first floor of the packing house along this elevation is slightly raised above grade and the partially subterranean basement is visually evident as well. This side of the building is asymmetrically configured and features three distinct sections.

At the far west end of this elevation is the stucco clad office portion of the building, which continues the architectural idiom and features incorporated into the primary (west elevation) façade. Such elements include the smooth stucco siding; stepped parapet; and a large arched shape, multi-pane casement window with plaster sill.

The central section referred to as the packing hall is more utilitarian in design and configuration and features a sawtooth roof with clerestory windows, skylights, and a stepped parapet; an elevated platform loading dock with steel cable guard rail that has been rehabilitated in-kind; the original wood-frame shed roof canopy with compositional shingles over the loading dock area; six loading bay openings four of which are original and have their original two-part segmented overhead doors intact (though currently in the open and locked position). Public access to the

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elevated first floor of the packing house and its basement area is via a new staircase system centrally placed along this central section of the building. Entry doors at the first floor are contemporary frameless glazed double doors set within the existing four segmented overhead door openings and within the two new openings flanking the original central loading bay door along this elevation. The two new openings are differentiated from the old loading bay door openings in that they do not have the wood casings, surrounds, hardware, or segmented two-part overhead doors as the original features. Also extant along the north side of the building are a band of original basement windows set below the loading dock area.

The far east side of this elevation is the 1926 addition, which is capped by a semi-flat roof; is sheathed in plaster cement; contains three loading bay openings, two of which are original; and has an elevated platform loading dock that has been rehabilitated in-kind, and which is an extension of the platform loading dock just to the west. The loading bay dock wall openings have been rehabilitated into formal entries into the building and consist of contemporary frameless glazed double doors. A portion of the platform loading dock in this area includes an ADA compliant access ramp that is supported by wood posts and leads down to the adjacent parking lot. Original basement windows of the packing house are extant and visible underneath the platform loading dock and ramp.

Exterior -- East (rear) Elevation

The rear (east) elevation is the back side of the 1926 addition. The wall has a rough concrete finish that is a remnant of when the old pre-cooler structure with chilling tower and ice storage facility were attached to this wall. These structures were built in 1938, with the chilling tower and ice storage facility removed in 1963 by Electra Motors, a former owner and occupant of the property. Concrete masonry block units are also incorporated into portions of this rear wall for structural stabilization and waterproofing when the ice house was removed.

The backside of the building is also utilitarian and has been left unfinished in keeping with the industrial look and character of the property. As part of the rehabilitation work three new openings were cut into the concrete wall at the first floor level and a single entry opening cut into the lower basement level. These new openings were infilled with contemporary frameless glazed double doors. Other improvements at the rear of the lot include the addition of an elevated deck that runs along the first floor level and wraps around to the north (side) elevation; a staircase system that provides access to the first floor level deck and basement level; two short rows of orange trees; and a small park-like area with some trees, benches and chairs, faux grass, and an outdoor fireplace. This portion of the site abuts the neighborhood street of Claudina to the east and is also enclosed by a high industrial type fence of wire mesh and metal posts set with a gate of similar material. Paving materials include plank wood and metal for the deck, a metal frame with wood treads for the stairs; and concrete pavers.

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Exterior – South (side) Elevation

Similar to the north elevation, the south (side) elevation is asymmetrically configured and features three distinct sections. This elevation is where the loading of packed citrus onto the awaiting freight cars positioned on the adjacent rail spur occurred. The first floor of the packing house along this elevation is also raised above grade to railcar loading level and the windows in the partially subterranean basement wall are visually evident as well.

At the far west end of this elevation is the stucco clad office portion of the building, which continues the architectural idiom and features incorporated into the primary (west elevation) façade. Such elements include the smooth stucco siding; stepped parapet; a large arched shape, multi-pane casement window with plaster sill; and a small wood-frame sash window with plaster sill. The landscaping elements from the front of the building also wrap around to this portion of the south elevation and the concrete public sidewalk continues along Santa Ana Street.

The central section or packing hall portion of this elevation is also utilitarian in design and configuration and features a sawtooth roof with photovoltaic panels and stepped parapet; five loading bay openings four of which are original and have their original two-part segmented overhead doors intact (though in the open and locked position); a rail spur set in gravel stones; two flatbed railroad cars; and an original single multi-pane window with wood casings and sill. Public access to this section of the elevated first floor of the packing house from Santa Ana Street is via a short flight of stairs (metal) set at both the western and eastern edges of the packing hall section of the building. Entry into the building along this side of the building is accessed at the first floor level through contemporary frameless glazed double doors set within the existing four segmented overhead door openings as well as within the new opening added to the center of this wall plane. The new opening is differentiated from the old loading bay door openings in that it does not have the wood casings, surrounds, or hardware as the original features. Also extant along the south side of the building are a band of original recessed basement windows that run the length of this elevation. As part of the rehabilitation work, two canopy-covered flatbed rail cars were added and now sit coupled together on the rail spur providing outdoor dining space for the food emporium shops within the building.

The far east side of this elevation, which is also part of the 1926 addition, is capped by a semi-flat roof with photovoltaic panels and HVAC equipment installed on it; is sheathed in plaster cement; contains a single floor to ceiling metal double door; and two multi-pane, fixed-pane wood-frame windows with wood sills and casings. This area is considered utilitarian and provides "back of house" services such as utilities, trash bin containment, and a service loading dock with stairs and a landing. A tall stucco wall with horizontal wood plank rolling gates encloses this area from public view.

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Interior Details

Similar to the exterior of the packing house being configured in three distinct sections, the interior of the building is divided into three spaces. At the west end of the building on the first level is the formal office area that is separated from the packing hall by a hollow clay tile block wall with door and window openings. The packing hall or central section is voluminous, open and well lit as it initially contained the packing equipment and was where workers "packed" the citrus goods and loaded them onto rail cars for shipping. The rear section of the extant building, which is now the 1926 semi-flat roof addition, contained the equipment for making fruit packing boxes and was used for the sorting, storing and cooling of citrus products. The basement beneath the main hall was where fruit was also stored and occasionally cured, colored and cooled.

From a design perspective, the front office portion of the building is more formal with an interior plan that included a reception area, separate office spaces for management, a large metal walk-in safe, flat ceiling with minimal crown molding, two skylights with metal wire glazing, and the wall that separated the white collar workers from the blue collar works. The interior walls, ceilings, and floors of this section of the building are finished with plaster. The interior of the packing hall is vast and utilitarian in design and configured strictly for industrial use with large loading doors on both side walls (north and south elevations); lighting provided by rows of wood-frame operable clerestory windows set in sawtooth window frames and some skylights; exposed wood ceiling trusses; wood floors of varying type; and exposed hollow clay tile block walls. Prior to the rehabilitation work approved in 2010, the basement area was a large open space interrupted only by rows of wood columns and concrete pilasters at the retaining walls that supported the floor and equipment of the upper level. The basement with a concrete floor was originally semi-lit by fenestration and accessed by few internal wood stairwells.

The interior space of the building today has been rehabilitated for reuse as a food emporium. The front office spaces are still intact, though an elevator and staircase have been installed in the northwest corner of this area. The packing hall area remains open and vast though a portion of the floor in the center of the room has been cut open to provide stair access and additional lighting to the basement level. Set around the center opening of the floor and throughout the first floor interior space are standalone food vendor stands and shops, as well as public restroom facilities. The basement contains similar food vendor stands and shops.

Alterations

The building has undergone some alterations since it was constructed in 1919. An addition was erected in 1926 to provide additional space for equipment, storage, and other related needs. A large precooling plant (ice house) with chilling towers and ice facility was constructed at the far east end of the building in 1938 at a cost of roughly \$70,000. When the packinghouse ceased operations in 1955 the building remained vacant for several years. In the early 1960s, when the building housed Electra Motors they removed all of the interior packing equipment, fixtures, and features; enclosed the loading dock areas along the north elevation and removed the cooling

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tower at the rear of the lot. Since that time, other alterations occurred to the building, including the removal of the large plaster domes at the top of the two engaged tapered pilasters also at the front of the building; the painting over of the three-dimensional half spherical decorative plaster orange over the front entry door; the reconfiguration of the front stairs and loss of the front lawn area when Anaheim Boulevard was widened; and the use of corrugated metal roll-up in the loading dock openings along the far eastern end of the north elevation. The remnants of the precooling plant (ice house) at the rear of the building were removed due to health and safety reasons at the end of 2008.

In recent years the current owners of the building, the Anaheim Redevelopment Agency (now referred to as the Successor Agency to the Anaheim Redevelopment Agency), rehabilitated the property. The project, which was partially funded with HUD funds, seismically retrofitted the building, removed all of the inappropriate additions, restored many of the key features of the building, and rehabilitated it for adaptive use as a food emporium. A Section 106 review was completed for the proposed project and since the work complied with the *Secretary of the Interior's Treatment for Historic Properties with Guidelines and Standards for Rehabilitating Historic Buildings* by Weeks and Grimmer (1995) concurrence from the State Historic Preservation Officer was received on May 11, 2010. The rehabilitation work was completed in the following years with a grand re-opening of the building held on May 31, 2014.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "x" in all boxes that apply.)

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

INDUSTRY

AGRICULTURE-CITRUS INDUSTRY

ARCHITECTURE

Period of Significance

1919-1955

Significant Dates

1919

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance (justification)

1919-1955, the years the building operated as a citrus packing house.

Criteria Consideration (explanation, if necessary) N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Anaheim Orange & Lemon Association Packing House is eligible for the National Register of Historic Places under Criterion A at the local level of significance as it physically manifests the early citrus industry so once prevalent in Anaheim and elsewhere in Orange County. While so many of the historic groves have been replaced with modern development and most of the packing houses in the county, including Anaheim, have been demolished, this building is one of a few of this particular property type remaining in the area. The Anaheim Orange & Lemon Association Packing House is also eligible for the National Register of Historic Places under Criterion C at the local level as it is architecturally significant for its design and workmanship as a Mission Revival style citrus packing house. The period of significance for the property is 1919-1955, the period when the property was built and operated as a citrus packing house.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The site is improved with an historic citrus packing house that was built in 1919 and is currently owned by the City of Anaheim. The building was originally constructed for the Anaheim Orange & Lemon Association (later the Anaheim Valencia Orange Association). Citrus operations within the structure stopped around 1995, and the building has had various commercial uses since that time. It sat vacant for many years, but was recently seismically retrofitted and rehabilitated for commercial retail use as a food emporium venture.¹

Anaheim History Overview

The colony of Anaheim was originally within the southeast portion Los Angeles County before Orange County became its own entity in 1889. The project of fellow Germans John Frohling and George Hansen, Anaheim was founded in 1857 as a German cooperative colony with most of its original settlers relocating from San Francisco. The land on which the Colony was made was originally part of the San Juan Cajon de Santa Ana Rancho belonging to Juan Pacifico Ontiveros. Along with an earlier similar colony established in San Bernardino by Mormons, Anaheim was considered one the most successful Southern California start-up colonies of the 19th century. The City's name is a composition of "Ana" from the nearby Santa Ana River and "heim," German for home. It was initially incorporated in 1870, but was unincorporated two years later.

In its early years the Anaheim Colony was considered a significant regional wine growing district and its vineyard business was called "The Los Angeles Vineyard Society." These vineyards were irrigated by a seven mile long zanja (irrigation ditch) connecting the colony to the Santa Ana River. The wine was

¹ The narrative statement of significance is adapted from the Section 106 Assessment Report prepared for the property in January 2010 entitled "Historic Property Survey Report & No Historic Properties Affected -- Citrus Packing House Rehabilitation Project" prepared for the City of Anaheim and the U.S. Department of Housing and Urban Development by Jan Ostashay, ICF International.

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Development history/additional historic context information (continued)

marketed under the cooperative called the United Anaheim Wine Growers' Association starting in 1863. The zanja was dug by fifty Native American Indians, who called the colony "Campo Aleman" ("German Camp"). The vine plague decimated the local vineyards in 1884 and in their place apricot, walnut, lemon, and notably orange trees were planted. The first commercially grown oranges in Orange County were grown in Anaheim, where the growers attributed their success to the local hills which protected the fruit against the cold winds coming down from the mountains.

The Southern Pacific Railroad arrived in Anaheim in January of 1875, and the City was re-incorporated on December 6 of the following year with a population of 881. It was with the appearance of the Santa Fe Railroad in 1887 that Anaheim would see some of the growth experienced by other regions of the southland resulting from the competition between Santa Fe and the Southern Pacific railroad. In 1887, the Santa Fe Railroad began plans for the "Surf Line" that would connect Los Angeles to San Diego, running along the Pacific Coast much of the way and serve as Santa Fe's primary line between these two cities. The line, a portion of which today is located near Angel Stadium, was completed on August 12, 1888.

By 1900, Anaheim had a population of 1,568 people and was a closely knit agricultural community. Of all of its various crops, including the Anaheim chili pepper that had been grown in abundance in the city from 1890 onward, it was the Valencia orange that became the city's primary export during this time and throughout the remainder of the twentieth century's first half. The Santa Fe railroad used another of its Orange County lines through the Santa Ana Canyon to San Bernardino and points eastward to ship out oranges grown in Anaheim and the rest of Orange County (Westcott). The Southern Pacific rail lines were also used to transport citrus products back east.

The orange industry thrived in Anaheim between 1880 and 1960. The city was central to the Southern California Fruit Growers Exchange, later named Sunkist, organized in 1893. Citrus company labels of the various growers depicted Anaheim as a place where expansive groves of orange trees seemed to stretch forever. During the first quarter of the twentieth century Anaheim prospered. It had a "Main Street" with shops lining both sides of Center Street (now Lincoln Avenue). By 1920, Anaheim's population had grown to just over 5,500 and Center Street was the hub of community activity where people gathered to celebrate local events and festivities.

The four lane Interstate 5 freeway was completed in 1954 and facilitated exposure and easier travel between Anaheim and other major cities. The Post World-War II period was a remarkable boom time for Anaheim. At this time, industry was aggressively recruited to locate to Anaheim. From 27 independent industries employing 1,400 workers in 1947 the workforce rose to 460 industries with 48,500 workers by 1968. Many of the orange groves were bulldozed as landowners became eager to sell to developers. Land developers constructed numerous housing tracts in the city with thousands of single family homes, predominately of the Ranch style. The Disneyland theme park opened in 1955 attracting tourists from around the world. Residents now shopped at Anaheim Plaza two miles away. Opened in 1955, the shopping center eroded the customer base in the downtown core. Throughout the 1950s Anaheim boomed, and the citrus and other agriculture that previously defined the city began to disappear. Aggressive annexation increased the size of Anaheim in both acreage and population. The physical deterioration of older buildings and the weakening downtown economy were both factors that contributed to the decline of historic downtown, as it was no longer the destination for local shoppers and businesses.

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In 1966, Angel Stadium, a 45,000 seat ballpark largely funded by the City became home to the California Angels major league baseball team. An expansion team began in 1961 and was owned by cowboy singer Gene Autry. Angel Stadium was built upon 150 acres of former citrus and walnut groves. The Angels played their first game in the park on April 9, 1966: an exhibition game that they lost to the San Francisco Giants. Shortly after its opening, the ballpark would become popularly known as the "Big A" for the 230-foot tall A-shaped scoreboard behind the park's left field area. The scoreboard, which is topped by a 70-foot diameter halo, mimics the team logo. The Big A scoreboard was the tallest scoreboard ever made and at 1 million dollars, was one of the most expensive. Relocated to a site adjacent the 57 freeway, the sign is a familiar icon for Anaheim and Orange County.

Throughout the 1970s Anaheim continued its annexations, largely eastward into the Santa Ana Canyon where the planned community of Anaheim Hills was constructed beginning in 1971. As the attraction of the downtown seemed to be fading, the community and historic preservationists aligned to save Anaheim's historic neighborhoods and key landmarks. Like many cities throughout Southern California, Anaheim experienced a surge of interest in local history in the 1970s, which led to the establishment of the Anaheim Historical Society in 1978. During this period, from 1975 to 1985, two historic districts (Melrose-Backs Neighborhood and Kroeger Melrose District) and several individual structures, including the Samuel Kraemer Building and the Carnegie Library, were placed on the National Register of Historic Places.

In an effort to revitalize the downtown area, Anaheim Boulevard along with Lincoln Avenue and Harbor Avenue were modified in the early 1970s. Anaheim Boulevard was widened, which then directly encroached into the setbacks of the properties along the street. The Citrus Packing House's original front steps, driveway, walkway, and front lawn were all altered because of this realignment.

In 1993, the new Disney-owned Mighty Ducks Hockey Team would begin to play in a newly completed arena called Arrowhead Pond of Anaheim (today called the Honda Center), and in 2001 Disney opened a second theme park just below Disneyland called "Disney's California Adventure." The immediate area adjacent the packinghouse has also been revitalized over the years to include additional residential and commercial infrastructure. The old Packard Building next door of the packing house to the north was recently renovated as a brewery and the vacant land between the two buildings was redeveloped into what's called Farmer's Park, a park and an outdoor meeting area where a farmers' market and other events are held regularly.

Citrus Industry Overview

Southern California Citrus Industry

Citrus production was introduced into California in 1804 by the Franciscan missionaries at San Gabriel Mission. The first commercial grower in the southland was William Wolfskill, a pioneer who cultivated the first grove on his ranch near Los Angeles in 1841. Wolfskill's success with citrus produce encouraged other growers. Development of citrus cultivation as an industry, however, did not really begin until the early 1870s when a U.S. Department of Agriculture shipment of Washington navel orange trees caught the public's interest and settlers began to experiment with setting aside large plots for citrus growth. The navel trees planted in 1873 on the Riverside farm of Mrs. L.C. Tibbett became a local tourist attraction as they produced crop after crop of abundant fruit.

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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 the "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 Anaheim, Santa Ana, and Orange in Orange County; Monrovia, Azusa, Glendora, and Pomona in Los Angeles County; and Ontario, Upland, Redlands, and Riverside in San Bernardino and Riverside Counties thrived between 1880 and 1930 because of the growing citrus industry.

Sophisticated marketing by cooperatives and the availability of rapid long-distance transportation by the railroad served to establish national markets. Improvements in cultivation practices and technological improvements in handling and packaging greatly increased productivity. With these evolving factors, the southern California citrus industry was launched into an era of rapid growth that would not dissipate until well after World War II. Citrus quickly became one of California's largest industries in terms of employees, wages, and revenues.

After World War II, however, the American suburbanization process began to infringe on the tight citrus culture of the region. Groves were gradually sold off in some of these areas for industry and housing subdivisions, and slowly the region began to change. By the late 1960s, agriculture had almost disappeared from the region's economy and fruit orchards and citrus groves were no longer within many of the original citrus belt communities. A boom in population, followed by a boom in the construction of schools and shopping centers quickly occurred, consuming more land traditionally used for citrus. Beginning in the late 1950s, central California's San Joaquin Valley transitioned into the state's new "citrus belt," displacing the area in southern California traditionally known by that name.

Orange County Citrus Industry

According to the publication Orange County by Steve Emmons, the first orange tree in Orange County as planted by William N. Hardin, a medical doctor and Anaheim's justice of the peace, who in 1870 bought two barrels of rotten Tahitian oranges and planted some of the seeds. A more portentous event occurred in 1872, when Albert B. Chapman, a founder of the town of Orange, brought some navel orange trees from Florida and set them in his San Gabriel groves. He noticed that a few of the trees were different from the others, and one of his employees, a Spaniard, named them Valencia orange trees after the region in eastern Spain.

In 1875, the first Orange County grove of Valencia oranges was planted by R. H. Gilman of the Southern California Semi-Tropical Fruit Company. His grove was on what is now the California State University campus in Fullerton. It turned out that Valencia oranges were juicier than navels, they ripen at the peak of summer, and they tolerate and thrive planting nearer the coast.

Not only was a ready supply of land available for the citrus industry, but by 1886 Orange County had a vast irrigation system. The seven-mile ditch from the Santa Ana River to the Anaheim vineyards kept the town green during the drought of the mid-1860s, and by 1869, the colony was selling water to outsiders. Many smaller companies dug ditches from the river and major creeks, but well into the twentieth century, the Anaheim Union and the Santa Ana Valley companies provided most of Orange County's irrigation water. Supplemented by wind-driven, then engine-driven well pumps, the county's water supply was reliable and ready for a citrus boom.

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The railroads made the markets for citrus crops accessible and gave the Orange County citrus industry its final shove down the launching ramp. The first railroad shipment from Orange County headed for Des Moines, Iowa in 1883. By 1887, the Santa Fe Railroad was competing with the Southern Pacific for Orange County's railroad business, and freight rates fell. That year a couple hundred railroad carloads were shipped from Orange County.

Though rapid, the resulting expansion of the Orange County citrus orchards was not without incident. Tiny scale insects, so called because of the round waxy scale they secrete and live under were at times annoying and at times threatening to the entire industry. The insects had been inadvertently imported to Orange County along with Australian navel orange trees in 1873. Both black and red scale appeared simultaneously and thrived on the insects secretions. And though mold covered the oranges, the red scale also killed the branches they inhabited.

Growers experimented with a mixture of various oils and caustic soda as an insecticide and found it helped control both black and red scale. Later, individual trees were enclosed in tents and hydrocyanic gas was blown inside; an effective yet laborious method. The most effective countermeasure in which to battle the red scale was imported from Australia, the Australian ladybug. The growers also faced freezes, which can destroy the fruit and, if severe enough, split trees when their sap is frozen. Great freezes in 1913 and 1937 caused much damage to the citrus trees, the industry, and the community at large.

Orange County agriculture as a whole peaked in 1930. At the time, citrus was the largest of many other profitable Orange County crops. During that time, farmers and ranchers grossed \$51 million Depression dollars, mostly from citrus, walnuts, beans, sugar beets, peppers, tomatoes, and livestock. So sovereign was agriculture in Orange County that by 1938, approximately 90% of the land was used for farming or ranching with the largest portion set aside for citrus.

In the early 1940s, a virus attacked with devastating results. Its scientific name appropriately was tristeza (citrus tristeza virus), Spanish and Portuguese for "sadness." Growers called it "Quick Decline" because an infected tree simply withered and died in a very short time, perhaps two or three weeks. Spread by aphids, the Quick Decline killed almost 250,000 Orange County orange trees in one year. There was no protection from the virus for old trees, but the introduction of a virus-resistant rootstock brought the disease under control in new orchards.

World War II brought about great changes in Orange County agriculture. Farm workers able to draw higher wages in wartime factories quit the fields, leaving growers with a labor shortage. The result was the Bracero Program, under which the United States Department of Agriculture imported Mexican nationals as farm laborers, then sent them home at the close of harvest. The first braceros arrived in Orange County in 1941. Though intended to be a wartime emergency measure, the bracero program continued until 1964, due to strong lobbying by growers.

The biggest change, however, occurred at the end of World War II. As the soldier's returned home and families began looking for homes, a demand for housing in Orange County arose and intensified. Developers found it very easy and very profitable to replace orange groves with housing tracts. The building started near the Los Angeles County border and moved southeast. Growers who wanted to stay were being forced out by the new urban pressures. Even more troublesome, a new housing tract or shopping center increased the value of the adjoining farmland, raising its property taxes by huge amounts. Because of high property taxes, the only solution, in many cases, was to sell the land,

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increasing suburban sprawl. Development also fueled an increase in water charges with irrigation costs negatively impacting citrus ranches.

The Williamson Act of 1965 allowed "agricultural preserves" to be formed as a way of keeping farmland taxes down. Counties could agree to tax a grower's land at the lower agricultural rates if the farmer agreed to keep his land agricultural for ten years. Development, however, was so profitable that the back taxes and penalties for canceling agricultural preserves were no deterrent. By and large, the agricultural preserve benefited the large landholders like The Irvine Company and Rancho Mission Viejo. They owned 95% of land in agricultural preserves, land they had not intended to develop in the near future. Orange County agriculture adapted through the years by shifting to high-value crops suitable to smaller, scattered plots of land that could be rented while the owner awaited development.

In Anaheim as well, agricultural lands were slowly being changed by urbanization. Many of the farmers and cooperatives found it lucrative to sell their land for development or because of modern technologies found it hard to compete. New businesses and rows of tract housing sprung up by the thousands in once remote suburban areas. As Anaheim's reputation as a good place to live, work or run a business grew, City government rushed to meet the demand creating an environment in which these tremendous changes could flourish. More land was necessary to accommodate these changes. Hence, a series of annexations occurred in the 1950s and by 1955, the year that Disneyland opened, Anaheim was four times the size it was in 1953. The Anaheim Orange & Lemon Association packing house, which changed its name to the Anaheim Valencia Orange Association in the 1940s, closed its doors in 1955. Any extant citrus groves were located to the east of the city, near what is now Angel's Stadium. However, even those orchards were eventually developed with commercial and residential build-out. According to city records today, there is nearly 3,400 acres of land in Anaheim that is utilized for agricultural purposes or is vacant.

California Fruit Growers Exchange -- Sunkist

Cooperative handling and marketing of fruit in California began with the organization of the Claremont California Fruit Growers Association, which first operated in the season of 1892-93. During the summer of 1893, the Southern California Fruit Exchange was organized and began operations the following season (1893-94). The Exchange was set up as a federated structure and based on a system of cooperative marketing. Eight exchange districts were formed and local associations organized within each district. Each association did its own packing and established a local brand with individual or company names attached. Fruit was pro-rated among grower-members to give all an equal chance of delivery, and orders were pro-rated among the associations to keep the fruit moving proportionately.

In 1903, the Southern California Fruit Exchange and a commercial shippers' association, known as the California Citrus Union, were combined into a single selling organization known as the California Fruit Agency. This combination did not work well, and it was discontinued in 1904. The Southern California Fruit Exchange continued to operate. In 1905, the name California Fruit Growers Exchange was adopted as more in keeping with the development of the industry and reflected its broadened membership which now included citrus growers in the San Joaquin Valley area in Northern California.

Within the central marketing organization of the California Fruit Growers Exchange there were over two dozen district exchanges. The district exchanges sold the fruit packed by the local associations through the nation-wide marketing facilities provided by the central office. One of the most effective marketing strategies of the California Fruit Growers Exchange was the adoption of the trademark "Sunkist" in 1908.

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Local associations which joined the California Fruit Growers Exchange adopted the trademark "Sunkist" and also retained their member associations' local brand names.

By 1926, the California Fruit Growers Exchange consisted of some 210 local packing associations, grouped together in 25 district exchanges, and distributed throughout the citrus districts of the state. By 1930, the Exchange was considered one of the largest and most successful businesses in the country. Sales of citrus fruit continued strong during the 1930s and 1940s, helped by the cooperatives' sophisticated approach to marketing. The Sunkist name had become the world's best known trademark of fresh fruit. By 1950, the California Fruit Growers Exchange was the largest fruit marketing agency in the United States and one of the larger cooperative organizations in the country. In 1952, the Exchange became the Sunkist Growers. With this name change, the organization continued to grow and develop for decades. By the 1990s, the Sunkist Growers operated over 66 packing houses, 20 district exchanges, 31 district sales offices, and the corporate office in Los Angeles.

Citrus Packing House Design and Architecture

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 mid-west 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 was 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 with larger, safer, and more efficient facilities beginning as early as the late 1910s.

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

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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. Sometimes these packing houses also contained mezzanines within the ground floor space or a second story. Mezzanines allowed for visual oversight of the production of packing by the supervising management of the association. The management offices were located at the front of the packing hall or outside in either a small attached building or in a detached building, creating distinct management and labor areas. The pre-cooling facility (or ice house), where the packed fruit was cooled down to the temperature of the refrigerated railcars before shipping, required large interior areas for the storage of ice (the walls usually lined with cork) and later for 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, and general room heat.

The second generation packing house was 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 primary design of second generation packing houses remained unchanged until the introduction of automated, labor-saving equipment in the mid-1950s. By the 1990s, equipment for sizing, grading, color sorting, and pattern packing was computerized. The Anaheim Orange & Lemon Association Packing House is an early example of a southern California second generation packing house.

Anaheim Orange & Lemon Association Packing House, 440 South Anaheim Boulevard

With the evolution of the orange industry in Orange County the cooperative associations became the force for distribution and marketing of the crop. In 1919, the Anaheim crop was predicted to sell for \$2 million, all of which would go to the growers except actual cost of picking and marketing the fruit. That was largely due to cooperation and intelligent management through the Anaheim Orange & Lemon Growers' Association. So it was that the Association was able to build and occupy the packing house on the main street of Anaheim in time for the 1919 harvest. Though the architect is unidentified, the second generation citrus packing house was erected at a cost of approximately \$40,000 in the Mission Revival style. When completed, the Association's name and big golden orange over the main entrance proclaimed the company's business and product to all who passed by along the highway.

All the latest methods of handling fruit were introduced in this building. On one side the fruit from the orchards was unloaded and sent to the basement where it was washed, cooled and colored, if necessary. An endless conveyor belt also carried the fruit down to the basement and then back up to the main floor where it was sorted, graded, and packed; then loaded out the other side of building directly onto as many as five box cars on the rail spur at a time. As production of citrus increased and the need for more storage, loading, and cooling facilities became evident the Association constructed a large semi-flat roof addition onto the rear (east elevation) of the building in 1926. With the use of ice becoming more prevalent for the long-haul railroad transportation of fruit, a large pre-cooling ice plant with chilling tower was built at the rear of the lot in 1938 at a cost of approximately \$70,000.

As the lemon production began to decline in the late 1920s, the co-op stopped handling lemons in 1931 and in 1936 changed its name to the "Anaheim Valencia Orange Association." By the mid-1950s, urban sprawl dominated the landscape and the production and packaging of citrus fruit became more high-tech, automated, and efficient. Hence, the activities within the Anaheim packing house were eventually halted

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and the association closed its doors in 1955. The Anaheim Valencia Orange Association officially disbanded in 1958.

The building stood vacant for a number of years. In the early 1960s, the building was home to Electra Motors, a division of Litton Industries, who removed all of the packing equipment within it, enclosed the loading dock along the north elevation and removed the cooling tower and ice facility at the rear of the lot. Electra Motors remained there until 1968. Since that time the building has functioned as a realtor's office and furniture storage facility among other uses. During this time minor, primarily interior, alterations to the building have also occurred. The Anaheim Redevelopment Agency (now referred to as the Successor Agency to the Anaheim Redevelopment Agency) acquired the property in November 2000.

Recognizing the packing house's historical importance, the City determined that the structure would be rehabilitated for adaptive use and serve as a cultural icon for the community. Using various funding sources, including HUD monies, the City of Anaheim rehabilitated the property following completion of the required Section 106 review and concurrence from the State Historic Preservation Officer on May 11, 2010. In compliance with the *Secretary of the Interior's Treatment for Historic Properties with Guidelines and Standards for Rehabilitating Historic Buildings* by Weeks and Grimmer (1995) the building was seismically retrofitted, the exterior and interior rehabilitated, and the property adaptively used as an indoor open-air food market. The property had its official grand re-opening on May 31, 2014.

Conclusion

The Anaheim Orange & Lemon Association Packing House is historically significant for its direct association with the broad patterns of events that dominated Anaheim's and Orange County's pre-World War II development, namely the citrus industry. Experiencing a spectacular boom in the late nineteenth century and continuing until just after World War II, the citrus industry created an entire culture within Orange County, influencing commercial activity; urban development; the landscape; and civic life. During this period, citrus was southern California's largest industrial enterprise. Vital to the economy of Anaheim and the surrounding region, the citrus offices, packing houses, and railroad functioned as the central force around which the area's citrus industry revolved. The Anaheim Orange & Lemon Association Packing House is the only extant structure associated with this aspect of the industry in Anaheim. This second generation packing house facility was utilized during the local citrus industry's most productive years.

The property is also architecturally important as it is a rare and intact example of the distinctive characteristics of one of the most prominent building types in Orange County's history, the citrus packing house. It is further significant as an extant example of the Mission Revival style as interpreted for this particular property type and commercial/industrial use. The Mission Revival idiom as applied herein was an architectural style that was used extensively throughout the southern California region, but is no longer prevalent in Anaheim or Orange County.

The property was purchased by the City of Anaheim in 2000, after it had been neglected for many years by the previous owners, in a poor state of repair, and with numerous inappropriate alterations that obscured original character-defining features. The recent rehabilitation work was completed under the guidance of qualified historic preservation professionals, including historic architects, engineers, conservators, and architectural historians, and reversed decades of deterioration and provided a productive adaptive use of the property. The Anaheim Orange & Lemon Association Packing House retains sufficient historic fabric and the key character-defining features to convey its historical and architectural significance.

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey #
 recorded by Historic American Engineering Record #
 recorded by Historic American Landscape Survey #

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
 Name of repository

Historic Resources Survey Number (if assigned):

HUD100210M

10. Geographical Data

Acreage of Property 0.97 acres
(Do not include previously listed resource acreage.)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 33.831522 Longitude: -117.911892

Verbal Boundary Description (Describe the boundaries of the property.)

Assessor's Parcel Number: 037-023-10

Legal Description: Lot 17 and Lot 18 in Block N and that portion of Block N of the Center Tract amended, in the City of Anaheim, County of Orange, State of California, as per map recorded in Book 1, page 91 of Miscellaneous Maps, in the Office of the County Records of said county.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with the packing house.

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11. Form Prepared By

name/title: Jan Ostashay, Principal
organization: Ostashay & Associates Consulting date: November 11, 2014
street & number: P.O. Box 542 telephone: 562-500-9451
city or town: Long Beach state: CA zip: 90801
code: CA e-mail: HISTORICS@AOL.COM

Additional Documentation

Submit the following items with the completed form:

- Maps:** A USGS map or **equivalent map** (7.5 or 15 minute series) indicating the property's location.
- Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Attachments**
 - Attachment 1: Site Plan
 - Attachment 2: Photo Location Map
 - Attachment 3: Sanborn Maps, 1922, 1949
 - Attachment 4: Parcel Map
 - Attachment 5: Current Floor Plans
 - Attachment 6: Historic Photographs
 - Attachment 7: Photo Log
- Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name: City of Anaheim, Successor Agency to the Anaheim Redevelopment Agency
street & number: 201 S. Anaheim Blvd., Suite 1003 telephone: 714-765-4317
city or town: Anaheim state: CA zip: 92805

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The following is the same for all photographs:

Name of Property: Anaheim Orange & Lemon Association Packing House

City or Vicinity: Anaheim

County: Orange **State:** California

Photographer: Jan Ostashay

Date Photographed: October 2014

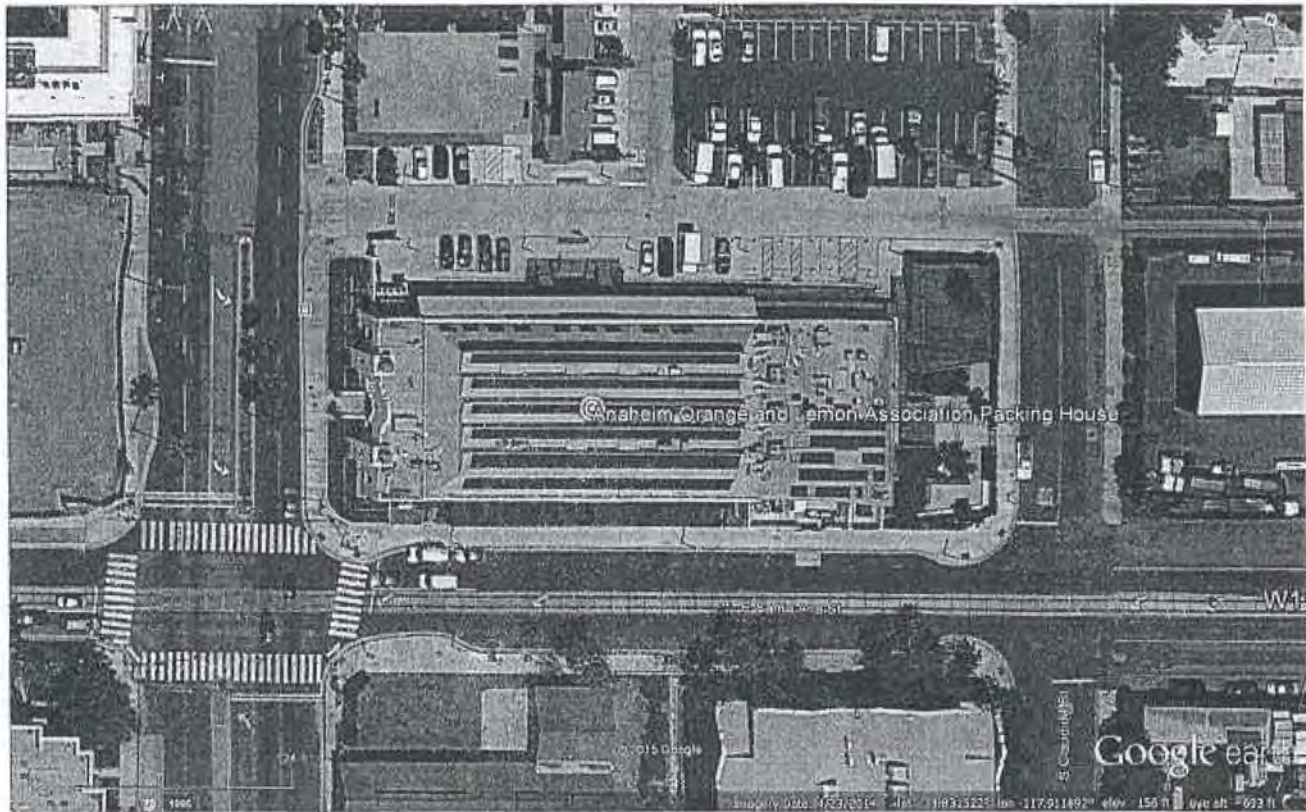
Location of Original Digital Files: 201 S. Anaheim Blvd., Ste. 1003, Anaheim, CA 92805

Description of Photograph(s) and number: See Photo Log (Attachment 7)

Anaheim Orange & Lemon Association Packing House
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MAP: GOOGLE MAP WITH DECIMAL DEGREE LOCATION



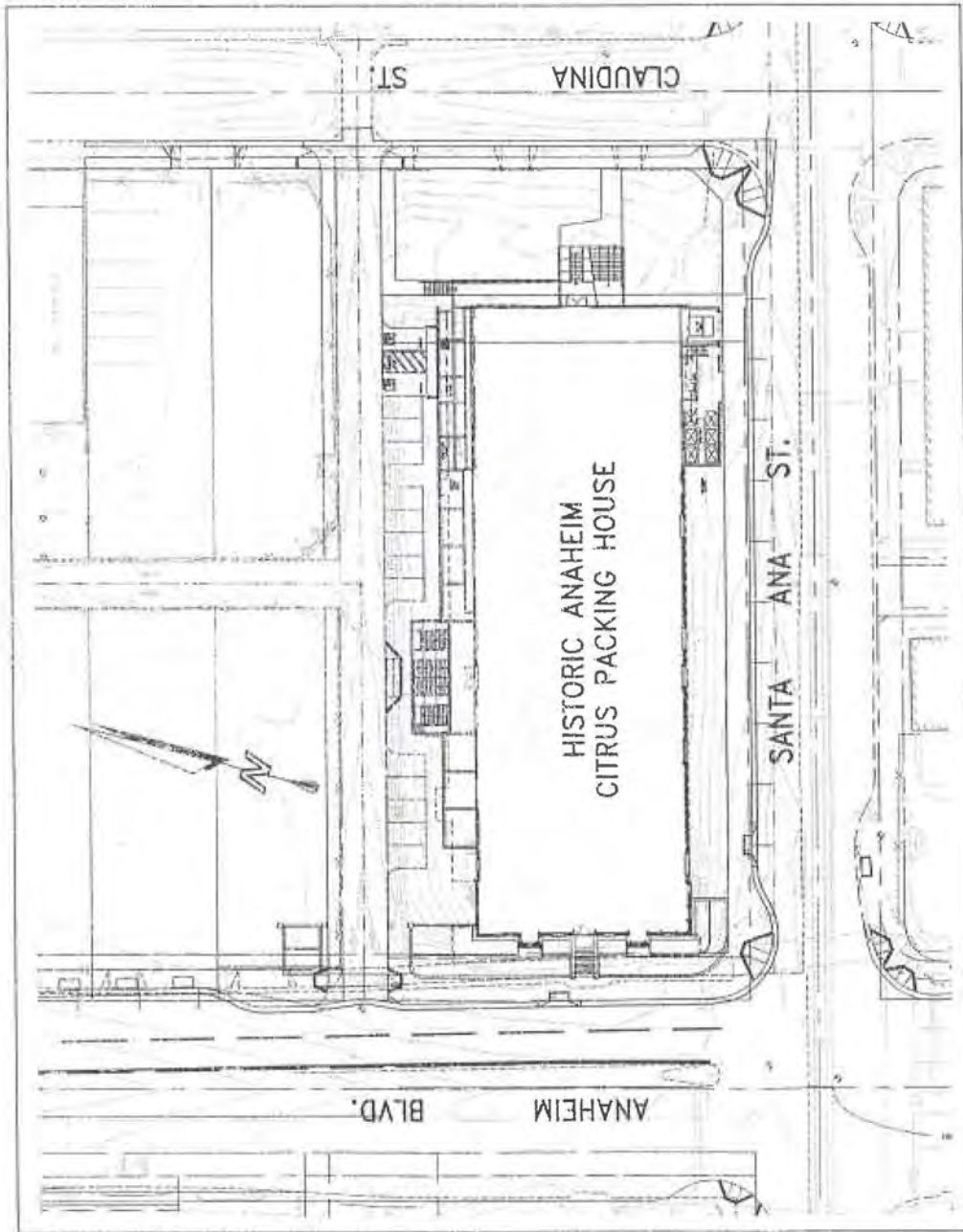
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Longitude: -117.911892

Anaheim Orange & Lemon Association Packing House
Name of Property

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County and State

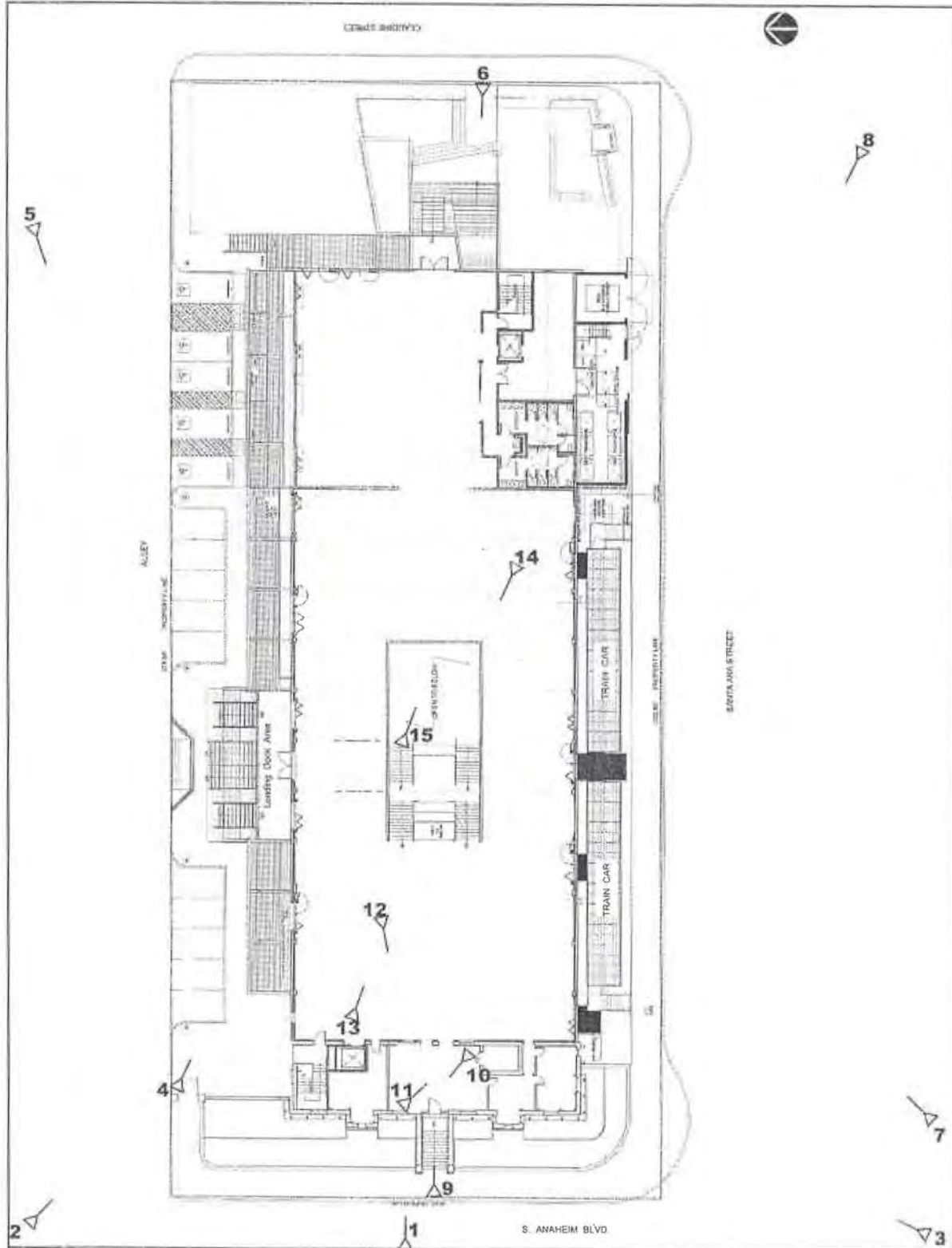
ATTACHMENT 1: SITE PLAN



Anaheim Orange & Lemon Association Packing House
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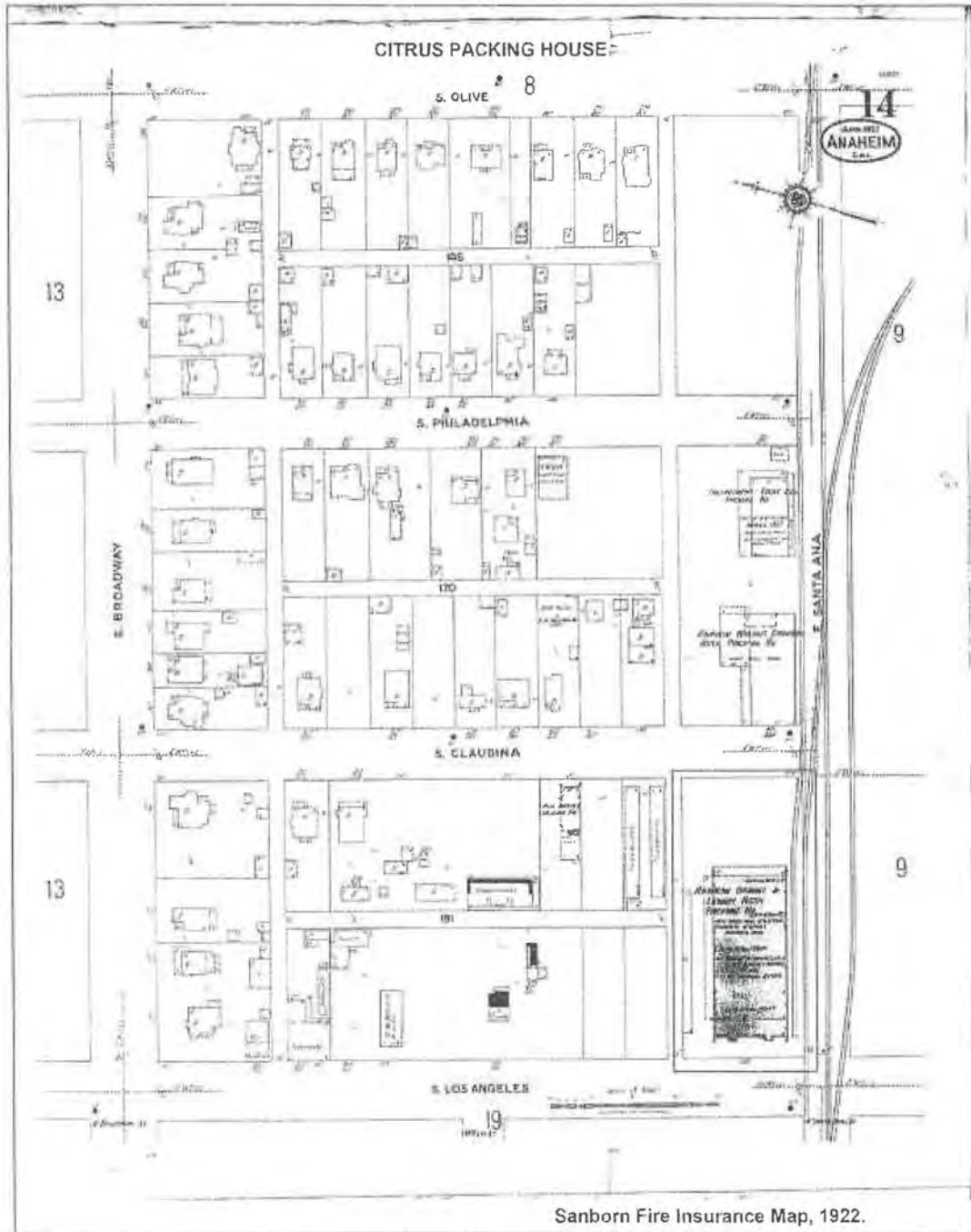
ATTACHMENT 2: PHOTO LOCATION MAP



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ATTACHMENT 3: SANBORN MAP, 1922

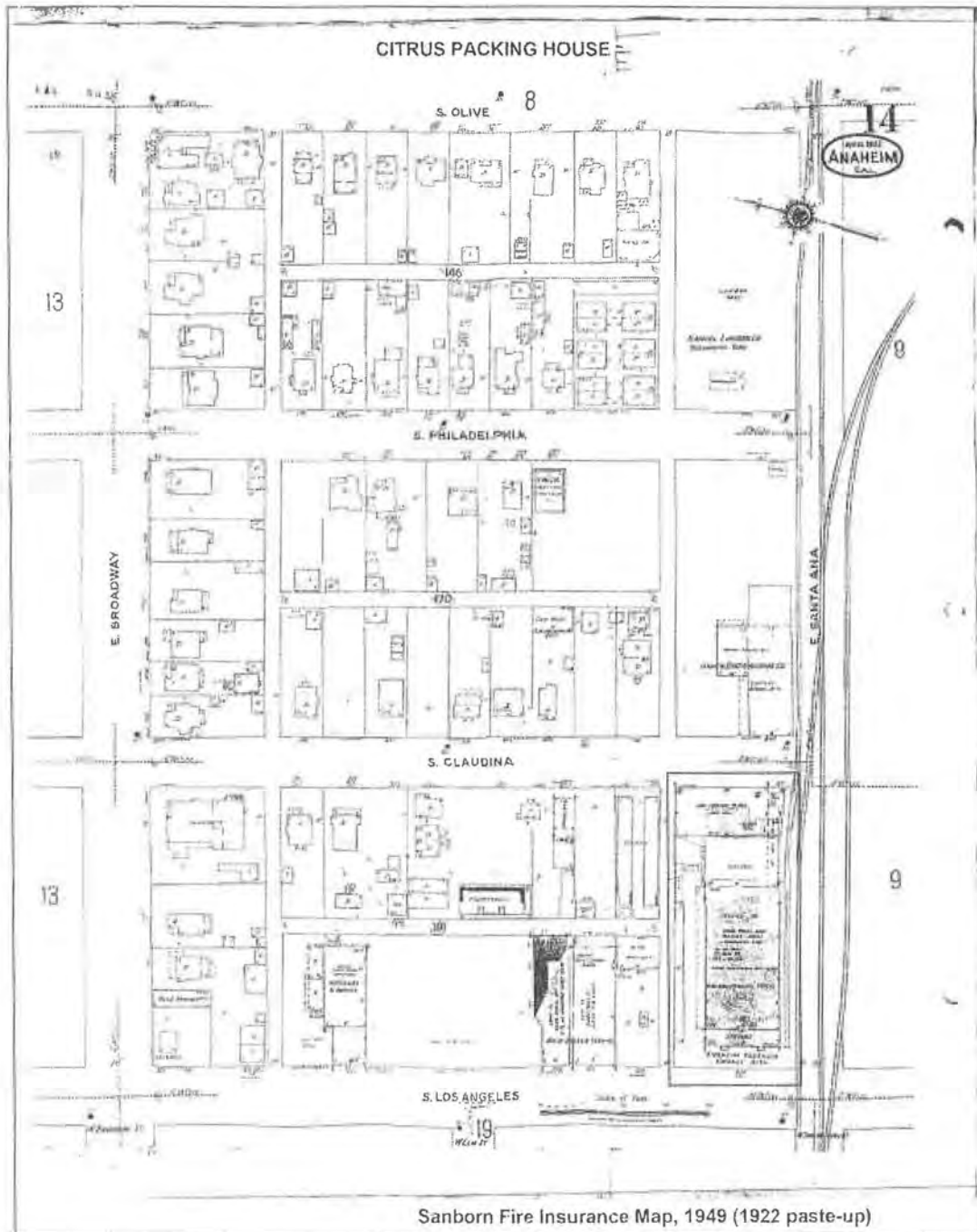


Sanborn Fire Insurance Map, 1922.

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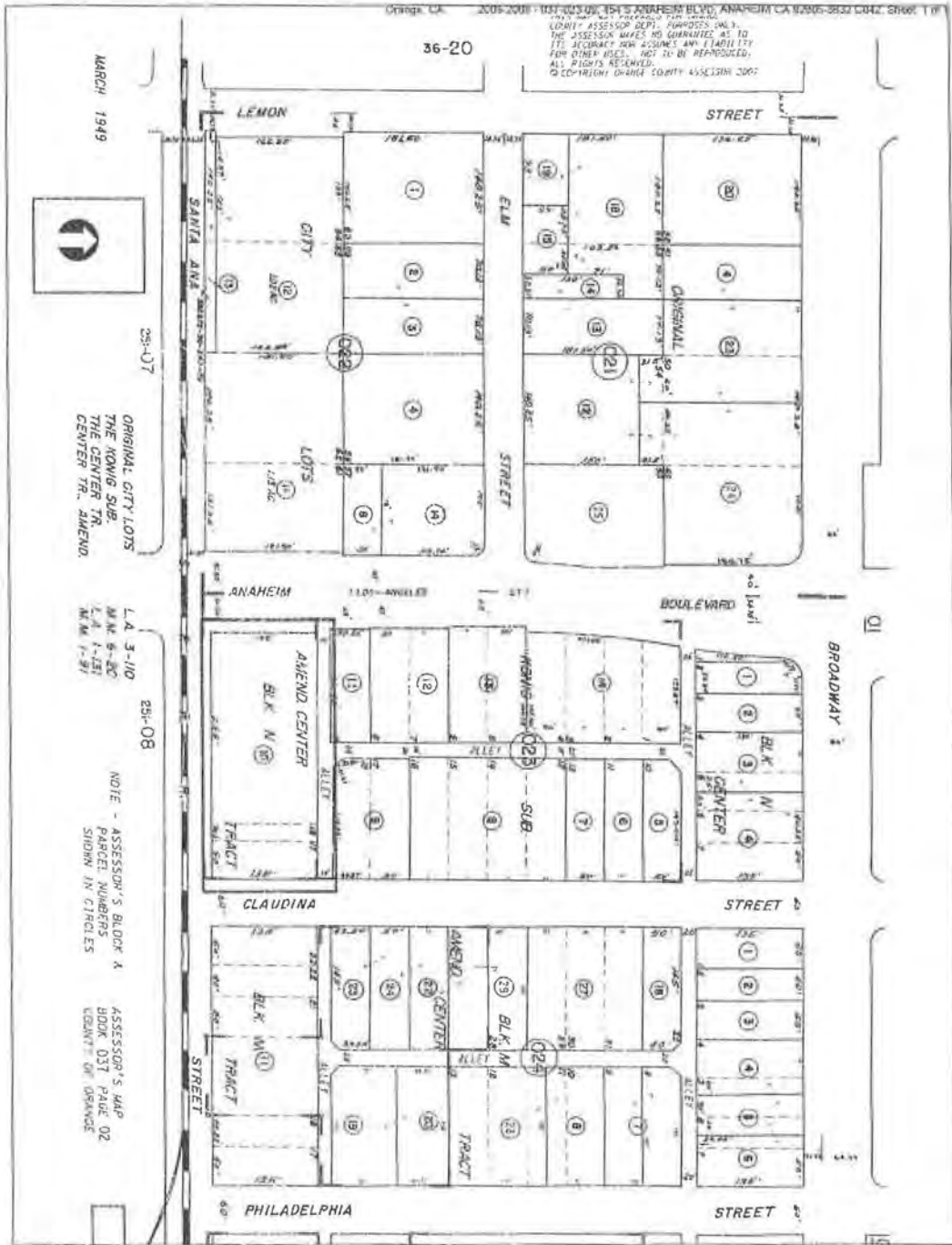
ATTACHMENT 3: SANBORN MAP, 1949, paste-up (1922)



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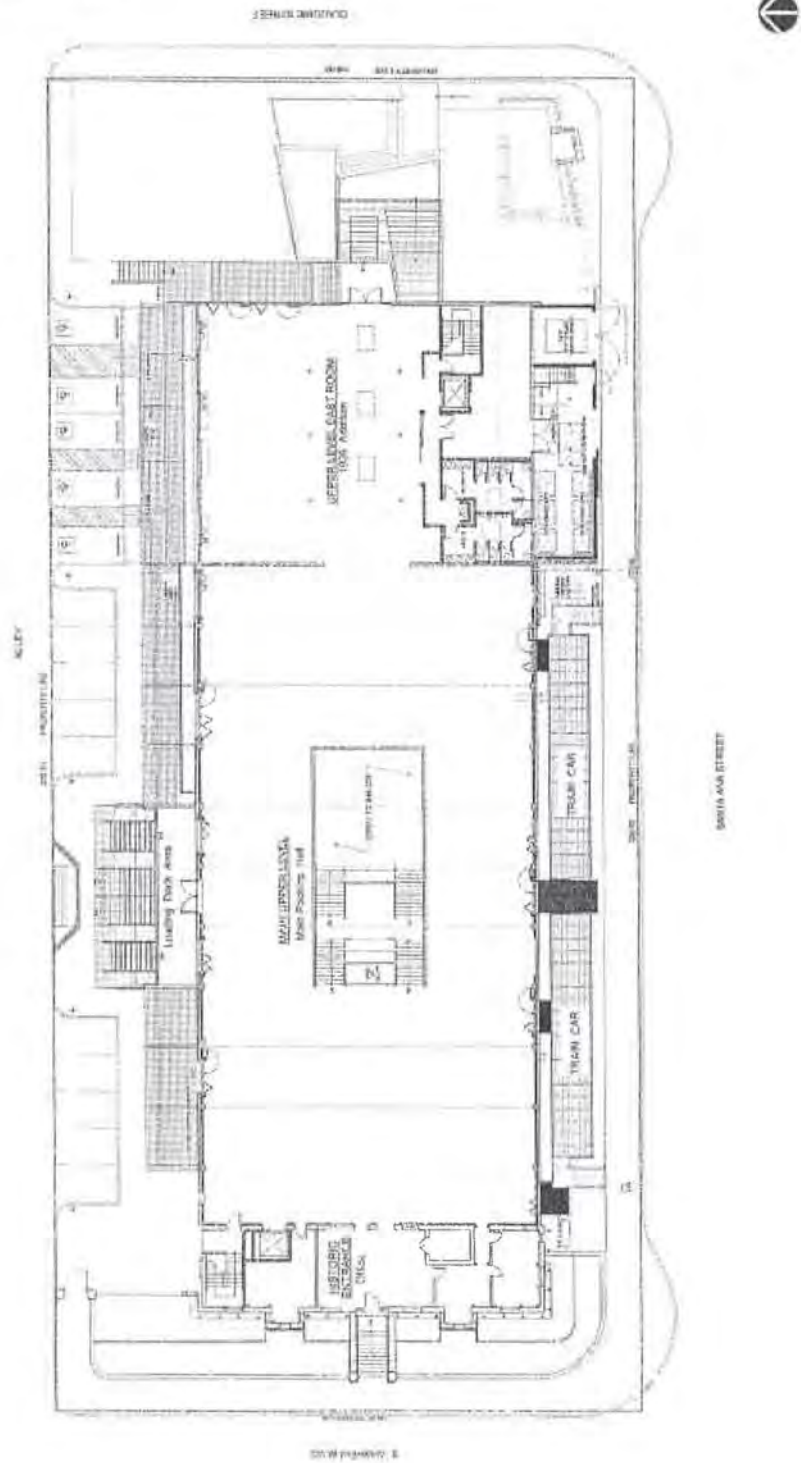
ATTACHMENT 4: PARCEL MAP



Anaheim Orange & Lemon Association Packing House
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Orange, California
County and State

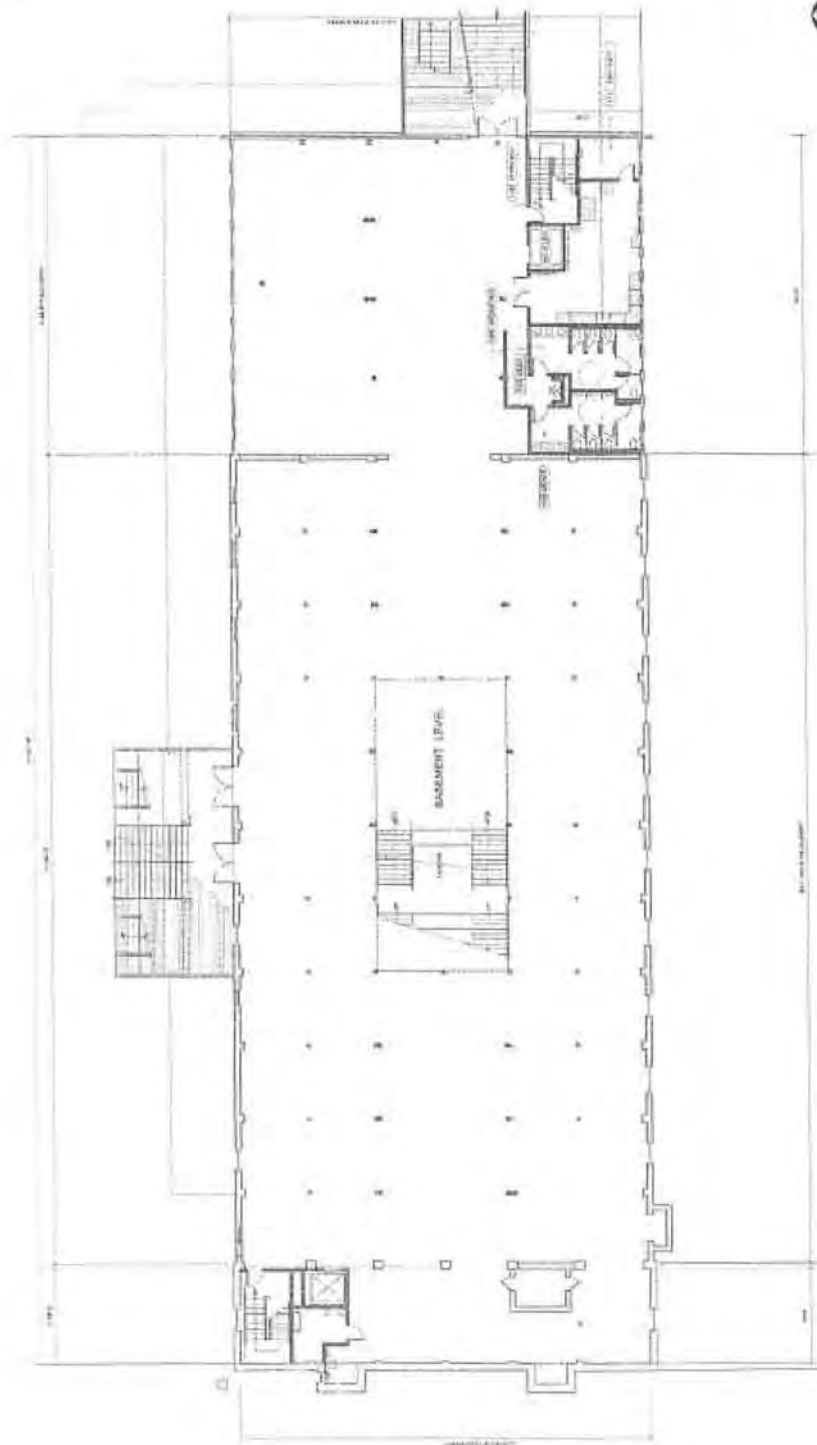
ATTACHMENT 5: CURRENT FLOOR PLANS
FIRST FLOOR, MAIN LEVEL



Anaheim Orange & Lemon Association Packing House
Name of Property

Orange, California
County and State

ATTACHMENT 5: CURRENT FLOOR PLANS
BASEMENT LEVEL



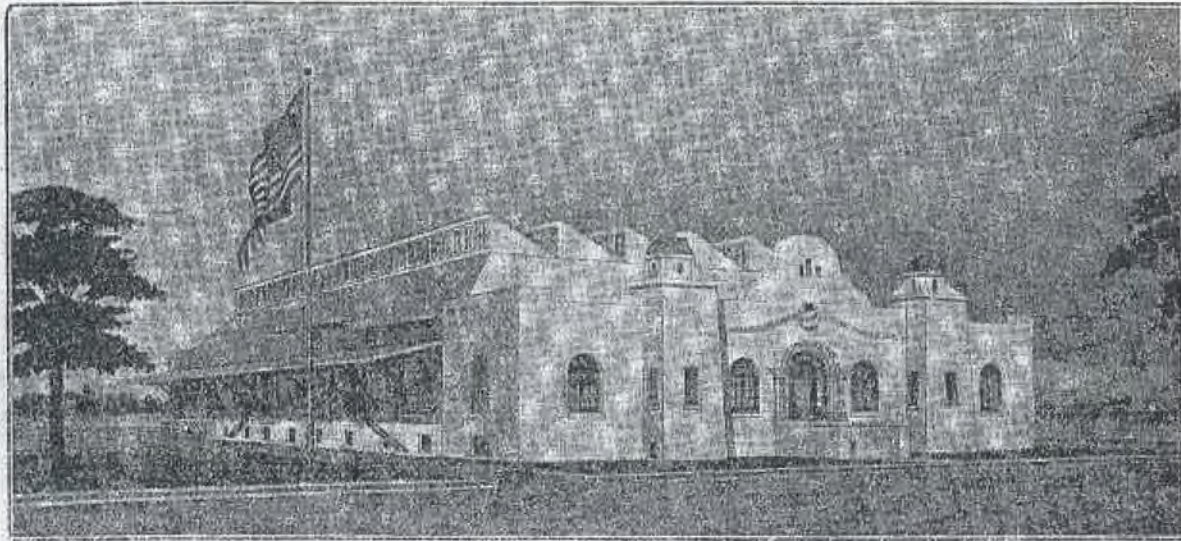
Anaheim Orange & Lemon Association Packing House
Name of Property

Orange, California
County and State

ATTACHMENT 6: HISTORIC PHOTOGRAHS

ANAHEIM DAILY HERALD

Page Seventeen



grown in

Most Modern Packing House in Orange County

Illustration of the completed Anaheim Orange & Lemon Association Packing House in local newspaper, 1920.

Anaheim Orange & Lemon Association Packing House
Name of Property

Orange, California
County and State

ATTACHMENT 6: HISTORIC PHOTOGRAHS

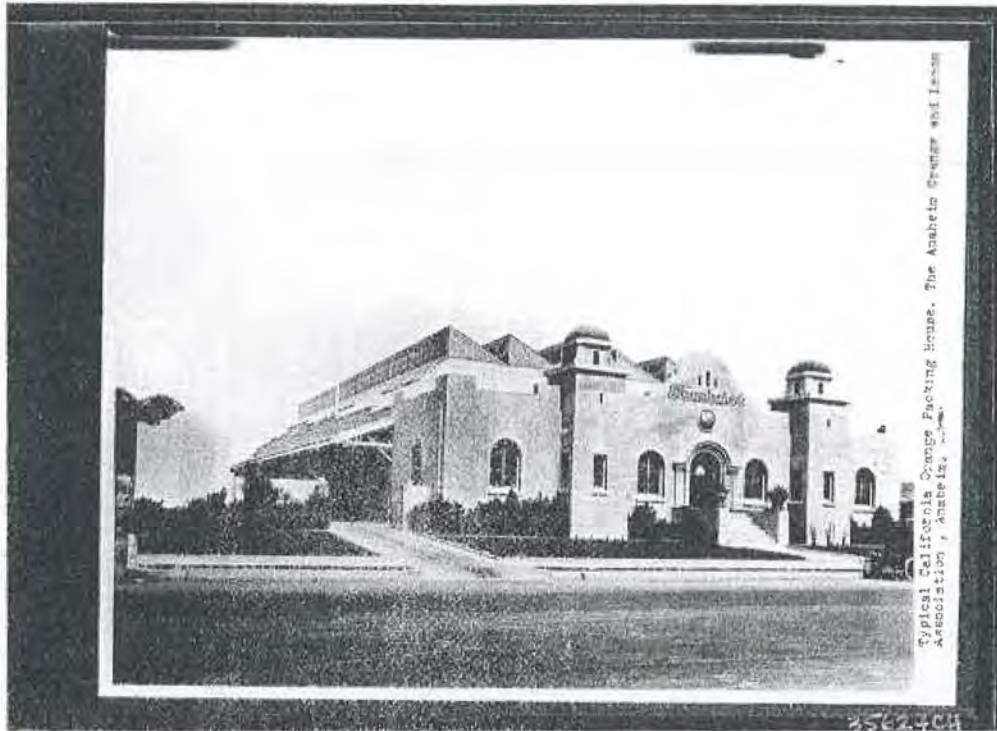


Aerial view of Anaheim Orange & Lemon Association Packing House bottom center, 1925, Source: Los Angeles Public Library

Anaheim Orange & Lemon Association Packing House
Name of Property

Orange, California
County and State

ATTACHMENT 6: HISTORIC PHOTOGRAHS



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Oblique view of Anaheim Orange & Lemon Association Packing House, 1928, Source: USC Digital Archives

Anaheim Orange & Lemon Association Packing House
Name of Property

Orange, California
County and State

ATTACHMENT 6: HISTORIC PHOTOGRAHS

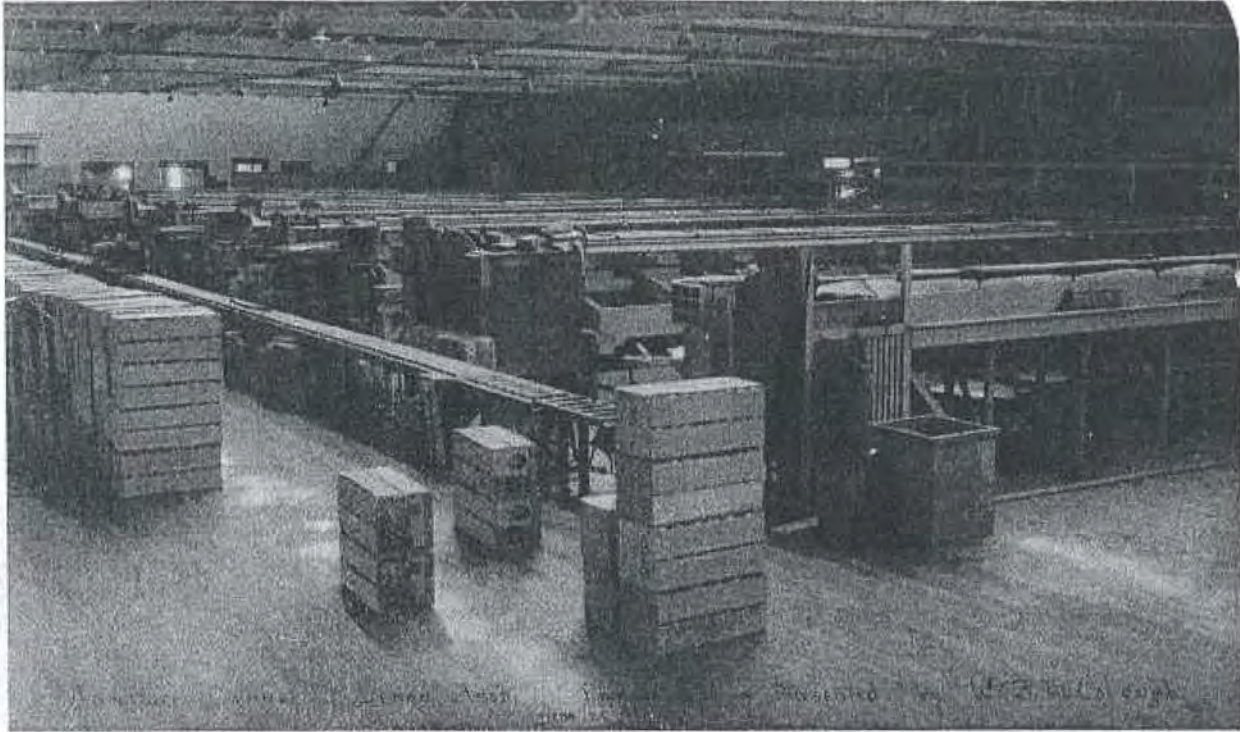


Anaheim Orange & Lemon Association Packing House, c. 1930s, looking east, Source: Anaheim Public Library .

Anaheim Orange & Lemon Association Packing House
Name of Property

Orange, California
County and State

ATTACHMENT 6: HISTORIC PHOTOGRAHS



Interior view of main packing house hall, 1919, looking northwest, Source: Anaheim Public Library

Anaheim Orange & Lemon Association Packing House
Name of Property

Orange, California
County and State

ATTACHMENT 6: HISTORIC PHOTOGRAHS

Anaheim Orange & Lemon Association Packing House brands (crate labels):



Anaheim Orange & Lemon Association Packing House
Name of Property

Orange, California
County and State

ATTACHMENT 6: HISTORIC PHOTOGRAHS

Anaheim Orange & Lemon Association Packing House brands (crate labels):



Anaheim Orange & Lemon Association Packing House
Name of Property

Orange, California
County and State

ATTACHMENT 7: PHOTO LOG

Name of Property: Anaheim Orange & Lemon Association Packing House

City or Vicinity: Anaheim

County: Orange **State:** California

Photographer: Jan Ostashay

Date Photographed: October 2014

Location of Original Digital Files: 201 S. Anaheim Blvd., Ste. 1003, Anaheim, CA 92805

Digital Photo File Name: CA_Orange County_Anaheim O&L Assn Packing House_0000

Description of Photograph(s) and number:

PHOTO NO.	DESCRIPTION/VIEW
0001	EXTERIOR. West (front) elevation, looking east.
0002	EXTERIOR. Oblique view of northwest corner, looking southeast.
0003	EXTERIOR. Oblique view of southwest corner, looking northeast.
0004	EXTERIOR. North elevation, looking southeast.
0005	EXTERIOR. North elevation, looking southwest.
0006	EXTERIOR. East (rear) elevation, looking west.
0007	EXTERIOR. South elevation, looking northeast.
0008	EXTERIOR. South elevation, looking northwest.
0009	EXTERIOR. West elevation, front door/facade detail, looking east.
0010	INTERIOR. First floor, office reception area, looking northwest.
0011	INTERIOR. First floor, office reception area, looking southeast.
0012	INTERIOR. First floor, west wall of packing house hall facing towards office area, looking west.
0013	INTERIOR. First floor, main packing house hall area, looking southeast.
0014	INTERIOR. First floor, main packing house hall area, looking northwest.
0015	INTERIOR. Basement level, looking east.

Anaheim Orange and Lemon Association Packing House

E Santa Ana St

W1

S Claudina St

© 2015 Google

Google earth

124 ft

1995

Imagery Date: 4/23/2014 lat 33.831522° lon -117.911892° elev 156 ft eye alt 693 ft



ANAHEIM
PACKING HOUSE





AVAREIM
PACKING HOUSE

AVAREIM
PACKING HOUSE



ANAHEIM
PACKING HOUSE

RAILROAD
CROSSING

South Ave St

P



PICKING HOUSE



PACIFIC MARKET

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FEB. 2006

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FEB. 2006



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PACKING HOUSE





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OFFICE



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Anaheim Orange and Lemon Association Packing House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CALIFORNIA, Orange

DATE RECEIVED: 5/22/15 DATE OF PENDING LIST: 6/12/15
DATE OF 16TH DAY: 9/27/15 DATE OF 45TH DAY: 7/07/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000379

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7.7.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Registry
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Anaheim Orange and Lemon Association Packing House
Anaheim, Orange County, California
National Register of Historic Places

The Anaheim Orange & Lemon Association Packing House is a 1919 second-generation citrus packing house. It is the only remaining citrus packing house in Anaheim, and one of the few surviving packing houses remaining in Orange County, a region once best known for its citrus industry. Designed in Mission Revival style, the building has one story and is stucco-clad over hollow clay tile blocks in a series of concrete structural frames.

The property is eligible for the National Register at the local level of significance under Criterion A for its association with Orange County's citrus industry, as a rare survivor of once ubiquitous early 20th century packing plants in Orange County, and Criterion C as a prominent local example of Mission Revival as expressed in industrial architecture, a style intended to evoke the archetypal imagery of southern California's agriculture industry and Mexican heritage. The period of significance for the property is 1919-1955, the period when the building was in use as a citrus packing house.

The nomination was submitted on behalf of the property owner, the City of Anaheim, who have provided a letter of support for the nomination.

Staff supports the nomination as written and recommends that the State Historical Resources Commission determine that the Anaheim Orange & Lemon Association Packing House meets National Register Criteria A and C at the local level of significance with a period of significance of 1919-1955. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register of Historic Places.

William Burg
State Historian II
April 23, 2015

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

**RECEIVED 2280****MAY 22 2015****Nat. Register of Historic Places
National Park Service**

May 12, 2015

J. Paul Loether
Deputy Keeper and Chief, National Register and National Historic Landmark Program
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW, 8th Floor
Washington, DC 20005

Subject: **Anaheim Orange and Lemon Association Packing House
Anaheim, Orange County, California
National Register of Historic Places**

Dear Mr. Loether:

Enclosed please find the **Anaheim Orange and Lemon Association Packing House** nomination to the National Register of Historic Places. This property is located in Orange County, California. On April 29, 2015, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criteria A and C at the local level of significance.

The property is nominated on behalf of the property owner, the City of Anaheim.

If you have any questions regarding this nomination, please contact William Burg of my staff at 916-445-7004.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol Roland-Nawi".

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

Enclosures