

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED **AUG 16 1983**
DATE ENTERED **SEP 27 1983**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

Final
SEP 21 1983

1 NAME

HISTORIC
ELEPHANT PACKING HOUSE
AND/OR COMMON
SAME

0101-1983

LOCATION

STREET & NUMBER
201 W. TRUSLOW AVENUE
CITY, TOWN
FULLERTON

N/A NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT
39

N/A VICINITY OF

STATE **CALIFORNIA** 92632 CODE **06** COUNTY **ORANGE** CODE **059**

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME
Owen R. and Florence Irwin

STREET & NUMBER
201 W. Truslow Ave
CITY, TOWN
Fullerton

N/A VICINITY OF **California 92632** STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. **Orange County Hall of Records**

STREET & NUMBER
630 N. Broadway

CITY, TOWN **Santa Ana,** STATE **California 92702**

6 REPRESENTATION IN EXISTING SURVEYS

DOE NO

TITLE
Fullerton Historic Resources Survey

DATE **1978** FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS **Fullerton City Hall**

CITY, TOWN **Fullerton** STATE **California 92632**

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 Elephant Packing House, built in 1924 in the Mission Revival style, retains all of its original architectural features. It is the only remaining Mission style packing house in Fullerton. One of the most distinguishing features of the single-story structure is the sawtooth roof, with skylights, which runs almost the entire east-west length of the building. The exterior covering is stucco and the original building measures 165' by 70' with a full basement. A recent 30'x45' addition which is attached at the north end of the west facade blends well with the rest of the building. Now occupied by the Aircraft Spruce and Specialty Company, the exterior of the building will be retained in its present architectural state.

The south (front) facade faces Truslow Avenue. The main entrance to the offices is located on the east end of this facade. The red tile porch roof is topped by a curved mission parapet flanked by square posts. The shed style porch roof features exposed beam ends and is supported by heavy knee braces. A window at each side has been stuccoed over. Curved solid cement railings

line the seven steps to the front door. A single horizontal band of red tile transverses the flat roof with a set of square posts with caps emphasizing each end. A ledge approximately five feet high extends from the steps on the east to the corner on the west. Plain pilasters divide the front into nine sections, forming recessed panels.

The 8' by 8' wood and corrugated metal doors are original and were in use when the building was an active packing house. Eight rectangular basement windows reach from the steps to the west corner and are boarded over. The original metal downspouts, typical of Mission style architecture are located in various places around the four sides of the building.

The flat roof of the east facade is punctuated by the two sawtooth skylights with the larger to the front. These architectural features not only provide light and ventilation, but also add visual interest. The same stucco exterior treatment, five-foot high ledge, recessed panels separated by pilasters, red roof tile fringe set ^{between} square posts, and rectangular basement windows are present in this facade. Eight double-hung wood-frame windows are recessed in the walls and have stucco sills. Iron security bars are currently bolted to the exterior, but are removable.

The north facade faces directly onto several sets of railroad tracks with a spur line which runs approximately five feet from the building. This facade is unaltered and features the five-foot stucco ledge, the stucco pilasters, the horizontal fringe

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of red roof tile with a set of posts at each end, and the rectangular basement windows. Two of the 8' by 8' wood and corrugated metal doors are located at the east end and two more are located close to the center.

The west facade is partially original. The 30' by 45' stucco addition with wood-framed windows was added in 1971 and blends well with the original building. Again, a row of red roof tiles with a square stucco post and caps at each end is topped by the sawtooth skylight and ventilation system. One ramp leads up to the original eight-foot wide packing door. Another ramp which leads down to the eight-foot wide door in the basement level was installed in 1971. Iron pipe railings are located on each side. Because the basement ramp and door are typical of a packing house built during the 1920's, they do not appear as an intrusion. The metal apparatus at the rear corner is a dust collector installed by a furniture manufacturing firm which once occupied the premises. It is connected to the building by a pipe along the north side and could be removed without disturbing the building.

The roof trusses, heavy posts and beams, along with the slanted skylights which reach the entire length of the main room, create an intricate and visually interesting pattern of construction elements. This support system is all original and draws the eye upward. There are no plans by the owners to alter this area. Another remnant of the packing house era is the hardwood floors laid in two-inch wide strips. This flooring is in good condition and will remain.

The Elephant Packing House has been designated as Local Landmark No. 18 by the Cultural Heritage Board of the City of Fullerton (December 8, 1982). It is one of the few remaining physical reminders of Fullerton's once thriving citrus industry and serves as an important part of the city's historic built environment.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
—PREHISTORIC	—ARCHEOLOGY-PREHISTORIC	—COMMUNITY PLANNING	—LANDSCAPE ARCHITECTURE	—RELIGION	
—1400-1499	—ARCHEOLOGY-HISTORIC	—CONSERVATION	—LAW	—SCIENCE	
—1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	—ECONOMICS	—LITERATURE	—SCULPTURE	
—1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	—EDUCATION	—MILITARY	—SOCIAL/HUMANITARIAN	
—1700-1799	—ART	—ENGINEERING	—MUSIC	—THEATER	
—1800-1899	<input checked="" type="checkbox"/> COMMERCE	—EXPLORATION/SETTLEMENT	—PHILOSOPHY	—TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	—COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	—POLITICS/GOVERNMENT	—OTHER (SPECIFY)	
		—INVENTION			

SPECIFIC DATES Built 1924 BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE The Elephant Packing House was built by the Union Pacific

Railroad in 1924 and is one of the last remaining packing houses, and the only remaining one in Mission Revival style, in Fullerton. For many years it

was connected with Charles C. Chapman, one of the most prominent persons in Fullerton and Orange County history, and his son, Irvin. C. C. Chapman was called the "Father of the Valencia Orange Industry." The packing house's contribution to the valencia industry through the Old Mission brand is extensive. The valencia was the prize citrus product of Fullerton and Orange County and helped make Fullerton the city it is today.

The building was initially leased by the railroad to the Elephant Orchards in Redlands who then entered into a contract with the Fullerton Mutual Orange Association to pick their valencias under the Elephant brand.

The Valencia orange arrived in Southern California in the early 1870's and a small stand of trees was bearing fruit in 1893 when C. C. Chapman moved to Orange County from Illinois and purchased the 177 acre Santa Ysabel Ranch in east Fullerton. Chapman immediately saw the advantages to producing valencias which maintained long lasting flavor and color for several months, thereby extending the shipping season. Chapman began shipping valencia oranges to the east under his "Old Mission" brand. Other growers soon followed suit and the valencia began to dominate the citrus industry. It was because of this pioneering role that Chapman was declared the "Father of the Valencia Orange Industry."

By 1900 the production, handling, and transportation of citrus was the most important industry on the Pacific Coast and employed more people than any other industry. Meanwhile, Chapman was developing an exceptional reputation for his Old Mission valencias. His oranges brought record prices and finally became world renowned. He expanded his orange grove in Fullerton to 600 acres.

In 1932 Chapman entered into an agreement with the Randolph Marketing Company which was leasing the Elephant Packing House from the Union Pacific, to pack his Old Mission valencias. This agreement was to remain in effect for over 20 years. Irvin Chapman, C. C.'s son, visited the Elephant Packing House two or three times a week until the early 1970's.

During this time the main floor of the building was used for the cleaning, waxing, sorting, wrapping and packing of the fruit and the basement was used for storage for

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Fullerton the Way it Was "Where, What and Why". 1927
 Union Pacific Railroad Co. 4/16/81

Interview with Florence Irwin 12/22/82 Orange County Review March 1924

City of Fullerton Historic Survey sheet and Cultural Heritage Board Information File ¹⁸
Placentia, A Pleasant Place Carpenter pp. 38, 74, 105-6, 116, 118, 122, 125, 133, 134

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .48

QUADRANGLE NAME Anaheim

QUADRANGLE SCALE 1:24000

UTM REFERENCES

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VERBAL BOUNDARY DESCRIPTION

The boundary of the property is the original boundary and includes all of the land with the building. See attached for boundary description.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A	NA	N/A	NA
N/A	NA	N/A	NA

11 FORM PREPARED BY

NAME / TITLE

Diann Marsh and Andy Deneau

January, 1983

ORGANIZATION

N/A

DATE

STREET & NUMBER

321 N. Philadelphia

TELEPHONE

714-635-9249

CITY OR TOWN

Anaheim, California 92805

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

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

K. M. Ell

TITLE

State Historic Preservation Officer

DATE AUG 9 1983

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Laura McClelland
 KEEPER OF THE NATIONAL REGISTER

DATE 9.21.83

ATTEST:
 CHIEF OF REGISTRATION

DATE

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the storage of the newly arrived fruit. Approximately thirty people were employed to handle the fruit and they took great pride in their work. Contests between packing houses were held in local, county and area "orange shows" to determine who could pack the fastest and create the best looking box of fruit.

C. C. Chapman contributed much to the city of Fullerton, the county of Orange and Southern California. Chapman Avenue in Fullerton and Chapman College in Orange were named for him. He served as Fullerton's first mayor and helped establish Fullerton Christian Church. For 19 years he was president of the Missionary Society of Southern California. He erected several multi-storied commercial buildings including the 6 story Chapman building in downtown Fullerton, that city's only skyscraper, and a 10 story building and a 13 story building in Los Angeles. He was appointed a Commissioner to the St. Louis World's Fair in 1903. However, his main business was the Santa Ysabel Ranch which he had purchased in 1894 and the valencia orange industry. He was an expert in the area of citrus marketing problems and insisted on the most careful picking and packing so that the fruit would reach the eastern markets in perfect condition. When a new Citrus Protective League was organized in Los Angeles, Chapman was made permanent chairman. Records show that he was made president of the Anaheim Union Water Company in 1898 and mayor of Fullerton when it incorporated in 1904.

In 1917 and 1919 Union Oil Company struck oil on Chapman's east Fullerton property. These wells were quite successful and bore a high yield. However, C. C. and Irvin continued to be seriously involved in citrus ranching together until 1944 when C. C. died at the age of 91. Irvin continued in the business until the early 1950's, when the influx of housing and high taxes gradually squeezed out the citrus industry.

After its days as a packing house were over, the building was leased to Mr. A. W. Cammer, a distributor of lawn furniture. In 1960 the Union Pacific Railroad sold the building to Hugh Warden. The building served as a paint warehouse and a furniture manufacturing facility. In 1973, the present owners purchased the property for the Aircraft Spruce and Specialty Company which ships airplane parts all over the world for use in experimental aircraft.

The Elephant Packing House has indeed contributed to the historical background of the growth patterns of the city of Fullerton and North Orange County through its important role in the valencia orange industry.

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The historical significance of the Elephant Packing House is based on the following historical elements:

1. The citrus industry had a major impact on the growth patterns, lifestyles, and general development of the Southern California area: Because of rapid urbanization, there are few physical reminders of the citrus industry remaining. The row of packing houses that once lined Fullerton's railroad tracks is almost gone. This is the only Mission Revival example remaining. The only other example is a wood frame building.
2. C. C. Chapman played a major role in the development of the citrus industry: He was called the "father of the Valencia Orange industry". The valencia orange was by far the most important crop in the Southern California area -- outdistancing navel oranges, lemons, and grapefruit. This is the only remaining building directly connected with the business that made Chapman so well known. His home, ranch, and first packing house are all gone.
3. Chapman's made numerous contributions a community leader: He was Fullerton's leading citizen during its developmental years. He made important contributions to the development of Chapman College, the St. Louis World's Fair, county politics, the local water company, the Citrus Protective League, and the City of Placentia.
4. The relationship of Chapman to the Chapman building is not the same and does not illustrate his involvement with the orange industry.

The Union Pacific Station was moved out of its original context, and this building is the only remaining evidence of the area as it was during the heyday of the packing industry. The Packing House is in relatively unaltered condition, and there are no plans to change its present physical appearance.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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136, 145, 165, 173-176, 198, 230 (Placentia, A Pleasant Place, Carpenter)

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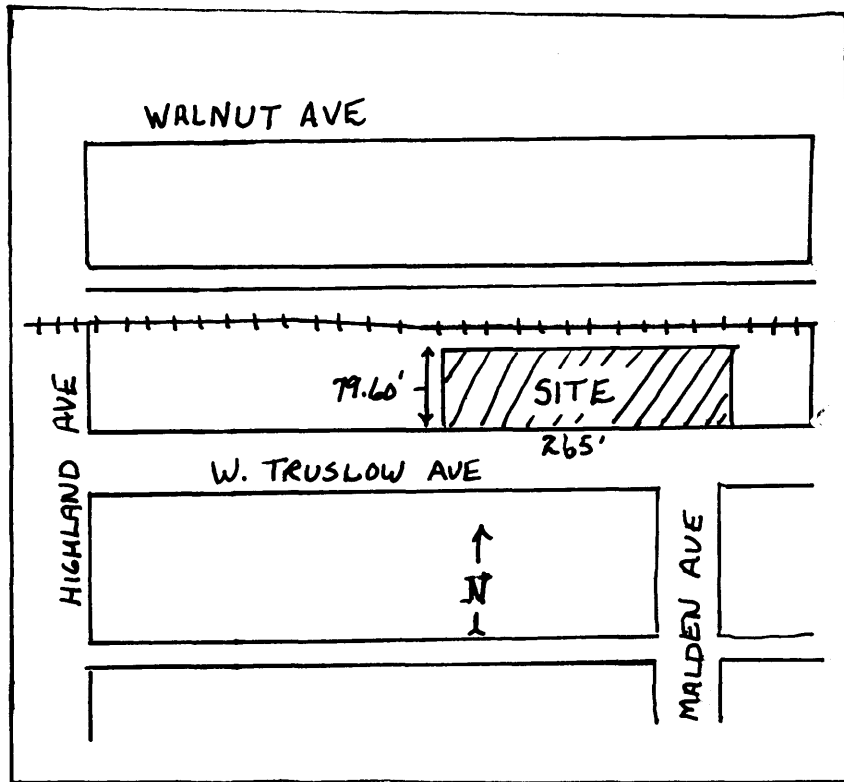
CONTINUATION SHEET GEOGRAPHICAL DATA ITEM NUMBER 10 PAGE 2

Location:

The S. W. corner of the property starts at a point 5600 feet from the N. E. corner of Highland and Truslow Avenues.

From the S. W. corner, go north (left) for 79.60 feet. Turn right and go east for 265 feet, along the railroad tracks. Turn right and go south for 79.60 feet to Truslow Avenue. Turn right and go west for 265 feet to the S. W. corner of the property.

Building is 165' by 70' and runs east and west on the property.



SKETCH MAP

Elephant Packing House (Orange County)
201 W. Truslow Avenue
Fullerton, California 92632