

PH0507733

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**FOR NPS USE ONLY DATA SHEET**

RECEIVED **NOV 18 1977**

DATE ENTERED **MAR 24 1978**

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

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

**1 NAME**

HISTORIC Warehouse Row Historic District

RECEIVED

AND/OR COMMON same

JUL 27 1977

**LOCATION** (Within sections 3 and 10 of Township 14 Range 20  
STREET & NUMBER East, Mt. Diablo Base and Meridian)  
722, 744, and 764 "P" Street

CITY, TOWN Fresno

\_\_\_ VICINITY OF

\_\_\_ NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT  
15th

STATE California

CODE  
06

COUNTY Fresno

CODE  
019

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input 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 checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<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 type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME Arthur and Audrey Dyson

STREET & NUMBER 702 "P" Street

CITY, TOWN Fresno

\_\_\_ VICINITY OF

STATE California 93721

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Fresno County Recorder's Office, Hall of Records

STREET & NUMBER 2281 Tulare Street, Room 302

CITY, TOWN Fresno

STATE California

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE List of Historical Sites and Buildings in Fresno County

DATE 1976

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS Fresno City and County Historical Society

CITY, TOWN Fresno

STATE California

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" 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 _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Warehouse Row Historic District comprises three architecturally and historically significant buildings, the Wormser Warehouse, the Swift Co. meat packing plant, and the Fresno Consumers Ice Co. building. These structures, all of which date from the first decade of the twentieth century, reflect the growth spurred on by the building of the Santa Fe Railway and the emergence of Fresno as an important agricultural center.

The historic district is situated on a 1.5 acre block adjacent to the Santa Fe Railway tracks and near the center of downtown Fresno. One of the oldest and least altered structures in the district is the Wormser Warehouse, constructed in 1903-04 for the Wormser Furniture Co. This simple but large rectangular shaped building has two floors plus a ground level basement combining for a total of 21,000 square feet of space. It has a low gabled, composition roof with stepped parrapet trim at both gables. The floors are wooden and the walls are made of 8" brick put in the stretcher bond pattern. The double-hung, two sash windows are arched with radiating brick trim. Among the building's most distinguishing features are a trussed ceiling spanning a fifty foot width, eight skylights, and a centrally located freight elevator, still in working order. Among the few alterations from the structures original condition are the partitioning of office space and the addition of a guyed porch in 1952.

Immediately south of the Wormser Warehouse is the Swift Co. meat packing plant, built in 1910. It is a two story building with a ground level basement and flat composition roof. As in the Wormser Warehouse, this building also has double-hung, two sash windows that are arched with radiating brick trim. Additions to the Swift plant include an expansion to the packing plant in 1919, a cooling tower in 1935, and a tunnel in 1951. The tunnel was built under "P" Street to connect the packing plant to an eviscerating plant directly across the street. Other alterations came in 1935 when loading docks were added across the entire front and rear of the building, and in 1948 when the roof was elevated to a

# 8 SIGNIFICANCE

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

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

With the advent of irrigation in the 1890's and early 1900's Fresno County began its transformation from a desert region to one of the richest agricultural counties in the United States. The population of Fresno county nearly doubled during the first decade of the twentieth century from 37,862 to 75,657, and the city of Fresno was the hub of all of the new and increasing agricultural and commercial activity. At this same time, the very first years of the 1900's, the Santa Fe Railway came to Fresno and the opportunity for direct transportation between Fresno and other cities became an incentive for even more growth in agriculture and commercial output.

It was during these boom years in Fresno's history that the three buildings that today comprise the Warehouse Row Historic District were initiately constructed. They were built to accomodate the needs of a burgeoning population, but today they stand as a significant reminder of Fresno's early beginnings as a center of agriculture, transportation, and commerce.

In the fierce heats of Fresno's summers, ice has always been an indispensable commodity, esspecially so in the early 1900's. The Fresno Consumers Ice Co. was begun in 1903 under the name of the San Joaquin Ice Co. It was advertised at that time as the largest creamery on the Pacific Coast, but the next year, 1904, the name of the company was changed to the Fresno Consumers Ice Co. It concentrated solely on the manufacturing of ice, the first ice plant in

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Vandor, Paul E. History of Fresno County, and the San Joaquin Valley with Biographical Sketches, Los Angeles, Historic Record Co., 1919, 2 vol.  
 Fresno County Historical Society. List of Historic Sites and Buildings in Fresno County. Fresno, California, 1977. (Continued)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.45

UTM REFERENCES

A	<u>11</u>	<u>25</u>	<u>17</u>	<u>60</u>	<u>40</u>	<u>69</u>	<u>00</u>	B						
	ZONE	EASTING		NORTHING				ZONE	EASTING	NORTHING				
C								D						

VERBAL BOUNDARY DESCRIPTION

That property bounded on the southwest by "P" Street, on the northwest by Inyo Street, on the northeast by S. Santa Fe Ave., and on the southeast by Mono Street.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Jack Weyant

ORGANIZATION

Warehouse Row Development Co.

DATE

June 1, 1977

STREET & NUMBER

5335 N. McCall

TELEPHONE

(209) 229-1565

CITY OR TOWN

Clovis

STATE

California 93612

# 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. Miller*

TITLE State Historic Preservation Officer

DATE November 17, 1977

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
 ATTEST *W. H. ...*

DATE

*3/24/78*

KEEPER OF THE NATIONAL REGISTER

DATE

*3-14-78*

KEEPER OF THE NATIONAL REGISTER

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new height.

Next to the Swift Co. plant is the Fresno Consumers Ice Co. building, which was built by T.J. Hammond in 1903. The Ice House was constructed in a manner similar to the other structures in the district. It is a rectangular two and three story building with a full basement, flat roof, and a number of loading docks. The walls are made of 8" brick put in the stretcher bond pattern, and there is some Queen Anne style brick detailing along the cornice. The double-hung two sash windows are arched with radiating brick trim. In 1910, a power house was added to the building, and in 1914 a garage and office space were added. The cold storage space was enlarged in 1916, and again in 1928 when a three story poured concrete structure was added to the original Ice House.

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Fresno to do so. It was also the first ice company in Fresno to make home deliveries. Horse drawn wagons were used until 1924 when the company made the transition to trucks. At its peak, the Fresno Consumers Ice Co. had a production capacity of 30 tons per day, using the can system of ice production, and its work force grew from 250 in 1903 to 2000 employees during the 1920's and 1930's. In 1946, the company made the transition from ice production to cold storage, but by then it had already made its mark in the commercial development of Fresno. It served Fresans for over forty years, and in a valley famous for its heat and shipping of agricultural products the Fresno Consumers Ice Co. supplied an indispensable product.

Another important link in the agricultural and commercial development of Fresno was the Swift Co. meat packing plant. It was first started in 1910 under the name of the Western Meat Co. In 1932, the company was sold to Swift and Co., concentrated primarily on poultry production. In 1945, the plant was converted completely over to turkey processing. In that same year, ice production ceased at the Fresno Consumers Ice Co. plant, and the Swift Co. then leased the building to store and **refri gerate** fresh frozed turkeys. A hatchery was constructed at 745 "P" Street, directly across the street from the Swift plant.

During the next decade the Swift Co. became an integral part of the turkey industry in the San Joaquin Valley. Swift's own hatchery increased poulit production by 1,350,000 birds per year. The company would buy the eggs, hatch them, and then sell them to valley farmers to raise to maturity. Swift then bought them back and processed them at their plant. To handle the increased processing, an eviserating plant

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was built across the street from the Swift plant and next door to the hatchery. In 1951, to convey the turkeys from the eviscerating plant to the freezing and storage units in the Swift plant, a tunnel was built under "P" Street to connect the two buildings. The frozen birds were shipped to markets throughout California, and until 1960 when the Swift Company relocated, the processing plant on "P" Street was a major focal point for the turkey industry in Fresno and throughout the San Joaquin Valley.

Another important part of the commercial history of Fresno belongs to the Wormser Furniture Co. The business was begun in 1903 by Sigmund Wormser, a noted Fresno business leader who first arrived in Fresno in 1889 and helped organize the Oil City Petrol Company, now Standard Oil Co., Section 28. He was also the organizer of the Raisin City Realty Co., but in 1903 he opened the Wormser Furniture Company which was an immediate success. It eventually became one of the largest businesses of its kind in the state of California. During those years, the Merchants Association of Fresno was formed and Wormser was elected its first president. Sigmund Wormser retired in 1922, and died in 1927. Today the Wormser Furniture Co. warehouse, one of the best preserved examples of Fresno's commercial architecture at the turn of the century, is the last structural reminder of an outstanding commercial enterprise and the man who began it.

In 1899, the Santa Fe Railway came to Fresno, and the opportunity for direct transportation between Fresno and other cities became a major incentive for locating commercial structures alongside the Santa Fe tracks. All three buildings in

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the Warehouse Row Historic District are located where they are because the railroad provided easy shipment of their goods. The Wormser Furniture Co. became such a large enterprise because the company, with its warehouse right next to the railroad tracks, could transport what was bought and sold more easily. Swift and Co. took advantage of the railway and the entire state became a market for the turkeys that were processed at the Fresno plant. The Fresno Consumers Ice Co. used the railway system as a wholesaler of ice, and later, when being used primarily for cold storage, farmers sent agricultural produce into Fresno to be stored and kept frozen .

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Major Bibliographical References continued

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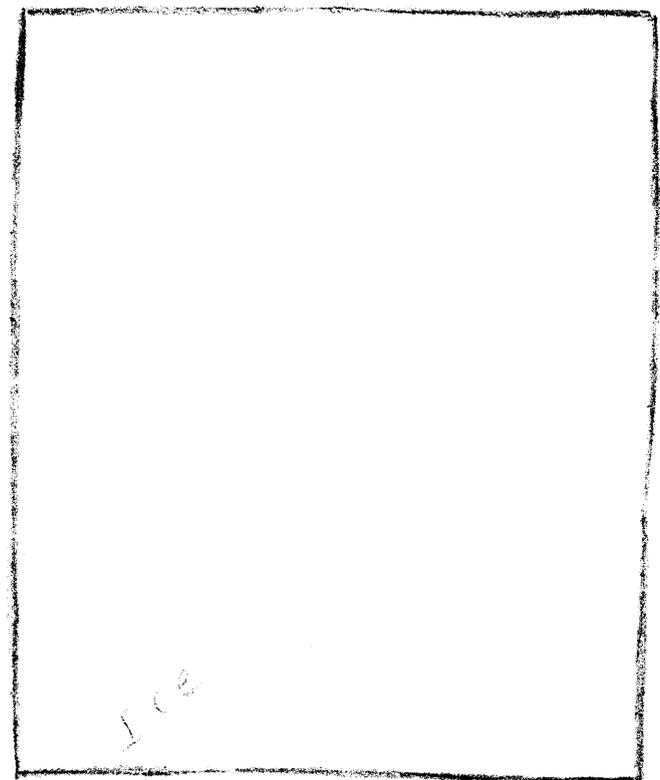
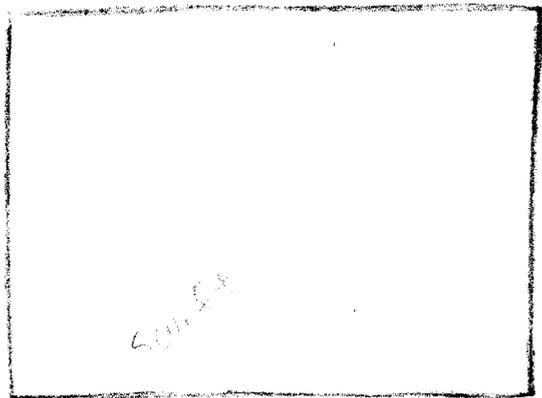
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- Fresno Bee. "Swift Company Opens Fresno Turkey Hatchery."  
McClatchy Newspapers, Fresno, California, February 10,  
1946, p. 7-C.
- Fresno Bee. "Swift Company Opens Fresno Turkey Plant."  
McClatchy Newspapers, Fresno, California, November 11,  
1945, p. 5-C.
- Fresno Bee. "Swift Takes Over Fresno Property of Western  
Meat." McClatchy Newspapers, Fresno, California, November  
3, 1932, p. 3-A.

WAREHOUSE ROW  
HISTORIC DISTRICT



J. NYD



P Street