

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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.

Name of Property

Historic name: Consolidated Fruit Auction Company Building

Other names/site number: _____

Name of related multiple property listing: n/a

Location

Street & number: 601 Stone's Levee

City or town: Cleveland State: Ohio County: Cuyahoga

Not For Publication: n/a Vicinity: n/a

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 ___ C ___ D

<i>Barbara Towen</i>		DSHPO/Dept. Head for Inventory & Registration	July 9, 2021
Signature of certifying official/Title:		Date	
_State Historic Preservation Office, Ohio History Connection_____			
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

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

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:) _____

Lisa Deline

8/17/2021

Signature of the Keeper

Date of Action

Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/Business

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Concrete, Brick, Stone

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

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 Consolidated Fruit Auction Company Building is located adjacent to downtown Cleveland on a peninsula in the Cuyahoga River Valley that is approximately 80 acres in size (Figures 1a and 1b). The building is designed in the early 20th century Commercial style. Typical characteristics of this style shown in the building include large segmental arch windows, brick corbeling, and low slope gable roofs. The red brick building, with walls laid in a common bond pattern, has a concrete foundation visible on all sides. There is no basement. The building was built in 1911, with additions ca. 1915 and ca. 1922.¹ The building was constructed by the prominent local industrial and commercial general contractor Henry G. Slatmyer & Son. The overall building is about 485 feet in length, but only about 44 feet wide. The northern section of the building, constructed in 1911, is about 300 feet in length and two stories in height. The first floor entrance opened into a fruit display room and the stairway to the auction room above it on the second floor. The one-story portion of the 1911 building was temporary warehouse space for fruit. One-story temporary warehouse additions built ca. 1915 and ca. 1922 doubled the overall warehouse space. All interior spaces have their original dimensions, circulation patterns, and brick walls, designed without trim surrounds for windows and doors. First floor spaces have original concrete floors. The original structural systems remain visible: wood chamfered posts supporting steel beams in the fruit display room, and steel trusses in the warehouse and auction room. The building functioned with fruit arriving for auction entering the building's west side from boxcars parked on one or two sidings, with boxcar doors aligned with the building's wide loading door openings. Following the auction, sold fruits were loaded out through wide loading door openings on the east side of the building to waiting horses and wagons, or later, trucks.

¹ Building Permit, issued August 19, 1911 (#1312A) is shown on Ohio Historic Inventory Form CUY-3224-2, prepared 1987. The first addition appears on the 1918 Sanborn Fire Insurance Map, thus the ca. 1915 date. The company moved into their new space in the Northern Ohio Food Terminal in mid-1929. The Terminal project was announced in 1926. Therefore, the second addition was likely completed several years prior to 1926, thus the ca. 1922 date.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Narrative Description

Site

The Consolidated Fruit Auction Company Building is located on a level site that is part of a level peninsula. Elevation varies by less than five feet over the entire 80-acre peninsula. The building is located on the south side of Stone's Levee, a street laid out in the mid-19th century about 75-125 feet from the river bank. The "levee," rather than an elevated structure in the modern sense, was likely the reinforcement of the unstable, sloping river's edge along the peninsula to allow ship docking and create land level with the remainder of the peninsula that could be developed. Due to the building's location as part of a larger railroad yard, it did not have its own parcel designation for much of the 20th century. In the late 20th century, parcels were created that encompassed multiple buildings, such as the Consolidated Fruit Auction Company building and other buildings to its east. A new parcel containing only the Consolidated Fruit Auction Company Building was created in 2020. See Verbal Boundary Description section for more information.

On the west elevation, the two railroad sidings associated with the building have been removed. On the east elevation, the brick street vacated by the City of Cleveland for the building construction in 1911 was used as a horse-drawn wagon/truck loading area associated with the fruit auction company and still exists. On the north elevation, the pavement area between the north building wall and the curb line of the street still exists, however all pavement materials are non-historic. There are no landscape features historically associated with the building.

Setting

The Consolidated Fruit Auction Company Building is located adjacent to downtown Cleveland on a peninsula in the Cuyahoga River Valley. At this location, the river valley is approximately one mile wide west-to-east, with a height differential from the top of the east bluff to the river of about 100 feet. The peninsula is about one-half mile in length north-to-south and one-third mile in width west-to-east and contains about 80 acres of land.

The peninsula developed during the final third of the 19th century and early 20th century as an industrial area, with a railroad yard, railroad lines, shipping facilities, small manufacturers, and outdoor storage of goods such as lumber. A review of Hopkins Plat Books and Sanborn Fire Insurance Maps shows that at any given time, there have been only about one dozen or fewer one-story buildings scattered on the peninsula outside the Cleveland, Cincinnati, Chicago & St. Louis Railway yard, located east or north of the yard along West 3rd Street or on Stone's Levee east of the Consolidated Fruit Auction Company Building.

When The Consolidated Fruit Auction Company occupied its building on the peninsula in the 1910s and 1920s, the built environment was dominated by a railroad yard, railroad lines,

Consolidated Fruit Auction Company Building

Name of Property

Cuyahoga, OH

County and State

shipping facilities, high level vehicular bridges spanning the river valley, low level bridges accessing the peninsula, and expansive outdoor storage of goods such as lumber. Small manufacturers on the peninsula, as well as companies such as Consolidated Fruit Auction, were intimately tied to the railroad and shipping facilities on the peninsula. These businesses were scattered in only about one dozen buildings, mostly one-story, over the 80-acre peninsula.

Today, the industrial setting of the Consolidated Fruit Auction Company Building is intact. The building retains its prominent presence on the northern portion of the peninsula. It is located on the south side of an industrial street named Stone's Levee, at the terminus of the public road. To the east are several one-story industrial buildings of a similar age and the Stone's Levee Bridge (1908). To the south, the setting is dominated by bridges (Photo 1). The Consolidated Fruit Auction Company building ends under the Lorain-Carnegie Bridge (completed 1932, NR 1976, #76001398), and a few hundred feet further south are the two George V. Voinovich Innerbelt Freeway bridges (2011-16). To the southwest is an industrial company that stores and ships metallurgic coke and anthracite coal products used in the steel industry, such as the blast furnaces and steelmaking facilities in the Cuyahoga River Valley.

The overall view to the east and north includes the Eagle Avenue Lift Bridge spanning the Cuyahoga River (1928, HAER inventory, 1978), a vacant coal-fired steam plant (1894, c.1910) that served downtown Cleveland buildings, and the bluff on which downtown Cleveland is located, dominated by the Cleveland Union Terminal complex (NR 1976, #76001405), along with other skyscrapers including the Ohio Bell Building (NR 1994, Lower Prospect-Huron HD, #94000640) (Photos 2 and 3).

To the northwest, no buildings were ever constructed on the north side of Stone's Levee, which is at the Cuyahoga River's edge. The Consolidated Fruit Auction Company Building is situated about 130 feet from the Cuyahoga River, and at a height of about 35 feet, has always been the tallest building in the vicinity.

Exterior - Fruit Display Room and Auction Room

The two-story northern portion of the 1911 building housed the fruit display room on the first floor and the auction room on the second floor. The north elevation is two-bays² in width, with the west bay being wider. The west bay is set back approximately 16 feet behind the east bay (Photo 4). The fenestration pattern on the north elevation consists of multiple segmental arch window openings with stone sills in each bay: two on each floor in the east bay, and three on the second floor in the west bay. The first floor of the west bay contains a tall segmental arch entrance, plus two shorter segmental arch window openings that indicate the location of the stairway leading to the second floor. A non-original set of concrete steps and pipe railing leads

² For description and counting purposes on the entire building, the word "bay" is defined as a recessed wall area delineated on each side by slightly projecting brick pilasters, with brick corbeling across the top of the recessed wall area. Therefore, in the two-story section of the building, the fenestration pattern in each bay includes multiple windows.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

to the entrance. Above the second-floor window openings, brick corbeling extends between the pilasters, framing the recessed wall area. Higher on the wall is additional brick corbeling and a row of header brick suggesting a cornice, and above that is a tall brick parapet with tile coping.

The east and west elevations of the 1911 two-story section have design features similar to the north elevation. The east elevation (Photo 5) has six bays. The north elevation design wraps around to repeat in the first (northernmost) bay of the east elevation. The remaining five east elevation bays repeat the recessed wall area and corbeling design, but without the cornice and parapet. There is a gutter at the roofline and three exterior downspouts. The fenestration patterns in the bays vary. On the first floor, all six bays were part of the fruit display room: the first bay (paired narrow windows), the second bay (paired narrow and wide window openings); and the third, fourth, and fifth bays (each bay having a recessed wall panel framed in corbelled brickwork with a clerestory window opening above it to facilitate displaying fruit along the wall). The sixth (southernmost) bay has two small window openings with a clerestory window opening, all located within a small, brick-walled separate room on the interior, which may have been an office. The recessed wall panel in the third bay has been removed to incorporate a modern overhead door. The east elevation second-floor segmental arch window openings are all located within the auction room. The fenestration pattern for each bay has two window openings, except the second bay, which has three. Proceeding southward, the window openings in bays four through six are sequentially positioned higher on the wall. This design feature suggests that bidders may have been seated on a tiered platform, which did exist in some fruit auction rooms in other cities (Figure 32). The area of brick pavers adjacent to the east elevation was originally a section of West 6th Street, vacated by Cleveland City Council at the request of the CCC & St. L Railway when the building was under construction.

The west elevation (Photos 2, 9) has six bays. The narrow northernmost bay is windowless and incorporates the same recessed wall area, corbelling, cornice, and parapet design as the north elevation. The other five bays also have the recessed wall area and corbeling design, but without the cornice and parapet. Only a portion of a damaged gutter remains at the roofline, and downspouts are missing. On the first floor, the second and fourth bays have loading door openings, spaced to align with the door openings of 40-foot boxcars that would have been positioned on two sidings next to the building. All five bays on the first floor have clerestory window openings. On the second floor, the fenestration pattern for all five bays consists of two segmental arch window openings. Proceeding southward, the window openings again are sequentially positioned higher on the wall, although in a slightly different pattern than on the east elevation.

The south elevation of the second floor is a flat wall, lacking the bay design of projecting pilasters and corbeling detail (Photos 2, 9). The elevation contains four tall segmental arch window openings, arranged in two pairs. The brick parapet with tile coping is designed in a shallow gable shape, reflecting the shape of the roof and design of the steel roof trusses visible

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

on the interior. The shallow gable shape of the roof is not visible from the ground. The roof is covered with a built-up system.

Throughout the building, almost all original masonry openings are intact but no original doors or windows remain in place. Loading doors have been replaced with modern overhead garage doors or infilled with painted concrete block. Window openings have been infilled with various non-historic materials, including plywood, plywood with non-historic small windows or plexiglass panels, brick, or painted concrete block.

Exterior - Fruit Storage Warehouse

The one-story portion of the building functioned as a warehouse for temporary fruit storage (Photos 5 - 9). The warehouse was built in three phases: 1911, ca. 1915, and ca. 1922. Brick parapets extend above the roofline and east-west across the building at two locations, demarking the original building, ca. 1915 addition, and ca. 1922 addition (Photos 6 - 7). The east and west elevations each contain nineteen bays, repeating the brick recessed wall area and corbelling design, but with no cornice or parapet. On both elevations there is a gutter at the roofline with multiple downspouts. Two designs alternate in the bays, creating an identical pattern on the east and west elevations. Ten bays contain a loading door opening, with a clerestory window opening above it (five built in 1911, two built ca. 1915, and three built ca. 1922). Eight bays contain a recessed wall panel framed in corbelled brickwork with a clerestory window opening above it. One bay, at the midpoint of each elevation, consists of a brick wall bisected with a brick pier, demarking the ends of the 1911 building and ca. 1915 addition. The bay width was purposely chosen so that the loading door openings in the west elevation aligned with the door openings of 40-foot boxcars on sidings next to the building. On the east elevation, the loading door openings allowed loading of purchased fruit onto horse-pulled wagons, or later, trucks. One east elevation loading door opening in the ca. 1915 addition has a non-historic alteration done prior to 1982, in which the opening was extended in height and a concrete ramp was installed to allow a truck to drive into the building (bay 13, starting at the north end of the one-story warehouse and counting southward. Alteration is visible in Figures 26, 27).

The south elevation, which is the end wall of the ca. 1922 addition, contains two recessed wall panels framed in corbelled brickwork with two clerestory window openings above them. A stepped brick parapet with tile coping ensures that the shallow gable shape of the roof is not visible from the ground (Photo 8).

The roof is covered with a built-up system.

Interior - Fruit Display Room

The north first floor entrance opens into the fruit display room (Photos 10 - 12), which has interior dimensions of about 42 feet in width and 116 feet in length. The room has a concrete floor and painted and unpainted brick walls. The room was designed with no interior trim, such

Consolidated Fruit Auction Company Building

Name of Property

Cuyahoga, OH

County and State

as baseboards, window surrounds, or door surrounds. A row of five chamfered wood posts situated almost on the centerline of the room support steel beams, above which is the visible, unpainted wood floor joist system for the second floor auction room. The height to the joists is more than fourteen feet. The original L-shaped main stairway is located immediately to the right of the entrance door, in the northwest corner of the building (Photo 12). The stairway has wood risers and treads. The flight of stairs below the landing has a non-historic wood railing. The area beneath the stairway is hidden from view by a brick and wood beadboard wall. The upper section of the stairway is discussed in **Interior - Auction Room**. A secondary, non-historic wood stairway is located in the southwest corner of the room (Photo 10 - right side). A small original room with brick walls, possibly an office, is located in the southeast corner of the room (Photo 10 - left side).

Interior - Fruit Storage Warehouse

The fruit storage warehouse portion of the building, totaling 19 bays, was constructed in three phases: nine-and-one-half bays built in 1911 along with the two-story portion of the building, four-and-one-half bays built ca. 1915, and five bays built ca. 1922. The entire warehouse totals about 368 feet in length (Photos 13 - 18). Although construction of the entire space spanned about ten years, the design details are the same. Original steel trusses, all identical in design, create a ceiling height of more than fourteen feet at the roof ridgeline. The underside of the original unpainted wood roof deck is visible in the ca. 1915 and ca. 1922 sections of the warehouse (Photos 17 - 18), but it is obscured by insulation batts hung from the structure between the steel trusses in the 1911 warehouse section (Photos 13, 16). The insulation batts are a reversible alteration. Original metal-clad, sliding fire doors exist as part of the masonry walls separating the fruit display room from the warehouse and the three warehouse spaces from each other (Photos 17 - 18). The spaces have concrete floors and painted brick walls. Clerestory window openings and loading door openings have been infilled on the west elevation, where the railroad sidings were located (Photo 16). On the east elevation, loading doors have been replaced with modern overhead doors, and clerestory window openings have been infilled or had smaller, non-historic windows inserted into the openings (Photo 14). These alterations are reversible, and the original openings still exist. Photos 15 and 17 show non-historic drywall or plywood partitions, which are reversible alterations.

Interior - Auction Room

The section of the original L-shaped wood main stairway connecting the landing to the second floor does not have any original trim or handrail (Photo 19). There is no guardrail on the second floor around the stairway opening (Photo 20). The guardrail around the secondary southwest stairway opening in the auction room has also been removed.

The auction room was designed as a single open space with window openings on all four sides (Photos 20 - 23). It continues to exist as a single open space today. The auction room has the same shape and dimensions as the fruit display room, about 42 feet in width and 116 feet in length. The auction room ceiling height is higher than the first floor spaces, reaching almost

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

sixteen feet to the bottom of the steel trusses and twenty feet at the roof ridgeline. The underside of the original unpainted wood roof deck is visible (Photos 21 - 23). The auction room walls are original unpainted brick. The space was designed with no trim such as window surrounds. All original window openings exist, but original windows have been removed. Some window openings are completely boarded, while other window openings are partially boarded and have small non-historic windows. The positioning of the windows higher on the wall toward the south end of the room suggests that bidders may have been seated on a tiered platform. The original diagonally laid subfloor still exists, although the finish floor and baseboards have been removed (Photo 23). The non-historic freestanding restroom enclosure and electrical panel, located in the center of the room, are reversible alterations (Photo 23).

Historic Integrity Assessment

The Consolidated Fruit Auction Company Building clearly continues to convey its significance. In terms of location, the building exists in its original industrial river-related location. In addition, the setting reinforces the significance of the property. The building remains part of a large peninsula in the Cuyahoga River Valley developed in the late 19th and early 20th century as an industrial area. Today that industrial character continues, with much of the peninsula utilized for outdoor bulk storage of materials utilized by Cleveland industries, such as coal, coke, and stone, which is brought to the peninsula by ship and transported out by trucks. No new construction of buildings has occurred on the peninsula to change the scale and setting of the vicinity. Scattered low-rise industrial buildings continue to exist east of the Consolidated Fruit Auction Company building, the same pattern as a century ago. Immediately adjacent to the Consolidated Fruit Auction Company building, on the east side, the vacated brick street remains intact. On the west side of the building, the pair of railroad sidings that served the building have been removed. They are not visible on a 1951 aerial photograph (Figure 21).

In terms of design, materials and workmanship, the Consolidated Fruit Auction Company Building retains its original early 20th century Commercial style exterior architectural features, including all of its brick walls; brick pilasters defining each bay and reflecting the placement of steel trusses on the interior; extensive use of brick corbeling in every bay, as a cornice feature, and to create decorative wall panels; tile parapet coping; large segmental arch window openings with stone sills; and repeating pattern of loading door openings and clerestory window openings. The building also retains its distinctive massing, which clearly identifies the 1911 building and its ca. 1915 and ca. 1922 additions. The building's exterior features and massing also clearly convey the three functions that occurred inside: a fruit display room, an auction room, and a fruit warehouse.

The exterior alterations in the Consolidated Fruit Auction Company Building do not significantly affect the integrity of the building. Based upon 1979 building code violation notices³ and early 1980s aerial photographs (Figures 25, 26, 27), it appears that alterations were made about

³ Mairy Jayn Woge, "U.S. calls Flats chemical firm a hazard to the environment," *The Plain Dealer*, July 11, 1979, p. 14.

Consolidated Fruit Auction Company Building

Name of Property

Cuyahoga, OH

County and State

1980. In the two-story portion of the building, the original dimensions of the segmental window openings remain intact, although the original sashes have been removed and the openings are boarded. Similarly, the original dimensions of the entrance door on the north elevation remain intact, although the original door and transom have been replaced. The concrete stairs leading to the north elevation entrance, although not original, are very similar in design. The current stairway has six stairs, while a 1916 photograph (Figure 8) shows seven concrete stairs. In the warehouse portion of the building, reroofing resulted in the removal of a series of small skylights. They are not visible on a 1951 aerial photograph (Figure 21). The roof deck is visible on the interior, which was repaired using matching wood components. The original loading door openings and clerestory window openings remain intact, although window openings have been infilled or smaller non-historic window units inserted. Loading door openings have been infilled with concrete block or replaced with modern overhead doors. The infills are reversible alterations. A flat metal canopy was removed from the east elevation of the warehouse between the mid-1950s and early 1980s. Its location is denoted by the change in brick color just below the clerestory window openings (Photo 6, Figures 10,13b, 22, 26b).

In terms of design, materials and workmanship, the Consolidated Fruit Auction Company Building retains its significant original early 20th century interior features. The shape and arrangement of spaces and the circulation patterns are intact. Window and door openings are in their original locations. Significant original features that remain visible throughout the building include the concrete and wood floors, brick walls, exposed steel roof trusses, and exposed wood roof deck. Additional original features include metal-clad sliding fire doors separating the warehouse sections, as well as the main L-shaped stairway and the chamfered, square, structural wood posts supporting the exposed second floor joist system in the fruit display room.

The interior alterations in the Consolidated Fruit Auction Company Building have been minor and do not significantly affect the integrity of the building. In the warehouse section, there are two non-historic drywall or plywood partitions, and in part of the space, batt insulation has been installed against the underside of the roof deck. These are reversible alterations. In the fruit display room, the wood secondary stairway is non-historic. In the auction room, the non-historic freestanding restroom enclosure and electrical panel are reversible alterations.

In terms of association and feeling, through its architecture the Consolidated Fruit Auction Company Building retains its connections to the time period in which it was developed. The building conveys its association and feeling with the wholesale fruit industry in Cleveland and its incorporation of rail and vehicle transportation in the early 20th century and how the process of wholesale auctioning of fruit occurred on a daily basis. The building also conveys the Consolidated Fruit Auction Company's role using the auction method for fruit marketing during the 1910s and 1920s.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

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 values, 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 the 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.)

COMMERCE

Period of Significance

1911-1929

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Significant Dates

1911, ca. 1915, ca. 1922

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

Architect - none identified

Builder - The Henry G. Slatmyer & Son Construction Co.

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.)

SUMMARY

The Consolidated Fruit Auction Company Building is being nominated under Criterion A for its association with broad patterns of local history in the area of Commerce for its significant contribution to both Cleveland's wholesale fruit industry during the early 20th century and the firm's role generally in the broader wholesale fruit industry. Cleveland's turn of the 20th century wholesale food and public market district was located on the south edge of downtown. Consolidated Fruit Auction Company, having outgrown its quarters in the district and seeing a business opportunity to expand their wholesale fruit auction capabilities, worked with the Cleveland, Cincinnati, Chicago & St. Louis Railway (CCC & St L Railway) to build a standalone building for the fruit auction company. Their new location, built in 1911 on CCC & St. L Railway property in the Cuyahoga River Valley, was less than one-half mile west of the wholesale food district. The firm took advantage of trends such as the rapidly growing population in Northeast Ohio, refrigerated railcar shipping, the growth of fruit grower's exchanges, and the introduction of fruit grading and government inspection to expand their fruit auction business. The Consolidated Fruit Auction Company became the dominant fruit wholesaler in Cleveland, selling 90% of the fruit that arrived in the city.⁴ Consolidated Fruit was also one of about one dozen important firms across major eastern United States cities that were pivotal in the rapid growth of the auction method for fruit wholesaling during the 1910s and 1920s. The wholesale district at the south edge of downtown Cleveland was superseded in 1929 with the opening of the existing wholesale district, the Northern Ohio Food Terminal, two miles south of Consolidated

⁴ Harlan U. Bigalow interview, "60 antique autos coaxing auctioneer from retirement," *The Plain Dealer*, September 21, 1975, p. 89.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Fruit. The Terminal was a 34-acre railroad, trucking, and cold storage hub that brought together Cleveland's fruit, vegetable, dairy, poultry, and meat wholesalers into one multi-building complex, which partially exists today. The older wholesale district was demolished during the mid- to late 20th century and replaced with land uses that include highway interchanges and two professional sports facilities.⁵

The Period of Significance is 1911 to 1929, beginning with the 1911 construction of the Consolidated Fruit Auction Company Building on Stone's Levee. It ends in 1929, when the company relocated to even larger quarters at the newly built Northern Ohio Food Terminal.

SIGNIFICANCE: CRITERION A

The Consolidated Fruit Auction Company Building is locally significant as an example of the evolution of both Cleveland's wholesale fruit industry during the early 20th century and the firm's role generally in the broader wholesale fruit industry. The building is important in the area of Criterion A (Commerce). At this location on Stone's Levee, The Consolidated Fruit Auction Company became the dominant fruit wholesaler in Cleveland, selling 90% of the fruit that arrived in the city, and one of about one dozen important firms across major eastern United States cities that were pivotal in the rapid growth of the auction method for fruit wholesaling during the 1910s and 1920s. The firm was a member of the industry's national trade association, the American Fruit and Produce Auction Association, and the firm's president, William E. Bigalow, was a member of its executive committee. The Consolidated Fruit Auction Company successfully responded to significant changes in the wholesale fruit market industry during this period, including the expansion of growers' exchanges, the introduction of standardized packaging and grading standards, the appearance of U. S. Department of Agriculture quality inspections and daily market price reports, and the adoption of refrigerated railcars for shipping, resulting in record sales for the firm. The growth of The Consolidated Fruit Auction Company during the 1910s and 1920s is demonstrated by the annual sale of thousands of railcars of fruit totaling several hundred thousand tons of goods. For example, the firm auctioned almost 4,900 carlots in 1923, or roughly 4% of all carlots auctioned nationally, which also represented almost 4% of gross auction sales nationally (\$6.4 million). The company skillfully accomplished this work in a building of only about 25,000 square feet in size. The building's 44-foot width - the width of a small urban house lot - maximized efficiency to move goods from railroad sidings into temporary storage space, hold an auction, and distribute tons of sold goods quickly to multiple buyers, and do it three times weekly. The building conveys significance through the clear presence of its intact three original spaces, which still have their original dimensions and circulation patterns: the fruit display room, auction room, and warehouse.

⁵ Due to its separate location a short distance down the hill from the wholesale district, The Consolidated Fruit Auction Company Building may be the only major building remaining in Cleveland with a direct association to that wholesale district.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

SUPPORTING HISTORIC CONTEXT AND HISTORY OF CONSOLIDATED FRUIT AUCTION CO. BUILDING

Evolution of the Public Auction Method for Wholesale Fruit Selling

Prior to the introduction of the public auction method of selling fruits, sales in United States cities were exclusively "private sales," meaning an individual negotiation between a grower and buyer, typically a wholesaler, who agreed on a price for the commodity. In an effort to persuade growers that the auction method could be a reputable and profitable method to sell their goods, the American Fruit and Produce Auction Association prepared booklets during the early 20th century to make their case and expand the practice. One publication, *What the Grower Should Know* (1915), outlined the long-standing practice in the United Kingdom throughout the 19th century to sell fresh foods at auction. The booklet noted that auction sales included all fruits in Glasgow, 80% of foreign fruits and vegetables in London; and a wide variety of imported fruits in Liverpool.

In the United States, fruit auction sales began modestly in the mid-19th century and became the dominant wholesale method in the early 20th century. Research prepared for the 1911 Western Fruit Jobbers Association of America convention suggested that the first imported fruit crops placed steadily at public auction in America were Sicilian oranges and lemons, which reached New York City beginning in 1847.⁶ Auction sellers steadily won the confidence of growers that the auction method produced profitable results and could handle large quantities of goods quickly. By 1915, auction sales included 100% of Pacific Northwest cherries, pears, and prunes; 98% of California oranges, lemons, cherries, peaches, apricots, pears, plums, and prunes; 85% of Florida oranges and grapefruits; 75% of pineapples, oranges, and grapefruits from Puerto Rico and Cuba; 100% of Sicilian lemons and Almeria grapes from Spain, and the banana crop imported through the ports of New York and Baltimore.⁷

As America's population doubled from almost 63 million persons in 1890 to more than 123 million persons in 1930, growers found expanding markets in the large cities in the eastern half of the country, and fruit auction houses were established in about one dozen cities. In 1915, thirteen firms were members of the American Fruit and Produce Auction Association, located in eleven cities: Baltimore, Boston, Buffalo, Cincinnati,⁸ Cleveland, Detroit, Kansas City, New Orleans, New York (three firms), Philadelphia, and Pittsburgh. Cleveland's member firm was the Consolidated Fruit Auction Company, and its president, William E. Bigalow, was a member

⁶ Charles E. Magoon, *The Way It Was: The Produce Industry in the early years, 1890-1930* (Berkeley Springs, West Virginia: Particularly Produce, 1997), pp. 239-240.

⁷ American Fruit and Produce Auction Association, *What the Grower Should Know*, 1915, no pagination.

⁸ The United Fruit Auction Company in Cincinnati occupied several different locations based on city directory listings: 118 Broadway (1915, 1920), 27 W. Front (1925), 47 W. Front (1930). All of these buildings, located near the waterfront, have been demolished.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

of the trade association's executive committee.⁹ In 1923, five other cities had fruit auction firms: Chicago, Minneapolis, Newark (New Jersey), St. Louis, and St. Paul. Firms in Buffalo and Kansas City no longer existed.¹⁰ A 1959 U.S. Department of Agriculture marketing research report summarized that

fruit auctions grew up with the modern produce marketing system. In the 1920s and 1930s they served as the economic center of the fruit marketing system in the terminal markets [meaning large cities with dedicated fruit auction firms]. In 1930, auctions sold over three-fourths of the citrus and western deciduous fruits received in the cities with auctions, these cities being the major markets of the Northeast and Midwest. The auctions provided a focus for the forces of supply and demand, established prices, and distributed fruit in the major markets and to most of the secondary markets nearby.¹¹

Evolution of the Consolidated Fruit Auction Company

Cleveland's wholesale food and public market district began to form about 1,000 feet south of Public Square during the mid-19th century, in the vicinity of the intersection of present day Ontario Street and Carnegie Avenue and extending east to East 9th Street. A market site was approved by Cleveland City Council in 1856 and the Central Market building (demolished) was completed in 1867. A second public market, the Sheriff St. Market (demolished), opened in 1891. It was the largest food market in Cleveland until the 1912 completion of the West Side Market (NR 1973, #73001423) across the Cuyahoga River Valley on Cleveland's Near West Side. With no refrigeration, thousands of customers purchased items fresh each day. Italian immigrants, mostly from southern Italy, began to locate to the area in the late 19th and early 20th centuries, creating a sizable neighborhood - Big Italy - that extended southeastward along Orange and Woodland Avenues from East 9th to East 40th Street (Figure 2). In Big Italy, most immigrants were from the agricultural area Sicily. Knowledge of fruits and produce led many people into the retail and wholesale food businesses, most as workers and some eventually as business owners.¹²

The public market and wholesale commission district was active by the 1880s, and it was at that time that William Bigalow entered the wholesale fruit business. William E. Bigalow (1863-1947)

⁹ *What the Grower Should Know*, 1915, no pagination. Ohio Secretary of State business records list William E. Bigalow as the company's president.

¹⁰ Admer D. Miller and Charles W. Hauck, *American Fruit and Produce Auctions*, U.S. Department of Agriculture, Department Bulletin No. 1362, (Washington, D.C.: U.S. Government Printing Office, 1925), p. 2.

¹¹ Alden C. Manchester, *The Changing Role of the Fruit Auctions*, U.S. Department of Agriculture, Agricultural Marketing Service, Marketing Research Report No. 331, (Washington, D.C.: U.S. Government Printing Office, 1959), p. 3.

¹² *Encyclopedia of Cleveland History*, "Big Italy," "Central Market," "Haymarket," "Sheriff St. Market," case.edu/ech, accessed October 2020.

Consolidated Fruit Auction Company Building

Name of Property

Cuyahoga, OH

County and State

was born in Chagrin Falls, Ohio and moved with this family to Cleveland about 1874.¹³ He was a bookkeeper by the age of seventeen, working at the fruit and produce commission firm Williams Bros.¹⁴ In 1885 the firm reorganized as A. B. Williams Co., and Bigalow became a partner with Alanson Williams.¹⁵ Bigalow's obituary in *The Los Angeles Times* noted that he "was credited with having handled the first carload [railcar] of oranges from California in the '80s [1880s]."¹⁶ Although research could not confirm this statement, the general timing is correct. William Bigalow was an early leader in introducing California citrus crops to Eastern U.S. cities. The completion of the Transcontinental Railroad in 1869 initiated limited transcontinental shipments of California fruit and produce, but it was not until the widespread availability of ice refrigerator railcars and the creation of the Atchison, Topeka & Santa Fe Railroad's Santa Fe Refrigerator Despatch (1884) and Union Pacific Railroad's California Fast Freight Line (1885) that transcontinental shipments became common.¹⁷ It is documented that A. B. Williams Co. in Cleveland already had experience in handling California oranges by early 1886.¹⁸

Bigalow took over the A. B. Williams Co. in 1889 and remained in the same building on Huron Street in the wholesale district. In 1891 Bigelow changed the firm's name to W. E. Bigalow & Co.¹⁹ With the launch of W. E. Bigalow & Co., the firm set up one of the earliest fruit auction firms in the country. On September 10, 1891, The Cleveland Fruit Auction Company was incorporated.²⁰ At that time, it was one of only eight firms nationally conducting wholesale fruit auctions. Sales were held daily (five-days per week) during six months of the year and tri-weekly the other months. The firm auctioned foreign and domestic fruits, along with Florida and California oranges, in large lots to wholesalers (known as "jobbers"), who then typically resold the goods to retailers, hotels, and restaurants. The firm sold more than 500 boxcars (car loads) of fruit its first year of operation, including fruit from the eastern Great Lakes region and 225 car loads of Florida oranges.²¹ The firm's abilities are evident, with efforts such as securing an entire train of pineapples for auction (Figure 3).

An 1892 publication, *Cleveland, Ohio - The Forest City*, noted that the wholesale fruit industry in Cleveland recorded a 50% increase in sales during the previous four or five years, with annual sales reaching \$2,500,000. Cleveland was able to capitalize on its proximity to the fruit growing sections of Ohio, Michigan, Pennsylvania, and western New York, as well as receive steady shipments of California and Florida fruits. Bigalow's businesses were part of this expansion. In

¹³ First listing in *Cleveland City Directory* in 1874, listing William's sister Urania "Ranie," who was a school teacher.

¹⁴ U. S. Census, 1880; *Cleveland City Directory* 1880.

¹⁵ *Cleveland City Directory* 1885; Ancestry.com, accessed October 2020.

¹⁶ "W. E. Bigalow, Pioneer, Dies," *The Los Angeles Times*, January 13, 1947, p. 7.

¹⁷ John H. White, *The Great Yellow Fleet: A History of American Railroad Refrigerator Cars*, (San Marino, California: Golden West Books, 1986), Chapter 6.

¹⁸ "California Oranges," Letter to the Editor, *The Plain Dealer*, March 12, 1886, p. 4.

¹⁹ "The Grocery Trade - History of its Healthy Growth from its Infancy," *The Plain Dealer*, July 14, 1892, pp. 21-22.

²⁰ Ohio Secretary of State Records, Articles of Incorporation.

²¹ *Cleveland, Ohio - The Forest City*, (Cleveland: The Cleveland Printing and Publishing Co., 1892), pp. 59-60.

Consolidated Fruit Auction Company Building

Cuyahoga, OH

Name of Property

County and State

1892 W. E. Bigalow & Co. relocated a short distance within the wholesale district, still on Huron Street, to a new building (demolished), a five story plus basement building containing 45,000 square feet of space and incorporating a basement ripening room with a capacity of 2,000 bunches of bananas. In addition, part of the building was designed for auction purposes. Considered the leading wholesale fruit firm in the city, the company specialized in "tropical fruits, such as lemons, bananas, coconuts, figs, dates, California deciduous fruits and oranges." ²²

In 1896 the business name changed from W. E. Bigalow & Co. and incorporated as The Bigalow Fruit Company, indicating that Bigalow wanted to specifically publicize his specialty. The purpose of the business was the "buying, selling, and dealing in green and dried fruits, nuts and produce of all kinds." ²³ On May 1, 1903, ²⁴ Bigalow incorporated The Consolidated Fruit Company, a firm with a more ambitious purpose: "buying, selling, and dealing in fruit, produce, and merchandise of every kind and character, of conducting an auction and commission business, and to do an importing and exporting business." In 1905 the name was amended to The Consolidated Fruit Auction Company (Figure 4). ^{25 26}

Construction of the Consolidated Fruit Auction Company Building

Bigalow now operated both the fruit auction firm and The Bigalow Fruit Company commission business out of the same building, a slightly larger new building completed before 1906 and constructed for the firms at the corner of Broadway Avenue and East 9th Street (demolished, and located at an intersection that no longer exists). Located at the edge of the wholesale district, the larger floor plates added efficiency. The new building, with two floors and likely a basement, had about the same amount of space as their previous five floor building. ²⁷

What the new building could not provide was railroad access. It had been built near the edge of the river valley wall. The sloping land behind the building, as well as its elevation above existing railroad tracks, meant that bringing a railroad siding to the building was not feasible (Figure 5). That left Bigalow and other firms with the ongoing problem of excessive handling of merchandise. During the 19th century, railroads evolved and grew in Cleveland mostly by utilizing the Cuyahoga River Valley for north-south access and the near lakeshore area of Lake

²² *Cleveland, Ohio - The Forest City*, p. 60.

²³ Ohio Secretary of State records, Articles of Incorporation.

²⁴ Ohio Secretary of State Records, Articles of Incorporation.

²⁵ The letterhead in Figure 3 notes the establishment date of The Consolidated Fruit Auction Company as 1887. In 1887, Bigalow was a partner at A. B. Williams Co. The 1887 date on a 1920s letterhead may memorialize the year when William Bigalow and Alanson Williams began auctioning fruit.

²⁶ The Consolidated Fruit Auction Company was operated by three generations of the same family, lasting decades beyond the firm's occupancy of the building on Stone's Levee. William E. Bigalow (1863-1947) was the founder of the firm (see William E. Bigalow obituaries, *The Plain Dealer*, January 11, 1947, p. 5 and *Los Angeles Times*, January 13, 1947, p. 7). The business was then operated by William's nephew, Harry J. Bigalow (1877-1947) (see Harry J. Bigalow obituary, *The Plain Dealer*, January 6, 1947, p. 13). William E. Bigalow died six days after his nephew Harry. Finally, the business was operated by Harlan U. Bigalow (1903-1978), Harry J. Bigalow's son (see Harlan U. Bigalow obituary, *The Plain Dealer*, July 13, 1978, p. 92).

²⁷ Analysis of 1912 *Sanborn Insurance Map*, volume 2, sheet 83.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Erie for east-west access. There were many railroads, each with their own freight houses, which likely handled fruit, produce, and other perishable food items as part of their freight business. These depots were scattered throughout the section of the Cuyahoga River valley adjacent to downtown Cleveland, known as the Flats. The existing system required time-consuming multiple handling of perishable inventory: unloading railcars into freight depots, loading horse-drawn wagons to move goods up the hill to the specific business addresses in the wholesale district, unloading the horse-drawn wagons and storing the goods in multi-floor buildings, selling the goods, and finally loading the sold goods again into horse-drawn wagons to be transported to its final destination.

William Bigalow and the Cleveland Cincinnati Chicago & St. Louis Railway envisioned an integrated facility combining transportation, wholesale auction, and distribution uses in one building, dramatically improving the efficiency of the wholesale fruit industry in Cleveland. It is not known how much of the building layout Bigalow and the railroad borrowed generally from railroad terminal design, whether they knew of any fruit auction building examples, or what they devised on their own, but the building made The Consolidated Fruit Auction Company more successful. The building, the nominated property, enabled the auction company to expand and freed space at Bigalow's existing building for the commission business.

The new building was designed to be long and narrow. A pair of railroad sidings on the west side of the building enabled a double row of railcars to be unloaded at once, with goods brought in through loading door openings. On the east side of the building, purchased goods were taken out through loading door openings and loaded on horse-drawn wagons, or later, trucks. The second floor of the building was the auction room. Handling of goods was reduced to two steps - unloading railcars and loading sold goods - across a building only 44 feet wide.

The selected site was located on a peninsula in the Cuyahoga River Valley directly west of Bigalow's Broadway Avenue building (Figure 6). The location was convenient for Bigalow's customers, situated less than one-half mile west of the wholesale district. The approximately 80-acre peninsula was platted and marketed for commercial and industrial purposes in 1856. Through generations, the peninsula's land uses and businesses focused on railroads, shipping, and outdoor storage of materials, with comparatively few buildings on the peninsula historically. In 1872 the Cleveland, Columbus, Cincinnati & Indianapolis Railway Company purchased about 40 acres of land and erected an extensive railyard. The railroad also cut an 800-foot long slip into the peninsula during the 1870s. Through the 1920s, the slip provided ship dockage, particularly grain shipments to be stored in a large grain elevator. The railroad then shipped out grain or processed goods such as flour, and received incoming coal shipments from Ohio, western Pennsylvania, and West Virginia. During the first half of the 20th century, the peninsula was known as Cleveland's "lumber district," with immense outdoor lumber storage areas containing tens of millions of board feet of lumber shipped to Cleveland from other American and Canadian Great Lakes ports. Ancillary businesses on the peninsula included manufacturers of boxes, doors, and sashes. At the east end of the peninsula, the Ohio & Erie

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Canal, built in the mid-1820s, was filled in during the 1870s and converted to a multi-track railroad line. Becoming part of the Baltimore & Ohio system, the line had sidings and storage yards for use by the railroad and nearby business customers.

The Cleveland, Columbus, Cincinnati & Indianapolis Railway Company's successor line, the Cleveland, Cincinnati, Chicago & St. Louis Railway Company (CCC & St. L Railway), expanded their existing railyard to the north by buying additional land in 1910 and 1911. The Consolidated Fruit Auction Company Building was constructed in this newly purchased area (Figures 7 and 8). A building permit was issued to the railroad in August 1911. The project included the two-story portion of the building housing the fruit display room on the first floor and the auction room on the second floor, as well as the first warehouse section, which is roughly 184 feet in length. The 1911 building incorporated seven loading door openings into its west elevation, meaning up to fourteen boxcars could be unloaded simultaneously using the two sidings. During construction, the railroad also successfully petitioned Cleveland City Council to have sections of two streets vacated: the section of Central Avenue immediately south of the 1911 building (which was built across ca. 1915 by the building's first addition, adding four-and-one-half bays) (Figure 9), and West 6th Street along the north side of the building so that it could be used as part of the loading area for sold goods.²⁸ It appears that in addition to owning the land, the railroad also owned the building: the 1911 building permit was issued to the railroad; the railroad petitioned Cleveland City Council for street vacations; and the 1912 and 1918 Sanborn maps (Figures 7, 9) identified the building as "C.C.C. & St. L. R.R. Fruit Storage." With this situation, Consolidated Fruit was a building tenant.

The contractor for the 1911 building was Henry G. Slatmyer & Son Construction Company. The ca. 1915 and ca. 1922 additions are attributed to the same firm, due to the identical exterior and interior design and construction details compared to the 1911 building. The final configuration of The Consolidated Fruit Auction Company building, after completion of the ca. 1922 addition, is shown in Figures 10 through 17, dating ca. 1924 through ca. 1935.

Henry G. Slatmyer (July 28, 1848 - January 24, 1916)²⁹ was born in Cleveland, Ohio and founded the firm bearing his name in 1872.³⁰ The company was a locally prominent late 19th through mid-20th century general contracting firm, first under Henry Slatmyer, and after his death in 1916, his son Lawrence (October 30, 1881 - February 25, 1970).³¹ The general contracting firm specialized in factory buildings, heavy construction, and reinforced concrete work. The

²⁸ Cleveland City Council, Ordinance 23912-A, Approved February 29, 1912, Cleveland City Council Archives.

²⁹ Birth date: *Men of Ohio*, (Cleveland: The Cleveland News and The Cleveland Leader, 1914?), p. 154; Death date: Lake View Cemetery records, Cleveland, Ohio, lakeviewcemetery.com

³⁰ *Men of Ohio*, p. 154.

³¹ Birth date: World War I Draft Registration Card, 1918, ancestry.com; Death date: Lake View Cemetery records, Cleveland, Ohio, lakeviewcemetery.com

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

company's work force grew over time, from 15-22 in 1880³² to 25-100 in 1897.³³ An 1897 biographical sketch³⁴ noted several downtown Cleveland buildings the firm built, including the Perry-Payne Building (NR 1973, #73001415). Other buildings listed in the publication, the Clarence Building, W. J. Morgan Building (lithographers), and the World Building, have all been demolished. Items in *The Plain Dealer* from the 1890s through the mid-1910s document many other industrial buildings the firm constructed in Cleveland. The firm also completed the carpentry work on the Park Building (1903, NR 1996, #96000674).³⁵

The Dominance of the Consolidated Fruit Auction Company in the 1920s – locally and regionally

In 1925, the U. S. Department of Agriculture concluded that "the selling of fruits and produce at auction has increased substantially in recent years. It is developing into a more and more important factor in the distribution of these products, and is steadily gaining a larger place in the attention of the public."³⁶ By 1925, Cleveland had the third oldest fruit auction firm in the country, which was also the oldest west of the Appalachian Mountains. Of all 24 fruit auction companies in business in 1925, located in fourteen cities (Figure 18), only four were in operation prior to 1900: New York (est. 1839), Boston (est. 1847), Cleveland (est. 1890; The Cleveland Fruit Auction Co., predecessor of The Consolidated Fruit Auction Co.), and a second firm in New York (est. 1897).³⁷

William Bigalow selected the word 'consolidated' as part of the name for his fruit auction business in 1903. By the mid-1920s, The Consolidated Fruit Auction Company had become the dominant wholesale outlet for fruit arriving in Cleveland and an important firm among major eastern United States cities that were pivotal in the rapid growth of the auction method for fruit wholesaling during the 1910s and 1920s. In addition to fruits grown in the U.S., the company obtained imported items such as bananas, grapefruit, oranges, and pineapples from Central and South America and the West Indies, along with grapes and nuts from Spain and lemons from Italy.³⁸

³² U. S. Census of Manufacturers, 1880, ancestry.com

³³ *Cleveland Its Aim: Progress, Perseverance and Public Spirit*, (Cleveland: Mercantile Advancement Co., 1897), p. 45.

³⁴ *Cleveland Its Aim*, p. 45.

³⁵ *The Plain Dealer*, March 8, 1903, p. 15.

³⁶ Miller and Hauck, p. 2.

³⁷ Miller and Hauck, pp. 1-2. This book uses 1890 in its reference to the establishment of The Cleveland Fruit Auction Co. The business first appears in the *Cleveland City Directory* in 1891. Ohio Secretary of State records list the business incorporation on September 10, 1891.

³⁸ Miller and Hauck, p. 8. As an example, Consolidated Fruit Auction sold four railcars of Cuban pineapples on May 12, 1919. "Pineapple Prices Decline Sharply, *The Plain Dealer*, May 13, 1919, p. 18.

Consolidated Fruit Auction Company Building

Name of Property

Cuyahoga, OH

County and State

Growth continued after William E. Bigalow's retirement in 1920.³⁹ He was succeeded as president by his nephew, Harry J. Bigalow, with Austin Estabrook as vice-president.⁴⁰ Harry J. Bigalow (1877-1947) was born in Chagrin Falls, Ohio. He joined his uncle William's firm at the age of fourteen when W. E. Bigalow & Co. was established in 1891. He moved through the family companies, such as a bookkeeper for W. E. Bigalow & Co. by 1896, and a salesman for Bigalow Fruit Company by 1898. By 1906, he was secretary-treasurer of the Bigalow Fruit Company and manager at The Consolidated Fruit Auction Company. He then moved up in responsibility at The Consolidated Fruit Auction Company, becoming secretary-treasurer in about 1913 and president-treasurer in 1920. He remained president of the firm, known from 1935 onward as The Consolidated Fruit Exchange, until his death in 1947.⁴¹

Austin Estabrook (1874-1932) was born in Grafton, Worcester County, Massachusetts, and had fruit industry experience prior to arriving in Cleveland. Austin's father, Edward A., began to list himself as a "market gardener and fruit grower" in the 1900 Worcester city directory. Austin Estabrook began working in the food industry in 1897 in Worcester. Perhaps as early as 1897, but certainly from 1899 until his departure from Worcester in 1902, Estabrook worked at W. H. Blodget & Co., commission merchants and wholesale dealers in green fruit, dried fruit, vegetables, butter, cheese, eggs, and confectionery. In the 1900 Census, Estabrook identified himself as a fruit salesman. Austin Estabrook married in 1896 and moved his wife and two young children to Cleveland in about 1902. He is listed in the 1903 Cleveland city directory as an auctioneer, and in 1904 started auctioneering at The Consolidated Fruit Auction Company. He became manager and auctioneer of The Consolidated Fruit Auction Company in 1913 and vice-president in 1920. He continued as auctioneer and vice-president until his death in 1932. The morning auctions required a brisk pace so that hundreds of tons of fruit could be quickly loaded out of the warehouse onto waiting wagons or trucks. After his death, traders reminisced about Estabrook's record sale of a 55-railcar train of fruit in 90 minutes.⁴²

Estabrook's passion was harness horse racing, and his pacers and trotters raced throughout Ohio and in Canadian and Eastern U.S. meetings. Known as Austin "Auctioneer" Estabrook, the six-foot-four-inch, 220 pound horseman owned 28 horses in 1928, which were trained and stabled in Washington Court House, Ohio.⁴³

³⁹ William Bigalow is listed as the owner of a commission merchant business in the 1920 Census, taken February 25-26, 1920. Both of William's obituaries list his retirement year and relocation to California as 1920: "W. E. Bigalow, Fruit Auction Founder, Dies in California," *The Plain Dealer*, January 12, 1947, p. 5; and "W. E. Bigalow, Pioneer, Dies," *The Los Angeles Times*, January 13, 1947, p. 7.

⁴⁰ "W. E. Bigalow, Fruit Auction Founder, Dies in California," *The Plain Dealer*, January 12, 1947, p. 5; *Cleveland City Directory*.

⁴¹ Cleveland City Directory listings; "Consolidated Fruit Exchange Head, H. J. Bigalow, Dies," *The Plain Dealer*, January 6, 1947, p. 13.

⁴² Worcester, Massachusetts City Directory listings; Cleveland City Directory listings; *Representative Clevelanders*, (Cleveland: Cleveland Topics Co., 1927), p. 115; "Cleveland Produce," *The Sandusky (Ohio) Register*, August 23, 1932, p. 7.

⁴³ John A. Crawford, "Joy of Turf Made Real by Miss Ettie," *The Plain Dealer*, August 31, 1928, p. 1; "Canadian Half-Miler Is Bound For Big Tracks - Auctioneer Grabs Great Pacer," *The Cincinnati Enquirer*, January 31, 1932, p. 32;

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

The growth of the wholesale fruit auction market in Cleveland is evident in the number of carlots and gross value of goods auctioned annually.⁴⁴ In 1891, the first year of operation for William Bigalow's fruit auction company, about 500 carlots of goods were sold (a carlot is a railroad boxcar 40 feet in length - the standard length in that period - and roughly 10 feet wide and 10 feet high). In 1919, 2,353 carlots were auctioned in Cleveland through the Bigalow firm. The total rose to 4,884 carlots in 1923, or roughly 4% of all carlots auctioned nationally. In terms of valuation, Bigalow's firm had almost \$6.4 million in gross auction sales just in 1923, representing almost 4% of gross sales nationally. Cleveland recorded the fifth largest gross sales total for fruit auction firms in 1923, behind only New York (\$72.2 million), Philadelphia (\$17.3 million), Boston (\$16.6 million), and Chicago (\$14.0 million). Commission merchants continued to purchase carlots through private sales, but because these were private companies, no separate statistics exist.

This company's expansion is also reflected in the built environment, with two additions constructed within ten years of The Consolidated Fruit Auction Company building's 1911 opening. The 1911 building had a total of seven loading door openings along the railroad sidings, meaning up to fourteen boxcars could be unloaded simultaneously. Two loading door openings were in the fruit display room. Five loading door openings were in the original 1911 warehouse, which had a floor area of about 7,600 square feet. The first addition, built ca. 1915, added two loading door openings, and the second addition, built ca. 1922, added three loading door openings. Adding five loading door openings doubled the warehouse square footage to more than 15,000 square feet, and a total of 24 boxcars could be unloaded simultaneously. Figure 10 shows railcars parked on both sidings adjacent to the building.

In addition to the growing use of auctions as a method to market fruit and produce, the increase in the quantity of goods sold by this method in Cleveland also reflects the rapid growth of Northern Ohio's population during the early 20th century. The principal trade area for the Cleveland market extended roughly west to Toledo, Ohio; east to Warren and Youngstown, Ohio, and Erie, Pennsylvania; and south through Akron, Canton, and Mansfield, Ohio, to Columbus and Zanesville. Roughly at the locations of those cities, the distance from The Consolidated Fruit Auction Company in Cleveland began to exceed the distance from competing fruit auction firms in Detroit, Pittsburgh, and Cincinnati. Cuyahoga County's population grew from about 310,000 persons in 1890 to 1.2 million persons in 1930, an increase of about 900,000 persons. During the same 40 year period, other major counties in the trade area grew by a combined 1,260,000 persons: Lucas County (+245,000), Franklin County (+237,000), Summit County (+290,000), Stark County (+138,000), Mahoning County (+180,000), Trumbull County (+81,000), and Erie County (Erie, PA) (+89,000).⁴⁵

"Death Takes Famous Driver - Austin Estabrook, Who Was to Drive Here Soon, Passes Away," *The News-Messenger* (Fremont, Ohio), August 23, 1932, p. 1.

⁴⁴ Miller and Hauck, pp. 6-7.

⁴⁵ *Decennial Census*, various editions, U. S. Bureau of the Census.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Wholesalers who purchased fruit auctioned in Cleveland at The Consolidated Fruit Auction Company forwarded shipments via railroad to smaller northern and eastern Ohio cities. An example of one type of business that might have received⁴⁶ fruit from Cleveland was in Athens in southeast Ohio, as represented in the Stedman-Shafer Grocery Warehouse Building (NR 2020, #SG100005540). Two wholesale grocery firms, the C F. Stedman & Company, starting in 1906, followed by the C. D. Shafer Company in 1922, divided shipments received by railroad at their building, repackaged the shipments into smaller quantities, and delivered them to small retail grocery stores in Athens and surrounding counties in southeast Ohio.

The Role of a Fruit Auction Company in the Distribution Channel

An auction house occupied a mid-point in the distribution channel for fruit passing from growers to consumers (Figure 19).

1. Growers are at the beginning of the process.
2. Shippers or assemblers in the growing locations, who either purchase the goods at shipping points, or act as agents of growers or buyers. They assemble and forward goods to market by railroad.
3. Dealers who receive the goods in carlot quantities in the terminal markets such as Cleveland and sell them to create smaller quantities. The dealers could be auction firms holding public sales or commission merchants holding private sales.
- 4., Wholesalers (also known as jobbers) or brokers, who purchase carlot or less than carlot quantities from the dealers.
5. Customers, including hotels, restaurants, grocers (independent or chains), fancy fruiterers, or peddlers and pushcart men who purchase goods from wholesalers or brokers.

Some customers listed in the fifth item, such as fancy fruiterers and peddlers or pushcart men, might be inclined to buy goods at a public auction (third item), thereby eliminating the wholesalers and brokers (fourth item).⁴⁷ Proponents of the auction method argued that the transparency of the process enabled all potential customers to compete on an equal footing for the types of goods in which they were interested and the types of customers they intended to supply. For example, a fancy fruiterer may pay a premium price for goods that are unusual or in superior condition; a jobber may pay a medium price for larger quantities of goods in good condition intended for grocery stores; and a group of peddlers or pushcart men may pay a lower price for less than perfect goods such as fruit close to being overripe, because of their

⁴⁶ This example is for discussion purposes. There is no documented relationship between the firms in Cleveland and Athens.

⁴⁷ Miller and Hauck, pp. 4-5

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

ability to sell small quantities of product each day on street corners or in neighborhoods.
Appendix A discusses **The Mechanics of a Fruit Auction**.

Mutual Benefits for The Consolidated Fruit Auction Company and the CCC & St. L Railway

As discussed earlier, the relationship of the CCC & St. L Railway and The Consolidated Fruit Auction Company appears to be a land and building owner (railroad) and tenant (auction firm). More broadly however, a railyard setting for a firm auctioning boxcars of freight - in this situation, fruit - meant that the two companies could utilize a large CCC & St. L Railway-affiliated railroad network to their benefit, increasing revenue and profits. The territory of the CCC & S. L Railway and its parent company the New York Central covered the entire northeast United States, including agricultural regions, from Illinois to Massachusetts (Figure 20). The two railroads also had valuable connection points to other railroad networks and shipping. The CCC & St. L Railway connected across the Mississippi River at St. Louis and Cape Girardeau, Missouri for the western U.S., such as fruit growing regions of California and the Pacific Northwest. The CCC & St. L Railway also connected to Cincinnati, Ohio, on the Ohio River, providing access to fruit growing regions in Georgia and Florida. The New York Central connected to New York and Boston, two major ports receiving imported fruits from southern Europe and the Caribbean Basin. This available railroad network enabled large quantities of fruit to be transported efficiently to Cleveland, one of the largest cities in America (sixth in 1910; fifth in 1920).

The interconnections of these rail lines also provided shipping benefits within the Great Lakes region to Cleveland. For example, the Ohio counties along the south shore of Lake Erie have historically been a productive region for deciduous fruit crops due to the moderating influence Lake Erie has on year-round temperatures. The same weather characteristics made western New York State a major source of Concord grapes, and a major apple producing region generally. Indiana produced large crops of cantaloupes and watermelons.

In practice, the two companies had the ability to create revenue and reduce costs all along the transportation network. First, at the grower's locations, the companies could eliminate middlemen and their commission fees. Consolidated Fruit Auction employees could contract directly with growers for the sale of crops, or CCC & St. L Railway agents could arrange freight assembly and shipping with growers. Also, either firm could buy crops directly. Second, in the shipping phase, the two firms could offer each other preferred shipping rates or lower commission fees in return for directing boxcars of goods through the CCC & St. L Railway for shipping and Consolidated Fruit Auction for sale. Third, once in Cleveland, the CCC & St. L Railway could generate revenue by charging fees to other railroads for moving and unloading inbound and outbound boxcars through the CCC & St. L railyard to and from Consolidated Fruit Auction's building. After the fruit auction, buyers might direct purchased goods back to the CCC & St. L Railway for delivery to secondary market destinations, such as other cities or small towns in northern, central, and eastern Ohio.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Other Influences on the Public Auction Method for Wholesale Fruit Selling

The rapid national growth of public auctions to sell fruit at the wholesale level was widely noticed in the media. Magazine articles discussed the phenomenon, U.S. Department of Agriculture reports documented the industry, and books delved into the various aspects of fruit industry marketing. The public auction method efficiently sold enormous quantities of goods by any standard: boxcars, tonnage, or boxes, barrels, and lidded baskets. The two or three minutes to sell the contents of a 40-foot boxcar however, was made possible by several innovations achieved by growers, government agencies, and railroads.

Production: Growth of Grower's Exchanges

At the end of the 19th century, growers in some communities began to form local organizations to jointly market their product and obtain better prices for the single crop they all grew in common. The members graded, sized, packed the product, and used a common shipping point to assist the railroad shipper. As more growers requested to join, regional cooperative marketing organizations were formed, including the Southern California Fruit Exchange (1895), California Fruit Exchange (1900), Florida Citrus Exchange (1909), and the California Raisin Growers Association (1912). Other exchanges established in the same period included the Yakima Horticultural Union (apples) and the Georgia Peach Growers' Exchange. The exchange handled multiple functions for its member growers, such as buying the crops, lending money to growers for reinvestments in their businesses, and controlling the carlots of product through shipping to its sale, such as at an auction firm.⁴⁸

These exchanges were important to the revenue of The Consolidated Fruit Auction Company, and to the fruit auction firms nationally. The California and Florida exchange members grew citrus fruits, and that was one of the specialties of Consolidated Fruit Auction. Of the five types of groups selling carlot shipments of fruit at auction in the mid-1920s, the U.S. Department of Agriculture estimated that the fruit exchanges were the single largest group, providing about 62% of the tonnage sold at auction.⁴⁹ The USDA report noted that the growth of fruit auctions

during recent years may be attributed largely to the patronage of large cooperative and private market exchanges. An auction company that handles the accounts of one or more of these organizations usually is assured the steady and adequate supply necessary to attract the buying trade and to permit the successful continuation of business for reasonable charges.⁵⁰

In contrast to the fruit exchanges, it was widely noted in studies of the public auction method of food goods that with few exceptions, vegetable growers never reached the same regional

⁴⁸ Magoon, pp. 315-16; Wells A. Sherman, *Merchandising Fruits and Vegetables* (New York: McGraw-Hill, 1928), Chapter VII.

⁴⁹ Miller and Hauck, p. 11.

⁵⁰ Miller and Hauck, p. 11.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

organizational level as fruit growers.⁵¹ Exceptions existed, such as single crops across specific regions such as Florida celery, Maine potatoes, or onions in Ohio and Indiana. Generally, however, vegetable growers were located in proximity to an urban area and concentrated on their local market. They did not need to seek out interstate shipping options for selling. In addition, compared to specialist fruit growers whose crop ripened within a short period of time and in large quantity, vegetable growers typically produced many different crops, creating a long harvest season. Vegetable growers also indirectly competed with home gardeners, who as a group were much more likely to grow vegetables than large quantities of fruit. Vegetable growers, therefore, who independently grew crops and brought a steady flow of goods to market in comparatively smaller quantities, more typically dealt with wholesalers or commission merchants to sell their goods.

Quality: Grades and Standards

Prior to the mid-1910s, there were no standard package sizes for fruits or vegetables or for the grading of the goods themselves. Complaints were plentiful in the distribution channel, because there was "no common language between buyers and sellers." The lack of grades and standards could cause significant problems for an auction firm like Consolidated Fruit Auction, such as inconsistently sized fruit in the same package, over- or underweight packages if the product was to be sold by weight, or growers calling fruit "No. 1" or "fancy grade," when no nationwide standard definition existed for that term. The extent of a problem would not be known until the shipment arrived for auction, and time might be required to examine and repackage fruits for sale.

Various attempts were made to implement a system of specifications. The Federal government addressed some packaging issues, creating uniformity with the passage of the *Standard Barrel Act for Fruits, Vegetables, and Dry Commodities* (1915) and the *Standard Fruits and Vegetable Baskets and Containers Act of 1916*. State efforts to legislate language for grades, and in some instances initiate inspection programs, generally led to inconsistent language state-to-state and resulted in more confusion.

After the Federal government successfully introduced a grading system for potatoes during World War I, the methodologies were applied to other crops. During the 1920s, the USDA successfully worked with states to create uniform national standards for various goods. USDA offered standard grading language for states to adopt, creating state-to-state consistency. This effort particularly benefited areas where specialized crops spanned a region, such as Pacific Northwest apples. In order to create a uniform grading system, which would be applied by growers and exchanges but monitored by USDA inspectors at both shipping points and in major cities, the agency introduced a mathematical process to decide the sample size for inspection and determine the number of fruits with defects. For auction firms such as Consolidated Fruit

⁵¹ Miller and Hauck, p. 10; Sherman, Chapter VI.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Auction, the system of fixed grading, applied uniformly nationwide, brought greater predictability to the auction selling process by linking grade and price value.⁵²

Shipping: Refrigerated Railcars

Towns traditionally relied on a food distribution system of nearby farmers bringing perishable goods in season to the town by horse and wagon. By the late 19th century, the Industrial Revolution ignited huge population gains in cities, and close-in food production needed to be supplemented by goods brought from greater distances. Fruit packed in a closed boxcar however, would overripen during just several days in transit. The result of a half-century of experimentation was the development of a reliably insulated railcar properly loaded with boxes, barrels, or lidded baskets of goods, and cooled by tons of melting ice. This success enabled fruit auction firms such as The Consolidated Fruit Auction Company to consistently receive shipments of citrus fruit from California or Florida in good condition to auction for the local market.

Refrigerated railcars became an integral part of railroad transportation by 1920, but the first attempts date to the mid-19th century. An 1857 effort fitted out boxcars with a second roof, floor, and sides, filling the resulting air spaces with sawdust, and adding boxes of ice. A decade later, ice bunkers had been installed in boxcar roofs, enabling ice to be replenished from above. Meat packers such as Swift were building their own refrigerator cars in the 1870s. The pioneer in fruit shipping was the California Fruit Transportation Company, which operated 600 refrigerated railcars by 1891. Their wool-insulated cars carried four to five tons of ice overhead and in bunkers located at the car ends, providing a four- to five-day ice supply. Design experimentation continued, but issues with proper insulation, air circulation, and ice bunker sizing meant consistently good shipping results were not possible.

Starting in 1906, the Pacific Fruit Express Company, the refrigerator car division of the Southern Pacific and Union Pacific Railroad, came to the forefront of good car design. The 40-foot railcars carried 30,000 pounds of fruit, plus a standard 11,500 pounds of ice in end bunkers. The falling air temperature created convection that circulated cold air through the car, which was insulated with processed panels of flax. Blocks of ice were inserted through a hatch on each end of the railcar roof. In winter, charcoal heaters were lowered into the bunkers to prevent fruit from freezing. Structural improvements to boxcars by the mid-1920s enabled the same 40-foot railcar to carry 70,000 pounds of fruit. An estimated 180,000 refrigerated railcars were in use in 1930. In the 1950s, railcars with mechanical refrigeration became more common, and use of ice-cooled railcars ended in the early 1970s.⁵³

Several other industry standards developed to improve long-distance transportation of fruit and produce. First, complete trains were assembled and identified as "express." This designation provided priority scheduling and track rights, along with facilitating re-icing

⁵² Magoon, pp. 281-287; Sherman, Chapter XII.

⁵³ Magoon, pp. 127-133; White, *The Great Yellow Fleet*, pp. 12, 97, 151-155.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

enroute, reducing shipment time from Florida or the Pacific Coast to cities in the Northeast U.S. This type of express train became known as a "fruit block."⁵⁴ Second, railroads built icing stations every few hundred miles along their routes, enabling ice bunkers to be topped off at locations chosen based on the needs of the shipment. Third, fruit and produce boxcars were painted yellow or yellow-orange, which made express trains and cars in rail yards easily visible compared to the red color of standard boxcars.

Data: USDA Market News Service

At the turn of the 20th century, current and broad market information on the fruit industry was almost impossible to determine. Information about private sales through commission merchants and wholesalers were just that - private. Some wholesale prices might be more widely known because of auction firms such as The Consolidated Fruit Auction Company. Generally, however, with hundreds of transactions occurring regularly in a major city such as Cleveland, no one had a good overview of supply and demand locally, let alone at a regional or national level. Growers at a long distance were particularly disadvantaged, such as California citrus growers, who sent railcars of goods to market without a sense of its potential selling price.

To respond to this difficulty, starting in 1915, the U.S. Department of Agriculture developed a daily market news service. Although growers, shippers, and wholesale buyers would not share - and could not on a practical level share - information with each other, they were persuaded to pool their data anonymously to the USDA. In turn, the USDA issued daily information sheets. Growers received accurate reports of selling prices and demand level in major cities. Wholesale buyers received reports or forecasts of shipment volume out of producing districts, along with accurate reports of carlot arrivals in his own market and their state of origin. Selling prices were based on either carlot figures, if that is how the product typically sold, such as watermelons, or the price of the first sale after the carlot price.

This new source of information assisted The Consolidated Fruit Auction Company, even though the firm was not a wholesale buyer. Having a better understanding of fruit shipments coming into Cleveland, the firm could gauge their upcoming business volume and adjust. For example, based on local demand, they could conclude whether too little or too much of a specific fruit might be about to arrive in the city, and advise their shipping partner CCC & St. L Railway to either divert carlots toward or away from Cleveland. The daily market news reports showed that keeping a steady flow of fruit to city markets based on current demand, rather than stumbling into moments of gluts or shortages, improved revenue for everyone along the distribution channel.⁵⁵

⁵⁴ White, *The Great Yellow Fleet*, p. 152.

⁵⁵ Sherman, Chapter XV.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

The Consolidated Fruit Auction Company Relocates

By the mid-1920s, the leaders in Cleveland's wholesale food industry had come to the realization that the aging wholesale district and other physical facilities that existed to manage the food distribution system in Cleveland, its first-ring suburbs, and more broadly Northeast Ohio, could not meet the needs of more than two million people. The Northern Ohio Food Terminal, Inc. was organized in 1926 to build a 34-acre railroad, trucking, and cold storage hub that brought together Cleveland's fruit, vegetable, dairy, poultry, and meat wholesalers into one multi-building complex. The terminal opened June 3, 1929, and The Consolidated Fruit Auction Company moved less than two miles south to its new and larger facility and held its first sale on August 5, 1929. The Nickel Plate Railroad owned and operated the 16-track delivery yard, which handled 18,000 railcars annually when it opened.⁵⁶ Consolidated Fruit Auction's new freestanding building had enough floor space to hold the contents of 100 railcars. The Period of Significance ends in 1929 for The Consolidated Fruit Auction Company Building on Stone's Levee when the firm vacated the building reflecting the company's first period of major growth and dominance in the local/regional distribution of fruit, and relocated.

The Northern Ohio Food Terminal, with its 1,500 employees, shifted a significant amount of economic activity out of the existing wholesale district. The Big Italy neighborhood also declined after 1940, with many of its residents moving to suburbs in Cuyahoga County. The old wholesale district buildings became underutilized, with vacant upper stories, and some buildings were demolished to provide parking. The area was completely razed in the early 1990s to accommodate two professional sports facilities and associated parking garages.

After The Consolidated Fruit Auction Company moved, the CCC & St. L Railway leased the building as a canned foods warehouse through at least the 1950s. By the 1970s, the CCC & St. L Railway, long part of the New York Central Railroad System, had sold the building on Stone's Levee. In more recent decades the building has been utilized for miscellaneous storage purposes. The Period of Significance ends when the building was only eighteen years old. Figures 21 through 27, spanning the early 1950s through the early 1980s, document how the appearance of The Consolidated Fruit Auction Building and the peninsula changed during that time period.

Appendix A

The Mechanics of a Fruit Auction

Fruit auctions held in various cities followed similar processes, as discussed in the 1925 U.S. Department of Agriculture bulletin *American Fruit and Produce Auctions*.⁵⁷ The following narrative applies these generalities to a theoretical auction at The Consolidated Fruit Auction Company. The accompanying figures are only for general illustration purposes. None of the images are The Consolidated Fruit Auction Company.

⁵⁶ J. H. Webb, "New Auditorium Open for Sales," *The Plain Dealer*, August 8, 1929, p. 11

⁵⁷ Miller and Hauck, pp. 12-26.

Consolidated Fruit Auction Company Building

Name of Property

Cuyahoga, OH

County and State

The Consolidated Fruit Auction Company holds sales on Monday, Wednesday, and Friday mornings (several East Coast fruit auction firms held sales five-days-a-week). The night before an auction, the CCC & St. L Railway pushes refrigerated railcars onto the sidings along the west side of the building, aligning the railcar doors with the building's loading door openings. Stevedores unload the railcars, and using the shipping manifest, place the goods in rows in the warehouse, known as "lines" (Figure 28). Identical boxes, such as oranges in a single railcar from the same grower or seller, as well as being the same variety, size, grade, and quantity in each box, constitute a line. A randomly selected box from each line is placed in the display room for buyers to inspect (Figure 29). The larger the line, the more boxes that are opened. Shipping container types vary with the crop and include boxes, barrels, or lidded baskets. Early on auction morning, buyers view the day's goods in the display room. A buyer also has the right to inspect any other boxes in the line, in order to have assurance about the overall characteristics and condition of the fruit in the line. Buyers are provided a printed auction catalog listing each lot for sale based on the shipping manifest. The information for each line includes the grower's name, seller's name or brand, variety, size, and grade (Figure 30).

At 9:00 a.m., a bell rings throughout the building, announcing the start of the auction in the second floor sales room. Sales are open to the public, and non-buyers may attend. Buyers are often seated on a tiered platform at one end of the room, making all buyers plainly visible and aiding in the announcement of bids. The seats may incorporate a wide arm, providing a writing surface for catalog notetaking (Figures 31 and 32). In Consolidated Fruit Company's auction room, window openings in the south end of the room rise higher on the walls, indicating that this may have been the buyer's seating area. At the other end of the auction room on a platform is the auctioneer, who sells the lines one at a time in the same order as the printed catalog. Also on the platform are clerks recording the winning bids and bidder names. Nearby are any agents for sellers, such as a person working in Cleveland and paid by a California or Florida fruit grower's exchange. This agent, representing the seller, monitors the bidding. If bids are below prevailing market prices, part or all of the line can be withdrawn from the sale. The room may also include desks for newspaper reporters or trade publications, who will prepare result listings for wire service reports.

The high bidder on a line states how many "units," such as boxes, he wants at that bid. It may be all or part of the entire line, meaning the answer could be 50 boxes or 500 boxes. If "units" remain, the bidding reopens and the subsequent high bidder states his desired "unit" quantity. Bidding continues in that manner until the entire line is sold. As catalog pages are filled with realized prices, they are sent to the office, double-checked, and transferred to the warehouse.

After the auction, sold goods are taken out through the loading door openings on the east side of the building onto horse-drawn wagons provided by buyers or their hired delivery services. Most of the goods have probably been purchased by wholesalers or brokers (item four in the distribution channel) and taken up the hill to their business locations in the wholesale district. Goods being shipped to another city or small town are transported to a specific railroad freight

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

depot in the valley or reloaded onto a CCC & St. L Railway boxcar at the auction building. A buyer might also arrange delivery through Consolidated Fruit Auction (Figure 33).

The auction company pays the seller or the seller's agent the final sale price, less the auction company's sales commission within one to two days. Buyers receive invoices the day of the sale. Depending on their standing or business volume, buyers may pay cash or are given ten to fifteen days to pay. Alternatively, buyers may have deposit accounts at the auction company, against which purchases are charged. The auction company has an updated catalog printed and made available, showing the prices realized (Figure 34). The display room and warehouse at The Consolidated Fruit Company building are now empty of merchandise, or nearly so, and are ready for the next line of boxcars to be unloaded.

Appendix B

Potential for Industrial or Commercial Archeology

Commercial sites like the Consolidated Fruit Auction Company Building can be considered as possible sites to yield important information to our understanding of Ohio's commerce history. Archaeological investigations may provide information about how such commercial sites functioned and how changes in technology (such as storage and delivery of products) impacted a business such as this. Such transformations may be evidenced through physical changes to the buildings, the site, and their relationship to one another. Physical investigations of the site surrounding the building in comparison to historic maps and building plans could provide an additional level of understanding of the function and use of the site, and how it evolved over time. This property includes the original brick street on its east side where wagons and trucks were loaded after auctions. Further studies in that area may reveal information to enhance what is known about this property. Some ground disturbances immediately adjacent to the east side of the building have occurred over time. Central Avenue has been repaved with asphalt up to the east wall of the building, and from Central Avenue southward, the brick street is no longer in place. In addition, various loading dock steps and ramps have been added and removed over time along the ground abutting the east wall foundation. Currently, no archaeological excavations have occurred at the site and the property is not nominated under National Register Criterion D. However, the site may have archaeological research potential, and any such research may augment the historical record.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

1. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

American Fruit and Produce Auction Association, *What the Grower Should Know*, 1915.

Ancestry.com. Accessed October 2020 and January 2021.

Brown, Bliss S. *Modern Fruit Marketing*. New York: Orange Judd Co., 1916.

Cleveland City Council Archives records.

Cleveland Historic Maps.

<https://www.arcgis.com/apps/View/index.html?appid=ddb0ee6134d64de4adaaa3660308abfd>.

Cleveland Memory Project. Michael Schwartz Library, Cleveland State University.
www.clevelandmemory.org.

Cleveland, Ohio City Directories. Ancestry.com. Accessed various dates.

Cleveland, Ohio - The Forest City. Cleveland: The Cleveland Printing and Publishing Co., 1892.

Cleveland Its Aim: Progress, Perseverance and Public Spirit. Cleveland: Mercantile Advancement Co., 1897.

Cleveland Plain Dealer. Cleveland Public Library Research Database. <https://cpl.org/research-learning/researchdatabases>.

Cleveland Public Library. Digital Gallery records.

Cuyahoga County Archives records.

Decennial Census, various editions, U. S. Bureau of the Census.

Encyclopedia of Cleveland History. "Big Italy," "Central Market," "Haymarket," "Sheriff St. Market." Case Western Reserve University. <https://case.edu/ech/>. Accessed October 2020.

Hopkins Plat Maps. Cleveland Public Library, Digital Gallery.
<http://cplorg.cdmhost.com/digital/collection/p4014coll24>.

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

McElheny, Victor K., Jr. *The Economic Value of the Auction as a Distributor of Perishable Commodities*. New York: n.p., 1916.

Magoon, Charles E. *The Way It Was: The Produce Industry in the Early Years, 1890-1930*. Berkeley Springs, West Virginia: Particularly Produce, 1997.

Manchester, Alden C. *The Changing Role of the Fruit Auctions*. U.S. Department of Agriculture. Agricultural Marketing Service. Marketing Research Report No. 331. Washington, D.C.: U.S. Government Printing Office, 1959.

Men of Ohio. Cleveland: The Cleveland News and The Cleveland Leader, 1914?.

Miller, Admer D. and Charles W. Hauck. *American Fruit and Produce Auctions*. U.S. Department of Agriculture. Department Bulletin No. 1362. Washington, D.C.: U.S. Government Printing Office, 1925. Includes bibliography.

Ohio Secretary of State records.

Representative Clevelanders. Cleveland: Cleveland Topics Co., 1927.

Sanborn Fire Insurance Maps. Cleveland Public Library, Research Databases.
<https://cpl.org/research-learning/researchdatabases>.

Sherman, Wells A. *Merchandising Fruits and Vegetables*. New York: McGraw-Hill, 1928.

Western Reserve Historical Society records.

White, John H. *The Great Yellow Fleet: A History of American Railroad Refrigerator Cars*. San Marino, California: Golden West Books, 1986.

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 # _____

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Cleveland Public Library

Historic Resources Survey Number (if assigned): Ohio Historic Inventory CUY- 03224-02

2. Geographical Data

Acreeage of Property 0.963 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- 1. Latitude: 41.491513 Longitude: -81.691528
- 2. Latitude: Longitude:
- 3. Latitude: Longitude:
- 4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- 1. Zone: 17 Easting: 442262 Northing: 4593334
- 2. Zone: Easting: Northing:
- 3. Zone: Easting: Northing:
- 4. Zone: Easting: Northing:

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

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

The Consolidated Fruit Auction Company Building is located in the City of Cleveland, Cuyahoga County, Ohio on one parcel. A Lot Split and Consolidation Map was filed with Cuyahoga County on August 27, 2020. The lot split involved land to the east of the building. The new parcel number is 122-20-014.



Boundary Justification (Explain why the boundaries were selected.)

The nominated boundary includes the area historically associated with The Consolidated Fruit Auction Company Building during the period of significance (1911-1929), except the narrow strip of land on the west side of the building originally occupied by the two railroad sidings. The sidings were removed prior to 1951 (Figure 21). The closing of the CCC & St. L Railway railyard resulted in the breakup of the property, and in 1978 the railroad sold acreage that included the railroad siding strip. That acreage is currently held by the adjacent private property owner to the west, with The Consolidated Fruit Auction Company Building sitting approximately two feet from the property line.

3. Form Prepared By

name/title: Marcia E. Moll and Richard J. Sicha
organization: PlaceMark Collaborative LLC
street & number: 1519 West Clifton Boulevard
city or town: Lakewood state: Ohio zip code: 44107
e-mail: PlaceMarkCollaborative@gmail.com
telephone: 216-310-9304
date: May 26, 2021

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (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.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Consolidated Fruit Auction Company Building

City or Vicinity: Cleveland

County: Cuyahoga State: OH

Photographer: Richard Sicha and Marcia Moll

Date Photographed: July 2020 and March 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photograph 1 of 23

Description: Consolidated Fruit Auction Company Building - Setting

Camera Direction: Southeast

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Photograph 2 of 23

Description: Consolidated Fruit Auction Company Building - Setting
Camera Direction: North

Photograph 3 of 23

Description: Consolidated Fruit Auction Company Building - Setting
Camera Direction: Northeast

Photograph 4 of 23

Description: Consolidated Fruit Auction Company Building - North and west elevations
Camera Direction: Southeast

Photograph 5 of 23

Description: Consolidated Fruit Auction Company Building - North and east elevations
Camera Direction: Southeast

Photograph 6 of 23

Description: Consolidated Fruit Auction Company Building - East elevation
Camera Direction: Southwest

Photograph 7 of 23

Description: Consolidated Fruit Auction Company Building - East elevation near south
elevation
Camera Direction: South

Photograph 8 of 23

Description: Consolidated Fruit Auction Company Building - South elevation
Camera Direction: Southwest

Photograph 9 of 23

Description: Consolidated Fruit Auction Company Building - West elevation
Camera Direction: North

Photograph 10 of 23

Description: Consolidated Fruit Auction Company Building - Fruit Display Room
Camera Direction: Southeast

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Photograph 11 of 23

Description: Consolidated Fruit Auction Company Building - Fruit Display Room - Toward entrance

Camera Direction: Northwest

Photograph 12 of 63

Description: Consolidated Fruit Auction Company Building - Stairway

Camera Direction: Southwest

Photograph 13 of 23

Description: Consolidated Fruit Auction Company Building - Warehouse - 1911 section

Camera Direction: Southeast

Photograph 14 of 23

Description: Consolidated Fruit Auction Company Building - Warehouse - 1911 section

Camera Direction: Northeast

Photograph 15 of 23

Description: Consolidated Fruit Auction Company Building - Warehouse - 1911 section

Camera Direction: Northwest

Photograph 16 of 23

Description: Consolidated Fruit Auction Company Building - Warehouse - 1911 section

Camera Direction: South

Photograph 17 of 23

Description: Consolidated Fruit Auction Company Building - Warehouse - ca. 1915 section

Camera Direction: Southeast

Photograph 18 of 23

Description: Consolidated Fruit Auction Company Building - Warehouse - ca. 1922 section

Camera Direction: Northwest

Photograph 19 of 23

Description: Consolidated Fruit Auction Company Building - Stairway to second floor

Camera Direction: Southeast

Photograph 20 of 23

Description: Consolidated Fruit Auction Company Building - Second floor - Auction Room

Camera Direction: South

Consolidated Fruit Auction Company Building
Name of Property

Cuyahoga, OH
County and State

Photograph 21 of 23

Description: Consolidated Fruit Auction Company Building - Second floor - Auction Room
Camera Direction: Southeast

Photograph 22 of 23

Description: Consolidated Fruit Auction Company Building - Second floor - Auction Room
Camera Direction: Northwest

Photograph 23 of 23

Description: Consolidated Fruit Auction Company Building - Second floor - Auction Room
Camera Direction: South

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.

Figure Log

Figure 1a. Consolidated Fruit Auction Building, vicinity map. *Source:* ArcGIS

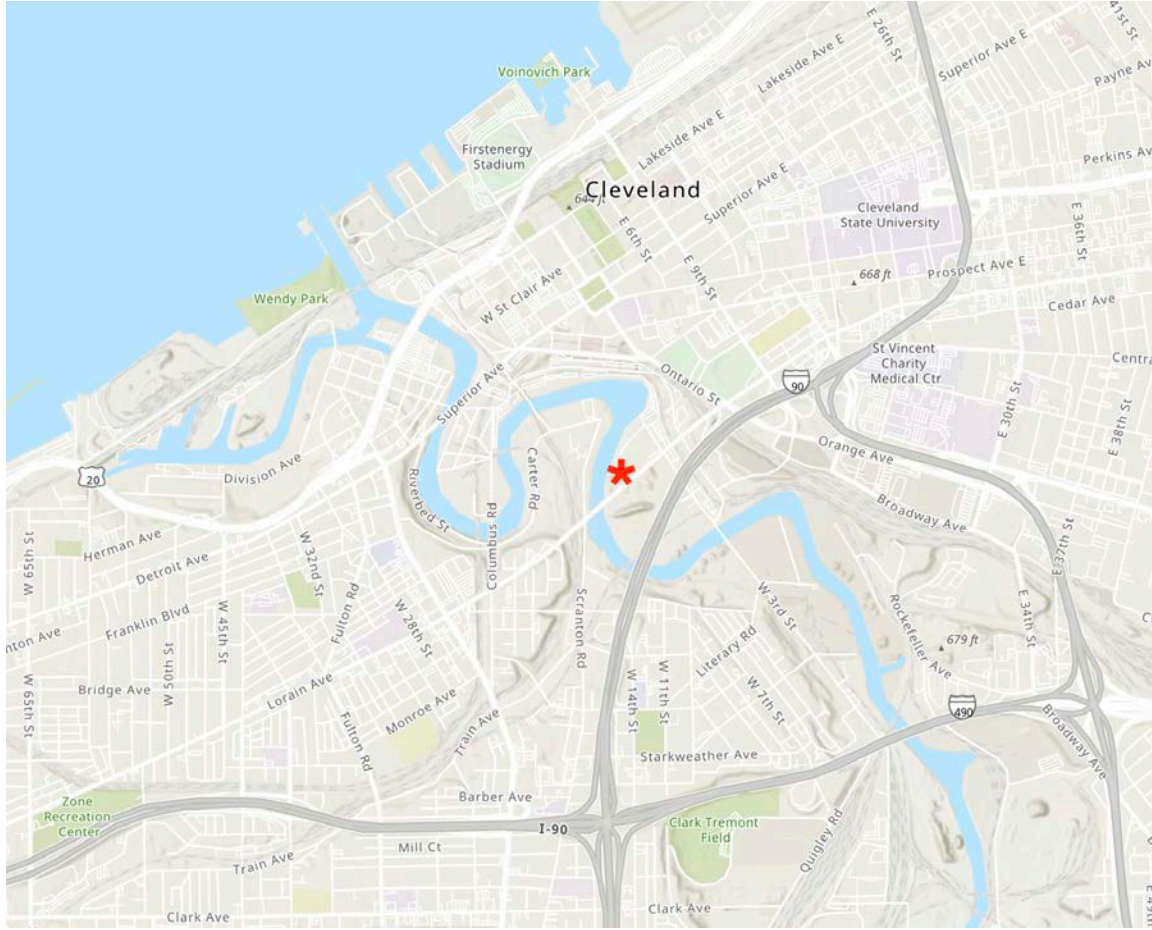


Figure 1b. Consolidated Fruit Auction Building, peninsula map. Source: ArcGIS

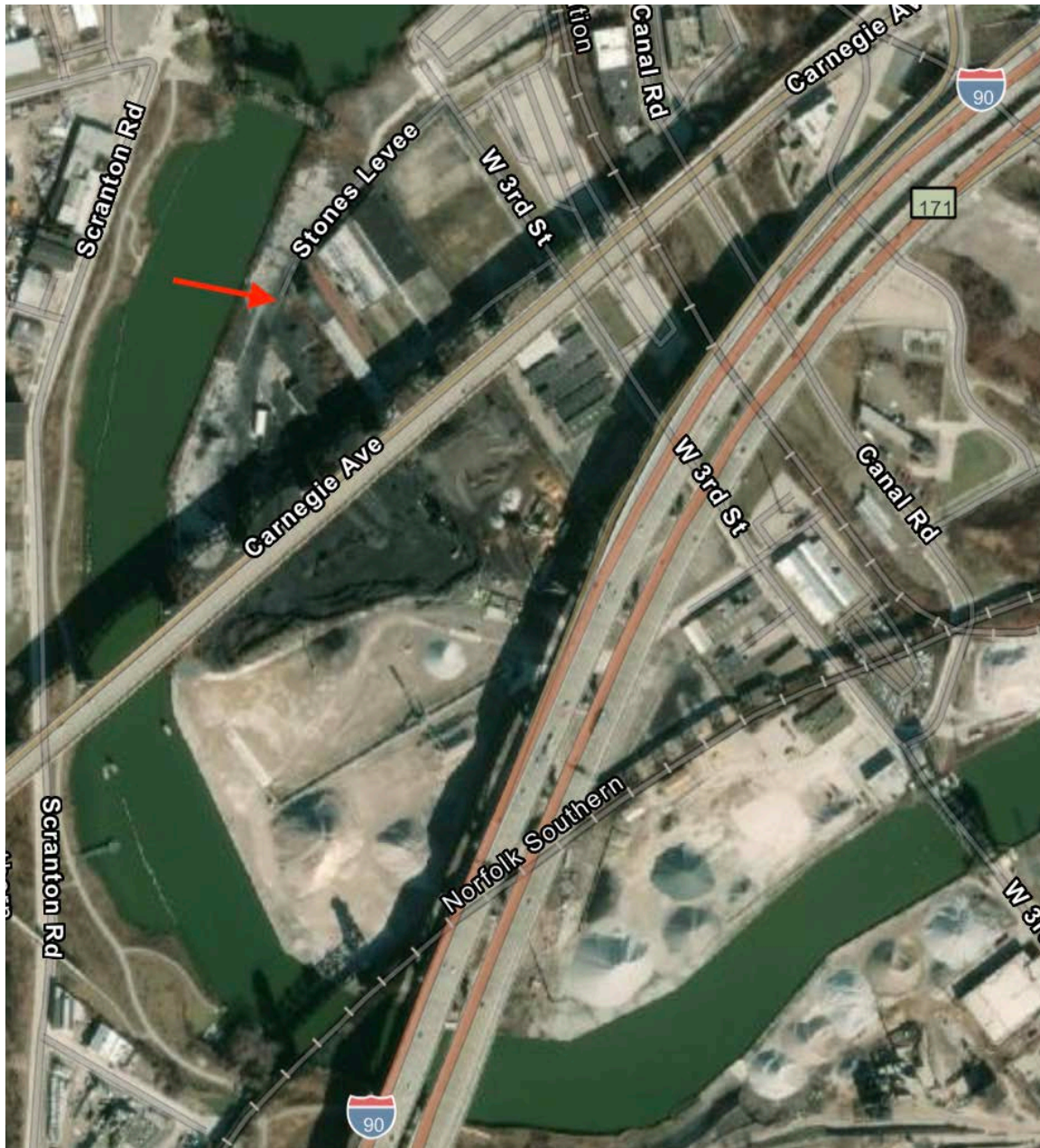


Figure 2. Vicinity of Downtown Cleveland, showing public markets, wholesale food district, Big Italy neighborhood, Consolidated Fruit Auction Company, and Northern Ohio Food Terminal, Sanborn Fire Insurance Map, 1912. *Source:* Cleveland Historic Maps, online.

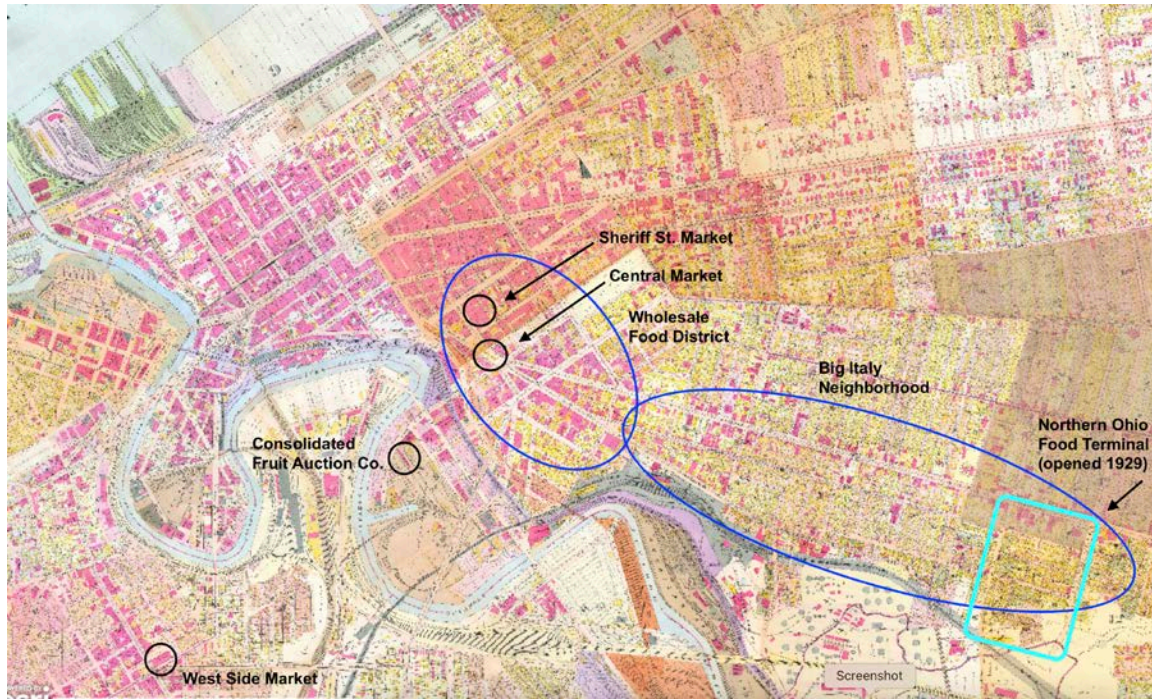


Figure 3. The Consolidated Fruit Auction Company, advertisement. *Source:* Cleveland Plain Dealer, May 26, 1903.

Pineapples
THIS IS THE WEEK TO CAN PINEAPPLES
PRICES THIS WEEK
LOWEST OF THE SEASON.
The Consolidated Fruit Co.
will receive Wednesday, May 27th, one train load (18 cars) of Pineapples.
They will be Sold at Auction and Private Sale, on this day and will be in the Commission Merchants' and Jobbers' hands Wednesday. THURSDAY your grocer and market dealer will have them.
DON'T FAIL TO PLACE YOUR ORDERS EARLY.
This is the largest direct importation of Pineapples ever received in Cleveland.

Figure 4. The Consolidated Fruit Auction Company letterhead, 1920-1929. Source: Worcester Polytechnic Institute, online.

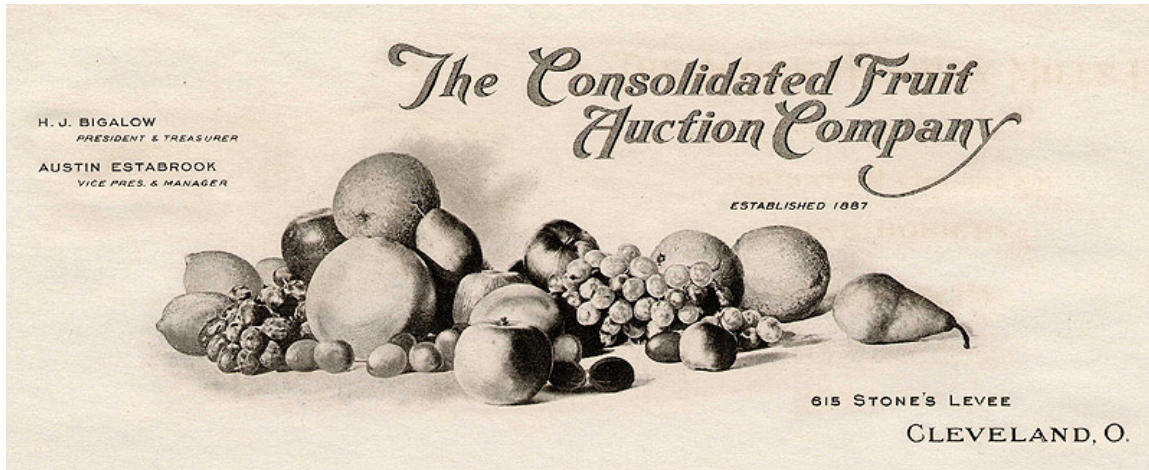


Figure 5. Near downtown Cleveland, Ohio area showing location of Bigalow Fruit Co./Consolidated Fruit Auction Co. before 1911 (center right) and Consolidated Fruit Auction Co. (center left) after 1911, Sanborn Fire Insurance Map, 1912. Source: Cleveland Historic Maps, online.

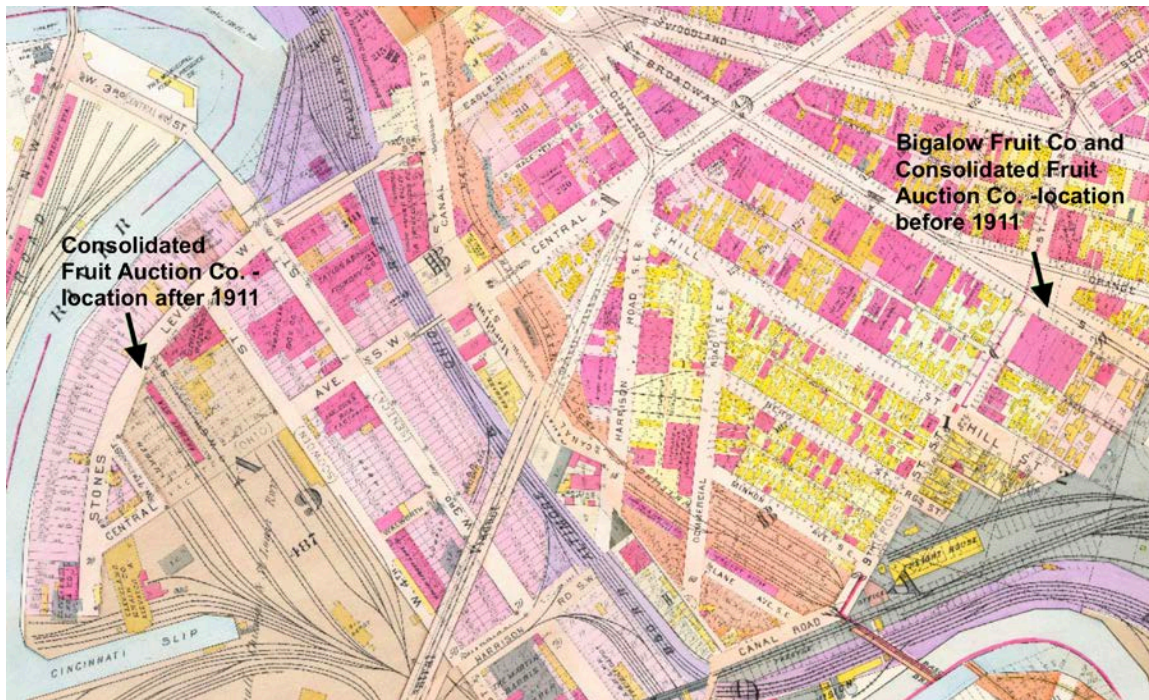


Figure 6. Future location of Consolidated Fruit Auction Building, Sanborn Fire Insurance Map, 1896-1910, volume 2B, sheet 190. Source: Cleveland Public Library Digital Gallery.

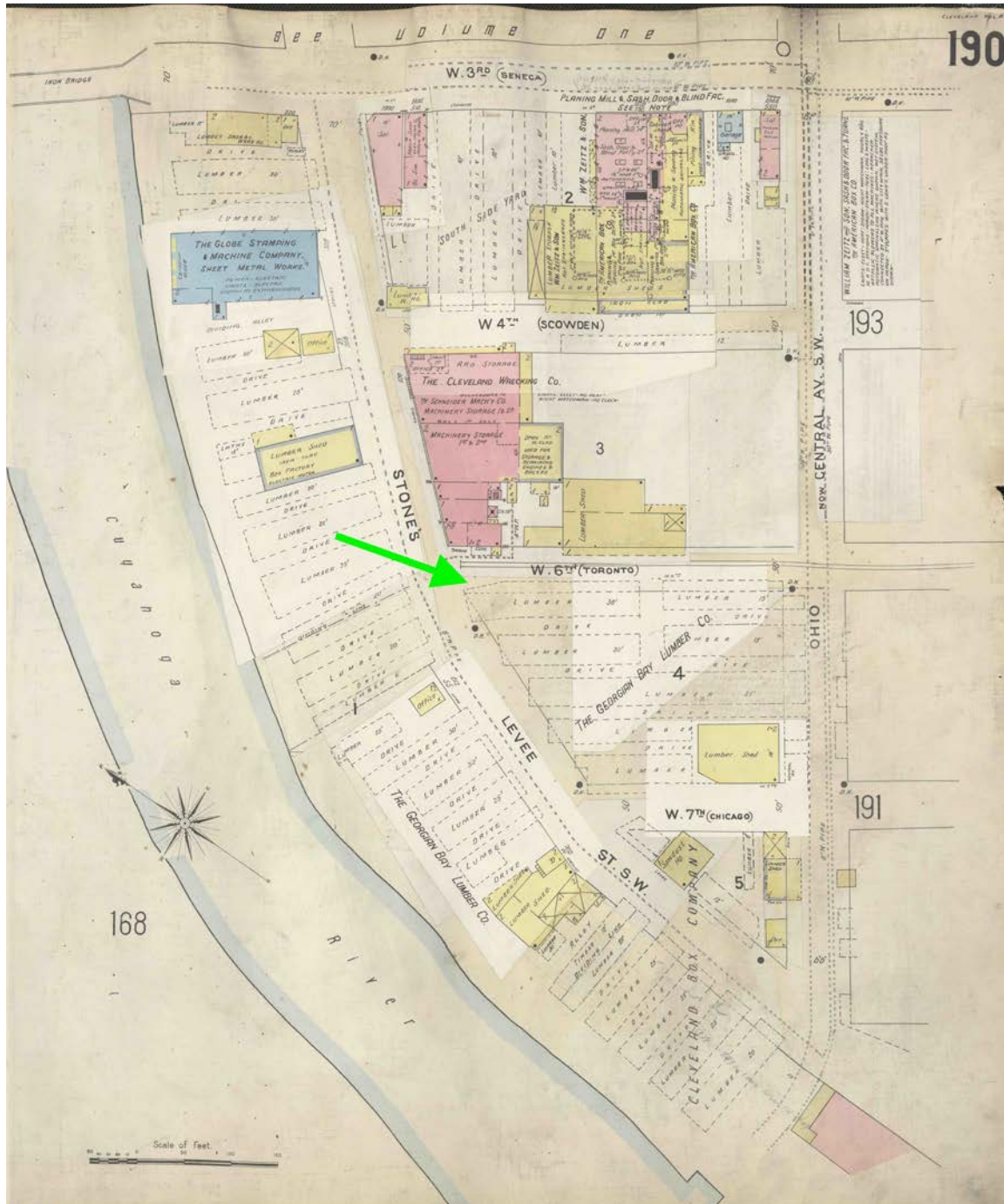


Figure 7. Consolidated Fruit Auction Building, 1912, Sanborn Fire Insurance Map, volume 2, sheet 3. Source: Cleveland Public Library Research Databases.

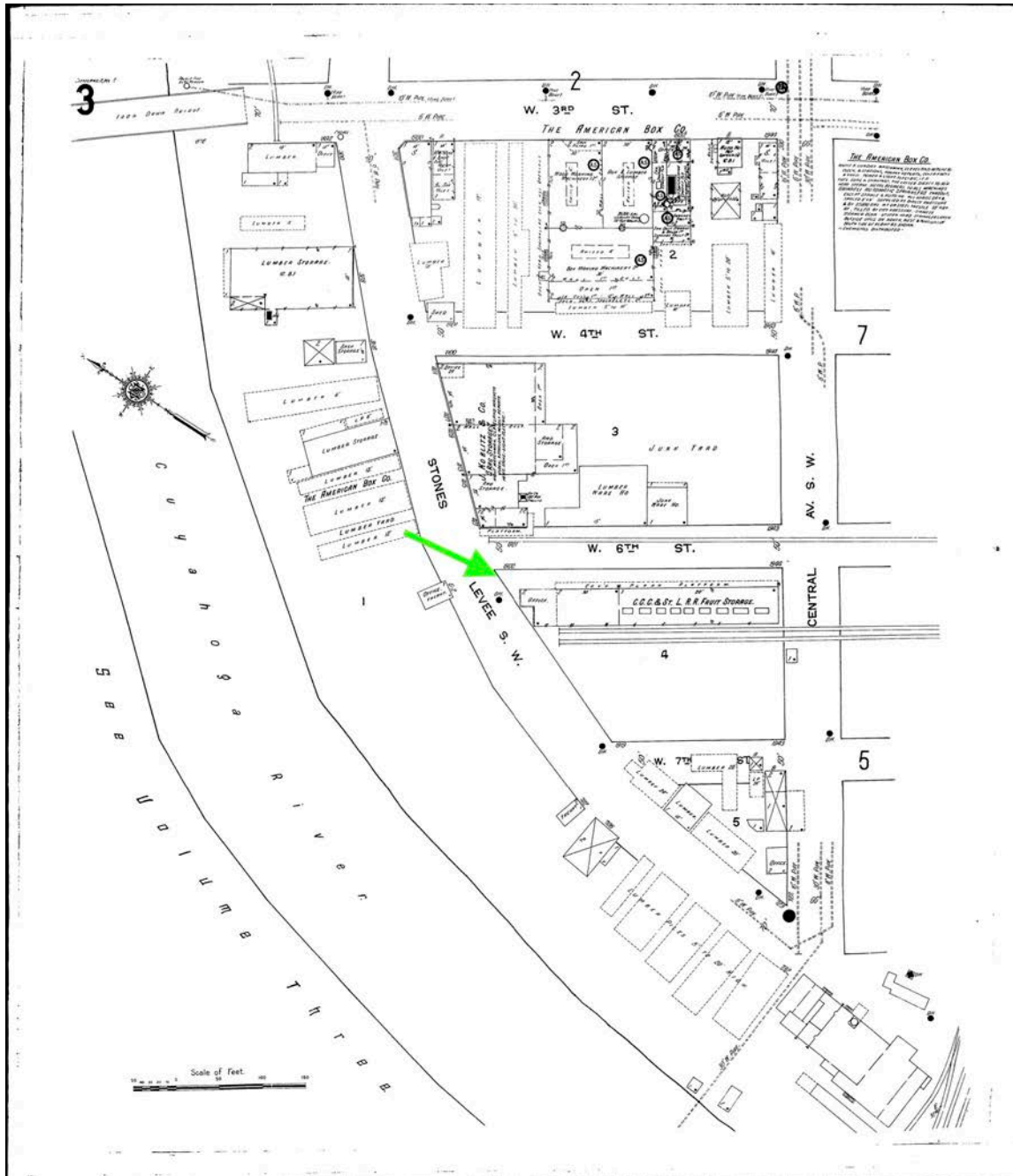
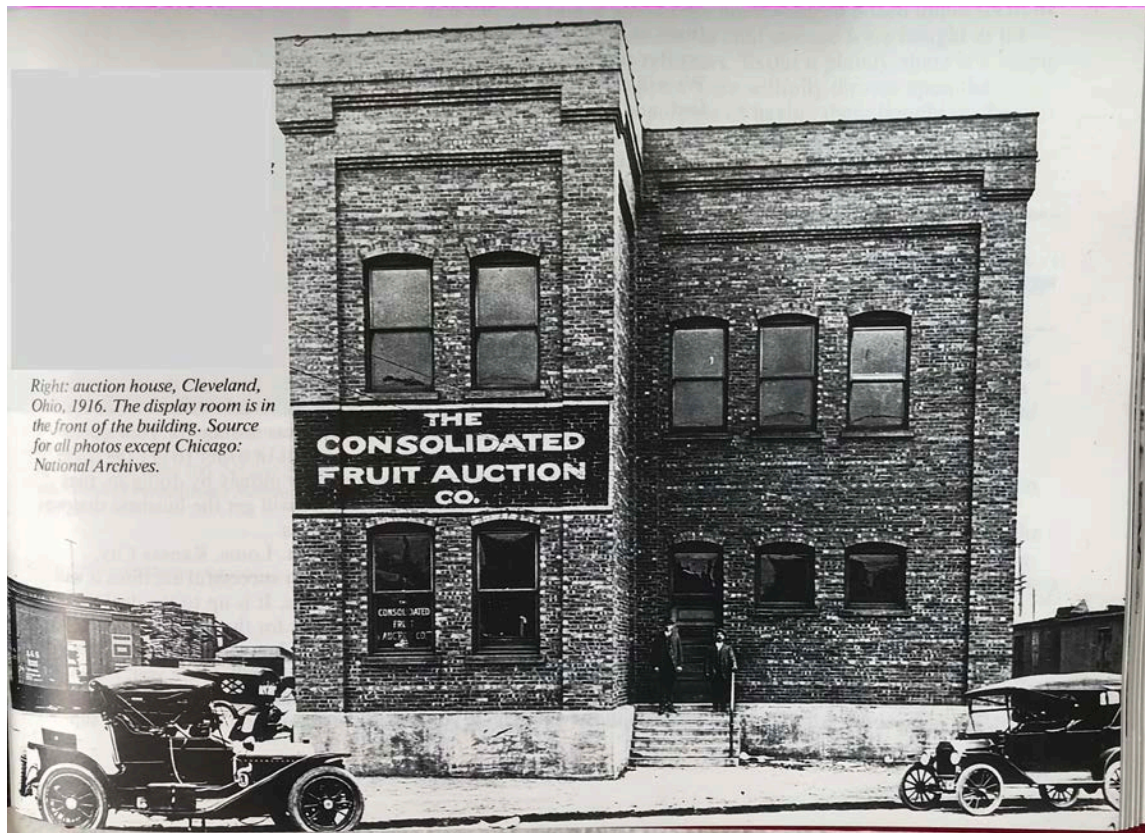


Figure 8. Consolidated Fruit Auction Building, 1916. Source: Magoon, Charles E. *The Way It Was: The Produce Industry in the Early Years, 1890-1930*. Berkeley Springs, West Virginia: Particularly Produce, 1997.



Right: auction house, Cleveland, Ohio, 1916. The display room is in the front of the building. Source for all photos except Chicago: National Archives.

Figure 9. Consolidated Fruit Auction Building, 1918, Sanborn Fire Insurance Map, volume 2, sheet 3. Source: Cleveland Public Library Digital Gallery.



Figure 10. Consolidated Fruit Auction Building and Scranton Peninsula, looking northeast toward excavation site for Cleveland Union Terminal, ca. 1924. *Source:* Collection of Northern Ohio Lumber.

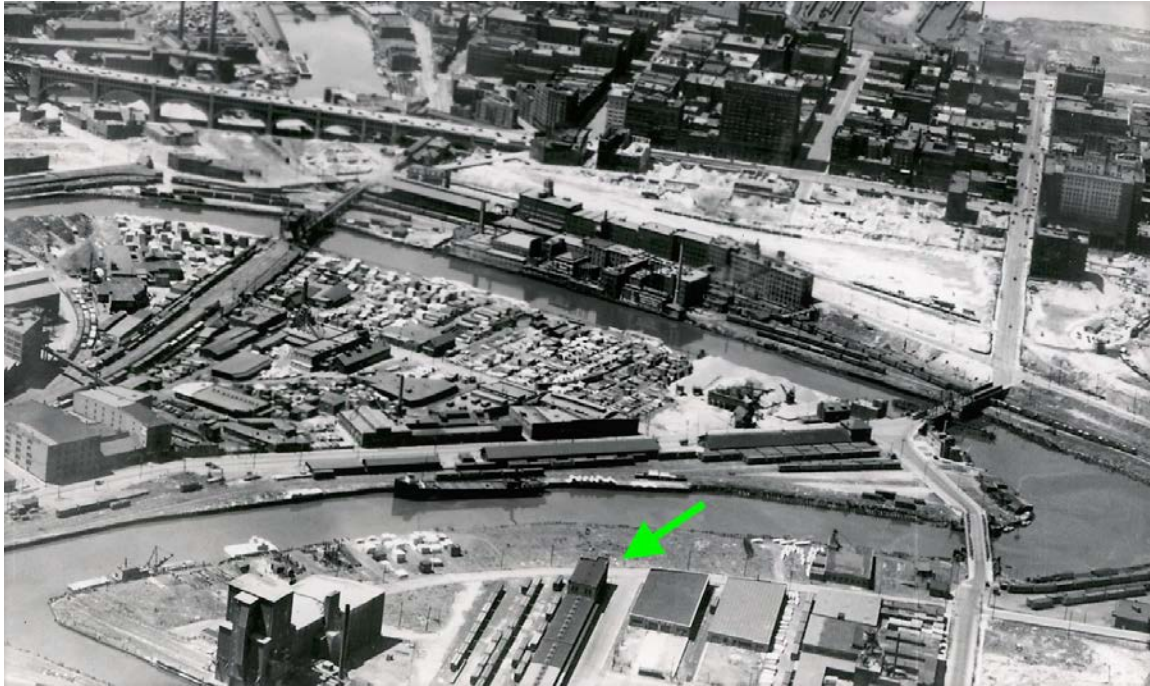


Figure 11. Consolidated Fruit Auction Building and peninsula, looking south, 1927. *Source:* Online at Cleveland Memory. Michael Schwartz Library, Cleveland State University.



Figure 12. Consolidated Fruit Auction Building and peninsula, looking south, 1929. *Source:* Online at Cleveland Memory. Michael Schwartz Library, Cleveland State University.



Figure 13a. Consolidated Fruit Auction Building and peninsula, looking south, ca. 1930. *Source:* Online at Western Reserve Historical Society.



Figure 13b. Consolidated Fruit Auction Building and peninsula, inset, looking south, ca. 1930. *Source:* Online at Western Reserve Historical Society.



Figure 14a. Lorain-Carnegie Bridge Construction and Consolidated Fruit Auction Building, east elevation, 1931. *Source:* Online at Western Reserve Historical Society.



Figure 14b. Lorain-Carnegie Bridge Construction and Consolidated Fruit Auction Building, east elevation, inset, 1931. *Source:* Online at Western Reserve Historical Society.

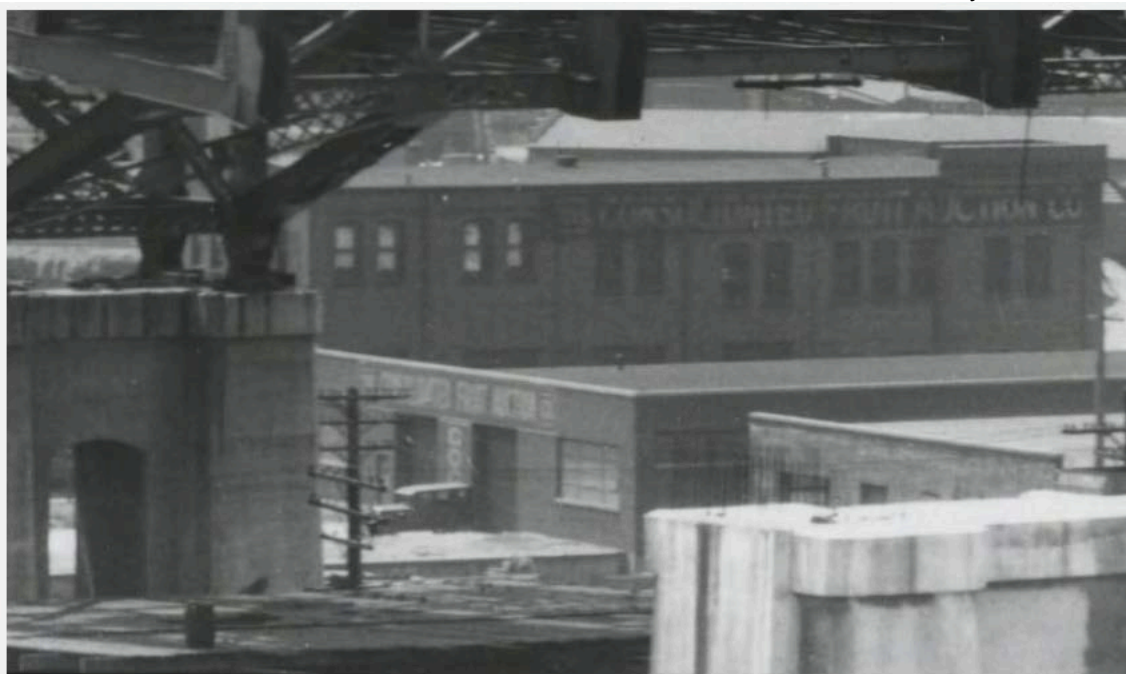


Figure 15. Lorain-Carnegie Bridge Construction, with bridge being built over Consolidated Fruit Auction Building, west elevation, 1931. *Source:* Online at Western Reserve Historical Society.

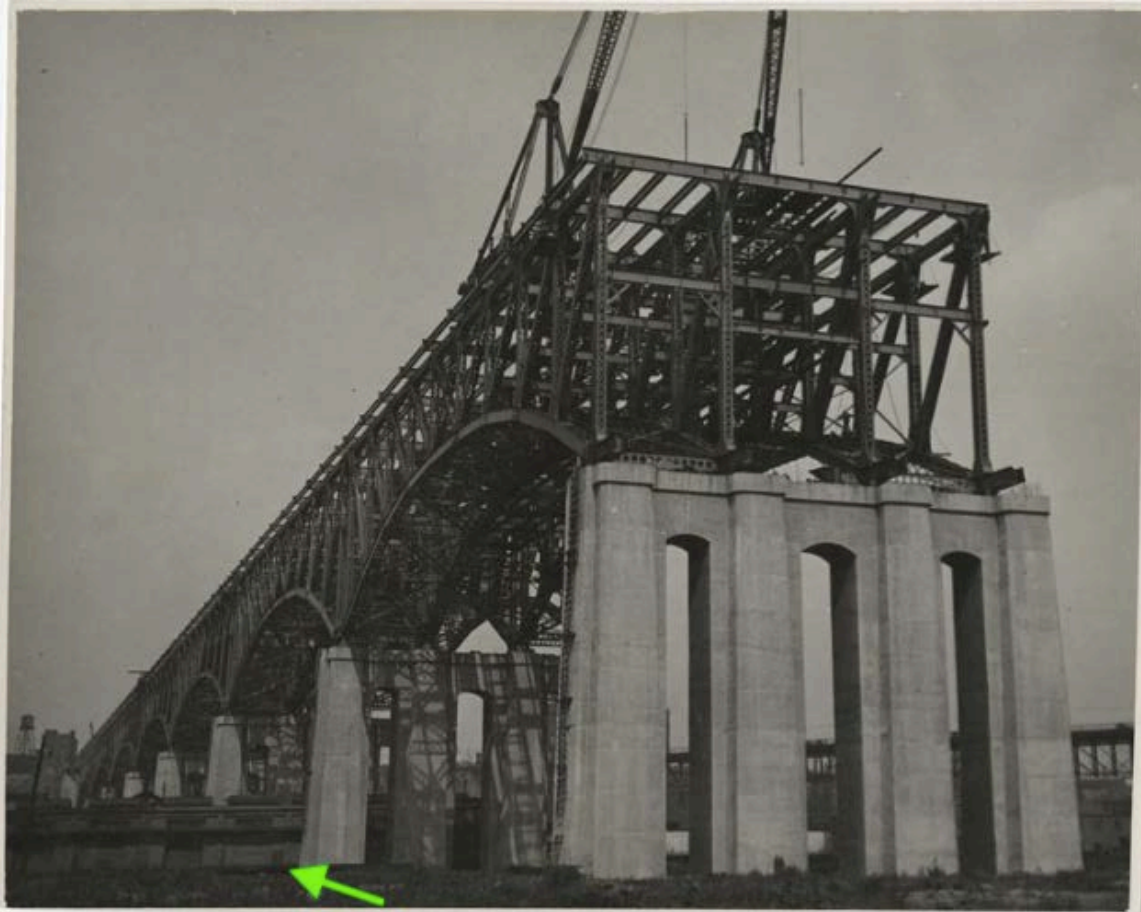


Figure 16. Consolidated Fruit Auction Building and peninsula, 1930s. *Source:* Cleveland Historical Maps, online.

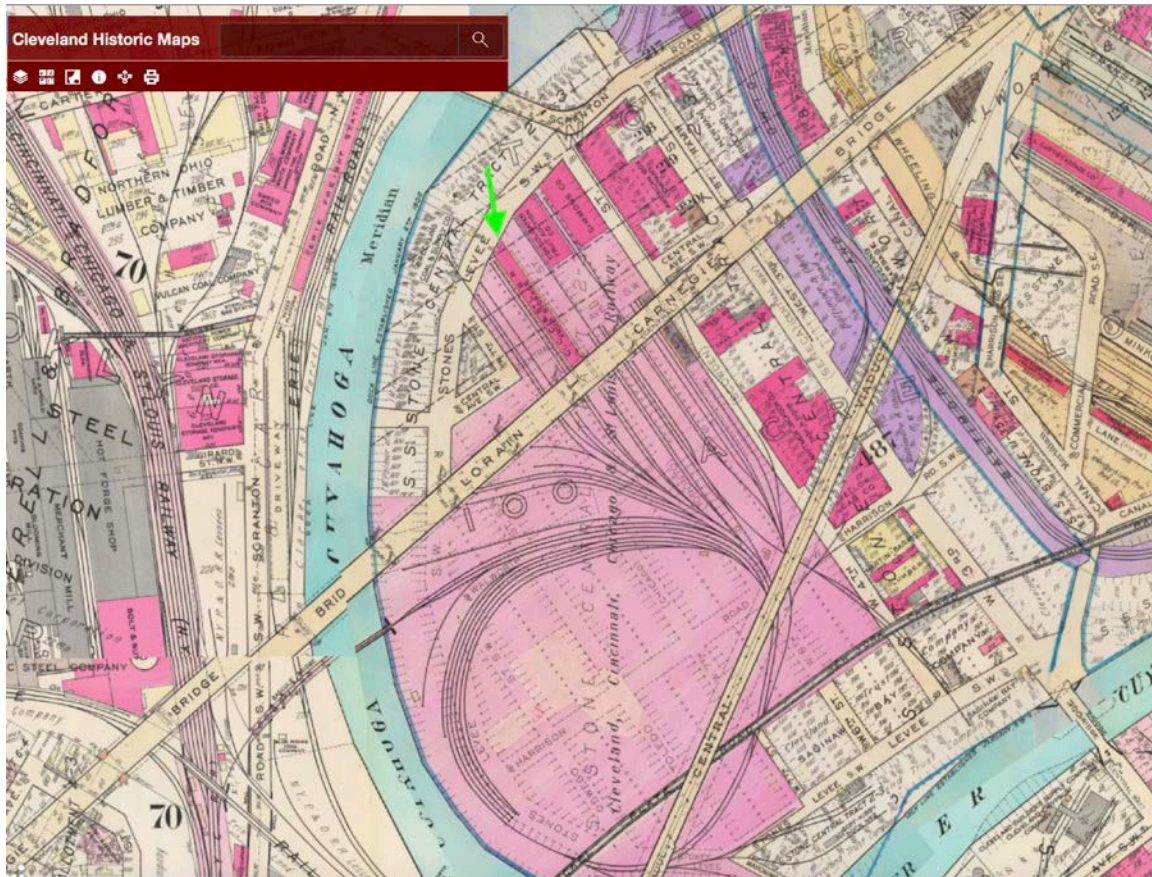


Figure 17. Consolidated Fruit Auction Building and peninsula, looking south, ca. 1935. *Source:* Online at Cleveland Memory. Michael Schwartz Library, Cleveland State University.



Figure 18. Location of American fruit and vegetable auctions, 1925. *Source:* Miller, Admer D. and Charles W. Hauck. *American Fruit and Produce Auctions*. U.S. Department of Agriculture. Department Bulletin No. 1362, 1925.

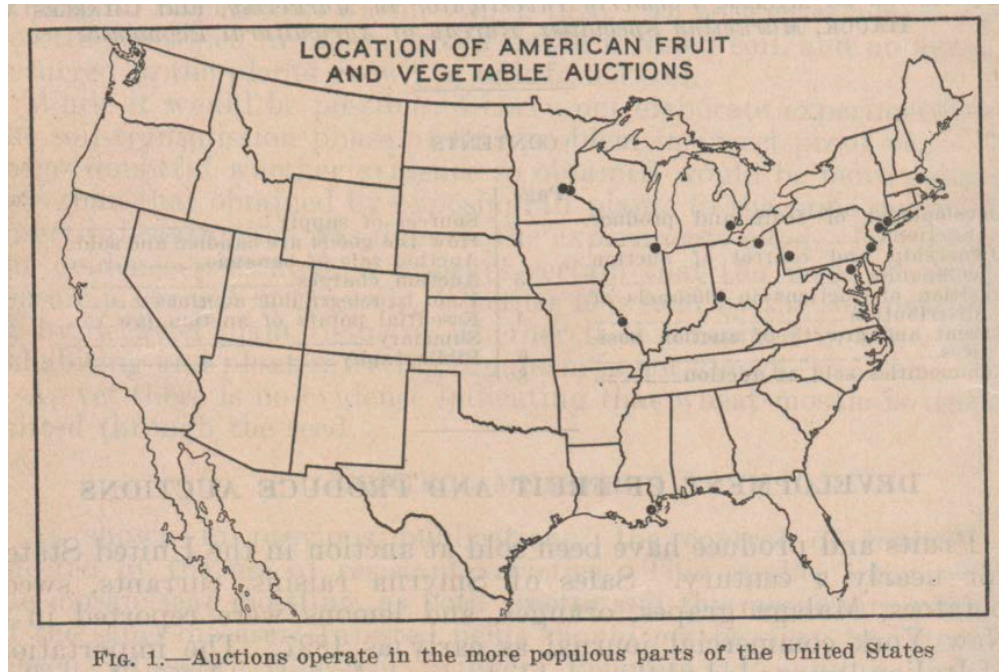


Figure 19. Channels of distribution for fruit, 1925. *Source:* Miller, Admer D. and Charles W. Hauck. *American Fruit and Produce Auctions*. U.S. Department of Agriculture. Department Bulletin No. 1362, 1925.

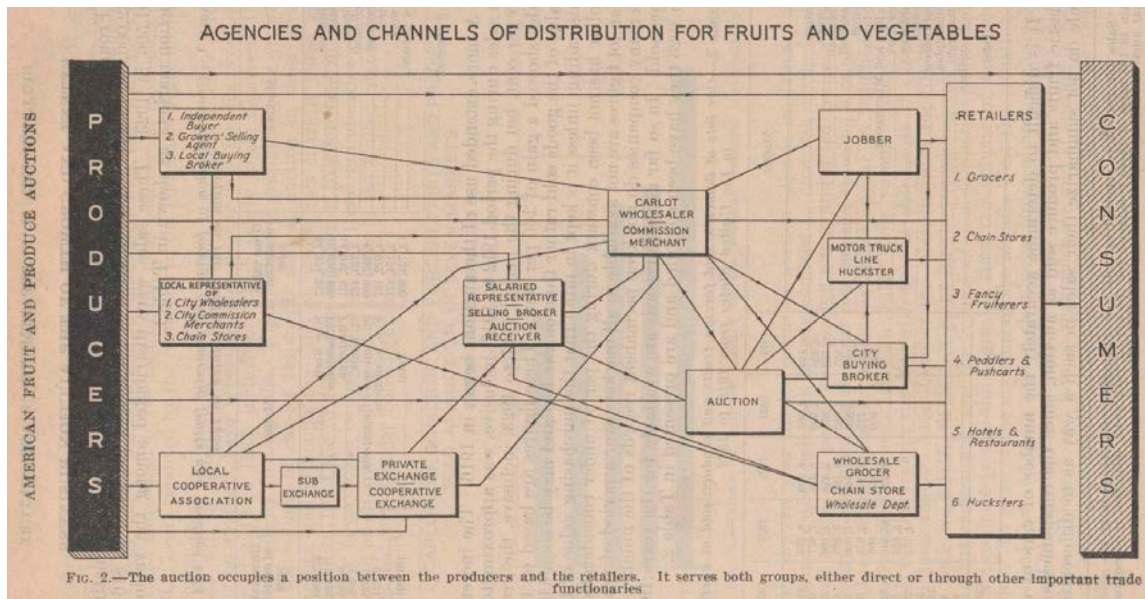


Figure 20. System route maps, Cleveland, Cincinnati, Chicago & St. Louis Railway (red) and New York Central System (orange), 1918. *Source: Wikipedia.*

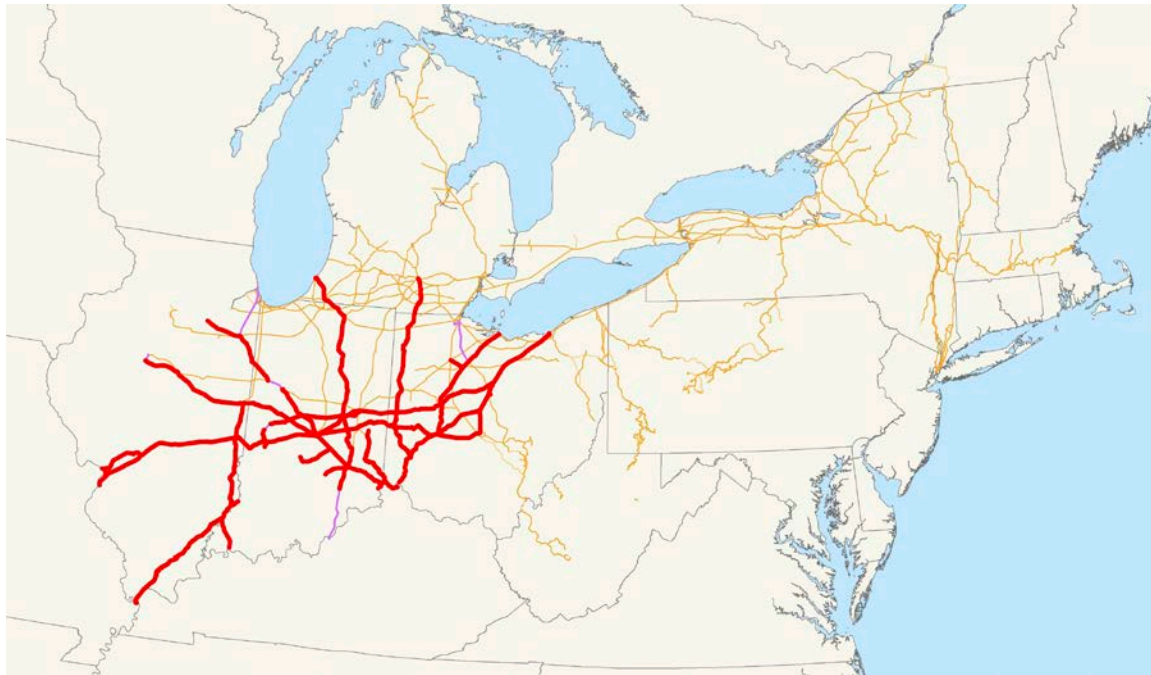


Figure 21. Aerial photo, Consolidated Fruit Auction Building and peninsula, 1951. *Source:* Cleveland Public Library Digital Gallery.



Figure 22a. Consolidated Fruit Auction Building, section of east elevation at Central Avenue, 1955. *Source:* Cuyahoga County Archives, Cuyahoga County Engineers records, Lorain-Carnegie Bridge files.



Figure 22b. Consolidated Fruit Auction Building, section of east elevation at Central Avenue, 1955. Photographic negative converted to positive. *Source:* Cuyahoga County Archives, Cuyahoga County Engineers records, Lorain-Carnegie Bridge files.



Figure 23. Consolidated Fruit Auction Building and peninsula, looking south, ca. 1965. *Source:* Online at Cleveland Memory. Michael Schwartz Library, Cleveland State University.



Figure 24. Aerial photo and topographic profile, Consolidated Fruit Auction Building and peninsula, 1978. *Source:* Cleveland Public Library Digital Gallery.

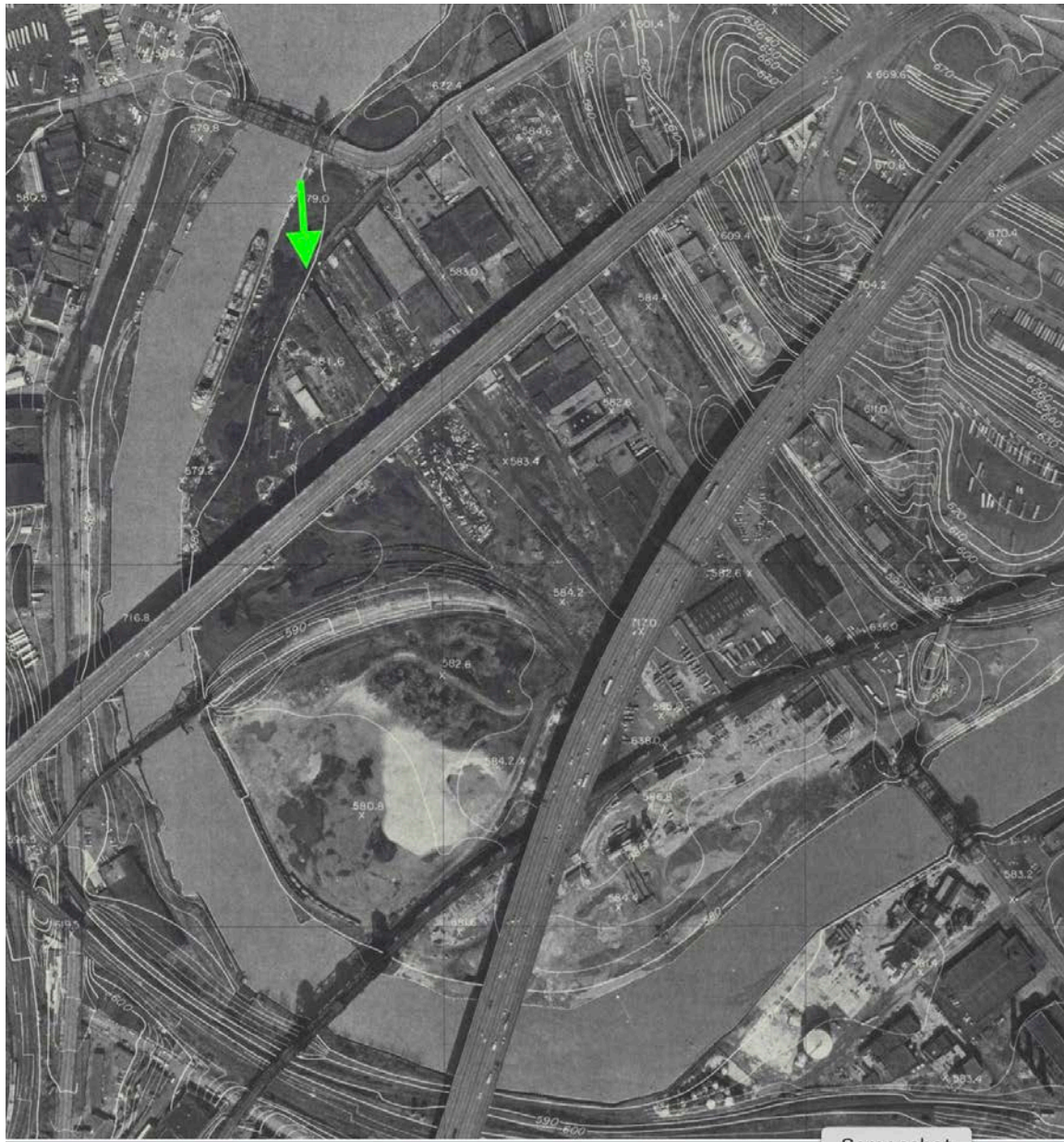


Figure 25a. Consolidated Fruit Auction Building, peninsula, and downtown Cleveland, looking northeast, 1981. *Source:* Cuyahoga County Archives, Cuyahoga County Engineers records, Lorain-Carnegie Bridge files.

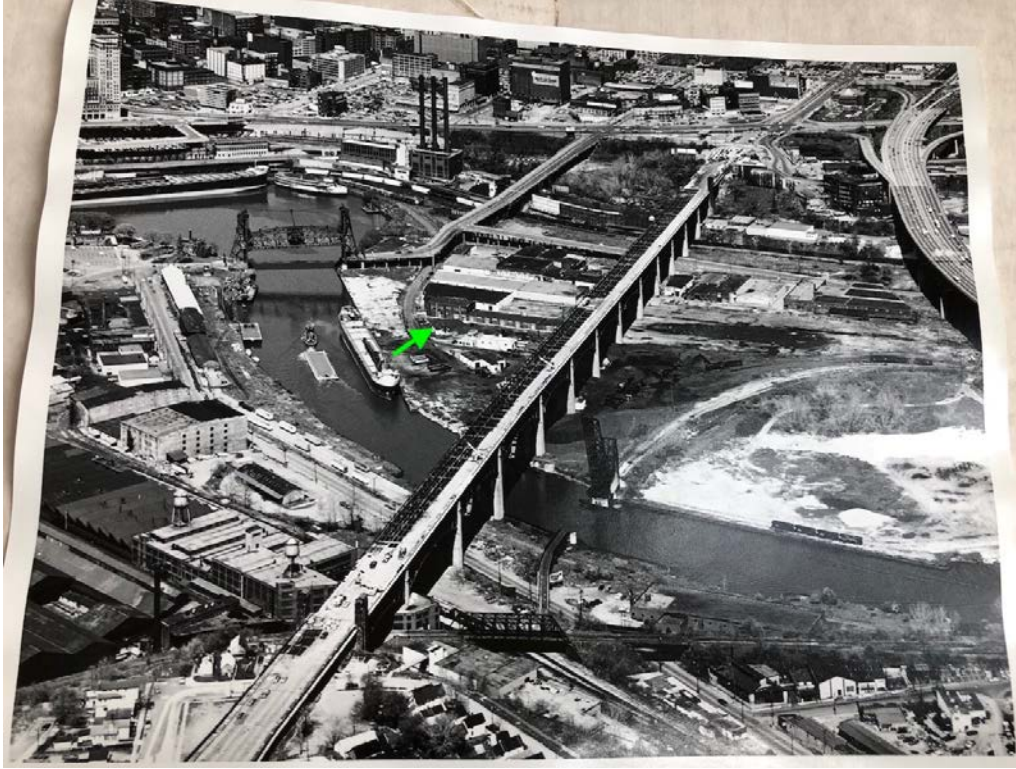


Figure 25b. Consolidated Fruit Auction Building, west elevation, inset, 1981. *Source:* Cuyahoga County Archives, Cuyahoga County Engineers records, Lorain-Carnegie Bridge files.



Figure 26a. Consolidated Fruit Auction Building and peninsula, toward Lake Erie, looking northwest, 1982. *Source:* Cuyahoga County Archives, Cuyahoga County Engineers records, Lorain-Carnegie Bridge files.



Figure 26b. Consolidated Fruit Auction Building, south and east elevations, inset, 1982. *Source:* Cuyahoga County Archives, Cuyahoga County Engineers records, Lorain-Carnegie Bridge files.



Figure 27a. Consolidated Fruit Auction Building and peninsula, toward Lake Erie, looking north, 1982. *Source:* Cuyahoga County Archives, Cuyahoga County Engineers records, Lorain-Carnegie Bridge files.



Figure 27b. Consolidated Fruit Auction Building, south elevation, inset, 1982. *Source:* Cuyahoga County Archives, Cuyahoga County Engineers records, Lorain-Carnegie Bridge files.

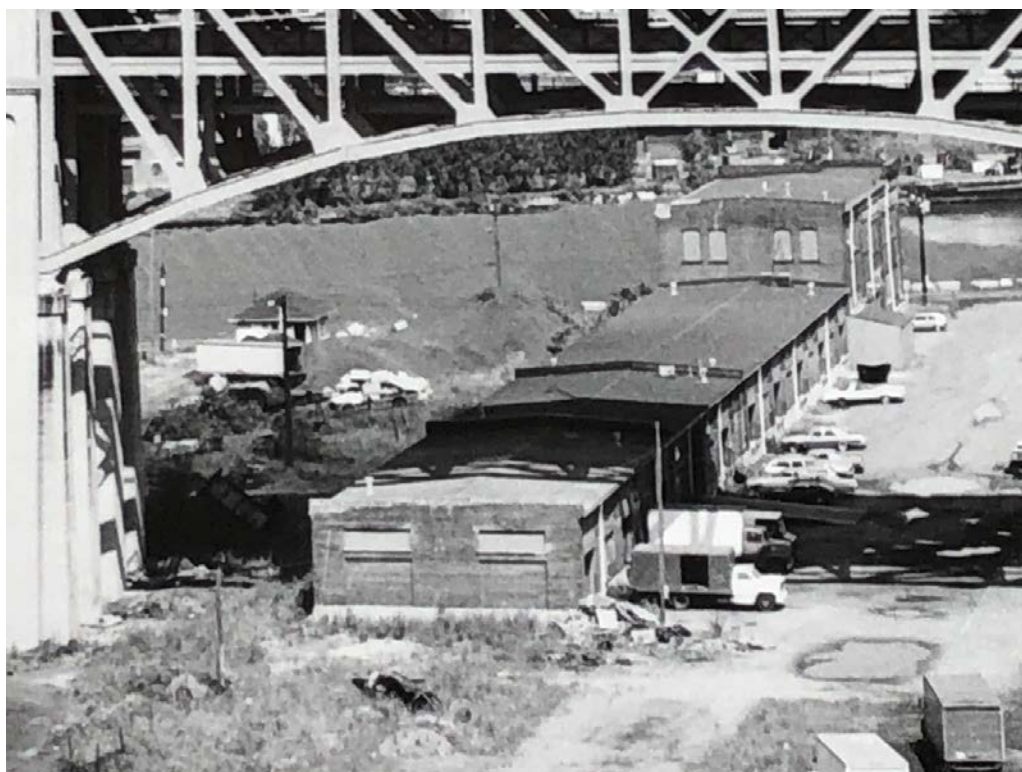


Figure 28. Typical fruit auction warehouse. *Source:* Miller, Admer D. and Charles W. Hauck. *American Fruit and Produce Auctions*. U.S. Department of Agriculture. Department Bulletin No. 1362, 1925.



Figure 29. Typical fruit display room. *Source:* Miller, Admer D. and Charles W. Hauck. *American Fruit and Produce Auctions*. U.S. Department of Agriculture. Department Bulletin No. 1362, 1925.

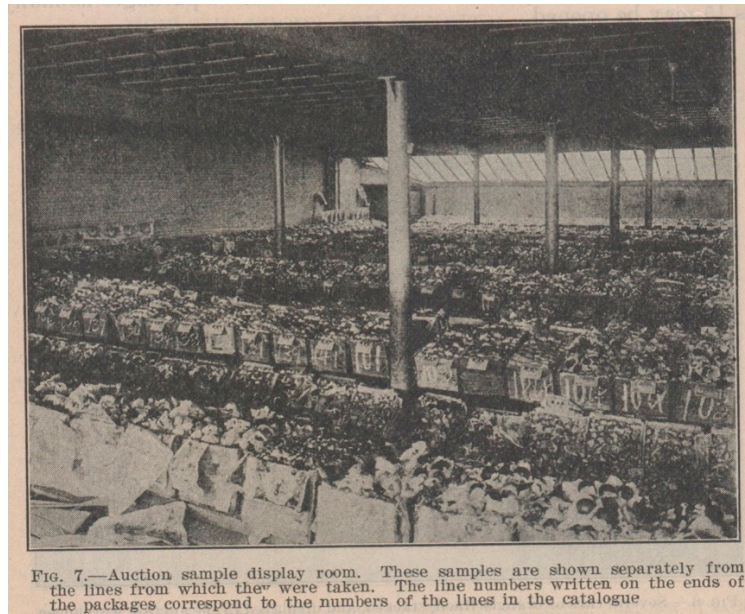


Figure 30. Typical fruit auction catalog. *Source:* Miller, Admer D. and Charles W. Hauck. *American Fruit and Produce Auctions*. U.S. Department of Agriculture. Department Bulletin No. 1362, 1925.

18		
LINES	MARKS	DESCRIPTION
	F C E 2179	JOHN DOE CITRUS COMPANY
	A Brand	F. G. E. CAR 31199
		VIA PENN. R. R.
		FLORIDA ORANGES
574	150-3 176-22	24 BOXES
575	200	12
576	216	28
577	250-15 288-1 324-1	16
578	Parts of marks opened	4
579	B Brand 150-1 176-10	10
580	200	12
581	216	21
582	250	19
583	288-3 324-5	7
384	Parts of marks opened	5
	A Brand	SATSUMAS
585	76-1 106-2 120-6 144-5 168-7 196-2 216-1	23 HALF BOXES
586	Parts of marks opened	1

FIG. 9.—Page from a sales catalogue used during an auction sale

Figure 31. Typical fruit auction sales room. *Source:* Magoon, Charles E. *The Way It Was: The Produce Industry in the Early Years, 1890-1930.* Berkeley Springs, West Virginia: Particularly Produce, 1997.



Figure 32. Typical fruit auction sales room. *Source:* Miller, Admer D. and Charles W. Hauck. *American Fruit and Produce Auctions.* U.S. Department of Agriculture. Department Bulletin No. 1362, 1925.

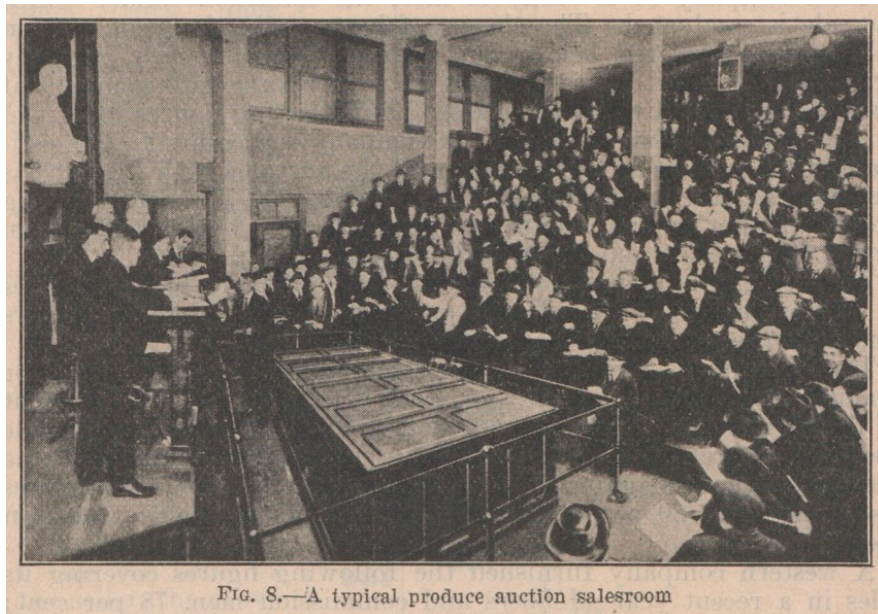




Figure 33. Typical fruit auction product loading area. *Source:* Miller, Admer D. and Charles W. Hauck. *American Fruit and Produce Auctions*. U.S. Department of Agriculture. Department Bulletin No. 1362, 1925.



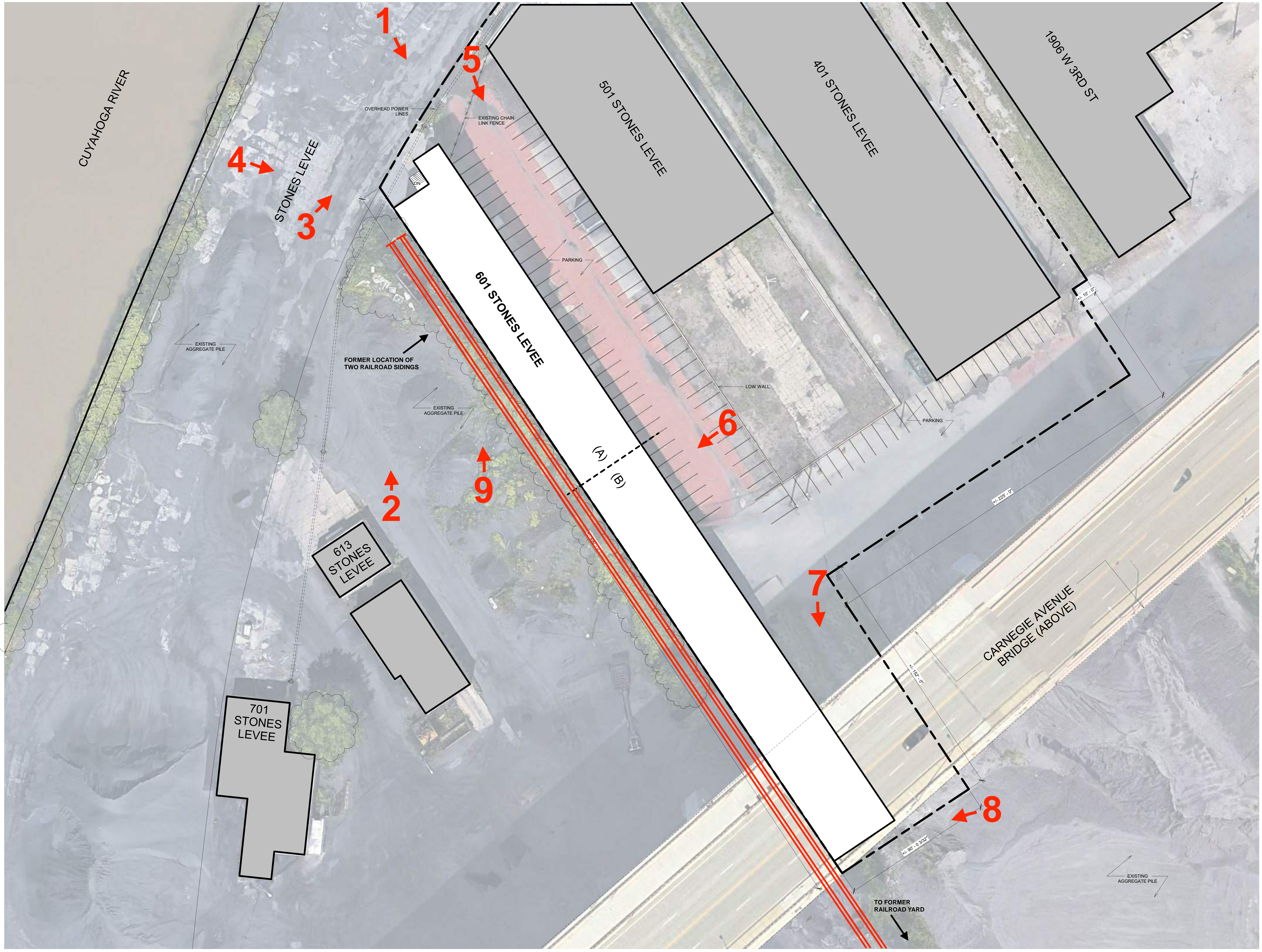
FIG. 11.—A railroad terminal used for auction purposes. Fruit may be seen stacked on the warehouse floor. The salesroom is in the two-story portion at the farther end. The teams and trucks are waiting for the deliveries

Figure 34. Typical prices realized fruit auction catalog. Source: McElheny, Victor K., Jr. *The Economic Value of the Auction as a Distributor of Perishable Commodities*. New York: n.p., 1916.

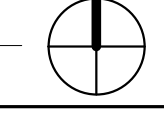
LINES	MARKS	DESCRIPTION	
		PORTORICO FRUIT EXCHANGE SS. BRAZOS FANCY PORTO RICO GRAPE FRUIT	
	Fancy		
1387	36	2 BOXES	\$4 00
1388	46	11	5 87½
1389	54	72	5 00
1390	64	90	5 00
1391	80	91	5 00
1392	96	29	4 50
1393	112	4	3 62½
1394	126	19	3 25
			
	Fancy		
1395	46	2	3 37½
1396	34-46-1 100-1	2	2 50
	Brights		
1397	46-2 54-7	9	3 37½
1398	64-17 80-2	19	3 75
1399	100-7 126-1	8	3 12½

The above is a reproduction of one page of the catalogue of an Auction sale of Porto Rico grape fruit held in New York City on October 26th, 1915. The first column on the left contains the line numbers; at the top of the second column is the "cut" of the brand, below the cut in the same column is the grade of fruit, "Fancy", below that in the same column, and directly to the right of the line number is the number of grape fruit in each box. For example in line 1387 the figures "36" mean the boxes contain 36 grape fruit; in the third column is the number of boxes in the line (in the case of line 1387-2 boxes) and in the fourth column the price realized at the sale for each box of grape fruit in the line.

\\w1-d801\Projects\25-20121-100\BIM\Rev\Model\Cleveland Whiskey v1
8/7/2020 2:41:13 PM



1 Site
1" = 20'-0"



Westlake
Reed
Leskosky



NOT FOR
CONSTRUCTION



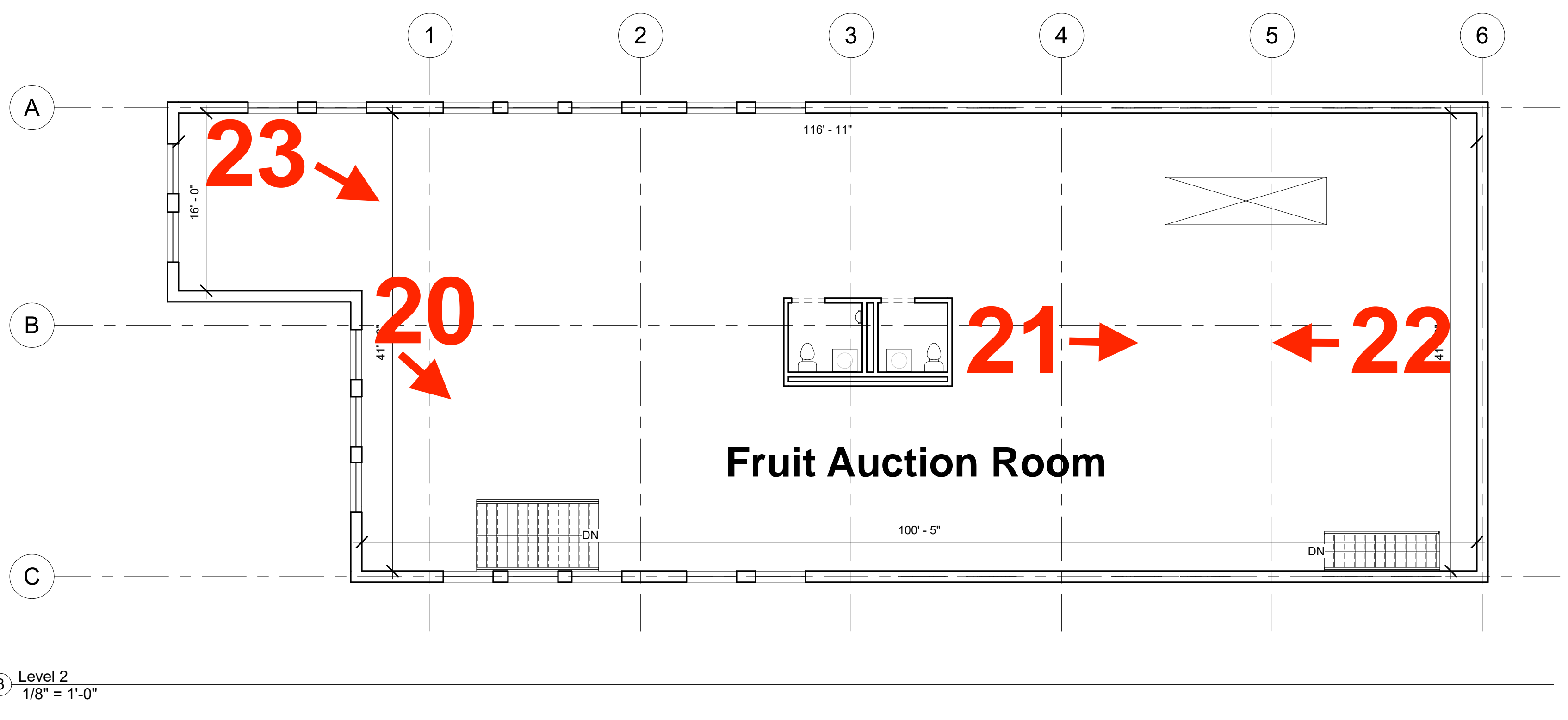
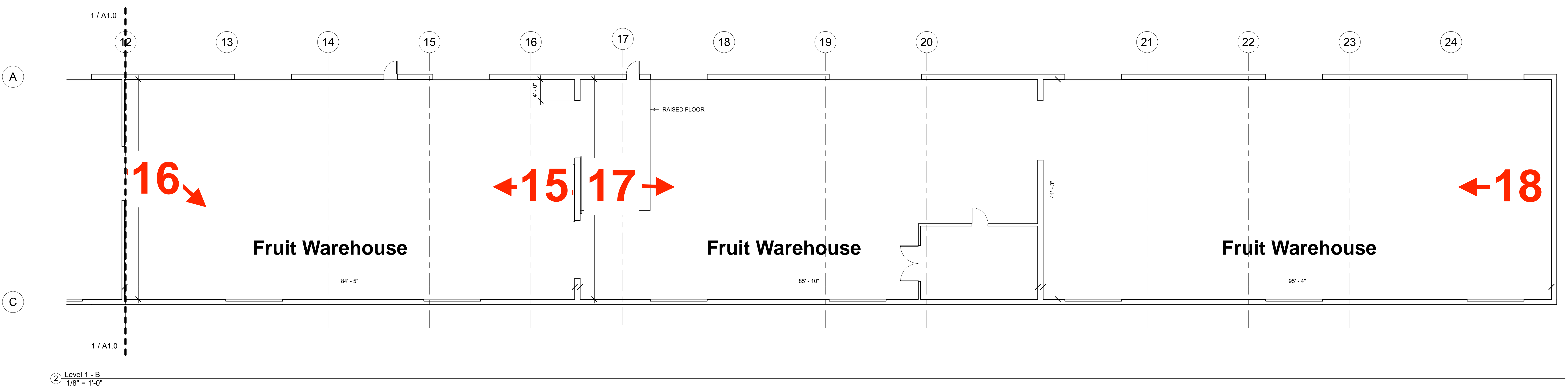
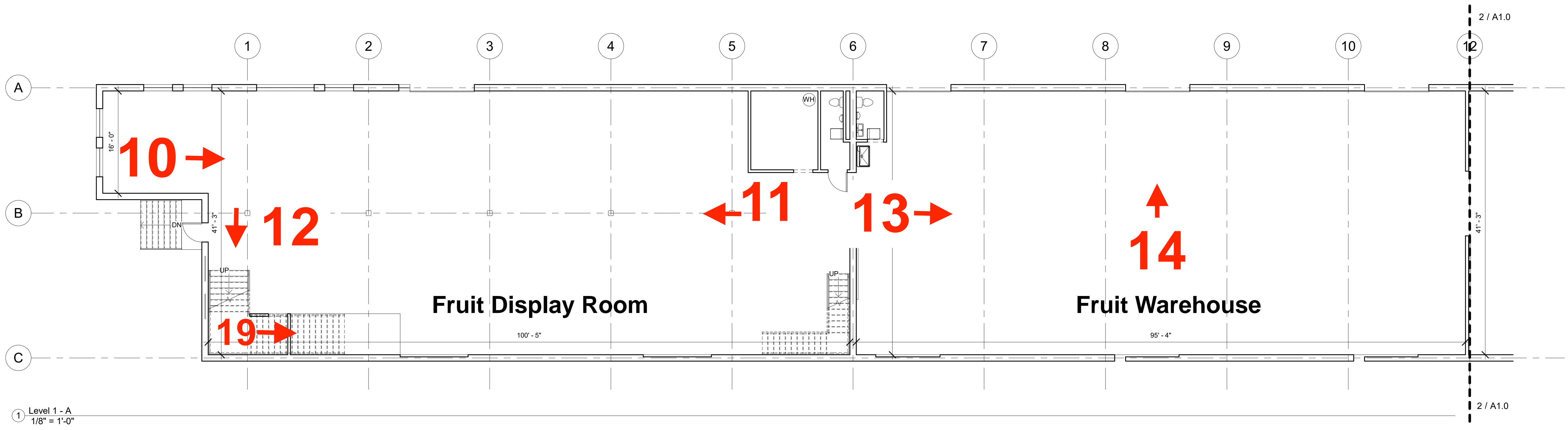
CLEVELAND WHISKEY

601 STONES LEVEE
CLEVELAND, OH 44113

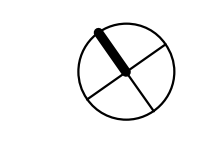
EXISTING
CONDITION
DRAWINGS
08/07/2020

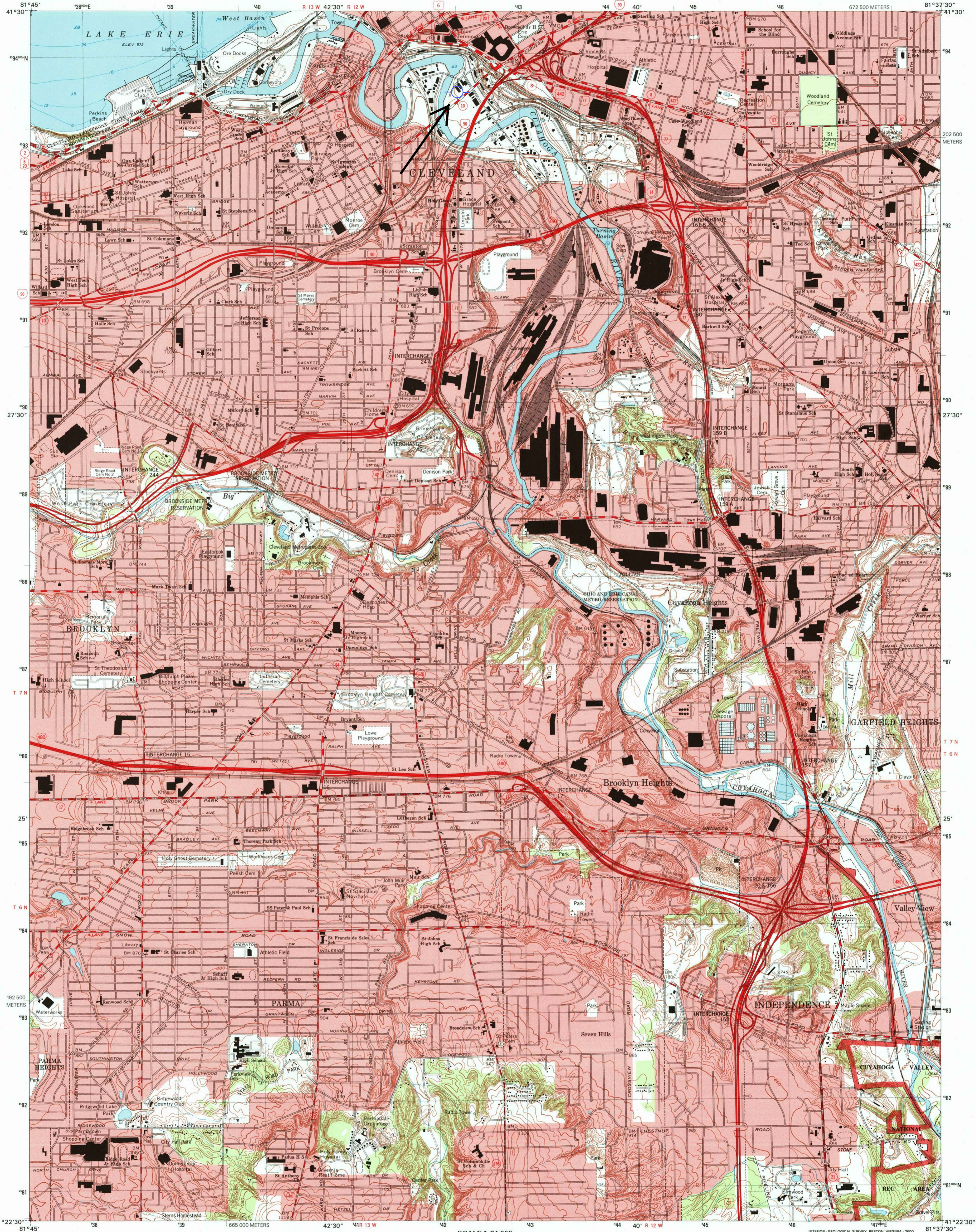
25-20121-00
EXISTING SITE
PLAN

AS1.0

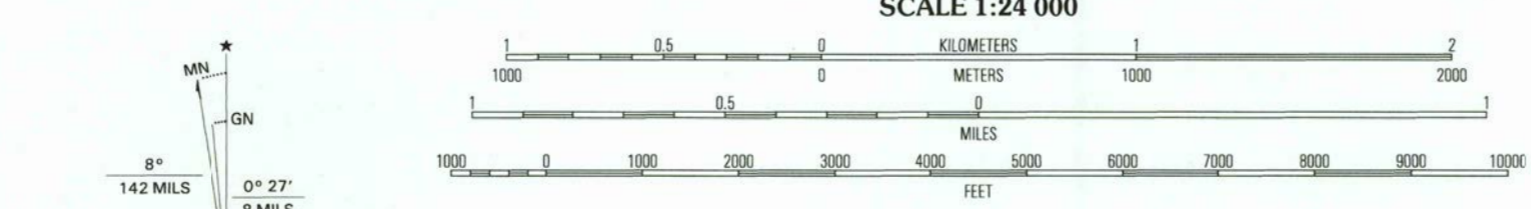


I:\wf-4801\Projects\25-20121-00\BIM\Rev\Model\Cleveland Whiskey.vit
8/7/2020 2:41:32 PM





Produced by the United States Geological Survey Topography compiled 1952. Planimetry derived from imagery taken 1994 and other sources. Public Land Survey System and survey control current as of 1963. Selected hydrographic data compiled from NOS Charts 35 (1959) and 354 (1962). This information is not intended for navigational purposes. North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 17 2 500-meter ticks: Ohio Coordinate System of 1983 (north zone) North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software. There may be private inholdings within the boundaries of the National or State reservations shown on this map. Entire area lies within the Connecticut Western Reserve. Dotted land lines established by private subdivision of the Connecticut Western Reserve. Landmark buildings verified 1963.



CONTOUR INTERVAL 10 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929 TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048 DEPTH CURVES AND SOUNDINGS IN FEET REFERENCE LEVEL 568.6 FEET, INTERNATIONAL GREAT LAKES DATUM THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Table with 2 columns: Quadrangle Number (1-8) and Name (Cleveland North, East Cleveland, Lakewood, Shaker Heights, Berea, Broadview Heights, Northfield).

ROAD CLASSIFICATION Primary highway hard surface, Secondary highway hard surface, Light-duty road, hard or improved surface, Unimproved road, Interstate Route, U.S. Route, State Route

CLEVELAND SOUTH, OH 1994 NIMA 4661 NW-SERIES V852



Consolidated Fruit Auction Company Building
Ohio
Cuyahoga County
Cleveland, Ohio

Ten selected photos to accompany National Register Nomination to National Park Service.

Photography: July 2020 and March 2021
Submitted: May 2021

Preparer:
PlaceMark Collaborative
1519 West Clifton Blvd.
Lakewood, Ohio



OH_Cuyahoga_Consolidated Fruit Auction Bldg_001



OH_Cuyahoga_Consolidated Fruit Auction Bldg_002



OH_Cuyahoga_Consolidated Fruit Auction Bldg_004



OH_Cuyahoga_Consolidated Fruit Auction Bldg_005



OH_Cuyahoga_Consolidated Fruit Auction Bldg_010

Fruit Display Room



OH_Cuyahoga_Consolidated Fruit Auction Bldg_013
Fruit Warehouse - 1911 section



OH_Cuyahoga_Consolidated Fruit Auction Bldg_017

Fruit Warehouse - ca.1915 section



OH_Cuyahoga_Consolidated Fruit Auction Bldg_018

Fruit Warehouse - ca.1922 section



OH_Cuyahoga_Consolidated Fruit Auction Bldg_020

Fruit Auction Room



OH_Cuyahoga_Consolidated Fruit Auction Bldg_023

Fruit Auction Room

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/12/2021 Date of Pending List: 7/28/2021 Date of 16th Day: 8/12/2021 Date of 45th Day: 8/26/2021 Date of Weekly List: 8/20/2021

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 8/17/2021 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



July 9, 2021

Joy Beasley, Keeper, National Register of Historic Places
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Dear Ms. Beasley:

Enclosed please find one National Register nomination for Ohio. All appropriate notification procedures have been followed for the new nomination submission.

<u>NOMINATION</u>	<u>COUNTY</u>
Consolidated Fruit Auction Company Building	Cuyahoga

The enclosed PDFs contain the true and correct copy of the information to the National Register of Historic Places nomination for the Consolidated Fruit Auction Company Building.

The submission includes: 1 PDF of nomination and additional materials; 1 PDF of 10 representative current photographic images; 1 PDF of USGS map; 1 PDF correspondence including Transmittal letter only.

If you have questions or comments about these documents, please contact Barbara Powers of the National Register staff in the Ohio Historic Preservation Office at bpowers@ohiohistory.org.

Sincerely,

A handwritten signature in black ink that reads "Barbara Powers".

For --
Lox A. Logan, Jr.
Executive Director and CEO
State Historic Preservation Officer
Ohio History Connection

Enclosures

NATIONAL REGISTER OF HISTORIC PLACES
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE
800 E. 17th Avenue
Columbus, OH 43211
(614)-298-2000

The following materials are submitted on July 9, 2021
For nomination of the Consolidated Fruit Auction Co. Building, Cuyahoga County, OH
to the National Register of Historic Places:

- Original National Register of Historic Places nomination form
 Paper PDF
- Multiple Property Nomination Cover Document
 Paper PDF
- Multiple Property Nomination form
 Paper PDF
- Photographs
 Prints TIFFs PDF (10 representative current images)
- CD with electronic images
- Original USGS map(s)
 Paper Digital PDF
- Sketch map(s)/Photograph view map(s)/Floor plan(s)
 Paper PDF
- Piece(s) of correspondence = National Register Transmittal Letter
 Paper PDF
- Other _____

COMMENTS:

- Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do _____ do not _____
Constitute a majority of property owners
- Other: _____