

**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.

1. Name of Property

DRAFT

Historic name: Santiago Orange Growers Association Packing House
Other names/site number: Villa Park Orchards Association Packing House
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 350 N. Cypress Street
City or town: Orange State: CA County: Orange
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ 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 ___ 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** ___ **local**
Applicable National Register Criteria:
___ **A** ___ **B** ___ **C** ___ **D**

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title:</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. 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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u> 3 </u>	<u> 1 </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> 3 </u>	<u> 1 </u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: processing

Current Functions

(Enter categories from instructions.)

EDUCATION: college

EDUCATION: education-related

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Industrial

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stucco; Wood

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 Santiago Orange Growers Association Packing House is located on the west side of North Cypress Street in the City of Orange. The one- and two-story Industrial Vernacular packing house is roughly rectangular in plan and is of primarily wood construction with one masonry wall on the north side. The property is developed with the packing house, two ancillary buildings, a residence hall, and surface parking. The 1918 packing house is a contributor in the National Register-listed Old Towne Orange Historic District (NRIS #97000617). The two ancillary buildings—a one-story fertilizer storage building and a one-story auto and truck storage and repair building—are part of the historic packing house property. Both were built by the Santiago Orange Growers Association in approximately 1920. The noncontributing building is a post-period of significance residence hall at the south end of the 4.5-acre property. Although alterations have been made to the packing house property over time, it retains integrity of location, design, materials, workmanship, feeling, and association.

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Narrative Description

Overview

The property is bounded by North Cypress Street on the east, West Palm Avenue on the south, the Atchison, Topeka & Santa Fe Railroad right-of-way on the west, and West Sycamore Avenue on the north. The property consists of a former fruit packing house, two ancillary buildings, and a new college dormitory building on approximately 4.5 acres. The buildings are spread out over the lot. Building 1, the packing house, was originally constructed in 1918, and is located in the middle portion of the lot. Building 2, the fertilizer storage building, was constructed in 1920, and is located north of the packing house along the west property line, adjacent to the railroad tracks. Building 3, the auto/truck storage and repair building, was constructed in 1920, and is located north of the packing house along the east property line. Building 4, the dormitory building, occupies the south portion of the parcel, and was constructed in 2019.

Industrial Vernacular Architecture¹

The term “Industrial Vernacular” is used to describe simple industrial buildings with little or no distinguishing decorative features. These buildings are characterized by their utilitarian design, prosaic materials, and lack of any characteristics of recognizable styles. Prior to the widespread use of electric lighting, controlling and capitalizing on daylight was a necessary component of the design of manufacturing buildings. Daylight was brought into the building using a variety of methods, including expansive industrial sash windows, orientation of intensive hand work next to the exterior walls of the building, skylights, and specialized roof forms to bring light into the interior.

Character-defining features of Industrial Vernacular buildings may include:

- Square or rectangular plan and simple massing
- One- or two-story height
- Flat, truss, or sawtooth roof, usually with parapet
- Roof monitors,² skylights, or clerestory windows
- Brick masonry construction, expressed or veneered in cement plaster
- Divided-light, steel-sash awning, hopper, or double-hung windows
- Oversized bays of continuous industrial steel sash on two or more façades
- Loading docks and doors

¹ Definition of Industrial Vernacular architecture adapted from City of Los Angeles, Department of City Planning, Office of Historic Resources, “Context: Industrial Development, 1850-1980,” *SurveyLA: Los Angeles Citywide Historic Context Statement*, September 2011; revised February 2018.

² A roof monitor is a raised structure running along the ridge of a double-pitched roof.

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Resources

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Building 1, Contributing

Exterior

The Industrial Vernacular packing house is one and two stories in height over a raised basement. It is set back from the sidewalk by planters and an abandoned rail spur. The building has a roughly rectangular plan, asymmetrical composition, and simple massing consisting of clustered rectilinear volumes. It is primarily of wood frame construction with one masonry wall on the north side. There are one-story additions and extensions to the east and north. The roof forms vary based on the function of the space below. The southern portion of the building, the packing house section, has a sawtooth roof with clerestory windows. The remainder of the building has flat roofs with asphalt roofing. The loading docks on the east and west façades are covered by wood-framed flat roofs with projecting canopies that are supported by wood corbels or wood or metal posts set on concrete piers and finished with composite roofing and metal flashing. There is a skirt roof with a wood cornice and clustered outriggers on the east, south, and west façades two to three feet below the parapet. The exterior walls are finished in textured cement plaster.

A painted sign reading “SUNKIST” is at the south end of the east façade. Multiple entrances consist of paneled wood doors, flush metal doors, and pairs of partially glazed metal frame doors with sidelights, accessed from the loading docks. Service bays are covered with interior and exterior sliding wood panel doors; there is one metal rollup garage door at the north façade. Rectangular vents are evenly spaced near the roof of the north (cold storage) section of the packing house. There are loading docks on each side of the building; the south loading dock spans the length of the south façade. The raised, covered loading docks are accessed by concrete steps and ramps, and portions are enclosed by metal pipe railings and mesh. Fenestration consists primarily of a combination of paired twelve-light pivot windows, paired six-over-six double-hung windows, or clerestory windows with projecting subsills.

Exterior character-defining features of the Santiago Orange Growers Association Packing House include:

- One- and two-story height
- Rectangular plan
- Sawtooth roof with clerestory windows at main packing space
- Flat roof
- Cement plaster exterior wall cladding
- Sliding wood panel doors
- Paired twelve-light pivot and paired six-over-six double-hung windows
- Loading docks at the south, east, and west façades

Interior

The interior of the packing house consists primarily of the large, open-plan packing room, with a two-story volume, exposed wood framing at the walls and roof, and sawtooth skylights; and

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adjacent refrigeration rooms with wood-paneled insulated doors. There is a large open-plan basement with exposed board-formed concrete walls and concrete floor slab. The basement has no finished ceiling; the wood framing of the floor above is exposed.

Interior character-defining features of the Santiago Orange Growers Association Packing House include:

- Open packing room with two-story volume and sawtooth roof with clerestory windows
- Exposed wood wall and roof framing
- Wood paneled, insulated doors
- Basement with board-formed concrete walls, concrete floor, and exposed wood ceiling framing

Fertilizer Storage Building

Building 2, Contributing

The one-story fertilizer storage building is of wood frame construction on a raised concrete foundation. It has a rectangular plan, simple massing, and asymmetrical composition. It has a side gable roof with open eaves, overhanging rakes, two vent monitors at the ridge, and louvered gable vents on the north and south façades. The roof and exterior walls are clad in corrugated metal siding. There are standing seam metal sliding doors on wall mounted tracks on the east façade. Fenestration is limited and consists of wood-framed window openings enclosed with plywood or covered in metal mesh screens.

Auto and Truck Storage and Repair Building

Building 3, Contributing

The one-story auto and truck storage and repair building has a rectangular plan, simple massing, and symmetrical composition. It is of wood frame construction and has a front gable roof with open eaves, overhanging rakes supported on wood outriggers, and rolled composition roofing. The exterior walls are clad in corrugated metal siding. Fenestration consists of one-over-one double-hung wood sash windows with wide wood surrounds, extended lintels, and projecting sills. There are coupled windows in each of the gable ends. There are telescoping paneled wood sliding truck doors on the south façade, and two truck doors on the north façade: one with a paneled wood sliding door, and the other with a roll-up metal door. There is a flush person door clad in corrugated metal siding at the north façade.

The K Residence Hall

Building 4, Noncontributing

The residence hall is located south of the packing house and spans the southern portion of the property along W. Palm Avenue between N. Cypress Street and the Atchison, Topeka & Santa Fe Railroad right-of-way. The building is set back from the sidewalk by a narrow strip of landscaping and planters, and there is a landscaped, semi-subterranean courtyard at the north façade that separates the residence hall from the adjacent packing house. The four-story-over-basement residential building is contemporary in design with a U-shaped plan. It has simple massing and asymmetrical composition. There is a sawtooth roof at the south end of the building

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with standing seam metal roofing, a flat roof at the north end of the building clad in built-up roofing, and horizontal metal canopies over the first story windows. Exterior walls are clad in metal siding at the upper stories and brick and cement plaster at the lower stories. Fenestration consists of simple, rectangular, metal frame windows, some with divided lights. The primary entrance is located at the south end of the east façade and consists of a pair of fully glazed metal frame doors with metal frame sidelights, accessed from the sidewalk via concrete steps or ramp.

Alterations

The packing house property has undergone alterations over time to accommodate shifting uses and new technologies, consistent with its association with the agricultural industry.

In 1929, the Santiago Orange Growers Association extended both the packing room and the pre-cooling room eastward.³ Between 1922 and 1947, the company also added a compressor and tank room to the north of the freezing tanks and cooling room. The loading dock on the west façade was extended to the north façade in order to take advantage of the railroad spur.⁴ Additions have been made to the west and north façades and some windows were infilled.⁵ Additions were made to the north and south ends of Building 2 in 1945.⁶ A Butler building carport structure was added to the property south of the packing house in 1977 and enlarged in 1981.

Between 2018 and 2019, Chapman University undertook an adaptive reuse project for the packing house property. During the course of the project, the packing house was rehabilitated, including the removal of a loading dock and canopies that were added to the building outside of the period of significance. A new opening was cut in the south façade of the packing house at a newly excavated portion of the south wall of the basement, and the south loading dock became a patio and walkway.

In 2018, Building 2 was relocated to its present location from the southwest corner of the property, retaining its historic north-south orientation and adjacency to the railroad tracks to the west. At that time, a shed addition dating from outside the period of significance was removed from the building. Also in 2018, Building 3 was relocated to its present location from the southeast corner of the property, retaining its historic north-south orientation and its relationship to N. Cypress Street, maintaining the historic setback. The Butler building carport structure was demolished and Building 4, a residence hall, was constructed at the south end of the parcel. Building 1, the packing house, is used by Chapman University's Dance Department as a dance center and storage area. The adaptive reuse as a dance center allows for the retention of

³ "Farm News of the Great Southwest: Old But Vigorous," *Los Angeles Times*, January 6, 1929; "Orange Sets Record Pace: Much New Construction Now Under Way New Factories Swell Total Community Program Survey Reveals Shortage of Dwellings," *Los Angeles Times*, April 28, 1929.

⁴ Adapted from "A History of Key Structures in the Cypress Street Neighborhood."

⁵ According to City of Orange permit number 1403-240, Chapman University applied for a permit to install twenty-four roof-mounted solar panels at 350 N. Cypress St. in 2014. These solar panels do not appear to have been installed.

⁶ Site plan created by Chattel, Inc.

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significant character-defining features on the interior, including the vast open space of the original packing room. Buildings 2 and 3 are used for storage.

Integrity

Although there have been some alterations to the buildings and their surroundings over time, 350 N. Cypress Street retains a high degree of integrity and continues to convey its historic significance as an early twentieth century industrial property associated with the packing industry. Three buildings on the property are historically associated with the Santiago Orange Growers Association: the packing house (Building 1); the fertilizer storage building (Building 2); and the auto and truck storage and repair building (Building 3). The three buildings collectively comprise the historic industrial property.

Location: The packing house (Building 1) is the most significant building on the property and remains in its original location. Buildings 2 and 3 are ancillary buildings that supported the functions of the packing house and are therefore less significant. They were relocated on the property. They retain their historic north-south orientation and maintain their historic relationship with the packing house. Building 2 retains its adjacency to the railroad tracks to the west and Building 3 retains its relationship to N. Cypress Street to the east, maintaining the historic setback. The grouping of buildings remains on the historic property and therefore retain integrity of location.

Design: The property at 350 N. Cypress Street overall retains original features of an early twentieth century industrial site associated with the citrus industry, including the citrus packing house and its adjacency to the Atchison, Topeka & Santa Fe railroad. The packing house (Building 1), the fertilizer storage building (Building 2), and the auto and truck storage and repair building (Building 3) retain character-defining features of their original Industrial Vernacular designs. The packing house retains significant features including the sawtooth roof with clerestory windows, cement plaster cladding at exterior walls, prominent loading docks, and sliding wood panel doors. The ancillary buildings have been relocated on the property. They retain their relationship to the packing house and their historic form, massing, exterior cladding, windows, and doors. The property therefore retains integrity of design.

Setting: The packing house (Building 1) retains its historic relationship to the railroad and adjacent streets, and the surrounding neighborhood maintains the mix of modest single-family homes, industrial properties, warehouses, and commercial buildings that characterized the property's wider physical environment. The relocation of Buildings 2 and 3, and the construction of a new dormitory building and landscaped plaza on what was primarily open space in the southern portion of the property, have altered the original setting of the industrial property. Therefore, it no longer retains integrity of setting. However, Buildings 1, 2, and 3 retain historic spatial relationships with each other and with Cypress Street and the adjacent railroad tracks, as well as with the surrounding neighborhood as a whole. Therefore, even with the changes to the setting, the property continues to convey its historic significance as an early twentieth century packing house facility.

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Materials: The packing house (Building 1), fertilizer storage building (Building 2), and auto and truck storage and repair building (Building 3) retain their historic materials and finishes including textured plaster cladding, corrugated metal siding, wood sash windows, and paneled wood doors. The buildings and property overall therefore retain integrity of materials.

Workmanship: The packing house and its ancillary buildings retain integrity of materials and therefore continue to exhibit the vernacular methods of construction and plain finishes applied to agricultural industry buildings in the early twentieth century. The property therefore retains integrity of workmanship.

Feeling: The property retains integrity of location, design, materials, and workmanship, and thus retains the essential physical features that express the aesthetic and historic sense of an early twentieth century fruit packing facility in Orange County. It therefore retains integrity of feeling.

Association: The property retains integrity of location, design, materials, workmanship, and feeling, and thus retains the physical features that convey its historic character and its direct link to the citrus industry that was so important to the development of the City of Orange in the early twentieth century. It therefore retains integrity of association.

Buildings 2 and 3 were relocated within the property boundary to accommodate the construction of Building 4. The ancillary buildings remain on the packing house property, retain their historic orientation, and maintain their clear visual relationship with each other, the railroad tracks, N. Cypress Street, and the packing house. The construction of the new residence hall therefore altered, but did not destroy, historic spatial relationships that characterize the property by inserting a larger new building in an area historically occupied by much smaller buildings. The packing house's historic materials, features and form are retained; the new residence hall is compatible with the packing house's historic materials, features, size, scale and proportion, and massing; and new construction is differentiated from the historic building by its contemporary design and use of brick veneer. It is set back from the historic packing house and has a U-shaped plan around a depressed landscaped courtyard that opens to the basement level of the packing house. Including a wider opening at the front (east) façade, the new residence hall allows for a clear view from N. Cypress Street to the packing house's south façade. This secondary façade is not a street frontage and was historically partially obscured from the east, south, and west; therefore, the new residence hall allows for more unobstructed views of the packing house from N. Cypress Street than historically existed, and therefore does not adversely impact the integrity of the packing house.

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8. Statement of Significance

Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic 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

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Areas of Significance

(Enter categories from instructions.)

INDUSTRY

Period of Significance

1918-1965

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

The Santiago Orange Growers Association Packing House property is eligible for listing on the National Register of Historic Places at the local level of significance under Criterion A in the area of Industry for its association with the early citrus packing industry in Orange County and the influence of that industry on the development of the area in the early twentieth century. The Santiago Orange Growers Association operated the largest packing house in Orange in 1918, the year the existing packing house was built, and was the world's largest shipper of exclusively oranges after 1929. The period of significance is 1918, when the original packing house was constructed, through 1965, when the Santiago Orange Growers Association ceased operations at the property. In 2018, two associated buildings on the property, a fertilizer storage building (Building 2) and an auto and truck storage and repair building (Building 3), were relocated from their original positions south of the packing house to new positions north of the packing house, to accommodate construction of a new dormitory building. These were ancillary buildings that supported the property's primary function of fruit packing and thus are less significant than the packing house itself, which remains in its original location. Therefore, the property does not need to meet Criteria Consideration B: Moved Properties.

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

Criterion A: Industry

The Santiago Orange Growers Association Packing House represents a once-vital local industry and an increasingly rare property type in the region. The Packing House illustrates the breadth and importance of the citrus industry in the City of Orange, and in Southern California, in the early twentieth century.

The Citrus Industry and Development of the City of Orange

The rapidly growing citrus industry in Southern California played a significant role in the development of Orange in the early twentieth century. The early roots of the City of Orange originated with the partitioning of Rancho Santiago de Santa Ana. Two of the most important historic areas within the City—Old Towne and El Modena—were established at this time. Los Angeles lawyer Alfred B. Chapman represented several parties when the Rancho was subdivided in the late 1860s. As payment, Chapman acquired approximately 4,000 acres of the former Rancho. In 1870, Chapman hired another lawyer, William T. Glassell, to survey and subdivide his holdings into farm lots ranging in size from ten to forty acres. Orange grew rapidly during the land boom of the 1880s, with rampant land speculation and the creation of numerous subdivisions.⁷

⁷ City of Orange, "Orange General Plan: Cultural Resources & Historic Preservation," 2010, CR-10.

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During this period, Orange was primarily an agricultural community. Early crops included barley, oats, wheat, corn, and rye. Many local farmers also planted grape vines, which became a major local product until the 1886 blight that killed thousands of vines in Orange and the surrounding communities. Farmers also tried to grow tropical fruits such as bananas, pineapples, and guavas, with little success.

In Orange, ranchers began planting orange trees commercially in 1873; the first marketable crop was produced in approximately 1876. Citrus production was firmly established in Orange by the 1880s. Orange was different from many towns in the Citrus Belt. While other towns were home to a few large-scale orange growers who owned thousands of acres and hired hundreds of workers, Orange was a middle-class town, in which hundreds of small growers owned ten or twenty acres apiece and often did much of the work in the groves themselves. In 1929, for example, the 360 grower-members of the Santiago Orange Growers Association, combined, owned 3,800 acres of citrus orchards.⁸

To facilitate marketing their fruit, citrus farmers developed cooperative marketing organizations. In 1893, the Southern California Fruit Exchange was formed, composed of seven original members, including the Orange County Fruit Exchange, headquartered in Orange. This cooperative introduced the Sunkist brand in 1905. The same year, Orange's first cooperative packing house, owned by the Santiago Orange Growers Association, was established.⁹ Though the Great Freeze in 1913 and a flood in 1916 threatened citrus production in the area, oranges were Orange's top crop by 1920.¹⁰ At the peak of the orange industry in Orange County, there were more than 40 cooperative packing houses in Orange and the surrounding areas.¹¹

The citrus industry in Orange continued to expand until the 1940s, when it began a long, slow decline. As Southern California's population began to expand after World War II, the cost of land, water, and property taxes in the area began to rise. Then, just as in the grape industry sixty years before, a mysterious disease swept through the groves. Growers called it the Quick Decline; healthy trees suddenly died. The disease was never entirely explained. Where growers in the 1920s would likely have replanted their groves, many growers in the 1940s and 1950s decided to sell their land to developers, who were beginning to build tract houses in the area. Many Orange County growers relocated to other areas of California, including San Diego County, Riverside County, the San Joaquin Valley, and the Imperial Valley. Orange, home to the first packing house in Orange County, was also home to the last packing house operating in Southern California—the former Santiago Orange Growers Association packing plant (later the Villa Park Orchards Association Packing House) at 350 North Cypress Street.¹² The Santiago

⁸ Phil Brigandi, "The Impact of the Citrus Industry," City of Orange Public Library Local History Collection.

⁹ Phil Brigandi, "Citrus Industry," City of Orange Public Library Local History Collection.

¹⁰ EDAW, Inc., "A History of Key Structures in the Cypress Street Neighborhood," May 2007.

¹¹ Brigandi, "Citrus Industry."

¹² Phil Brigandi, "The Decline and Disappearance of Local Citrus," City of Orange Public Library Local History Collection.

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Orange Growers Association packing plant is one of three historic packing house complexes that remain extant in Old Towne Orange.¹³

Citrus Picking and Packing in Orange County

In the early days of the citrus industry, picking and packing fruit was done by the individual ranchers and their hired workers, who were primarily Chinese laborers. Packing was done in the groves rather than in specialized packing houses. Oranges were stacked in huge piles on the ground, and then wrapped in paper. Early shippers discovered that a wooden crate, measuring 12"x12"x 26" with a center separator, was the most effective method of shipping fruit, and workers filled the crates by sight, "packing all sizes in the box so that the top layer consistently displayed the most desirable sizes."¹⁴ In 1883, two Orange County ranchers, A.D. Bishop and "Mac" Peters, shipped the first two railcar loads of local oranges east. Other growers joined them in 1884. Most small growers, though, were forced to rely on private packing houses and buyers for large commercial produce houses in Los Angeles, San Francisco, Chicago, New York, and other large cities.¹⁵

The first packing house in the City of Orange was built in approximately 1881 by Andrew Cauldwell. Originally located on Maple Avenue, the facility moved closer to the Atchison, Topeka & Santa Fe Railroad tracks in 1889. Several other private packing houses quickly followed. One of the last private packing houses was the Harper Fruit Co., which was founded in 1906 and operated until 1917.¹⁶

After the establishment of the Santiago Orange Growers Association—Orange's first cooperative packing house association—in 1893, many cooperative packing houses were established in the area. Most growers belonged to one of the local packing house associations, which provided picking crews on a rotating basis. The crews used tall, three-legged ladders to reach up into the trees, and curved clippers to trim the stem down to the orange's skin. The pickers then dropped the fruit into bags worn over one shoulder, which could be opened at the bottom to empty the fruit into field boxes. After a day of picking, field boxes were hauled to the packing house. For many years, horses and wagons were used in the groves, as they were lighter than trucks and less likely to damage the roots of the trees.¹⁷

When the oranges arrived at the packing house, each grower's crop was recorded. Ripe fruit with a greenish tint was taken to "de-greening" rooms, where ethylene gas was used to bring out the orange color. Fruit ready to be packed was run through a washer and air dried. In later years, a light coating of natural wax was applied to help protect the moisture inside the fruit and to

¹³ City of Orange, "Orange General Plan: Cultural Resources & Historic Preservation," 2010, CR-11.

¹⁴ Laura Gray Turner, "The Citrus Industry and the Making of Placentia," In *Proceedings of the Conferences of Orange County History, 1989*, edited by Leland L. Estes and Robert A. Slayton, (Orange, CA: Chapman College, 1989), 153.

¹⁵ Phil Brigandi, "Citrus: A Cooperative Endeavor," City of Orange Public Library Local History Collection.

¹⁶ Brigandi, "Citrus: A Cooperative Endeavor."

¹⁷ Phil Brigandi, "On to the Packing House," City of Orange Public Library Local History Collection.

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improve its appearance. From the moment oranges entered the packing house, they were sorted for quality and size. Fruit unsuitable for eating was removed quickly and sold for juice or cattle feed. The remaining fruit was carried on conveyor belts to grading tables, where workers visually sorted the fruit into three grades: “top quality,” “average,” and “orchard run.” In Sunkist houses, these grades were designated “Sunkist,” “Choice,” and “Standard,” respectively. The sorted fruit was then carried on belts to packing tables.¹⁸

Spoilage during shipping was a significant issue until the construction of the first icing station in Riverside in 1886. This early refrigeration method enabled local fruit growers to ship their produce in refrigerated cars to more distant markets, though the cars had to be re-iced many times over the course of their journey eastward. Over time, several other methods of refrigeration were introduced into the citrus industry. The most popular methods, examined by the Department of Agriculture in the late 1920s, were “(1) initial icing only, (2) standard refrigeration (re-icing), and (3) pre-cooling and initial icing.”¹⁹ The Santiago Orange Growers Association and the Villa Park Orchards Association utilized the pre-cooling method, implementing pre-cooling plants at their facilities by 1920, if not earlier.²⁰ These pre-cooling plants allowed packed boxes of oranges to be moved into the Santiago Orange Growers Association’s freezing tanks or cold storage areas within the packing house, or, if timing allowed, directly onto refrigerated railcars.

In the late nineteenth and early twentieth centuries, orange growers often cleaned their fruit in a borax solution before they were packed. In the 1930s, oranges were “waxed and polished with a Brodrex treatment and associated machinery for preservation [... and] in 1953, the Brodrex equipment was replaced by Flavorseal and Hypochlor treatments.”²¹ These cleaning techniques further reduced spoilage of the packed fruit during storage and transit.

During this early period, packing oranges was an art. Top-grade fruit was wrapped in printed tissue paper (a technique developed in Orange in the 1880s), and placed in the boxes so that the printed names showed between the slats.²² Packed oranges were designated by size, based on the average number of oranges it took to fill a box. Wooden crates could accommodate between 100 to 393 oranges, based on the size of the fruit. Smaller cardboard boxes introduced in the 1950s could accommodate between 40 and 210 oranges. The boxes were shipped to auction markets in New York, Chicago, and other major cities, where the famous citrus labels came into play. The lithographed labels were big and bright, and stood out across a crowded auction room. Individual consumers rarely saw the labels. The packing houses worked to ship a uniform size and grade of fruit under each label, so that buyers could tell at glance what they were getting. Top of the line oranges from Santiago were shipped under Rooster or Scepter brands, while Mohawk was

¹⁸ Phil Brigandi, “On to the Packing House.”

¹⁹ Bowen, “Citrus and Chapmans,” 13.

²⁰ Because no building permits are available for the construction of the precooling plant, approximate dates are based on Sanborn maps and a site plan completed by Chattel, Inc.

²¹ John B. Bowen III, “Citrus and Chapmans: The Influence of Chapmans on Orange County Valencias,” In *Proceedings of the Conference of Orange County History, 1988*, edited by Robert A. Slayton and Leland L. Estes (Orange, CA: Chapman College, 1988), 13.

²² Beginning in the 1920s, printed logos replaced the tissue wrappers, and, later, stickers replaced the printed logos.

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strictly “orchard run,” low-grade fruit. Wholesale buyers bid for the fruit, usually in lots of at least thirty boxes, after which the oranges were shipped to stores for retail sale.²³

Santiago Orange Growers Association

After its formation in December 1893, the Santiago Orange Growers Association contracted with a private packing house to handle their fruit. In 1899, the Association built its own packing house on West Palm Street in the City of Orange, immediately adjacent to the Atchison, Topeka & Santa Fe Railroad tracks. The original Santiago Orange Growers Association packing house was replaced in 1918 with a new packing house, located across Palm Street to the north from the original packing facility, still immediately adjacent to the railroad. In 1918, the Santiago Orange Growers Association operated the largest packing house in Orange. In 1929, Orange County produced more than \$12 million in oranges, and around 820,000 boxes (roughly \$2.8 million, or 2,051 carloads) of the fruit were packaged at Santiago Orange Growers Association’s packing house, making it the “world’s largest [exclusive] shipper of oranges” at the time.²⁴

By the 1930s, some fruit pickers began to unionize, though packing houses refused to recognize the unions. In 1935, several brief strikes impacted the Santiago Orange Growers Association, and a larger strike took place during 1936. Over the next few decades, the orange industry experienced periods of both expansion and retrenchment. Due to the replacement of orange orchards with subdivisions in Southern California in the 1950s and 1960s, the Santiago Orange Growers Association Packing House closed in 1965, and the association disbanded in 1967.²⁵

Cypress Street Barrio

The Santiago Orange Growers Association Packing House is located in a neighborhood historically known as the Cypress Street Barrio, which was established on the 400 block of North Cypress Street (between Sycamore and Walnut Avenues) as a *colonia* in the late 1910s and early 1920s.²⁶ During this time, many immigrants moved to Southern California from central Mexico as a result of the Mexican Revolution (1910-1920), taking advantage of the “burgeoning citrus industry’s desperate need for laborers.”²⁷ The Barrio eventually extended north and south along the Atchison, Topeka & Santa Fe Railroad, close to the packing houses where its inhabitants found employment, and came to be bounded by the railroad on the west, Maple Avenue on the south, Olive Street on the east, and Rose Avenue on the north.

²³ Phil Brigandi, “On to the Packing House.”

²⁴ “A History of Key Structures in the Cypress Street Neighborhood,” Chattel, Inc., “350 N. Cypress St.,” California Department of Parks and Recreation Historic Resources Inventory Survey, Orange, CA, April 2005; “Major Orange Packing House Closes Doors,” *Los Angeles Times*, May 24, 1965.

²⁵ “A History of Key Structures in the Cypress Street Neighborhood.”

²⁶ Background information about the Cypress Street Barrio adapted from “Killefer Grade School, 500 block of Olive St in Orange, California,” courtesy of Chapman University.

²⁷ Fermin Leal, “Historic Orange barrio still vibrant after 100 years,” *Orange County Register*, May 8, 2013.

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Residents of the Barrio were primarily employed in the area's citrus industry, with the men working in the fields as citrus pickers, and the women working in the packing houses. Many local residents were employed by the Santiago Orange Growers Association. Pickers received up to 35 cents per hour, and packers received 45 cents per hour. Work was seasonal, and many of the workers rented homes in the Barrio while they had work in the area. Many families traveled north to the San Joaquin Valley during the winter to find additional work. Two distinct populations evolved in the Barrio: migrants who rented local homes and traveled throughout the western United States for work, and residents who obtained jobs locally and remained throughout the year.

Supplemental Context: Villa Park Orchards Association

The Villa Park Orchards Association (VPOA) was established in Villa Park in 1912, when forty-eight fruit growers organized to harvest, pack, and market their fruit. The organization incorporated in 1913. By the 1960s, the large volume of fruit processed by Villa Park Orchards Association was stretching the limits of their original packing house facility in Villa Park. When the former Santiago Orange Growers Association packing house facility at 350 N. Cypress Street became available for lease or purchase in 1967, Villa Park Orchards Association acquired the facility to supplement their existing operation. The facility was renamed "Villa Park Orchards Association Packing House Number Two," and the original facility in Villa Park became known as "Packing House Number One."

On June 28, 1974, an explosion and the ensuing fire damaged portions of the Villa Park Orchards Association Packing House Number One in Villa Park, and Villa Park Orchards Association Packing House Number Two (the former Santiago Orange Growers Association packing house) took over some of the facility's operations. In 1978, packing operations at the Villa Park Orchards Association's original packing house in Villa Park ceased, making Packing House Number Two the Association's only packing facility.²⁸

Chapman University purchased Packing House Number Two from the Villa Park Orchards Association in 2004 and leased the facility back to the Villa Park Orchards Association. Packing operations on the property ceased in July 2006, and the plant was vacant, and the equipment disassembled, by November 2006. At the time of its closure, the packing house was the sole remaining operating packing house in Orange County. The Villa Park Orchards Association relocated its packing facilities to the Santa Clarita Valley.²⁹

Conclusion

The Santiago Orange Growers Association Packing House property is significant for its association with the citrus industry that played an important role in the development of Southern California, Orange County, and the City of Orange in first half of the twentieth century. The

²⁸ "A History of Key Structures in the Cypress Street Neighborhood."

²⁹ "A History of Key Structures in the Cypress Street Neighborhood."

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Packing House was one of the most prolific orange packing houses in the area; it was the world's largest shipper of exclusively oranges in 1929. The two ancillary buildings supported the primary citrus packing activities, and therefore reflect important historic associations with the local packing industry that contribute to the significance of the property. The packing house in particular is an important, and increasingly rare, property type reflecting the early history of the citrus industry.

Santiago Orange Growers Association Packing House
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9. Major Bibliographical References

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

Bowen III, John B. "Citrus and Chapmans: The Influence of Chapmans on Orange County Valencias." In *Proceedings of the Conference of Orange County History, 1988*, edited by Robert A. Slayton and Leland L. Estes, 9-15. Orange, CA: Chapman College, 1988.

Brigandi, Phil. "Citrus Industry." City of Orange Public Library Local History Collection.

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_____. "The Impact of the Citrus Industry." City of Orange Public Library Local History Collection.

Chattel, Inc. "350 N. Cypress St." California Department of Parks and Recreation Historic Resources Inventory Survey, Orange, CA. April 2005.

_____. Site Plan, 350. N. Cypress St., with dates of construction. Courtesy of Kris Olsen.

City of Orange. Planning Department and Building Department. Building Plans and Permits for 350 N. Cypress Street, 1945-2014.

EDAW, Inc. "A History of Key Structures in the Cypress Street Neighborhood." May 2007.

Grimmer, Anne E., and Kay D. Weeks. *Preservation Briefs 14, New Exterior Additions to Historic Buildings: Preservation Concerns*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 2010.

Jandl, H. Ward. *Preservation Briefs 18, Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1988.

Photographs of Santiago Orange Growers Association Packing House. City of Orange Public Library Local History Collection.

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Photographs of Villa Park Orchards Association Packing House. City of Orange Public Library Local History Collection.

Sanborn Fire Insurance Maps, Orange, CA, January 1922 and June 1950.

Turner, Laura Gray. "The Citrus Industry and the Making of Placentia." *In Proceedings of the Conferences of Orange County History, 1989*, edited by Leland L. Estes and Robert A. Slayton, 152-56. Orange, CA: Chapman College, 1989.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Chapman University; City of Orange Public Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4.5

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 33.792616

Longitude: -117.856916

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

The property is irregularly shaped, and generally bounded by W. Walnut Avenue on the north, N. Cypress Street on the east, W. Palm Avenue on the south, and the Atchison, Topeka & Santa Fe Railroad on the west.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries represent the property historically associated with the Santiago Orange Growers Association Packing House.

11. Form Prepared By

name/title: John LoCascio, AIA, Principal; Molly Iker-Johnson, Architectural Historian/
Staff Photographer; Morgan Quirk, Associate Preservation Planner

organization: Historic Resources Group, LLC

street & number: 12 S Fair Oaks Avenue, Suite 200

city or town: Pasadena state: CA zip code: 91105

e-mail molly@historicrosourcesgroup.com

telephone: 626-788-2676

date: March 2021; Revised November 2021

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.

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Photo Log

Name of Property: Santiago Orange Growers Association Packing House
City or Vicinity: Orange
County: Orange
State: California
Photographer: Molly Iker-Johnson; Justin Kerfoot
Date Photographed: August 2019; June 2020; February 2021

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

- 1 of 32 East and south façades of packing house (Building 1), facing northwest (Molly Iker-Johnson, February 2021)
- 2 of 32 South half of east façade of packing house, facing west (Molly Iker-Johnson, February 2021)
- 3 of 32 North half of east façade of packing house, facing west (Molly Iker-Johnson, February 2021)
- 4 of 32 East and north façades of packing house, facing southwest (Molly Iker-Johnson, February 2021)
- 5 of 32 North façade of packing house, facing south (Molly Iker-Johnson, February 2021)
- 6 of 32 North and west façades of packing house, facing southeast (Molly Iker-Johnson, February 2021)
- 7 of 32 West façade of packing house, facing northeast (Molly Iker-Johnson, February 2021)
- 8 of 32 West and south façades of packing house, facing northeast (Molly Iker-Johnson, August 2019)
- 9 of 32 South façade of packing house and new basement opening, facing northwest (Molly Iker-Johnson, February 2021)
- 10 of 32 South loading dock, facing west (Molly Iker-Johnson, February 2021)
- 11 of 32 Interior view of main packing space, facing northwest (Justin Kerfoot, June 2020)
- 12 of 32 Interior view of main packing space, facing southwest (Justin Kerfoot, June 2020)
- 13 of 32 Interior view of main packing space, facing east (Molly Iker-Johnson, August 2019)

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- 14 of 32 Interior view of corridor in packing house with insulated paneled wood doors, facing southeast (Molly Iker-Johnson, August 2019)
- 15 of 32 Interior view of basement in packing house, facing northwest (Justin Kerfoot, June 2020)
- 16 of 32 Interior view of basement in packing house, facing northeast (Justin Kerfoot, June 2020)
- 17 of 32 Contextual view of south and east façades of packing house and auto and truck storage and repair building (Building 3), facing northwest (Molly Iker-Johnson, February 2021)
- 18 of 32 Auto and truck storage and repair building, facing northeast (Molly Iker-Johnson, February 2021)
- 19 of 32 Auto and truck storage and repair building, facing southwest (Molly Iker-Johnson, February 2021)
- 20 of 32 Contextual view of north façade of packing house and auto and truck storage and repair building, facing south (Molly Iker-Johnson, February 2021)
- 21 of 32 Contextual view of north façade of packing house and fertilizer storage building (Building 2), facing south (Molly Iker-Johnson, February 2021)
- 22 of 32 Fertilizer storage building, facing southwest (Molly Iker-Johnson, February 2021)
- 23 of 32 Fertilizer storage building, facing northeast (Molly Iker-Johnson, February 2021)
- 24 of 32 Contextual view of The K Residence Hall (Building 4), packing house, and fertilizer storage building, facing northeast (Molly Iker-Johnson, February 2021)
- 25 of 32 The K Residence Hall, facing northeast (Molly Iker-Johnson, February 2021)
- 26 of 32 The K Residence Hall, facing northwest (Molly Iker-Johnson, February 2021)
- 27 of 32 The K Residence Hall, facing southwest (Molly Iker-Johnson, February 2021)
- 28 of 32 Sunken courtyard at The K Residence Hall, facing south (Molly Iker-Johnson, February 2021)
- 29 of 32 Contextual view along N. Cypress Street, facing southwest (Molly Iker-Johnson, February 2021)

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- 30 of 32 Contextual view along N. Cypress Street, facing northwest (Molly Iker-Johnson, February 2021)
- 31 of 32 Contextual view along W. Palm Avenue, facing northwest (Molly Iker-Johnson, February 2021)
- 32 of 32 Contextual view along W. Palm Avenue, facing northeast. (Molly Iker-Johnson, February 2021)

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

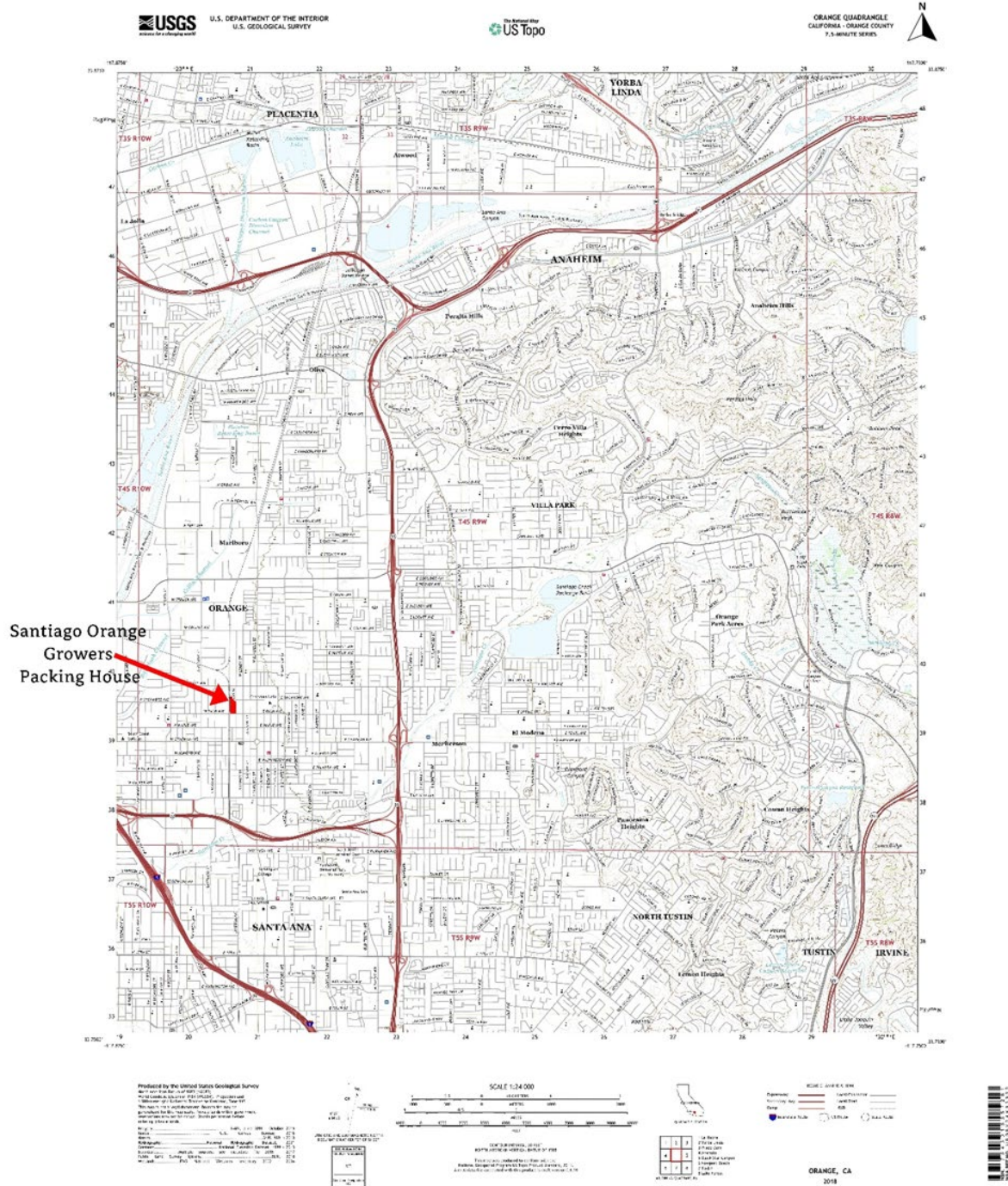
- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Location Map



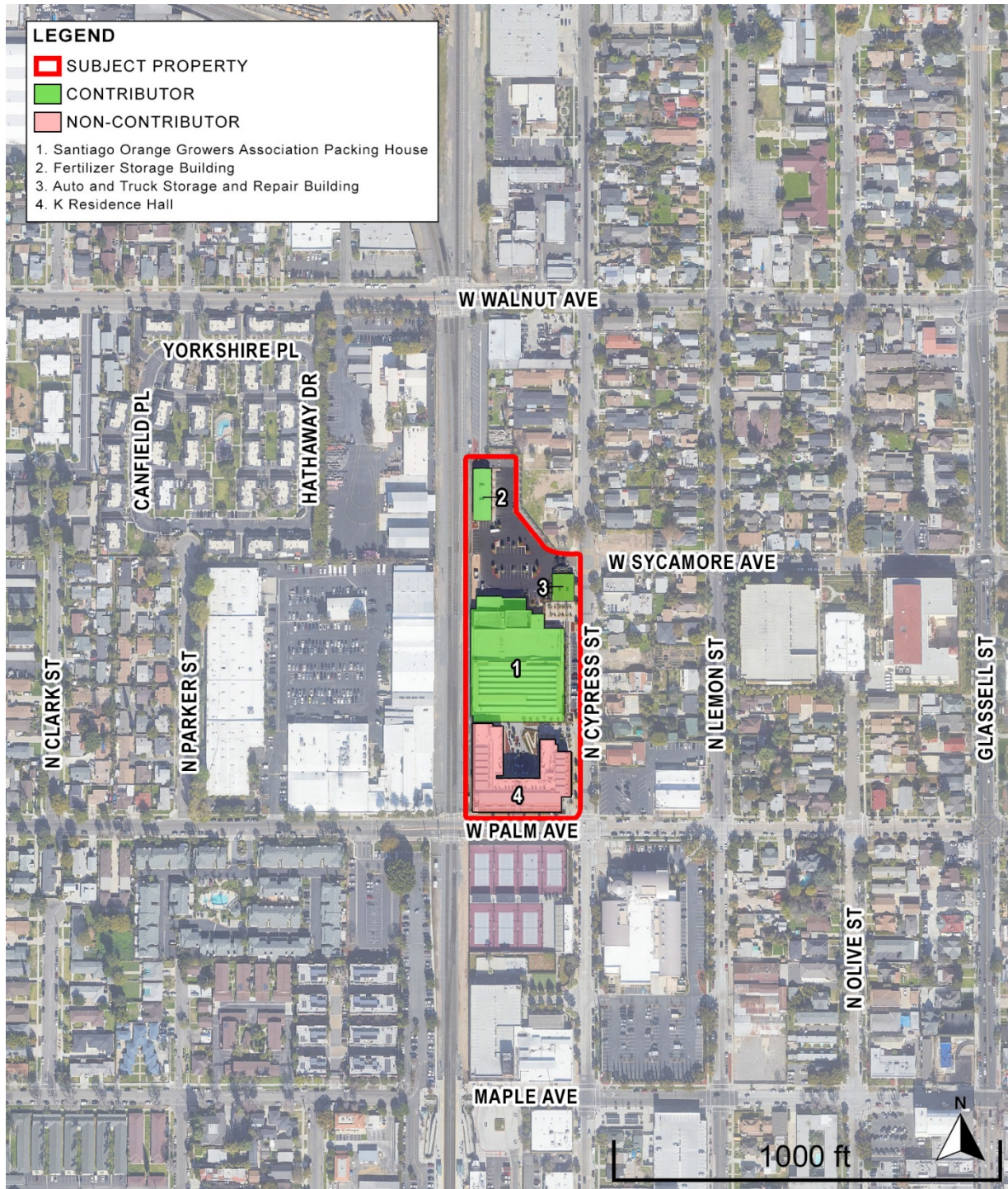
Santiago Orange Growers Association Packing House
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Boundary Map

Latitude: 33.792616

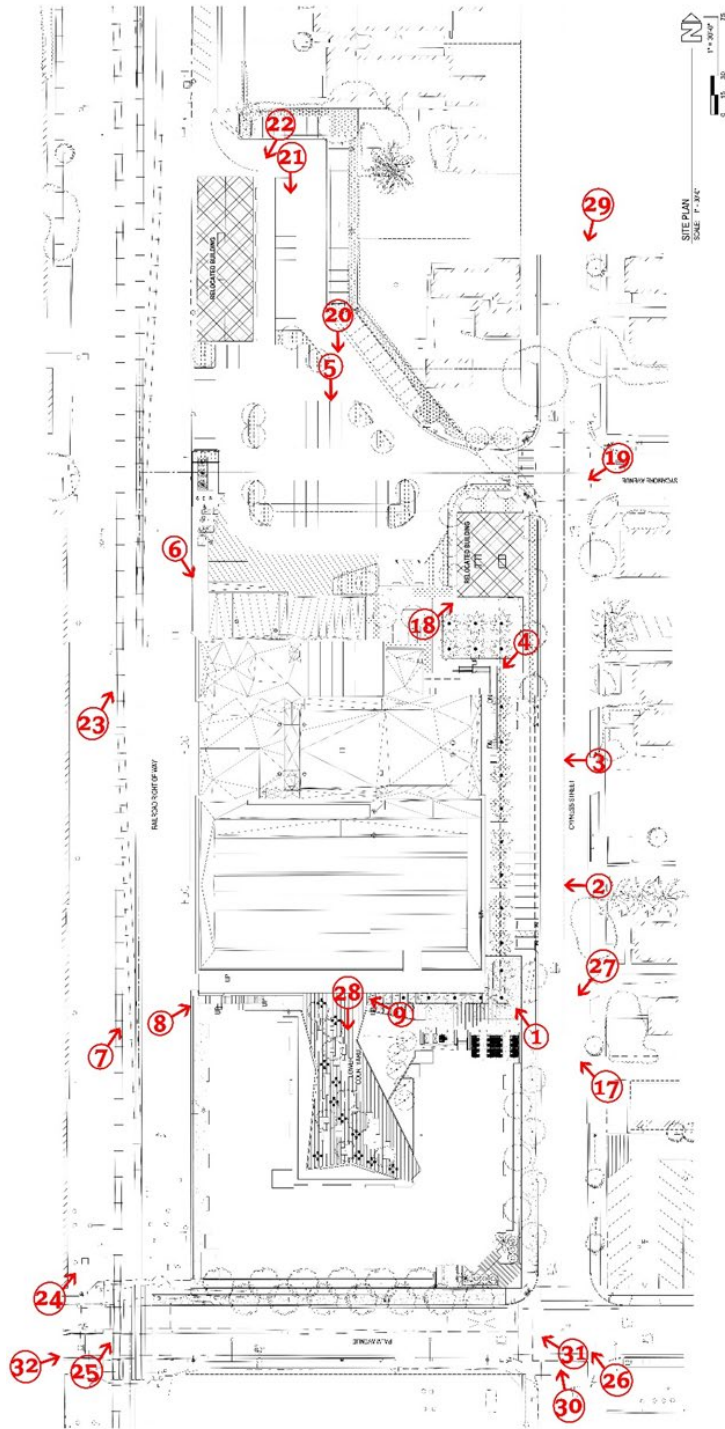
Longitude: -117.856916



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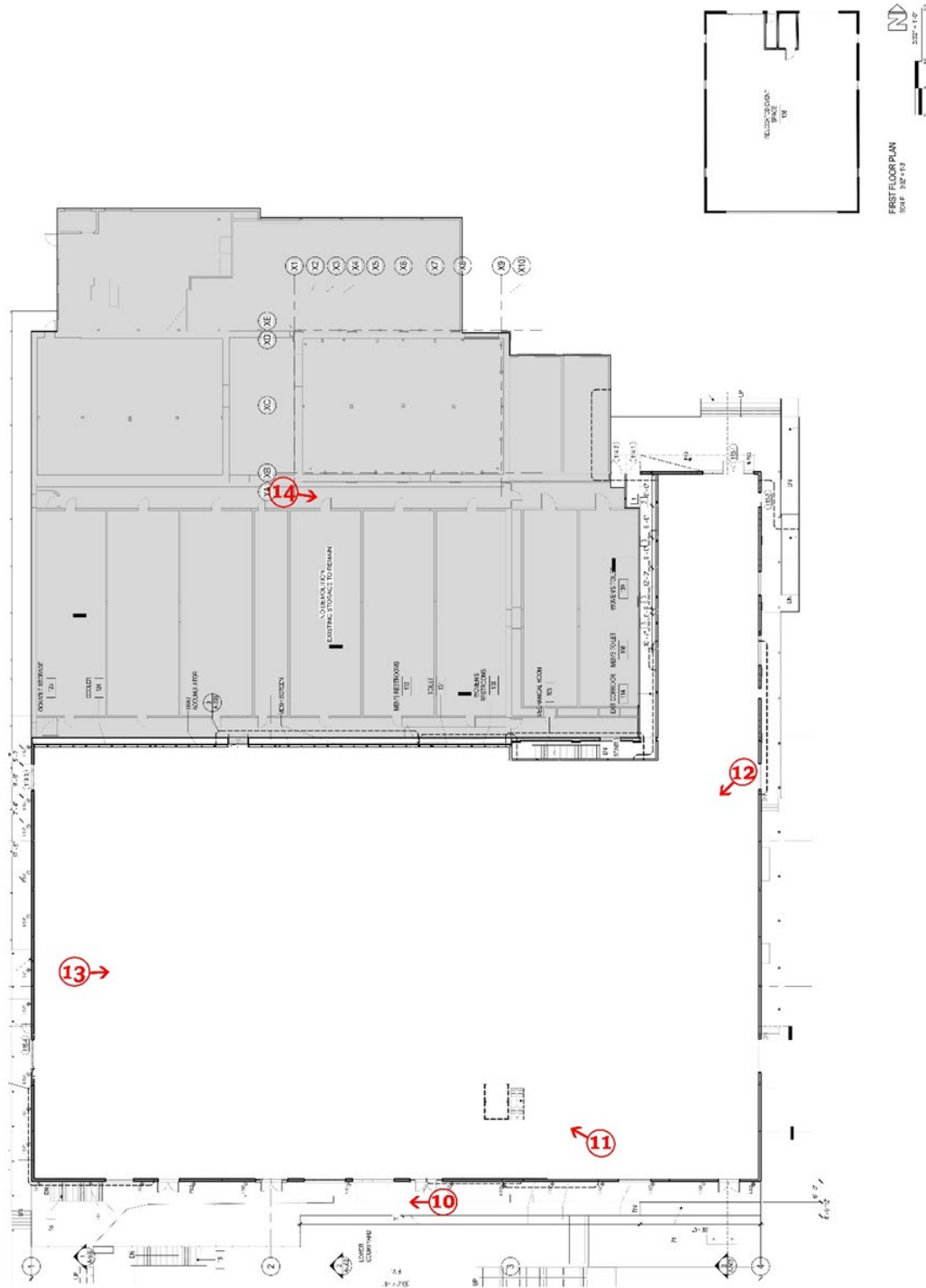
Sketch Map/Photo Key 1 of 3—Exterior



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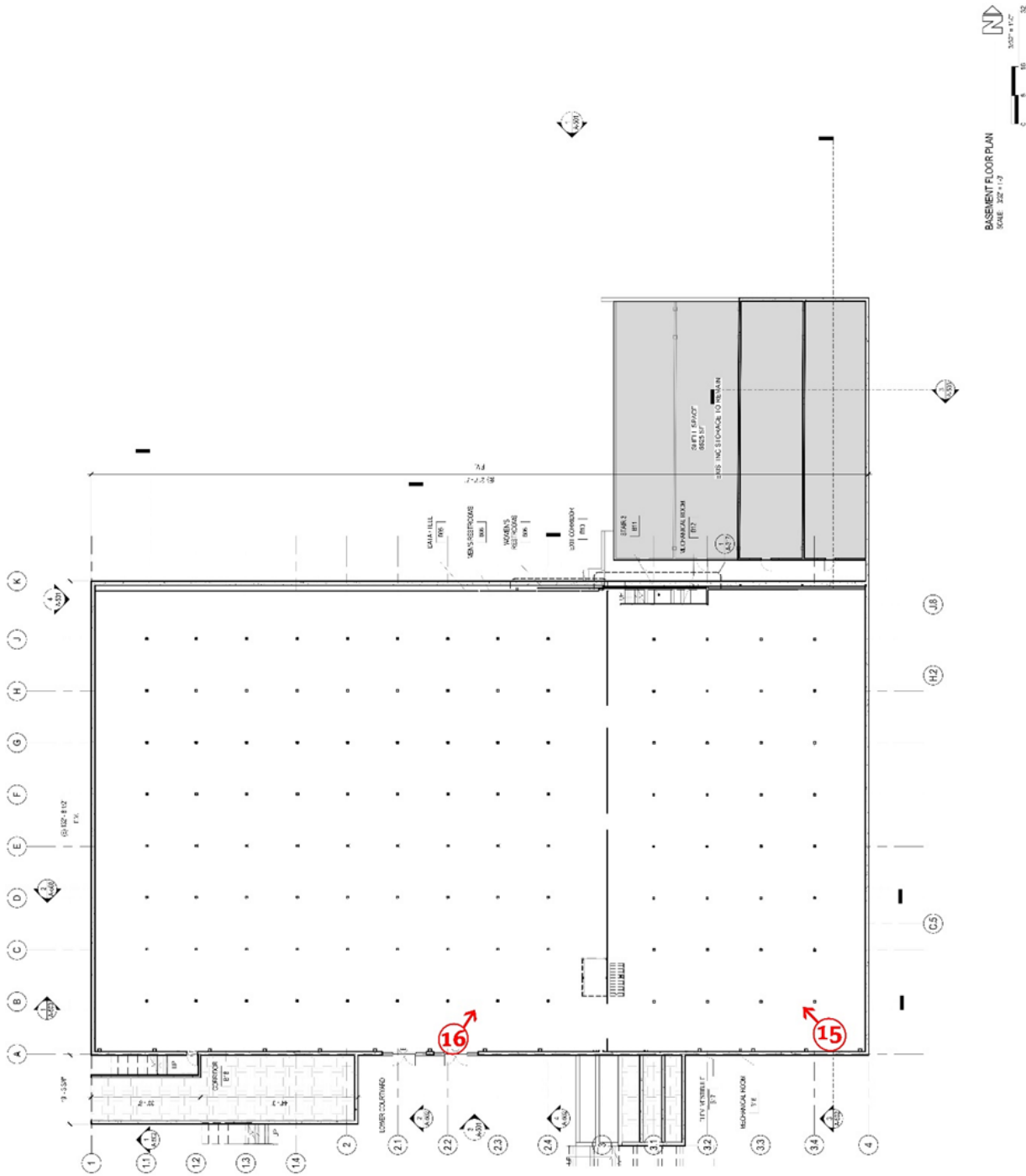
Sketch Map/Photo Key 2 of 3—Building 1, First Floor



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Sketch Map/Photo Key 3 of 3—Building 1, Basement



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Figure 1 Packing House interior, circa 1928; Source: Orange Public Library

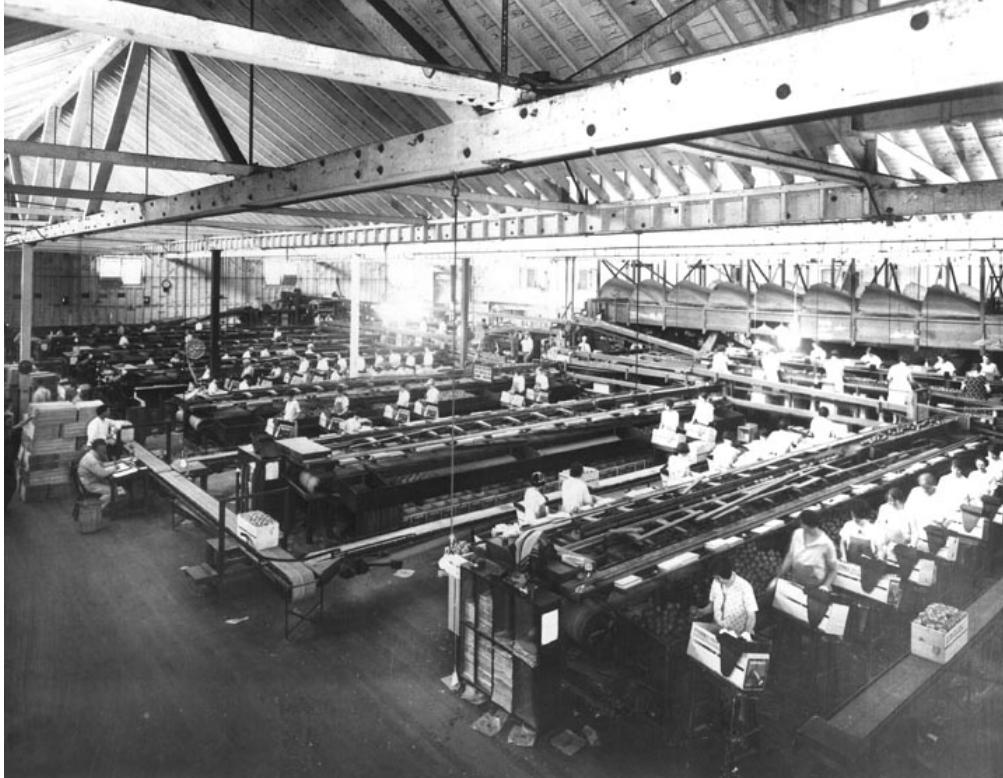


Figure 2 Packing House, circa 1945; Source: Orange Public Library



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Figure 3 Packing House aerial, north at top, 1947; Source: UCLA Air Photo Archives.
Building 2 at SE corner and Building 3 at SW corner relocated on property in 2018;
small office building at SE and additional building at south demolished 1972-1977.



Figure 4 Packing House aerial, facing northwest, 1952; Source: UCLA Air Photo Archives



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Figure 5 Santiago Orange Growers Assn employees, 1948; Source: Orange Public Library



Figure 6 Contextual view along N. Cypress Street, facing southwest; Photograph by Tavo Olmos, 2014



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Figure 7 Contextual view along N. Cypress Street, facing northwest; Photograph by Tavo Olmos, 2014



Figure 8 East façade, facing northwest; Photograph by Tavo Olmos, 2014



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Figure 9 West façade, facing northeast; Photograph by Tavo Olmos, 2014



Figure 10 West façade, facing northeast; Photograph by Tavo Olmos, 2014



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Figure 11 Interior view including clerestory windows, facing northwest; Photograph by Tavo Olmos, 2014



Figure 12 Building 2, facing northwest; Photograph by Tavo Olmos, 2014



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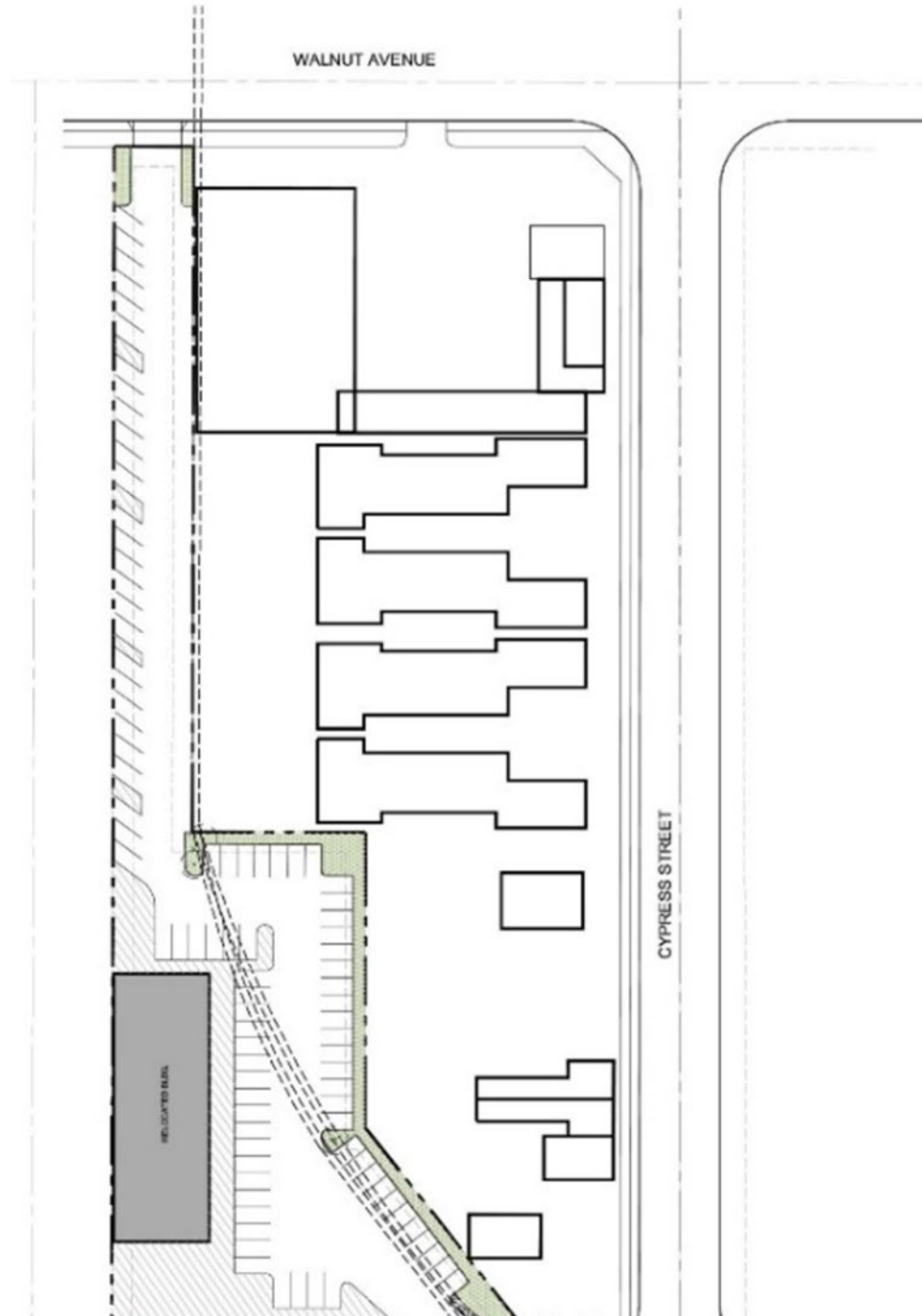
Figure 13 Building 3, facing southwest; Photograph by Tavo Olmos, 2014



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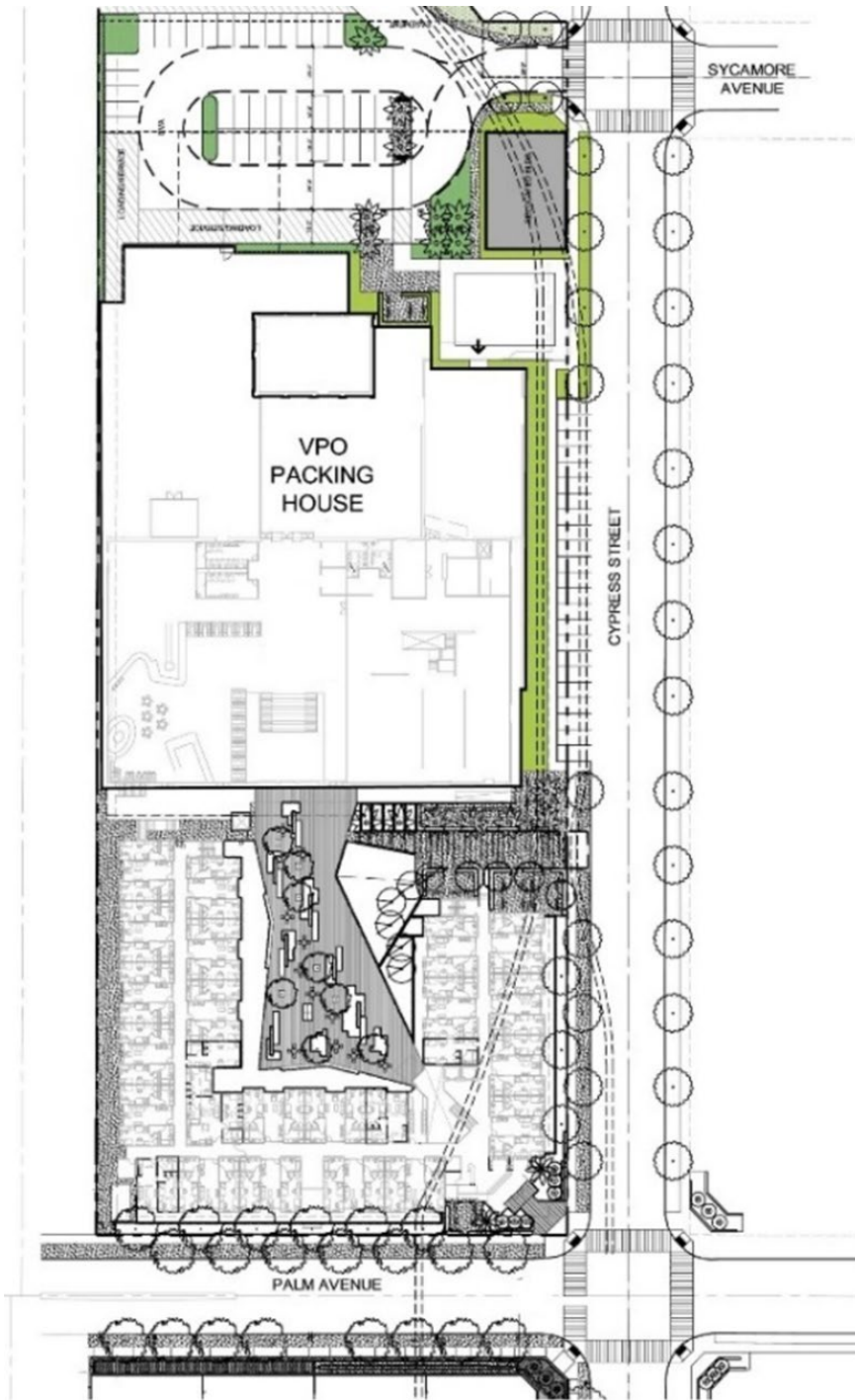
Figure 14 Site plan, north half; Source: Bennitt Design Group, 2016



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Figure 15 Site plan, south half; Source: Bennitt Design Group, 2016



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Photo 1 East and south façades of packing house (Building 1), facing northwest



Photo 2 South half of east façade of packing house, facing west



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Photo 3 North half of east façade of packing house, facing west



Photo 4 East and north façades of packing house, facing southwest



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Photo 5 North façade of packing house, facing south



Photo 6 North and west façades of packing house, facing southeast



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Photo 7 West façade of packing house, facing northeast



Photo 8 West and south façades of packing house, facing northeast



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Photo 9 South façade of packing house and new basement opening, facing northwest



Photo 10 South loading dock, facing west



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Photo 11 Interior view of main packing space, facing northwest



Photo 12 Interior view of main packing space, facing southwest



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Photo 13 Interior view of main packing space, facing east



Photo 14 Interior view of corridor in packing house with insulated paneled wood doors, facing southeast



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Photo 15 Interior view of basement in packing house, facing northwest



Photo 16 Interior view of basement in packing house, facing northeast



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Photo 17 Contextual view of south and east façades of packing house and auto and truck storage and repair building (Building 3), facing northwest



Photo 18 Auto and truck storage and repair building, facing northeast



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Photo 19 Auto and truck storage and repair building, facing southwest



Photo 20 Contextual view of north façade of packing house and auto and truck storage and repair building, facing south



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Photo 21 Contextual view of north façade of packing house and fertilizer storage building (Building 2), facing south



Photo 22 Fertilizer storage building, facing southwest



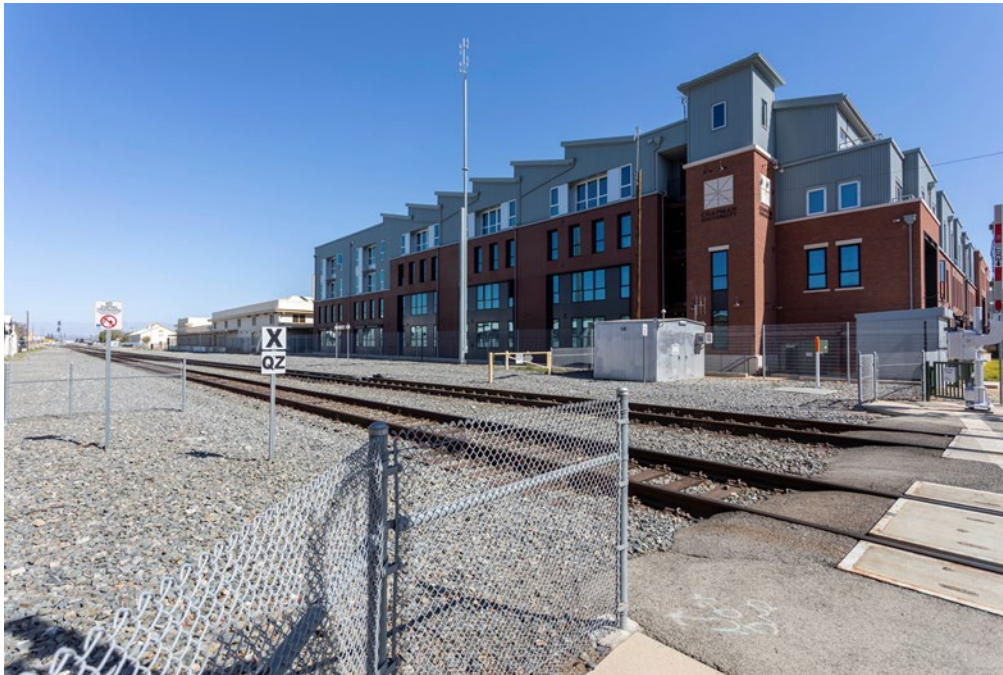
Santiago Orange Growers Association Packing House
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Photo 23 Fertilizer storage building, facing northeast



Photo 24 Contextual view of The K Residence Hall (Building 4), packing house, and fertilizer storage building, facing northeast



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Photo 25 The K Residence Hall, facing northeast



Photo 26 The K Residence Hall, facing northwest



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Photo 27 The K Residence Hall, facing southwest



Photo 28 Sunken courtyard at The K Residence Hall, facing south



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Photo 29 Contextual view along N. Cypress Street, facing southwest



Photo 30 Contextual view along N. Cypress Street, facing northwest



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Photo 31 Contextual view along W. Palm Avenue, facing northwest



Photo 32 Contextual view along W. Palm Avenue, facing northeast.

