



The Packing House is an example of Mission Revival architecture.

PHOTOS: MARK RIGHTMIRE, ORANGE COUNTY REGISTER

NEW SPACE TO PACK

A renovated Packing House will offer eateries and places to shop, part of a downtown revitalization effort.

BY ART MARROQUIN
ORANGE COUNTY REGISTER

Despite decades of neglect at the abandoned Anaheim Citrus Packing House, architect James Wilson saw a set of bare bones that gave him the vision to revive one of the region's last examples of Mission Revival design.

The warehouse's hollow clay tile exterior was intact but needed to be shored up so it wouldn't crumble during an earthquake. Natural light shined through windows lining the original

saw-tooth roof, bouncing off maple floors.

The most dramatic features, Wilson said, were the exposed wood trusses crisscrossing the ceiling, later augmented with steel to ensure support.

Wilson was hired to tackle the fixer-upper shortly after city officials purchased the building at Anaheim Boulevard and Santa Ana Street in 2000 in hopes of converting it into a retail and dining hub. More than a

"If you can't find reuse for historic buildings, then they just go away."

JAMES WILSON
THIRTIETH STREET ARCHITECTS

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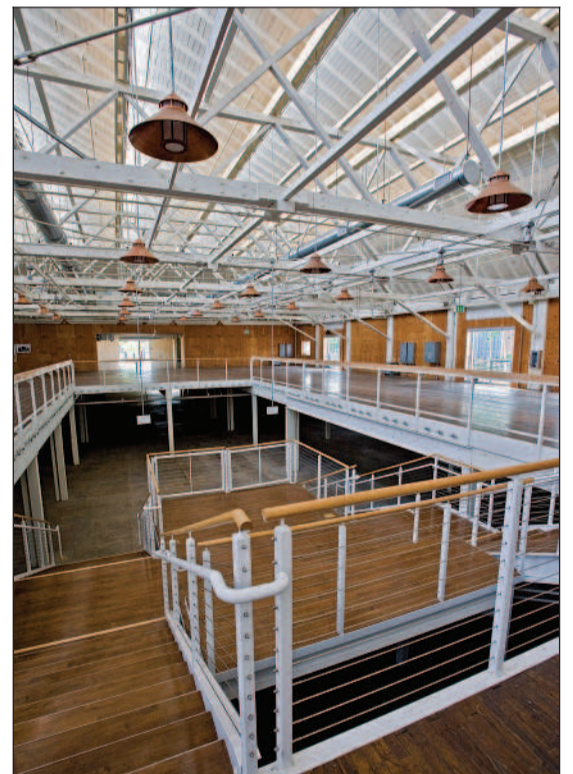
Plants and fencing surround an outdoor fire place at the Packing House.



A palm tree is reflected in the dramatic front door of the Packing House.



A dining area on the side of the building is constructed from two flatbed rail cars.



The interior of the building features plenty of natural light and exposed wood trusses.

It's a jungle out there, but a funny one

Disneyland's Jungle Cruise skippers hone stand-up skills on the job.

BY RON SYLVESTER
ORANGE COUNTY REGISTER

Trevor Kelly has been banned from ever working at Disneyland, or any park contracted with Mickey Mouse or Donald Duck or Indiana Jones, for that matter.

The story behind why he can't work there any more seems right out of a Disney screwball comedy starring Dean Jones. Following a storied tradition of employees pulling pranks on their final day at work, Kelly, dressed as Indiana Jones, stole the magic lamp during a performance of the musical "Aladdin" — halting the show at the happiest place on earth.

Kelly was a skipper on Disneyland's Jungle Cruise, a popular ride featuring a wacky group of "captains" with a penchant for puns and a drive for growing skills beyond their narration on the fake river with the mechanized wildlife that fill their days. Skippers have gone on to start movie studios, win Oscars and perform at the Comedy Store.

A couple of times a year, Kelly and other alums perform the "Skipper Show," cracking wise with their own stand-up routines.

Like Kelly's flamboyant ex-

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MARK EADES, ORANGE COUNTY REGISTER

Kip Hart, a Jungle Cruise skipper and stand-up comic, performs Friday at the "Skipper Show."

Land owner proposes Courtyard by Marriott

BY ART MARROQUIN
ORANGE COUNTY REGISTER

The owner of the Howard Johnson Anaheim Hotel and Water Playground wants to build a similar family-oriented form of lodging on property he owns right across the street.

Property owner Jim Edmondson submitted an application to the city that calls for building a six-story, 221-room Courtyard by Marriott at 1415 S. Manchester Ave., between the Disneyland Resort and I-5, according to the Anaheim Planning Department.

The proposed all-suite hotel, sitting on 3 acres, would have a guest dining facility and a large swimming pool with water slides, said Sheri Vander Dussen, Anaheim's planning director. Construc-

tion could begin by the end of the year, pending approval this summer by the city's Planning Commission.

Edmondson did not return phone calls seeking comment.

He is not asking the city for a tax subsidy to finance the project, Vander Dussen said. City officials are in the process of crafting a new, possible subsidy for the developer of two hotels proposed for The Shops at Anaheim GardenWalk.

Earlier this year, the Planning Commission approved the construction of two hotels on Harbor Boulevard and Katella Avenue: Crews are expected to break ground within the year on a Hyatt House equipped with 252 rooms; it's unclear when construction will begin on a 172-room Springhill Suites by Marriott across Harbor.



PHOTOS: MARK RIGHTMIRE, ORANGE COUNTY REGISTER

Ken Smith, a New York-based landscape architect, stands under the shade structures in Farmers Park adjacent to the Packing House. The park, designed by Smith, serves as a connection between the Packing House and the Packard Building.

PROJECT: Preserving city's farming past

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dozen years later, an end is finally in sight.

"If you can't find reuse for historic buildings, then they just go away," said Wilson of Thirtieth Street Architects. "I feel that the heritage of a community is important, so I'm very excited and happy about this."

Finishing touches are being made to the Packing House, scheduled to open this fall with more than 20 boutiques and artisan food booths. About 85 percent of the vendor space is leased out, but details won't be released for another month, said developer Shaheen Sadeghi, CEO of LAB Holding.

New tenants are lining up permits and examining the renovated space, which called for cutting into the wood floors on the ground level so that a staircase could be built to the basement as a way to create a connected, giant dining and shopping hall.

Long communal dining tables will be scattered inside the building and on an outdoor terrace that sits atop two flatbed rail cars found in east Anaheim.

"It's exciting to think that the building was originally used to deliver citrus products that people ate, and now we can come back in 2013 and repurpose it as a place that will serve great food," said Sadeghi, who also oversaw redevelopment of the Packard Building and the Center Street Promenade as part of a larger effort to revitalize downtown Anaheim.

City officials have spent \$10.4 million to purchase and redevelop the 3 acres encompassing the Packing House, the Packard Building and crafting the new Farmers Park. The entire project was funded by redevelopment-related funds, said city spokeswoman Ruth Ruiz.

Farmers Park, set to open June 29, will serve as a vital connection between the Packing House and the Packard Building. A forest of newly planted olive trees sits in one corner while Valencia orange trees sprout throughout the small park, designed by landscape architect Ken Smith of Workshop West.

Concrete benches emerge from a grass berm to create a small amphitheater for performances. An outdoor fire-place sits at the rear of the Packing House. The local eateries will be able to make use of a community garden that will grow beans, beets, corn and - naturally - Anaheim chile peppers.

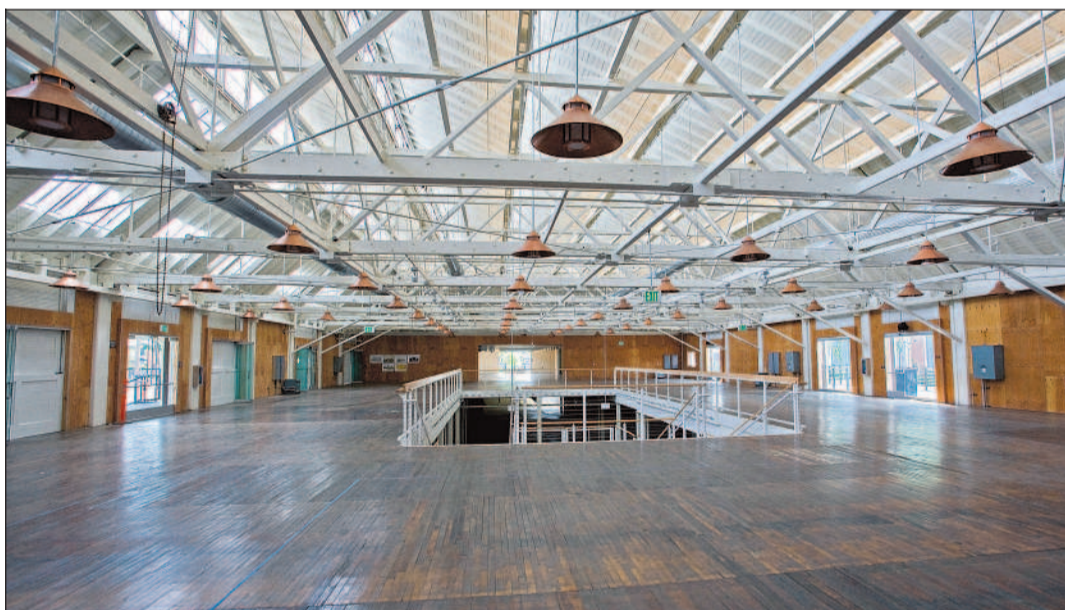
Smith said he is particularly proud of a redwood boardwalk shaded by metal awnings, and he hopes that the space will be used as a farmers market.

"It was nothing but derelict asphalt when I got here three years ago," Smith said, gazing at the new park.

"We tried very hard not to be Disneyland; we wanted to be downtown Anaheim," Smith said. "That meant us-



Concrete benches on a grass berm are part of an amphitheater space that will be used for performances. The Farmers Park area will open June 29.



The interior of the Packing House will soon be divided among eateries and retailers.



The original floors in the interior of the Packing House, made of maple planks, were preserved.



An orange tree, surrounded by green glass, reflects the city's citrus roots.

ing metal, wood and other materials you find in old industrial buildings and crafting it in a way that made people feel comfortable."

The Anaheim Citrus Packing House was built for \$40,000 and opened in 1919, serving as the spot where local farmers would unload trucks filled with oranges.

An outbreak of citrus tristeza virus - simply known as the "quick-decline disease," spread by aphids - hit local orange crops during the mid-1950s. Farmers could have opted to replant, but that was a costly investment, particularly as water prices and property taxes were going up because of an influx of houses being built in Anaheim. Most growers opted instead to sell

their land, leading to the end of the city's agricultural era.

"This was an idyllic area with groves that changed into an area with an industry- and tourism-based economy," said Jane Newell, manager of the Anaheim Public Library's Heritage Services.

The neighboring Packard Building was constructed in 1924 to showcase Packard automobiles until the owner defaulted on his loan. Afterward, a series of car dealerships and repair shops occupied the space until it was finally sold to the city in 2002; the city retains ownership of that structure, the park and the Packing House.

Even though the Packard Building is now split into two restaurants, that auto history

continues to thrive. When cleaning out the building during renovations, developers came across boxes filled with old vehicle license plates that were crafted into decorative wall hangings and light fixtures hung inside Umami Burger.

"We would drive past these buildings every day since we moved here in 2006 and thought it would be a great place to open a business someday," said Greg Gerovac, who opened the Anaheim Brewery with his wife, Barbara, inside the Packard Building two years ago.

"We're excited because the entire project is going to give the downtown area a real vibrant focal point," Gerovac said.



COURTESY OF ANAHEIM PUBLIC LIBRARY

Interior of the Anaheim Orange and Lemon Association Packing House in June 1919.

PACKING HOUSE AND PACKARD BUILDING

1919: The Anaheim Citrus Packing House opens, occupied by the Anaheim Orange and Lemon Association, later known as the Anaheim Valencia Orange Association



COURTESY OF ANAHEIM PUBLIC LIBRARY

The Packard Building was built in 1924 to showcase Packard automobiles.

- **1924:** Packard Building is built to showcase Packard automobiles
- **1932:** Packard Building owner defaults on his loan; building sold at auction
- **1933-41:** Several auto dealers and mechanics move through the Packard Building
- **1943:** Packard Building sold to Hubert and Evelyn Bevins, who operate various car dealerships



COURTESY OF ANAHEIM PUBLIC LIBRARY

The exterior of the Anaheim Orange and Lemon Association Packing House in 1936. The Mission Revival-style concrete building was constructed at 424 S. Los Angeles St. (now Anaheim Boulevard). It later became the Sun-kist Packing House, and still later the home of Electra Motors until 1968.

- **Mid-1950s:** Packing House closes as the local citrus industry wanes
- **Mid-1960s:** Electra Motors moves into the Packing House and removes conveyor-belt system and fruit-packing equipment
- **1969:** Maxad Inc., later known as Amparco Inc., purchases the Packing House and leases it as office and storage space
- **2000:** Anaheim Redevelopment Agency purchases the Packing House for preservation
- **2002:** The agency purchases the Packard Building for preservation
- **2010:** Restoration begins on the Packing House and Packard Building; construction begins on Farmers Park
- **2012:** Renovations completed on Packard Building
- **2013:** Work completed on the Packing House and Farmers Park

Source: Anaheim Public Library Heritage Services



MARK RIGHTMIRE, ORANGE COUNTY REGISTER

The exterior of the Packing House still bears the Sunkist logo.