



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # United Grocers, Inc. 414 P Street, Fresno, Ca 93721 \*NRHP Status Code – 3CS/5S2  
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- B1.** Historic Name: United Grocers, Inc. Wholesale Grocery **B2.** Common Name: 414 P Street  
**B3.** Original Use: Warehouse **B4.** Present Use: Warehouse  
**\*B5.** Architectural Style: Commercial Vernacular  
**\*B6.** Construction History: Pre-1928; on 1928 Sanborn Map, not on 1918 Sanborn Map – no original building permits located.  
**\*B7.** Moved? No  
**\*B8.** Related Features: None

**B9a.** Architect: Unknown **b.** Builder: Unknown  
**\*B10.** Significance: Theme Commercial Architecture Area Fresno, California  
 Period of Significance 1920s to 1950s Property Type Commercial Applicable Criteria 3/iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**

Original building permits for this structure were not located. This building is present on the 1928 Fresno Sanborn Map (Sheet 32), but it is not present on the 1918 Map (Sheet 32). The 1918 Sanborn indicates the site was home to the San Joaquin Ice Company. By the time of the 1928 Sanborn Map the building is labeled “United Grocers, Inc. Wholesale Grocery.” The structure was larger at that time and extended all the way to where the lot intersected with Santa Clara Avenue. The structure had an address range of 400 to 464 P Street. The construction of Highway 41 resulted in the north end of structure being removed. The structure that remains always had an address range of 400 to 414. The 1926 City Directory does not list a business at 414 P Street. The only 1926 listing for 428 P Street is for Wilkerson & West that occupied a portion of the building that no longer remains. (See Continuation Sheet).

**\*B12. References:**

Sanborn Maps City of Fresno (1918, 1928, 1932, 1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

**\*B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

**\*Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: United Grocers 414 P Street Fresno, CA 93721  
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**\*P3. Description Continued:**

Character-defining features included: brick (red and buff colored) construction, concrete bond beam above second story windows, pilasters, concrete loading dock, industrial sash windows, flat roof and footprint that responds to adjacent rail line. This building is similar in its construction to the Landmarked building across the street from it (2534 San Benito – The Central Packing Supply Company).

**\*B10. Significance (continued)**

The 1929 City Directory lists United Grocers at this address. On 1931 Fresno Sanborn Map (Sheet 32) the building is marked as vacant. The 1936 City Directory does not list this address, nor is United Grocers listed at another P Street address. The 1940 Fresno City Directory lists 414 P Street as the home of the US Civilian Conservation Corps, which was a New Deal, Depression-era public work relief program that operated from 1933 to 1942 providing unemployed, unmarried men with work. The building was likely used as the local office of this agency for a brief period of time.

The 1944 and 1947 City Directories have the earliest even numbered street listing for the 400 Block of P at 434 for the Cooperative Olive Growers (1944) and Victory Transfer (1947), which were business located in a portion of the building that is no longer extant. The 1950 Sanborn Map (Sheet 32) identifies the building as the "Dallman Company, Wholesale Plumbing, Heating and Sheet Metal Supplies." The 1950 City Directory has the Dallman Company wholesale plumbing suppliers in the structure. The 1960 City Directory lists Berven Rug Mills Inc. The 1970 Sanborn Map (Sheet 32) notes that "Berven Rug Mills Inc. Warehouse" occupied the building. The 1970 Fresno City Directory indicates the building was vacant.

This property appears to possess historic significance within the context of commercial architecture in Fresno reflecting the two-story brick warehouses that would have been prevalent in the survey area. The building appears eligible at the local level of significance for the California Register under criterion 3, and as a Historic Resource under the City of Fresno Historic Preservation Ordinance criteria iii as one of the best remaining examples of a brick commercial warehouse in the survey area. While it may not be the work of a master, the building embodies the characteristics of a specific type of structure, a brick warehouse, which would have been present in this area from the 1920s through the 1960s. The building conveys a strong sense of time and place. The building represents the type of warehouses that would have been present throughout the area in material, form and use. It is very similar to the building at 339 P Street on the lot across the street. 414 P Street retains a very high degree of integrity of location, design, setting, materials, and workmanship. The integrity of feeling and association have both been slightly impacted by the overall changes to the urban context of the area.

## CONTINUATION SHEET

Property Name: United Grocers 414 P Street Fresno, CA 93721  
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**P5b. Photographs continued:**



**Above: A view of the entire front elevation of the structure.**

**Below: The south and east sides of the structure were constructed to respond to the rail spur that runs to the immediate east of the building.**

