
Appendix D1

Historical Resources Technical Report

May 24, 2022

13618

Merlone Geier
4365 Executive Drive, Suite 1400
San Diego, California 92121
Contact: Jamas Gwilliam, Vice President

Subject: Archaeological Resources Assessment for the Downtown Buena Park Project, City of Buena Park, Orange County, California

Dear Mr. Gwilliam:

This letter documents the archaeological resources assessment conducted by Dudek for the Downtown Buena Park Project (Project), located in the City of Buena Park, Orange County, California. The City of Buena Park (City) is the lead agency responsible for compliance with the California Environmental Quality Act (CEQA).

The present study documents the results of a California Historical Resources Information System (CHRIS) records search conducted at the South Central Coastal Information Center (SCCIC), an analysis of the sensitivity of the proposed Project site to contain archaeological resources, and management recommendations.

PROJECT LOCATION

The approximately 24-acre proposed Project site is located at 8150 La Palma Avenue, in the southeastern portion of the City, directly east of Knott's Soak City and falls on public land survey system Township 4 South, Range 11 West, within Sections 11 and 12 of the *Anaheim*, California 7.5-minute United States Geologic Survey Quadrangle (USGS) (Appendix A: Figures 1 and 2). Specifically, the proposed Project site consists of a single parcel (Assessor Parcel Number (APN) 070-511-01). The proposed Project site is generally bounded by La Palma Avenue to the north, Stanton Avenue to the west, the Buena Park Mall to the east, and single-family residential to the south (Appendix A: Figure 3).

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PROJECT DESCRIPTION

The proposed Project involves the redevelopment of the existing 119,359-square-foot (SF) Sears building and 11,316 SF Sears Auto Center through the demolition of these buildings and redevelopment of the site with 1,302 residential units, 39,000 SF of amenity and lobby space, and 2,971 residential parking spaces.

The Project includes high-density multifamily dwelling units in five parcels. Specifically, the Applicant proposes to construct 1,302 dwelling units as follows:

- 368 units in Parcel A
- 306 units in Parcel B
- 269 units in Parcel C
- 233 units in Parcel D
- 126 units in Parcel E

Parcels C and D are proposed as five-level wrap apartment-style buildings located along La Palma Avenue. Parcels A and B are immediately south of Parcels A and B and are proposed as seven-level wrap apartment-style buildings in the center of the site. Parcel E in the southern half of the site, is proposed as for-sale three-story condominium units. There are two parks on site and the buildings in Parcels A through D have roof-top pools. Resident-dedicated parking facilities are included within each of the four buildings in Parcels A through D. Parcel F has 267 surface parking spaces.

ENVIRONMENTAL SETTING AND CURRENT CONDITIONS

The proposed Project site is situated in the downtown area of Buena Park, near northwest Anaheim, over 22 miles east of the Pacific Ocean. The proposed Project site is located approximately 7 miles west of the Santa Ana River and approximately 13.4 miles west of the Santa Ana Mountains. The soil underlying existing development is classified as manufactured fill over alluvial deposits derived from sedimentary rock (Langan Inc. 2021). Due the size and nature of past development associated with the surrounding structures and existing paved area, all native subsurface soils with potential to support the presence of cultural deposits have likely been disturbed. However, there is always some possibility that subsurface intact archaeological resources could be present.

The proposed Project site is located within the City's Entertainment Corridor, where the City anticipates the highest likelihood of change through redevelopment and new development over the life of the General Plan (City of Buena Park 2010). The proposed Project site is an urban

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developed site that includes the Sears building, Sears auto center, and surrounding parking lots. Surrounding land uses include the Buena Park Mall to the east, residential to the south, Knott's Soak City and Knott's Berry Farm to the west, and commercial uses to the north.

REGULATORY CONTEXT

This section includes a discussion of the applicable state laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during construction of the proposed Project.

Federal

The proposed Project does not have a federal nexus and therefore is not subject to Federal regulations.

State

The California Register of Historical Resources (CRHR)

In California, the term "historical resource" includes, but is not limited to, "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code (PRC), Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to PRC Section 5024.1(c)(1-4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.

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- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations [CCR] 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

Native American Historic Cultural Sites

The Native American Historic Resources Protection Act (California Public Resources Code Section 5097, et seq.) addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and establishes the NRHC to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act makes it a misdemeanor punishable by up to 1 year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the CRHR.

California Native American Graves Protection and Repatriation Act

The California Native American Graves Protection and Repatriation Act (California Repatriation Act), enacted in 2001, requires all state agencies and museums that receive state funding and that have possession or control over collections of human remains or cultural items, as defined, to complete an inventory and summary of these remains and items on or before January 1, 2003, with certain exceptions. The California Repatriation Act also provides a process for the identification and repatriation of these items to the appropriate tribes.

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California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are relevant to the analysis of archaeological and historic resources:

1. California Public Resources Code Section 21083.2(g): Defines “unique archaeological resource.”
2. California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a): Defines historical resources. In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource. It also defines the circumstances when a project would materially impair the significance of a historical resource.
3. California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e): These statutes set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
4. California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4: These statutes and regulations provide information regarding the mitigation framework for archaeological and historic resources, including options of preservation-in-place mitigation measures; identifies preservation-in-place as the preferred manner of mitigating impacts to significant archaeological sites.

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b)). An “historical resource” is any site listed or eligible for listing in the CRHR. The CRHR listing criteria are intended to examine whether the resource in question: (a) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; (b) is associated with the lives of persons important in our past; (c) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (d) has yielded, or may be likely to yield, information important in pre-history or history.

The term “historical resource” also includes any site described in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)).

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CEQA also applies to “unique archaeological resources.” California Public Resources Code Section 21083.2(g) defines a “unique archaeological resource” as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

5. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
6. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
7. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

In 2014, CEQA was amended to apply to “tribal culture resources” as well, but the amendment did not provide a definition for such resources or identify how they were to be evaluated or mitigated (California Public Resources Code Sections 21084.2 and 21084.3). Instead, California Public Resources Code Section 21083.09 required that the Office of Planning and Research develop and adopt guidelines for analyzing “tribal cultural resources” by July 1, 2016. As of the effective date of this report, however, those guidelines have not been finalized or adopted. Consequently, this report addresses only historic resources and unique archaeological resources.

All historical resources and unique archaeological resources – as defined by statute – are presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). A site or resource that does not meet the definition of “historical resource” or “unique archaeological resource” is not considered significant under CEQA and need not be analyzed further (California Public Resources Code Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)).

Under CEQA and significant cultural impact results from a “substantial adverse change in the significance of an historical resource [including a unique archaeological resource]” due to the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance

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and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

CEQA Guidelines Section 15064.5(b)(2)

Pursuant to these sections, the CEQA first evaluates whether a proposed Project site contains any “historical resources,” then assesses whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

When a project significantly affects a unique archeological resource, CEQA imposes special mitigation requirements. Specifically, “[i]f it can be demonstrated that a project will cause damage to a unique archeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. Examples of that treatment, in no order of preference, may include, but are not limited to, any of the following:”

1. “Planning construction to avoid archeological sites.”
2. “Deeding archeological sites into permanent conservation easements.”
3. “Capping or covering archeological sites with a layer of soil before building on the sites.”
4. “Planning parks, greenspace, or other open space to incorporate archeological sites.”

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California Public Resources Code Section 21083.2(b)(1)-(4)

If these “preservation in place” options are not feasible, mitigation may be accomplished through data recovery (California Public Resources Code Section 21083.2(d); CEQA Guidelines Section 15126.4(b)(3)(C)). California Public Resources Code Section 21083.2(d) states that “[e]xcavation as mitigation shall be restricted to those parts of the unique archeological resource that would be damaged or destroyed by the project. Excavation as mitigation shall not be required for a unique archeological resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, if this determination is documented in the environmental impact report.”

These same requirements are set forth in slightly greater detail in CEQA Guidelines Section 15126.4(b)(3), as follows:

(A) Preservation in place is the preferred manner of mitigating impacts to archeological sites. Preservation in place maintains the relationship between artifacts and the archeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site.

(B) Preservation in place may be accomplished by, but is not limited to, the following:

1. Planning construction to avoid archeological sites;
2. Incorporation of sites within parks, greenspace, or other open space;
3. Covering the archeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site [; and]
4. Deeding the site into a permanent conservation easement.

(C) When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken.

Note that, when conducting data recovery, “[i]f an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation.” However, “[d]ata recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archeological or historic resource, provided that determination is documented in the

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EIR and that the studies are deposited with the California Historical Resources Regional Information Center” (CEQA Guidelines Section 15126.4(b)(3)(D)).

California Health and Safety Code

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County coroner has examined the remains (Section 7050.5b). California Public Resources Code Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the Native American Heritage Commission (NAHC) within 24 hours (section 7050.5c). The NAHC will notify the Most Likely Descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains, and items associated with Native Americans.

Local

Orange County

Orange County has two sections within its municipal code pertaining to the protection of archaeological and cultural resources. These sections include Section 2-5-27(Ord. No. 99-21, § 2, 8-31-99) and Section 2-5-227 (Ord. No. 99-22, § 1, 8-31-99) the aspects of these sections which relate to archaeological and cultural resources are as follows:

Section 2-5-27 and Section 2-5-227. Protection of natural, cultural, structural, and archaeological resources.

- a) **Artifacts.** No person shall possess, destroy, injure, deface, remove, dig, or disturb from its natural state any fossilized or non-fossilized paleontological specimens, cultural or archaeological resources, or the parts thereof in any park, beach or recreational facility.

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City of Buena Park

The City of Buena Park General Plan contains one policy and various implementation measures pertaining to the protection of archaeological and cultural resources (City of Buena Park 2010). The applicable policy and implementation measures are as follows:

Policy

- a) **CS-3.1.** Preserve and protect significant archaeological and paleontological resources.

Implementation Measures

- b) **CS-23.** Consider all known archeological and paleontological resources within Buena Park, and identify areas of cultural and resource sensitivity for future study to be conducted in conjunction with development project environmental review.
- c) **CS-24.** Archaeological resources found prior to or during construction shall be evaluated by a qualified archaeologist, and appropriate mitigation measures applied, pursuant to Public Resources Code Section 21083.2 or 21084.1, as applicable, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting accepted industry standards, which shall be submitted to the appropriate California Historical Resources Information System (CHRIS) Information Center (IC).
- d) **CS-25.** Any project that involves earth-disturbing activities within previously undisturbed soils in an area determined to be archaeologically or culturally sensitive, shall require evaluation of the site by a qualified archaeologist. The project applicant shall implement the recommendations of the archaeologist, and appropriate mitigation measures applied.
- e) **CS-26.** During excavation and grading activities of any future development project, if archaeological resources are discovered the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission.
- f) **CS-29.** In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area of the find shall be protected and the project applicant immediately shall notify the Orange

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County Coroner of the find and comply with the provisions of the California Health and Safety Code Section 7050.5, including P.R.C. Section 5097.98, if applicable. In the event that human remains are determined to be Native American human remains the applicant shall consult with the Most Likely Descendent to determine the appropriate treatment for the Native American human remains.

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BACKGROUND RESEARCH

SCCIC Records Search

On August 27, 2021, staff at the SCCIC, located on the campus of California State University, Fullerton, provided the results of a CHRIS records search for the proposed Project site and a 1-mile radius. Due to COVID-19, the SCCIC notified researchers that they are only providing data for Orange County that are digital. The CHRIS records search results provided by the SCCIC included their digitized collections of mapped cultural resources; Department of Parks and Recreation site records; technical reports; archival resources; and ethnographic references. Additional consulted sources included historical maps of the proposed Project site, the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historic Property Data File, the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. Dudek reviewed the SCCIC records to determine whether the implementation of the proposed Project would have the potential to impact known and unknown cultural resources. The confidential records search results are also provided in Confidential Appendix B.

Previously Conducted Cultural Resource Studies

The SCCIC records indicate that 25 previous cultural resource studies have been conducted within a 1-mile of the proposed Project site between 1974 and 2015. None of these previous studies are mapped as intersecting or overlapping the proposed Project site. The entirety of the Proposed Project site has not been subject to any previous cultural resource investigations. Table 1, below, summarizes all 25 previous cultural resource studies.

Table 1.
Previous Technical Studies Within 1-mile of the Proposed Project site

SCCIC Report No.	Authors	Date	Title	Proximity to Proposed Project site
OR-00814	Romani, John F.	1982	Archaeological Survey Report for the Route I-5 Santa Ana Transportation Corridor, Route 405 in Orange County to Route 605 in Los Angeles County Pm 21.30/44.38; 0.00/6.85	Outside
OR-00968	Mason, Vicki L.	1989	Cultural Resources Reconnaissance Letter Report for the Your-part	Outside
OR-00980	Padon, Beth	1987	Historic Property Survey Report 07-ORA-5 Pm 34.0 to 42.1 Pm	Outside
OR-01596	Clewlou, William C. Jr.	1974	Preliminary Report of the Potential Impact on Archaeological Resources of the Proposed Gas Transmission Pipeline From Los Angeles Harbor to Yorba Linda - Southern California Gas Co.: Environmental Analysis	Outside

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Table 1.
Previous Technical Studies Within 1-mile of the Proposed Project site

SCCIC Report No.	Authors	Date	Title	Proximity to Proposed Project site
OR-01657	Mason, Roger D.	1997	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: Cm 019-19, in the City of Buena Park, Ca.	Outside
OR-01898	Caltrans	1990	Finding of Effect Widening of Interstate 5 and Reconstruction of Interchanges Between State Routes 22/57 and 91 in the Cities of Santa Ana, Orange, Anaheim, Fullerton and Buena Park	Outside
OR-02094	Ashkar, Shahira	1999	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Anaheim, Los Angeles and Orange Counties	Outside
OR-02204	McKenna, Jeanette A.	2001	Historic Property Survey Report-negative Findings: 7575 Beach Blvd.	Outside
OR-02356	McKenna, Jeanette A.	2001	Review of Cultural Resource Assessment/evaluation for Cingular Wireless Site Sm-081-01, Orange County, California	Outside
OR-02510	Duke, Curt	2002	Cultural Resource Assessment, Cingular Wireless Facility No. Sm 232-01, Orange County, California	Outside
OR-02515	McKenna, Jeanette A.	2002	Historic Property Survey Report- Highway Project	Outside
OR-02756	Keas, Nicole	2001	Proposed Einstein Cellular Site (Nextel #7610a) Anaheim, Ca	Outside
OR-02820	McLean, Deborah K.	2004	Results of the Archaeological Records Search and Survey for 311 North Bach Boulevard, City of Anaheim, Orange County, California	Outside
OR-02900	Shepard, Richard S.	2005	Cultural Resources Assessment: Lincoln Avenue Relief Improvements Project, City of Anaheim, Orange County	Outside
OR-03016	Bonner, Wayne H.	2005	Cultural Resources Records Search Results and Site Visit for Nextel Candidate CA8765A (SIMMS) 7121 Beach Boulevard, Buena Park, Orange County, California	Outside
OR-03023	Bonner, Wayne H.	2006	Cultural Resources Records Search Results and Site Visit for T-Mobile Candidate La02954a (sc495 Buena Park Mall), 8308 Buena Park Mall, Buena Park, Orange County, California	Outside
OR-03338	McKenna, Jeanette A.	2002	Project Located in the City of Anaheim, Orange County, on Dale Avenue Between Lincoln and Broadway. Street Rehabilitation Will Grind and Replace the Top 2 Inches of the Existing 6 Inches Ac Over 8 Inches Ab.	Outside
OR-03373	Arrington, Cindy and Nancy Sikes	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	Outside
OR-03424	Bonner, Wayne H.	2006	Cultural Resource Records Search and Site Visit Results for Royal Street Communications, LLC Candidate La0685a (yale-SCE M7-t4 Alamitos-barre #1), Yale Avenue and La Reina Street, Anaheim, Orange County, California	Outside

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Table 1.
Previous Technical Studies Within 1-mile of the Proposed Project site

SCCIC Report No.	Authors	Date	Title	Proximity to Proposed Project site
OR-03436	Bonner, Wayne H.	2006	Cultural Resource Records Search Results and Site Visit for T-Mobile Candidate La02887k (SC182 SCE Tower Alamitos Barry), 7225 El Dorado Drive, Buena Park, Orange County, California	Outside
OR-03526	Bonner, Wayne H.	2008	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate LA33406A (Express Car Wash), 590 North Magnolia Avenue, Anaheim, Orange County, California	Outside
OR-03737	Robert J. Wlodarski	2008	The proposed Bechtel Wireless Telecommunications Site OC0151 (Knott's Berry Farm), located at 7500 La Palma Avenue, Buena Park, CA.	Outside
OR-04210	Fulton, Phil	2012	Cultural Resources Assessment Verizon Wireless Services Gladiola Facility City of Buena Park, Orange County, California	Outside
OR-04444	Bonner, Diane, Wills, Carrie, and Crawford, Kathleen	2014	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA33796A (Good Shepard Church) 7082 Crescent Avenue, Buena Park, Orange County, California	Outside
			Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate LA33796A (Good Shepard Church) 7082 Crescent Avenue, Buena Park, Orange County, California	
OR-04564	Ramirez, Robert	2015	Historical Resources Compliance Report	Outside

Previously Recorded Cultural Resources

The SCCIC records indicate that three (3) previously recorded resources were mapped within 1-mile of the proposed Project site, none of which are within the proposed Project site. All three (3) resources are historic built environment resources. Historic built environment resources or non-archeological resources and fall outside of the scope of the present study and will not be addressed in this report. No prehistoric or historic-era archaeological resources were identified within the proposed Project site or 1-mile search radius through a search of the CHRIS database.

Historical Maps and Aerial Photographs Review

Dudek consulted historical topographic maps and aerial photographs through the Nationwide Environmental Title Research, LLC (NETR) to better understand any modern human-made changes to the proposed Project site and surrounding properties over time. Additionally, Dudek consulted other historical maps provided by the SCCIC, to further identify changes in landscape use of the proposed Project site and surrounding areas. All sources consulted are further discussed below for all available years.

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Historical Topographic Maps

Historical Topographic maps reviewed are available for the years 1896, 1899, 1901, 1906, 1912, 1922, 1932, 1935, 1944, 1947, 1950, 1956, 1961, 1967, 1972, 1981, 2012, 2015, and 2018 (NETR 2021a).

The first topographic map showing the proposed Project site dates to 1896 and shows the proposed Project site as mostly undeveloped with La Palma Avenue and Stanton Avenue serving as the proposed Project site’s northern and western boundaries, respectively. There is one small structure within the southwest corner of the proposed Project site. The following topographic maps show no significant changes to the proposed Project site until 1935. The 1935 topographic map depicts an increase in roads and development within the surrounding areas, as well as a small structure in the northwest corner. The following topographic maps depict no significant changes until 1961. The topographic map from 1961 depicts the proposed Project site in use as an orchard. The 1967 topographic map shows the proposed project site fully developed and labeled as “Buena Park Shopping Center.” There is one large central structure and one small structure within the southwest corner. Maple Drive is present, serving as the proposed Project site’s southern boundary. No significant changes are depicted until 2012; topographic maps after 2012 only show structures of cultural or social importance (for example fire stations and hospitals). The 2012 topographic map does not depict any structures within the proposed Project site. The topographic maps from 2015 and 2018 have the area labeled as “ON THE MALL.”

Historical Aerial Photographs

Historical aerial photographs reviewed are available for the years 1953, 1954, 1963, 1972, 1980, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016, and 2018 (NETR 2021b).

Table 2. Historical Aerial Photographs Showing the Proposed Project Site

Year	Description of Proposed Project Site
1953	The aerial photograph shows the proposed Project site in use as an orchard with La Palma Avenue and Stanton Avenue serving as northern and western boundaries, respectively.
1954	No significant changes to the proposed Project site
1963	The aerial photograph shows the proposed Project site as developed, mainly in use as a paved parking lot, with a small structure in the southwest quadrant and a larger structure in the center along the eastern edge.
1972	The aerial photograph depicts an additional structure south of the smaller aforementioned one, within the southwest quadrant.
1980	No significant changes to the proposed Project site
1992	The aerial photograph shows a small structure in the northwest intersection of Stanton Avenue and La Palma Avenue.
1993	No significant changes to the proposed Project site

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Table 2. Historical Aerial Photographs Showing the Proposed Project Site

Year	Description of Proposed Project Site
1994	No significant changes to the proposed Project site
1995	No significant changes to the proposed Project site
1996	No significant changes to the proposed Project site
1997	No significant changes to the proposed Project site
1998	No significant changes to the proposed Project site
1999	No significant changes to the proposed Project site
2000	No significant changes to the proposed Project site
2003	No significant changes to the proposed Project site
2004	The aerial photograph no longer depicts the structure in the northwest corner, or the southernmost structure (originally seen in the 1972 photograph).
2005	No significant changes to the proposed Project site
2009	No significant changes to the proposed Project site
2010	No significant changes to the proposed Project site
2012	No significant changes to the proposed Project site
2014	No significant changes to the proposed Project site
2016	No significant changes to the proposed Project site
2018	No significant changes to the proposed Project site

Other Sources Consulted

The following section is a review of additional historical maps provided by the SCCIC (Gannett 1896, US Dept. of Army Corps of Engineers 1942).

The 1896 Anaheim map produced by Gannett, shows the proposed Project site as mostly undeveloped with a single structure in the southwestern corner, as well as La Palma Avenue and Stanton Avenue. The 1942 map, produced by the US Army Corps of Engineers, portrays a similar proposed Project site, with an additional structure within the northwest corner.

GEOTECHNICAL REPORT REVIEW

The geotechnical report, *Geotechnical Study in Support of EIR for Buena Park Residential Development Buena Park, CA* (Langan, Inc. 2021), was prepared for the Buena Park Mall residential development in October 2021. The report details the results of subsurface boring explorations at seven (7) locations within the proposed Project site using a hollow-stem auger (8-inch-in-diameter) drill machine, to determine subsurface geological conditions. According to the report, the testing took place on September 28 through September 29, 2021 and were placed at accessible locations throughout the proposed Project site, including four (4) along the northern half-portion of the site (LB-1, LB-2, LB-3, and LB-7), one (1) along the western half-portion of

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the site (LB-4), and two (2) along the southern half-portion of the site (LB-5 and LB-7). These seven (7) borings were drilled to maximum depths ranging from 26.5 to 51.5 feet (ft) below ground surface (bgs). The results of the subsurface exploratory drillings consisted of Artificial Fill soils and Native soils (alluvium). Artificial fill was encountered in all borings from surface to a maximum depth of 5ft bgs; the fill is described as: silty sands with trace amounts of clay. Native soils were encountered underlying the fill soils from 5 ft bgs to a maximum depth ranging from 11.5 to 51.5 ft bgs; native soils are described as alluvial deposits consisting of interlayered sands, sands and silts, silty sands, silt, and clays. The report notes that although fill was only documented to 5ft bgs, it is expected to be deeper (15 ft bgs) in areas adjacent to the current structures' basement walls and truck ramp. Boring results are summarized in Table 3, below.

Table 3. Subsurface Testing Results from Langan 2021

Boring	0 – 10 ft	10 – 20 ft	20 – 30 ft	30 – 40 ft	40 – 50 ft
LB-1	0-5 ft: Fill Soils	5-26.5 ft: Native Soils			
LB-2	0-5 ft: Fill Soils	5-51.5 ft: Native Soils			
LB-3	0-5ft: Fill Soils	5-36.5 ft: Native Soils			
LB-4	0-5 ft: Fill Soils	5-36.5 ft: Native Soils			
LB-5	0-5 ft: Fill Soils	5-26.5 ft: Native Soils			
LB-6	0-5 ft: Fill Soils	5-26.5 ft: Native Soils			
LB-7	0-5 ft: Fill Soils	5-11.5 ft: Native Soils			

FIELD SURVEY

Given that the proposed Project site is completely developed with no visible ground surface, an archaeological pedestrian survey was not warranted.

SENSITIVITY ANALYSIS

Archaeological Sensitivity

No prehistoric or historic-era archaeological resources have been identified as a result of background research or CHRIS database search. It is important to note, however, that, the proposed Project site has not been subject to any previous archaeological investigations. Based on a review of aerial photographs of the proposed Project site, the proposed Project site was an orchard from as early as the mid-twentieth century and was subjected to major development thereafter, between the late 1950s and early 1960s, as part of the construction of the Buena Park Mall. A review of the geotechnical report prepared for the proposed Project (Langan, Inc. 2021), stated that fill soils were encountered from surface to a maximum depth of 5 ft bgs and is underlain by alluvium.

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Current Project design involves maximum excavation depth of 12 ft bgs for the removal of the extant Sears loading dock and between 5 to 6 ft bgs across the entire proposed Project site.

Based on the results of this study, and in consideration of the severity of past impacts to subsurface soils that would have occurred during the course of urban development within and surrounding the proposed Project site, the potential to encounter intact deposits containing archaeological resources within soils between the current grade and 5 ft bgs is unlikely. However, the potential for intact archaeological deposits to exist within soils from 5 ft below current grade to the proposed depths of disturbance of 6 ft bgs across the proposed Project site and 12 ft bgs at the location of the extant Sears loading dock is unknown. In the event that unanticipated archaeological resources are encountered during Project implementation, impacts to these resources would be significant. In that case, the City (acting as Lead Agency under CEQA) could apply its policy for archaeological resources and implementation measures regarding inadvertent discovery of a cultural (archaeological) resources and human remains. As such, in addition to the City of Buena Park's implementation measures for archaeological resources and human remains, Dudek recommends additional management considerations, which are provided below, to ensure that impacts to unanticipated archaeological resources and human remains would be less than significant.

MANAGEMENT RECOMMENDATIONS

In concert with the City of Buena Park's policy and measures for the preservation and protection of archaeological resources, Dudek recommends the following management considerations to ensure proper treatment of any unknown archaeological resources that may be encountered as a result of Project construction. These measures and recommendations would ensure the proper treatment of any archaeological resources and human remains encountered during ground disturbing activities. With the proper implementation of the prescribed measures and recommendations, the potential impact to archaeological resources and human remains is considered to be less than significant.

Inadvertent Discovery of Archaeological Resources

City of Buena Park Implementation Measures:

- b) **CS-24.** Archaeological resources found prior to or during construction shall be evaluated by a qualified archaeologist, and appropriate mitigation measures applied, pursuant to Public Resources Code Section 21083.2 or 21084.1, as applicable, before the resumption of development activities. Any measures applied shall include the preparation of a report

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meeting accepted industry standards, which shall be submitted to the appropriate California Historical Resources Information System (CHRIS) Information Center (IC).

- c) **CS-25.** Any project that involves earth-disturbing activities within previously undisturbed soils in an area determined to be archaeologically or culturally sensitive, shall require evaluation of the site by a qualified archaeologist. The project applicant shall implement the recommendations of the archaeologist, and appropriate mitigation measures applied.
- d) **CS-26.** During excavation and grading activities of any future development project, if archaeological resources are discovered the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission.

Dudek Recommendations for Inadvertent Discovery of Archaeological Resources:

The City's measures (**CS-24**, **CS-25**, and **CS-26**) are folded into the recommendations provided below.

All construction personnel and monitors who are not trained archaeologists should be briefed regarding unanticipated discoveries prior to the start of construction activities. A basic Workers Environmental Awareness Program (WEAP) presentation should be prepared and presented by a qualified archaeologist to inform all personnel working on the Project about the archaeological sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker should also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and on-call archaeologist. Necessity of training attendance should be stated on all construction plans.

A qualified archaeologist shall be retained and on-call to respond to and address any inadvertent discoveries identified for the duration of construction activities. A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee any archaeological investigation in response to inadvertent discoveries.

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In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 100 feet of the find should immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under the California Environmental Quality Act (14 CCR 15064.5(f); California PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, data recovery, and/or construction monitoring may be warranted. If the discovery is Native American in nature, consultation with and/or monitoring by a Tribal representative may be necessary. If monitoring is required, the qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee and adjust monitoring efforts as needed based on the observed potential for construction activities to encounter cultural deposits, adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency). The archaeological monitor should be responsible for maintaining monitoring logs. Within 60 days following completion of ground disturbance, an archaeological monitoring report shall be prepared and submitted to the City for review. This report should document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the South Central Coast Information Center.

Inadvertent Discovery of Human Remains

City of Buena Park implementation Measures:

- e) **CS-29.** In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area of the find shall be protected and the project applicant immediately shall notify the Orange County Coroner of the find and comply with the provisions of the California Health and Safety Code Section 7050.5, including P.R.C. Section 5097.98, if applicable. In the event that human remains are determined to be Native American human remains the applicant shall consult with the Most Likely Descendent to determine the appropriate treatment for the Native American human remains.

Dudek Recommendations for Inadvertent Discovery of Human Remains:

The City's measure above (**CS-29**) is folded into the recommendation provided below.

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Inadvertent Discovery of Human Remains. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the Orange County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains.

Should you have any questions relating to this report and its findings, please do not hesitate to contact me directly at lkry@dudek.com or Adam Giacinto at agiacinto@dudek.com.

Respectfully Submitted,



Linda Kry, B.A., RA
Archaeologist



Adam Giacinto, M.A., RPA
Archaeologist

cc: Jennifer De Alba, Kira Archipov, Rachel Struglia, Micah Hale, Dudek

*Att: Appendix A: Figures
Appendix B: CONFIDENTIAL SCCIC Records Search Results*

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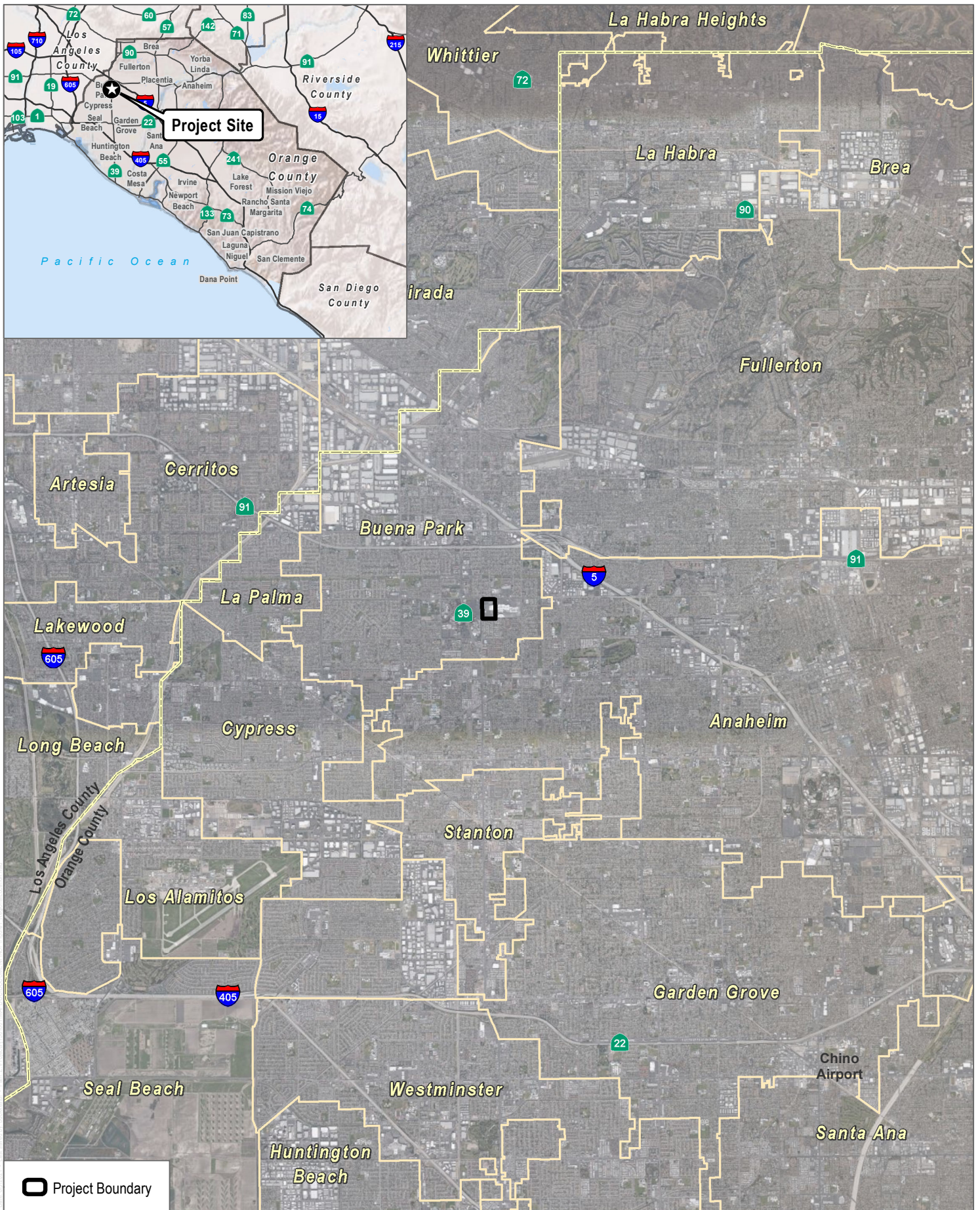
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APPENDIX A

Figures



SOURCE: Bing Maps 2020; Open Street Maps 2020

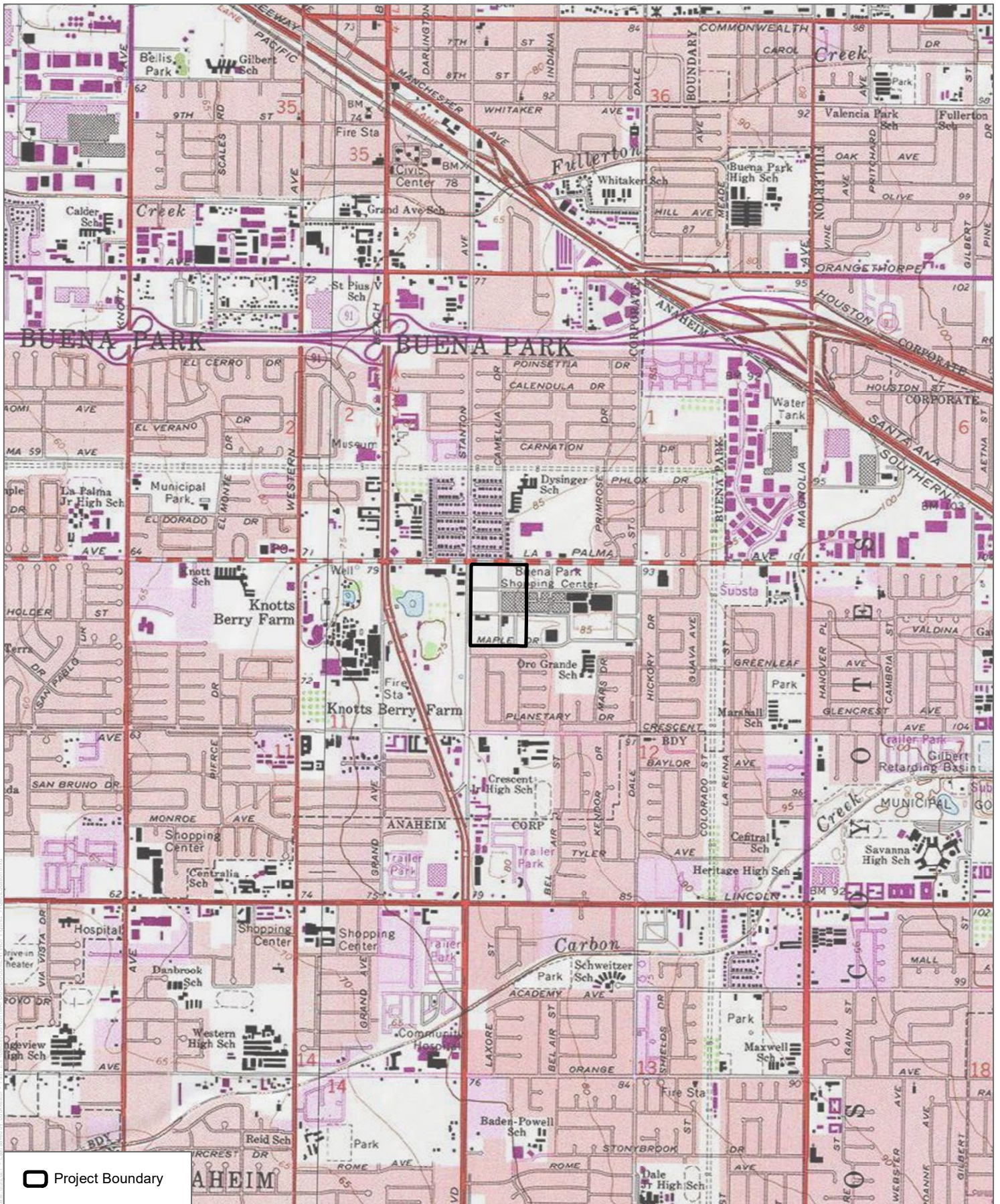
FIGURE 1

Regional Map

Downtown Buena Park Project



0 0.75 1.5 Miles



SOURCE: USGS 7.5-Minute Series Anaheim & Los Alamitos Quadrangles

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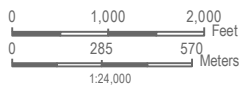


FIGURE 2

Topographic Map

Downtown Buena Park Project



SOURCE: Bing Maps 2020; Open Street Maps 2020



FIGURE 3

Project Vicinity

Downtown Buena Park Project

CONFIDENTIAL APPENDIX B

SCCIC Record Search Results

Appendix D2

Archaeological Resources Assessment

**HISTORICAL RESOURCES TECHNICAL REPORT FOR
DOWNTOWN BUENA PARK PROJECT,
BUENA PARK, CALIFORNIA**

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SEPTEMBER 2021

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Executive Summary

Dudek was retained by Merlone Geier to prepare a Historical Resources Technical Report for the proposed Buena Park Downtown project (Project). As currently planned, the proposed Project consists of the redevelopment of a former Sears building, parking lot, and Sears Automobile Service Station at the Buena Park Downtown Mall, located at 8150 La Palma Avenue in the City of Buena Park (Project site). The redevelopment plans include 1,381 residential units, 41,500 square feet of amenity and lobby space, and 2,551 residential parking spaces over 28-acres. This report documents Dudek's efforts to identify and evaluate historic age built environment resources located within the Buena Park Downtown Mall property, on the Project site and adjacent parcels, that may be subject to direct or indirect impacts from the proposed Project.

The following eight parcels are located both within and immediately adjacent to the Project site and also make up the property boundary of the Buena Park Downtown Mall: 8150 La Palma Avenue (APN 070-511-01), 8376 La Palma Avenue (APN 070-511-14), 8460 La Palma Avenue (APN 070-511-07), 8201 On the Mall (APN 070-511-15), 8290 On the Mall (APN 070-511-16), 8450 On the Mall (APN 070-511-08), 8374 On the Mall (APN 070-511-05), and APN 070-511-18. Of those eight parcels, two contain buildings over 45 years of age: 1) 8150 La Palma Avenue (APN 070-511-01) contains the Sears Building and Sears Automobile Service Station constructed in 1959 and 2) 8201 On the Mall (APN 070-511-15) contains the Central Mall Addition constructed in 1961.

For the purposes of this analysis, the entire Buena Park Downtown Mall was considered under the California Environmental Quality Act (CEQA) for potential impacts to historical resources. The proposed Project site contains two historic age buildings: Sears Building and Sears Automobile Service Station. Though only two of the eight parcels of Buena Park Downtown Mall contain buildings that are over 45 years old, the entire Buena Park Downtown Mall property is within or immediately adjacent to the proposed Project site. In order to assess potential impacts, the buildings comprising the Buena Park Downtown Mall must first be evaluated for historical significance.

This report includes an intensive level survey of the Buena Park Downtown Mall by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the Buena Park Downtown Mall; and recordation and evaluation of the Sears building, a built environment resource over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) designation criteria. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources, and all applicable local guidelines and regulations.

The Buena Park Downtown Mall does not appear eligible under any NRHP or CRHR designation criteria due to a lack of significant historical associations, architectural merit and compromised integrity. Therefore, the Buena Park Downtown Mall is not considered an historical resource for the purposes of CEQA. Therefore, the Project would result in a less than significant impact to historical resources under CEQA.

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1 Introduction

Dudek was retained by Merlone Geier to prepare a Historical Resources Technical Report for the proposed Buena Park Downtown project (Project). This section provides a description of the Project, including information about the location, setting, and proposed Project activities. This section also presents the regulatory setting for the Project, and a description of the Built Environment Study Area.

1.1 Project Location and Description

Project Location

The Buena Park Downtown Mall is located near the junction of Interstate 5 and California State Route 91 in Buena Park, Orange County, California (Figure 1, Project Location Map). The surrounding area is a combination of residential and commercial uses, with the Knott’s Berry Farm theme park directly to the west of the Buena Park Downtown Mall. The approximately 28-acre Project site is bound by La Palma Avenue to the north, Stanton Avenue to the west, the Buena Park Downtown Mall property to the east, and single-family residential development to the south. The Project site is zoned CR (Regional Commercial).

The property boundary of the Buena Park Downtown Mall encompasses eight parcels developed with a large commercial building (mall complex) flanked by several stand-alone buildings and landscaped spaces. Specifically, the Project site comprises one parcel: 8150 La Palma Avenue (APN 070-511-01), which contains the Sears building, parking lot, and Sears Automobile Service Station. The Sears building anchors the western end of the mall complex. Detached from the mall complex is the Sears Automobile Service Station further to the west.

The other seven parcels comprising the Buena Park Downtown Mall are immediately adjacent to the Project site. These include: 8150 La Palma Avenue (APN 070-511-01), 8376 La Palma Avenue (APN 070-511-14), 8460 La Palma Avenue (APN 070-511-07), 8201 On the Mall (APN 070-511-15), 8290 On the Mall (APN 070-511-16), 8374 On the Mall (APN 070-511-08), 8374 On the Mall (APN 070-511-05), and APN 070-511-18 (Table 1).

Table 1. Parcels Located in the Buena Park Downtown Mall Property Boundary

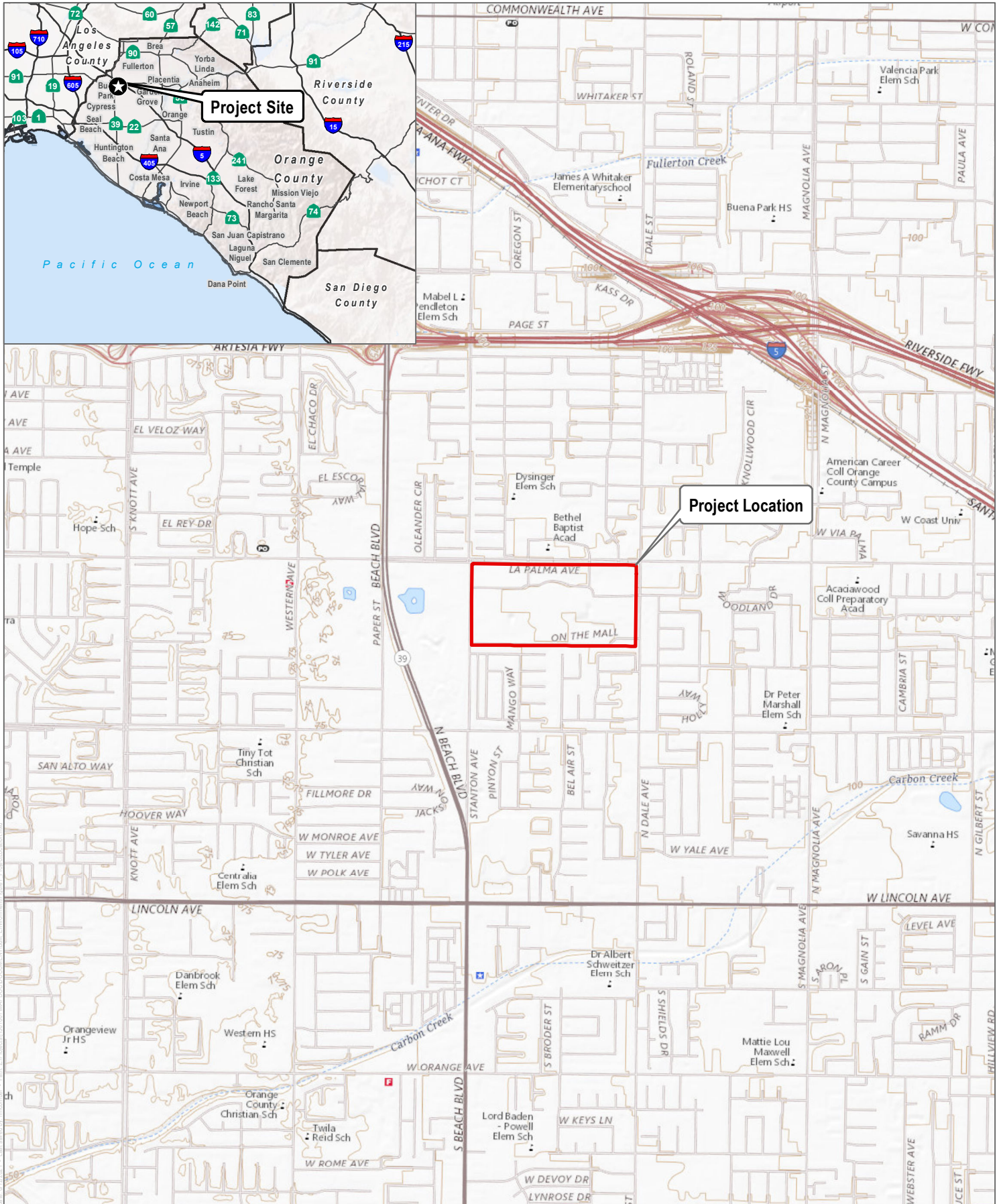
Address	APN	Property Description (Construction Date)	Project Site
8150 La Palma Avenue	070-511-01	Sears Building and Sears Automobile Service Station (1959)	Yes
8376 La Palma Avenue	070-511-14	Northern Detached Buildings (2003, 2004, and 2009)	Adjacent
8460 La Palma Avenue	070-511-07	Northern Detached Building (1980)	Adjacent
8201 On the Mall	070-511-15	Central Mall Addition (1961)	Adjacent
8290 On the Mall	070-511-16	Southern Addition (1979)	Adjacent
8450 On the Mall	070-511-08	Eastern Addition (2003)	Adjacent
8374 On the Mall	070-511-05	Parking lot	Adjacent
No Address	070-511-18	Parking lot	Adjacent

Project Description

Merlone Geier is proposing to redevelop the Sears building that was vacated in February 2020 at the Buena Park Downtown Mall located at 8150 La Palma Avenue in the City of Buena Park. The redevelopment plans include 1,381 residential units, 41,500 square feet of amenity and lobby space, and 2,551 residential parking spaces. The approximately 28-acre Project site is bound by La Palma Avenue to the north, Stanton Avenue to the west, the Buena Park Downtown Mall to the east, and single-family residential neighborhoods to the south. The Project site includes the Sears building, auto center, and surrounding parking lots. The property is designated “Entertainment Mixed-Use” in the City of Buena Park General Plan; it is zoned CR (Regional Commercial). Because residential uses are not permitted in the CR zoning district, a zone change would be required. A rezone to “General Mixed Use,” which would allow a mix of land uses, including residential, is being contemplated.

Built Environment Study Area

The Built Environment Study Area encompasses all areas that may be affected by the proposed Project (Figure 2, Built Environment Study Area Map). This includes those areas where demolition or construction activities related to the Project may result in impacts to historical resources that are not part of the Project site. The Buena Park Downtown Mall property comprises the Project site as well as adjacent parcels that are not proposed for demolition or alteration as part of the Project. The boundaries of the Buena Park Downtown Mall property form the Built Environment Study Area for the purposes of this study. The Built Environment Study Area includes eight (8) parcels: (APNs 070-511-01, 070-511-14, 070-511-07, 070-511-15, 070-511-16, 070-511-08, 070-511-05, and APN 070-511-18). The Buena Park Downtown Mall property encompasses the proposed project footprints, areas of demolition, new construction, building renovation, and areas used for staging, if known. Defining the Built Environment Study Area as the limits of the Buena Park Downtown Mall property boundary also takes into consideration the maximum extent of potential visual and vibration-related impacts that the near-term projects could have on historic built environment resources.



SOURCE: USGS 7.5-Minute Series Anaheim & Los Alamitos Quadrangles
 Township 4S; Range 11W; Section 11, 12

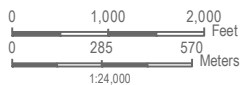
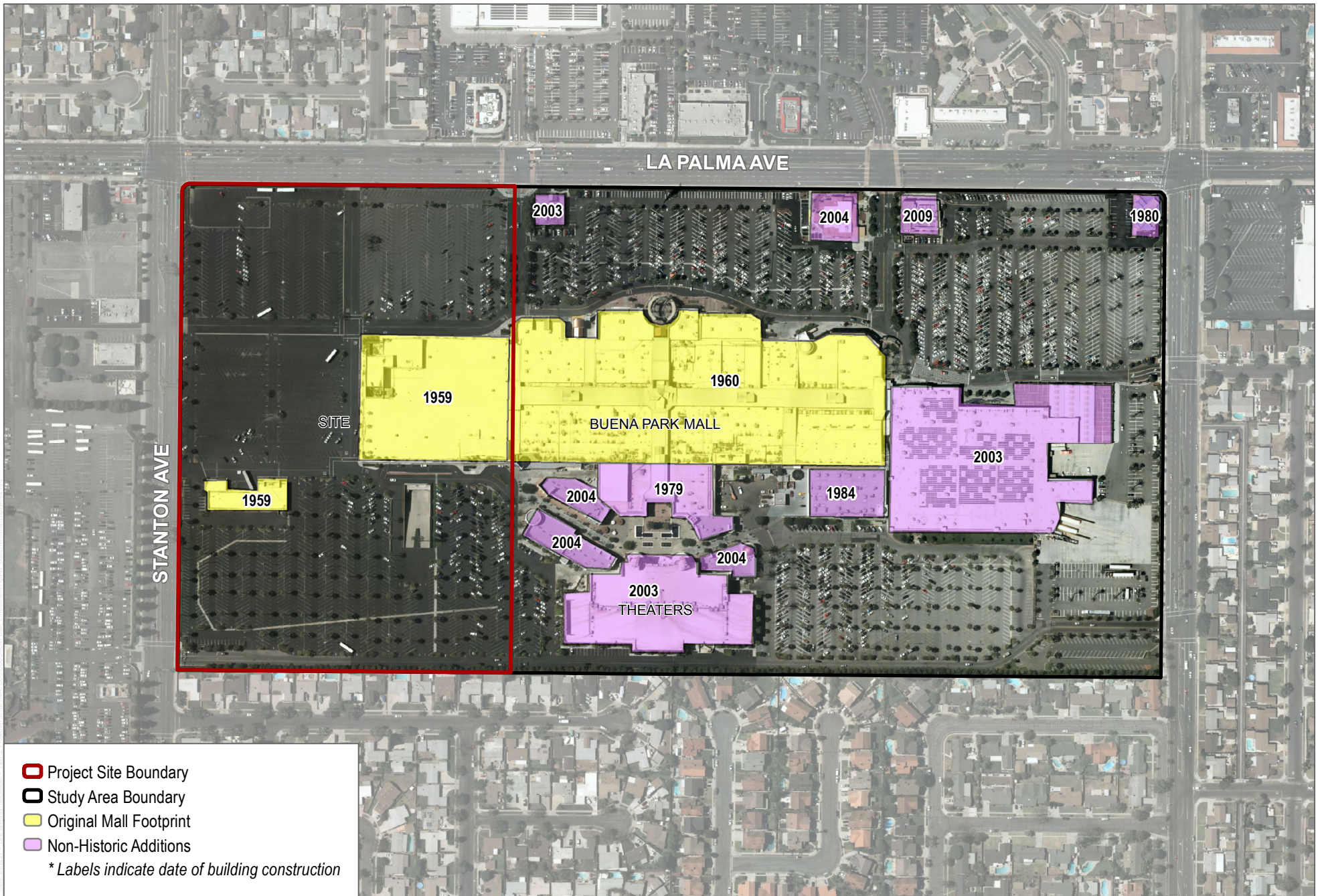


FIGURE 1

Project Location Map

Downtown Buena Park Project

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SOURCE: Bing Maps 2020; Open Street Maps 2020

FIGURE 2
Built Environment Study Area
 Downtown Buena Park Project

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1.2 Project Personnel

This report and associated property significance evaluation was prepared by Dudek Architectural Historian Nicole Frank, MSHP. Ms. Frank also completed the built environment field work. This report was reviewed for quality assurance/quality control by Dudek Senior Architectural Historian Allison Lyons, MSHP and Historic Built Environment Lead Sarah Corder, MFA. Resumes for all key personnel are provided in Appendix A, Preparers' Qualifications.

1.3 Regulatory Setting

Federal

National Register of Historic Places

While there is no federal nexus for this project, the Buena Park Downtown Mall was evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1997). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration to be considered for listing).

State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c) (1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historical, and tribal cultural resources:

1. California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
2. California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
3. California Public Resources Code Section 21074(a) defines “tribal cultural resources.”

4. California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
5. California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b)). An “historical resource” is any site listed or eligible for listing in the CRHR. The CRHR listing criteria are intended to examine whether the resource in question: (a) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; (b) is associated with the lives of persons important in our past; (c) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (d) has yielded, or may be likely to yield, information important in pre-history or history.

The term “historical resource” also includes any site described in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)).

CEQA also applies to “unique archaeological resources.” California Public Resources Code Section 21083.2(g) defines a “unique archaeological resource” as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

All historical resources and unique archaeological resources – as defined by statute – are presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). A site or resource that does not meet the definition of “historical resource” or “unique archaeological resource” is not considered significant under CEQA and need not be analyzed further (California Public Resources Code Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)).

Under CEQA a significant cultural impact results from a “substantial adverse change in the significance of an historical resource [including a unique archaeological resource]” due to the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

Local

Buena Park General Plan Update: Section 5.10 Cultural Resources

The purpose of this section is to identify historical, archaeological, and paleontological resources within the City of Buena Park and evaluate potential impacts to such resources that could result from implementation of the proposed General Plan Update. Cultural resources relate to archaeological remains, historic buildings, traditional customs, tangible artifacts, historical documents, and public records that make Buena Park unique or significant. Mitigation measures to avoid or reduce impacts to cultural resources are identified, as necessary. The information in this section is based on the 1995 General Plan and EIR, and the Buena Park Historical Society.

Historical Resources

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. In general, resources greater than 50 years old have the potential to be considered a historic resource. According to the General Plan Update there are no Buena Park structures included in the National Register of Historic Structures [sic]. However, the Old Maizeland School is registered with the California Office of Historic Preservation as California Historical Landmark No. 729. In addition, there are 14 other landmarks of regional significance noted by the Orange County Historical Commission and several landmarks of local interest. The Project site is not listed as a City of Buena Vista historic resource.

5.10.2 Regulatory Framework

Federal, State, and local governments have developed laws and regulations designed to protect significant cultural resources that may be affected by actions that they undertake or regulate. The National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and the California Environmental Quality Act (CEQA) are the basic Federal and State laws governing preservation of historic and archaeological resources of national, regional, State, and local significance.

Local Regulations

City of Buena Park General Plan Land Use Element

The Land Use Element establishes a “Historic Overlay” land use designation that involves a small portion of the City located west of Beach Boulevard, between Ninth and Eleventh Streets. The Overlay designation provides a foundation for creation of a focal point for conserving key landmarks, structures, and artifacts important to the City’s history. More specifically, the land use policy promotes the maintenance of some of the existing structures in the area that represent the City’s early development. Additionally, the plan supports efforts to relocate important historic structures and resources to this area. The Project site is not within the “Historic Overlay” section of the City.

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2 Background Research

2.1 Building Development and Archival Research

Building development and archival research were conducted for the Project site in an effort to establish a thorough and accurate historic context for the significance evaluations and to confirm the building development history of the Project site.

Buena Park City Clerk and Community Development/Building Division

Dudek contacted the Buena Park City Clerk via email through the address publicrecords@buenapark.com and requested building permit records for the Project site. The City Clerk, Adria M. Jimenez, responded stating that “City of Buena Park will make the documents you requested available to the extent such documents exist and are not exempt from production by law, and upon payment of applicable fees.” The request was filed on August 2, 2021. On August 3, 2021, the City of Buena Park Community Development/Building Division emailed attachments for three of the four addresses in the initial request, the address that did not have any permits on file was 8450 On the Mall (APN 070-511-08). The permits received included building, plumbing, and electrical. Table 2 summarizes the major renovation permits and does not reflect all permits received from the Community Development/Building Division. Illegible permits were excluded as well.

Table 2. Major Renovation Permits for the Buena Park Downtown Mall

Address and APN	Year	Description of Work	Permit Number
8290 On the Mall (APN 070-511-16)	1978	JC Penney structural sign support	24573
8290 On the Mall (APN 070-511-16)	1979	Install 5 wall signs	26444
8290 On the Mall (APN 070-511-16)	1979	Installation of pallet rocks	26198
8290 On the Mall (APN 070-511-16)	1979	Demolish coffee shop and relocate the beauty salon in the JC Penney	Not listed
8201 On the Mall (APN 070-511-15)	1979	Building permit for hair styling retail store	26073
8150 La Palma Ave (APN 070-511-01)	1980	Tenant improvements for the Sears’ Flower Concession	1306
8150 La Palma Ave (APN 070-511-01)	1980	Replacement of Sears’ entrance doors	26907
8150 La Palma Ave (APN 070-511-01)	1980	Install sign for Sears’ cleaners	J5424
8290 On the Mall (APN 070-511-16)	1983	Converting approx. 3,500 sq. feet of stock space into selling area, plus relocating JC Penney Company merchandise.	2711
8201 On the Mall (APN 070-511-15)	1987	Installation of a wall and window sign for Sunshine Beauty Supply	2241

Table 2. Major Renovation Permits for the Buena Park Downtown Mall

Address and APN	Year	Description of Work	Permit Number
8201 On the Mall (APN 070-511-15)	1987	Alteration permit for Consumer Products	1761
8290 On the Mall (APN 070-511-16)	2001	Demo 2 story 150,000 sq. feet commercial building (JC Penney)	B01-1753
8201 On the Mall (APN 070-511-15)	2002	Façade and exterior demo for new DSW Shoe Warehouse	B02-1085
8150 La Palma Ave (APN 070-511-01)	2006	Tear off/reroof with PVC; 1295 sqs.	B06-220
8150 La Palma Ave (APN 070-511-01)	2009	Replace cooling unit, 40 tons, at rooftop at Sears	B09-0359
8150 La Palma Ave (APN 070-511-01)	2014	Change out fluorescent fixtures in sales floor and office within the store, replaced with attached LED retrofit kit without alteration to ceiling circuiting.	B14-0930

Buena Park Historical Society

Dudek contacted the Buena Park Historical Society for information about the Project site on August 2, 2021. The Buena Park Historical Society replied on August 3, 2021, stating that the Historical Society had several photos of the Project site and was open for research appointments. A research appointment was made for August 5, 2021 at the Historical Society. At the time of the appointment, the Historical Society did not appear to be open. Attempts were made to contact the Historical Society at this time, but there was no response. Therefore, no information was gathered. As of September 1, 2021, Dudek has not received a reply from the Buena Park Historical Society.

Orange County Archives

Dudek contacted the Orange County Archives on August 2, 2021, for any information pertaining to the Project site. The archives responded on August 3, 2021 with four historic images of the Buena Park Mall. On August 9, 2021, the archives also sent via email: four historic aerials of the Project site, an excerpt from the book *Shaping Orange County*, and a copy of the 1959 grant deed for the Sears property. The information obtained from the archives was incorporated into the historic context.

Orange County Historical Society

Dudek contacted the Orange County Historical Society for information about the Project site on August 2, 2021. As of September 1, 2021, Dudek has not received a reply from the Orange County Historical Society.

Historical Newspaper Search

Dudek reviewed historical newspapers covering the Project site history and general Buena Park history to understand the history and development of the area surrounding the Project site. All information obtained from the historical newspaper search was incorporated into the historic context.

Historic Maps

Historic archives including the Library of Congress, Los Angeles Public Library, and San Diego Public Library were searched and no Sanborn maps could be found for the Project site or Buena Park Downtown Mall.

Historical Aerial Photographs

A review of historical aerial photographs for the Buena Park Downtown Mall including the Project site was conducted as part of the archival research effort from the following years: 1930, 1938, 1947, 1952, 1953, 1954, 1957, 1960, 1963, 1965, 1968, 1971, 1972, 1977, 1979, 1980, 1981, 1983, 1993, 1994, 1997, 1998, 2000, 2002, 2003, 2004, 2005, 2007, 2009, 2010, 2012, 2014, 2016, 2018. Table 3 discusses observations and findings from these available aerials (NETR 2021; UCSB 2021).

Table 3. Historical Aerial Photograph Review of the Buena Park Downtown Mall

Photograph Year	Observations and Findings
1930	The first available aerial of the future Buena Park Downtown Mall (property) is a 1930 photograph that shows the property and the surrounding area as farmland with small residences. The property is developed with three small residences across multiple lots. The land surrounding the property is divided into rectangles with a series of roads running north to south and east to west.
1938	No discernible changes.
1947	No discernible changes to the property. Surrounding the property is an increase in development along Beach Boulevard and Ninth Street as areas of farmland have been replaced with residential development. Roads appear to be formalized with paving. These include Beach Boulevard to the west and the I-5 to the northeast.
1952	No discernible changes to the property and it remains three small residences with farmland. The area surrounding the property shows an increase in development. To the direct west along Beach Boulevard, the theme park Knott’s Berry Farm has begun expanding in size. Farmland continues to be replaced with residential tracts to the southeast and north of the property.
1953	No discernible changes.
1954	No discernible changes.
1957	The property has undergone a large-scale change from the 1954 aerial with the demolition of two of the three residences on the property. One small residence remains at the southeastern corner of the site along North Dale Avenue. Surrounding the property are residential tracts. This includes the development to the property’s direct south at the corner of Stanton Avenue and Crescent Avenue.
1960	The property has changed considerably between 1957 and 1960. By 1960, the entire property has been redeveloped from farmland and a small residence to a commercial property with large sections of surface parking. The property displays three detached buildings including the Sears building at the western end of the property. The eastern end of the property is under development at this time. The area surrounding the property continues to be developed with residential tracts.
1963	The 1963 image displays the construction of six additional buildings on the Buena Park Downtown Mall to the north and east of the original three buildings. The five buildings to the direct east of the Sears building are arranged around an east to west open-air pedestrian walkway. At the far eastern end of the property is a detached building surrounded by

Table 3. Historical Aerial Photograph Review of the Buena Park Downtown Mall

Photograph Year	Observations and Findings
	undeveloped dirt. Knott’s Berry Farm continues to expand adjacent to the property along Stanton Avenue. The area surrounding the property continues to be developed with residential tracts and a school to the direct south.
1965	The 1965 aerial displays the construction of two additional buildings which connect the open-air pedestrian walkway to the detached easternmost building. A small rectangular building was also constructed in the far southeastern corner of the property. Access to the property is from La Palma Avenue, Stanton Avenue, an alleyway, and Dale Street. There are no discernable changes to the surrounding area.
1968	The only change to the Buena Park Downtown Mall in 1968 is the construction of an additional L-shaped building at the far western end of the property, detached from the main portion of the Buena Park Downtown Mall. To the property’s northeast is the development of the I-5 and CA-91 interchange. There are no discernable changes to the surrounding area.
1971	No discernible changes to the Buena Park Downtown Mall. To the north of the property the Buena Park Place shopping mall is under development. Surrounding the property is an increase in development and the subdivision of lots along La Palma Avenue to the north of the property.
1972	No discernible changes.
1977	The 1977 image displays the construction of an additional rectangular in plan building along La Palma Avenue at the northern edge of the Buena Park Downtown Mall. The majority of the open lots surrounding the property have been developed with either residential tracts or commercial properties. The lots to the property’s direct north remain open.
1979	The 1979 aerial shows the largest change to the Buena Park Downtown Mall since 1965. The open-air pedestrian walkway appears to be covered with roofing and sections of skylights. The farthest south detached building is replaced with a larger rectangular in plan building which also attaches to the main portion of the property. The surrounding four buildings remain unchanged. There are no discernable changes to the surrounding area.
1980	The Buena Park Downtown Mall undergoes one change from the 1980 image, which is the construction of a small, detached building at the corner of La Palma Avenue and Dale Street. There are no discernable changes to the surrounding area.
1981	No discernible changes to the Buena Park Downtown Mall. The school to the property’s direct south was demolished. Aside from that one change, there are no other discernable changes to the surrounding area.
1983	The Buena Park Downtown Mall undergoes one change from the 1981 image, which is the construction of a small, detached building at the corner of La Palma Avenue and Stanton Avenue. The open lot to the property’s direct south has been infilled with a residential tract. Aside from that one change, there are no other discernable changes to the surrounding area.
1993	By 1993, the Buena Park Downtown Mall had undergone one large-scale alteration since 1983. This alteration was the construction of a rectangular in plan addition to the main property’s southeastern corner. Surrounding the property there is an increase in residential tract developments and the development of the open lots to the property’s north with commercial buildings.
1994	No discernible changes.
1997	The Buena Park Downtown Mall undergoes one change from the 1994 aerial, which is the construction of a small, detached building at the far southeast corner of the property. The commercial property to the north of the property has been developed with the construction of an

Table 3. Historical Aerial Photograph Review of the Buena Park Downtown Mall

Photograph Year	Observations and Findings
	additional building. Aside from that one change, there are no other discernable changes to the surrounding area.
1998	The 1998 image displays the demolition of the farthest southeastern detached building on the property and the construction of two small, detached buildings on the eastern and western ends of the property. There are no discernable changes to the surrounding area.
2000	By 2000, the two small, detached buildings on the eastern and western ends of the property constructed between 1997 and 1998 have been demolished. The northern entrance to the Buena Park Downtown Mall has undergone a redesign with the construction of a decorative entrance and construction of a pedestrian walkway. The detached rectangular in plan building to the north of the property constructed between 1971 and 1977 has been demolished. There are no discernable changes to the surrounding area.
2002	The 2002 aerial displays two large-scale alterations. The first is the demolition of the eastern portion of the Buena Park Downtown Mall constructed between 1960 and 1963. The second is the demolition of the southern portion of the property constructed between 1977 and 1979. Surrounding the property, the commercial property to the north has been redeveloped with a residential tract replacing a portion of the commercial property. Aside from that one change, there are no other discernable changes to the surrounding area.
2003	By 2003, the demolished southern building has been replaced with an irregular in plan, detached building and the demolished eastern section has been replaced with an attached, relatively rectangular in plan addition. An additional building has been constructed to the north of the Buena Park Downtown Mall along La Palma Avenue. Adjacent to the property, the commercial property north of La Palma Avenue has been developed with multiple commercial properties. There are no other discernable changes to the surrounding area.
2004	The 2004 aerial displays the demolition of the L-shaped building at the western end of the Buena Park Downtown Mall constructed between 1965 and 1968. An additional building has been constructed to the north of the property along La Palma Avenue. Finally, the building at the corner of La Palma Avenue and Stanton Avenue 1981 and 1983 has been demolished. There are no discernable changes to the surrounding area.
2005	No discernible changes.
2007	By 2007, an additional building was constructed to the north of the Buena Park Downtown Mall along La Palma Avenue. There are no discernable changes to the surrounding area.
2009	No discernible changes.
2010	No discernible changes.
2012	No discernible changes.
2014	No discernible changes.
2016	No discernible changes.
2018	No discernible changes.

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3 Historic Setting

3.1 Historic Period Overview

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769–1822)

Spanish explorers conducted sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present-day Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno’s crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California’s Historic period, occurring just after the king of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring Southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Bancroft 1885; Gumprecht 1999).

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named “the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula” or “Our Lady the Queen of the Angeles of the Porciúncula.” Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002). Mission San Fernando Rey de España was established nearly 30 years later on September 8, 1797.

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and grew into California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and

unrest among the indigenous population. In 1783, Pedro Fages served as the fifth Governor of Alta California and was given permission from the King of Spain to make land grants in California. The Project site was located within the land grant given to Manuel Nieto, ex-corporal of the “Leather Jacket” guards of the Portolá Expedition. Nieto’s land extended from the San Gabriel River to the Santa Ana River (VBP 2021). After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955; Kyle 2002).

Mexican Period (1822–1848)

Extensive land grants were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. In 1834, Manuel Nieto’s land was divided into five separate ranchos. Rancho Los Coyotes was one of the five ranchos established in 1834 and totaled 48,806-acres. The City of Buena Park and the Buena Park Downtown Mall are located near the center of this rancho (Figure 3). Manuel Nieto’s oldest son, Juan José Nieto, received Los Coyotes on May 22, 1834. By 1840, Nieto had sold Los Coyotes to Juan Bautista Leandry, an Italian immigrant who came to California in 1827. Leandry renamed the area “La Buena Esperanza,” but the land continued to commonly be known as Los Coyotes. In 1842, Leandry died. His widow Maria Francisca married Francisco O’Campo and they held the Rancho Los Coyotes land grant (Dixon 2004).

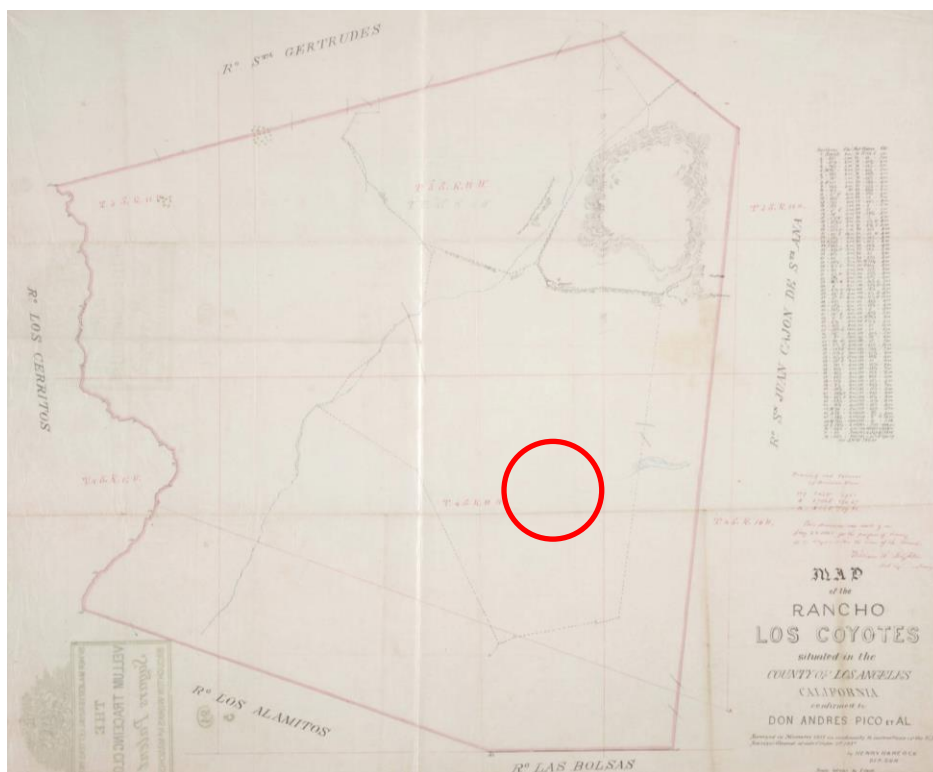


Figure 3. Map of Rancho Los Coyotes with the approximate location of the Project site outlined in red, Created by Henry Hancock, November 1857 (The Huntington, Digital Library).

During the supremacy of the ranchos in the Mexican period (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants (Dallas 1955).

In January 1847, Rancho Los Coyotes played a role in the Battle of the San Gabriel River as the site where Commodore Robert S. Stockton and his American troops rested in preparation for the battle. Stockton's camp was near the present-day Los Coyotes Country Club in the Bellehurst area of Buena Park, approximately thirteen miles north of the Project site. This area became the main battlegrounds for the Mexican-American War (1846-48) (VBP 2021). The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American period.

American Period (1848–Present)

California officially became a state in 1850. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through the 1850s. After the Gold Rush began in Northern California in 1848, cattle were no longer desired mainly for their hides but also as a source of meat and other goods for the influx of people seeking gold. In 1852, Andrés Pico and Francisca Uribe de O'Campo filed a claim with the Public Land Commission for Rancho Los Coyotes. By 1860, Rancho Los Coyotes was owned by Abel Stearns, who was one of the most substantial landowners of the time. His holdings included Rancho La Habra, Rancho San Juan Cajón de Santa Ana, Rancho Las Bolsas, Rancho La Bolsa Chica, Rancho Jurupa and Rancho La Sierra (Sepulveda) (Brigandi 2011). Stearns raised cattle on the majority of his land. As neighboring states and territories drove herds to Northern California at reduced prices, cattle prices fell in Southern California and Stearns' fortune was greatly reduced. Operation of the huge ranchos in Southern California became increasingly difficult, with droughts also severely reducing their productivity (Cleland 2005).

3.2 Development of Buena Park

The City of Buena Park began its development in 1885, when James A. Whitaker, a wholesale grocer from Chicago, purchased 690-acres from Abel Stearns. By this time, the dominance of the large ranchos was waning and many were broken up and used for various forms of agriculture. During the 1880s, railroads were beginning to expand into what was then southern Los Angeles County resulting in a land boom. The Santa Fe and Southern Pacific Railroad railroads decided to build depots in the area, further pushing economic growth. Whitaker originally intended to create a cattle ranch. Santa Fe Railway officials were able to convince Whitaker to form a new town instead. Township papers were filed as early as 1887. The origins of the name Buena Park are unknown. One theory relates to the artesian well and park-like grounds once located at the intersection of Artesia and Beach Boulevards. Locals often referred to the area as “Plaza Buena,” which means “good park” in Spanish (VBP 2021; Dixon 2004).

Whitaker opened the Whitaker General Store, donated land for the First Congregational Church of Buena Park, and worked to cultivate economic opportunities in the area to encourage development. The area's first major industry was dairy. The Pacific Creamery Company opened in 1889 and produced canned condensed milk under the Lily Cream label. Aside from agriculture, which included several wineries, the creamery sustained the local economy into the 1900s with payroll and milk checks totaling \$15,000 per month (approximately \$43,813 in 2020 dollars). The demand for raw milk allowed for the Pacific Creamy Company to employ locally and support the local economy. By 1900, Buena Park's population had risen to 995 people (Dixon 2004).

In 1920, Walter and Cornelia Knott moved from San Bernardino to a 20-acre property located near Highway 39 in Buena Park. The Knotts produced rhubarb, asparagus, and berries and sold them on their property through a roadside stand (Figure 4). Cornelia decided to open a tearoom, selling her fresh jams and jellies from the crops produced on-site. Walter Knott worked with Rudolph Boysen to create the boysenberry, a cross between a raspberry, loganberry, and a blackberry. The boysenberry became a key ingredient in Cornelia's cooking which brought people from the surrounding areas to eat in the newly expanded tearoom. The restaurant's popularity resulted in long wait times, led the Knotts to develop Ghost Town, Knott's Berry Farm's first attraction, in 1940. Knott's Berry Farm, which is located to the direct west of the Buena Park Downtown Mall, continued to grow and develop, eventually becoming a 57-acre theme park. The Knott family owned the property until 1997, when it was sold to Cedar Fair, L.P., which owns and operates multiple amusement parks in the United States (Brigandi 2008; VBP 2021; Dixon 2004).



Figure 4. Walter and Cornelia Knott in front of the original Berry Farm building, date unknown (Santa Ana Public Library, Santa Ana History Room photograph collection)

The tourism generated by Knott's Berry Farm remains the single largest source of revenue for the City. By the early 1950s, agricultural land surrounding the core of Buena Park began to be redeveloped with single-family tracts. Development was focused around I-5 and Beach Boulevard. Between 1950 and 1960, Buena Park's population increased from 5,483 to 46,601. Locals feared that Buena Park would be absorbed into neighboring cities, such as Anaheim or Fullerton.

To meet the need for with residential services and address safety issues caused by the population boom, Buena Park was incorporated as a City on January 27, 1953. That same year, the City's first city council and mayor were elected. In 1954, the Santa Ana Freeway was expanded through Downtown Buena Park, essentially eliminating the City's original commercial corridor. The freeways continued to bring suburban expansion and multiple residential tracts were developed after incorporation. In 1960, the Buena Park Downtown Mall was first developed into the Buena Park Regional Shopping Center, an open-air regional shopping mall intended to serve the growing Buena Park population. Tourism and entertainment continued to be focal points of Buena Park, with the construction of the Movieland Wax Museum in the late 1970s and Medieval Times in the early 1980s, both along Beach Boulevard. By 2000, the City's population had risen to 78,282, with the majority of the open agricultural lots seen in the 1960s infilled with single-family residences,

apartment complexes, and commercial properties. As of 2019, the population of Buena Park is relatively dense, with 81,788 people residing in about ten square miles (NETR 2021; Dixon 2004; Oftelie 2020).

3.3 History of the Project Site

Following the construction of the initial Sears building in 1959, the Buena Park Downtown Mall was expanded in multiple stages over the course of a 50-year development period. In addition to physical redevelopment projects, the property changed names four times within its history including the following: Buena Park Regional Shopping Center (1954-1960); Buena Park Center (1961-1975); Buena Park Mall (1976-2003); and Buena Park Downtown (2004-2021). For the purposes of this report, the property will be called the Buena Park Downtown Mall, which includes the eight parcels are located both within and immediately adjacent to the Project site.

Buena Park Regional Shopping Center (1954-1960)

Between the 1930s and 1950s, the Buena Park Downtown Mall (property) was primarily farmland with several small residences spread out on multiple lots. In 1954, the newly formed City of Buena Park began annexing land for residential infill. Developers Aldon Construction offered to develop more than 2,000 homes and a regional shopping center at La Palma Avenue and Dale Street on the condition that Buena Park agreed to annex the rural property into the City. Additionally, the developers requested that the City improve police and fire services, as well as construct the necessary water and sewer connections to make the land habitable for a large number of people. The City agreed and annexed the Buena Park Downtown Mall property in 1954, allowing for the development of the Buena Park Downtown Mall (at this time known as Buena Park Regional Shopping Center) to begin and bring in a large sales tax revenue to the City (Oftelie 2020).

In 1955, the Buena Park Downtown Mall's owners and developers, the John S. Griffith & Co. who purchased the property from Aldon Construction, planned to construct a large regional shopping center on 80-acres. The property would be developed in phases, with smaller retail stores and larger department stores clustered around common pedestrian pathways at the interior and surrounded by parking at the exterior of the site. The entire Buena Park Downtown Mall covered 25 of the 80-acres.

The first phase of property's development was the construction of a 220,000-square-foot Sears Roebuck & Co. at the western end of the Buena Park Downtown Mall. The Sears building was designed by architects Stiles & Robert Clements of Los Angeles and constructed by Hilp & Rhodes general contractors. The building was constructed from welded steel, reinforced concrete, and reinforced masonry walls. Consistent with twentieth century department store planning, the Sears building had very few exterior window displays, instead favoring interior displays in each department. The interior plan of the Sears building included one main floor, a basement, and a penthouse garden shop. The building's interior included employee facilities and an employee cafeteria. The building's exterior walls featured decorative stone, and according to the architects, would "maintain residential rather than institutional type charm" (LAT 1958) (Figure 5). A raised covered walkway with embedded spotlights was designed to circle the entire Sears building, providing shade and weather protection. The pedestrian walkway led to each of the Sears building's 12 main entrances. Also, in keeping with the times, the large store was constructed with abundant customer parking (LAT 1958, 1959). Landscape architect Raymond Page designed a tropical setting for the store including palm trees and tropical plants. The main Sears building was supplemented by an automobile service station, garden shop, and a seat cover installation facility. Adjacent to the Sears building was space for 2,400 cars in a lit, landscaped parking facility. All incoming and outgoing truck traffic was handled via a large ramp leading

directly to the shopping center's common basement level, located south of the Sears building (LAT 1958, 1959; TWN 1959).

Construction on the Sears building began on December 8, 1958, and was completed 10 months and 27 days later. The building's opening ceremonies were attended by public and community officials including Buena Park Mayor Fred Harber and hundreds of prospective shoppers. Mayor Harber referred to the store's convenient location and the prestige it would add to the community (LAT 1958, 1959; TWN 1959). Upon its construction, the Sears in Buena Park was one of the largest Sears stores in the United States. It was the third Sears store in Orange County and the fourteenth Sears store in the company's Los Angeles district. Starting in the late 1940s, Sears had begun building stores outside of downtown areas focused on pedestrian traffic in favor of automobile-oriented suburban shopping centers. By the mid-1950s, the number of Sears stores in the United States had passed 700. Sears was commonly used as a shopping mall anchor store as it was in the Buena Park Downtown Mall. The period after World War II was an expansion period for the department store chain which lasted into the 1970s (Howard 2017).



Figure 5. Drawing of the Buena Park Sears, Roebuck & Co. designed by Stiles & Robert Clements, view to southeast (Los Angeles Times, December 7, 1958)

After construction of Sears was completed in 1959, the next phase of the Buena Park Downtown Mall was the development of the larger shopping center. This began in 1960. The property's second phase of development was designed by the architecture, planning, and engineering firm of Leah, Cleveland & Associates and constructed by general contractors Allison Honer Co. of Santa Ana. The buildings were primarily one-story, but larger JC Penney Co. and J.J. Newberry Co. stores were planned with additional lower-level sales areas. The buildings were constructed using basic materials, including steel frames with masonry enclosed walls with wood frame roofs. Decorator panels of stone and tile were used in the exterior design of the buildings. The center of the property was open-air serving as the main pedestrian walkway with sections of suspended canopies over rest areas. A continuous lit sign panel ran the entire length of the interior section of the property indicating the store names. The property also had a 6,000 square foot auditorium, which would be available for use by local clubs and civic groups (LAT 1961a).

Buena Park Center (1961-1975)

The second phase of the Buena Park Downtown Mall (then called the Buena Park Center) opened on March 15, 1961. By March 26, 1961, thirteen retail firms were added to the number of businesses operating at the property. The number of stores increased to 36 by July 1961. In addition to Sears, which opened in 1959, stores opened between 1960 and 1961 included: Thriftmart grocery store, Foreman and Clark men’s and women’s clothing, Cooper Penny Restaurant, Comar Shoes, Slomann Men’s Wear, See’s Candies, House of Nine, Anticipation Shop, Mode O’Day, Babytown, Toy World, Barnett Shoes, National Shirt Shops, and the Town Show. The two-level J.J. Newberry and JC Penney were completed after March 1961. An additional major department store and a group of smaller stores were set to be developed over the next two years (LAT 1961b).

A third major phase of construction took place in 1962. In October 1962, construction began on Buena Park Downtown Mall’s second anchor store, the May Company, at the eastern end of the property. This phase of construction also included the construction of 20 other stores, with a total of 58 stores on the property by 1962. As a result of this addition, the Buena Park Downtown Mall became the largest regional shopping center in Orange County and one of the largest in Southern California (PT 1962). The May Company building was 240,000 square feet. It was designed by Welton Becket & Associates and constructed by Lindgren E. Swinerton Inc. of Los Angeles. In 1962, Welton Becket & Associates were selected to perform the complete interior and store planning services for four May Company department stores, including the Buena Park store. The three-level building displayed vertical massing continuous with an arched parapet overhang. The design was similar to May Company buildings constructed throughout the 1960s, including those constructed at Topanga Plaza, Canoga Park in 1964; Westland, West Los Angeles in 1964; the Quad, Whittier in 1965; and South Coast Plaza, Costa Mesa in 1966 (Figure 6) (DSM 2021; LAT 1962b).



Figure 6. Buena Park Downtown Mall (then called the Regional Shopping Center) May Co. Building, view to southwest, circa 1970 (Photo courtesy Bibliop accessed from Flickr)

In 1965, the U.S. Post Office Department, installed a self-service postal building at the Buena Park Downtown Mall to the south of the Sears automobile service station (Figure 7). The mall donated the location for the post office. The experimental post office was the second of its kind in the United States; the first self-service postal building was in Wheaton Plaza near Washington D.C. The unmanned building offered service “24/7” with mechanical vendors selling stamps, postal cards, and stamped envelopes. Two boxes accepted mail of ordinary size, while a parcel post scale and a closed parcel post drop allowed for the mailing of large packages. Then Postmaster General John A. Gronouski stated, “The Buena Park self-service post office will afford one-stop shopping and mailing benefits to housewives in the area. At present, the nearest post office facility is three miles away” (ER 1965). The Buena Park self-service building was part of an experiment to supplement regular post offices, which at the time handled 72 billion pieces of mail daily (SLPD 1965). The Post Office building is no longer extant (NETR 2021).



Figure 7. Advertisement for the Buena Park Self-Service Postal Building, constructed 1965 (St. Louis Post-Dispatch, July 11, 1965)

Buena Park Mall (1976-2003)

After the completion of the third phase of construction, the Buena Park Downtown Mall (then known as the Buena Park Mall) remained relatively unchanged until 1976, when City Freeholds Inc. a subsidiary of City Freeholds PTY. Ltd. of Sydney, Australia purchased the property. The Buena Park Downtown Mall then underwent a three-phase enclosure and expansion program (Figures 8 and 9). The first phase consisted of a \$15-million enclosure designed by Charles Kober Associates, Architects. The once 1,000-foot open-air center pedestrian walkway of the Buena Park Downtown Mall was enclosed with ceiling panels. This resulted in the 1961 building being entirely enclosed. The second phase was the addition of three new buildings. A new JC Penney store at the property’s southern end was under construction by 1979. Two additional buildings were constructed between the existing Buena Park Downtown Mall and the new JC Penney. The third phase was the development of a lower-level fast food area (LAT 1979). By

1980, the Buena Park Downtown Mall had expanded from an open-air center of 60 stores to an enclosed mall of 130 stores in 1,145,000 square feet on 75-acres with parking for 5,600 cars (LAT 1980).¹



Figure 8. Historic aerial comparison of Buena Park Downtown Mall in 1960 (left) and after redevelopment including enclosure in 1981 (right) (UCSB 2021)



Figure 9. Comparison of interior open-air Buena Park Downtown Mall in May 1975 (left) and present interior after enclosure (right) (Photo courtesy Orange County Clerk-Recorder; DSC03546)

The Buena Park Downtown Mall continued to change throughout the 1980s and 1990s, including the construction of an eight-screen United Artist Theater at 8700 On the Mall in 1984 (LAT 1984). By the early 2000s, the United Artists Theater had been converted into a 24 Hour Fitness, which it continues to be (as of August 2021). In 1984, Sears began a floor-to-ceiling interior renovation, turning the Buena Park store into one of the first of Sears’ “Stores of the Future.” The project sought to create more logical merchandising, faster service, and brighter displays. The only remaining original components of the store were the outside walls. Every interior department and display was reshuffled, removed, or renovated (Horovitz 1984). By 1987, the Buena Park Downtown Mall’s retail footage totaled 1.2 million, making it the fourth-largest shopping center in Orange County. There were 160 stores (Young 1987).

The 1990s brought additional changes in ownership and tenants to the Buena Park Downtown Mall. These changes reflected national trends in shopping mall development as well as the consolidation of large department store chains. The Buena Park Downtown Mall’s three anchor stores Sears, May Co., and JC Penney began changing in

¹ It appears that the source mis-printed the acreage of the Buena Park Downtown Mall. Other sources all describe the property at 80 acres in size.

1992 when May Department Stores announced a merger of May Company California with its sister company J.W. Robinson's, forming Robinsons-May. As a result, Robinsons-May closed its Buena Park store and leased the building to the membership department store Fedco.

In 1995, the Buena Park Downtown Mall was purchased by Helios Management Co. of Los Angeles and a \$30-million renovation project was planned. Nationwide, malls were being renovated by developers looking to restore customer interest in aging properties. The International Council of Shopping Centers in 1996 reported that renovation projects outnumbered new construction by nearly 2-to-1. In Southern California, more than 50 major regional malls were built between 1950 and 1990, by the late 1990s most were renovated or demolished. The redevelopment plans at the Buena Park Downtown Mall included a 500-seat food court, two family-style restaurants, and an expanded movie theater complex, as well as exterior modifications (Johnson 1996). In 1999, the renovation cost rose to \$70 million, and included reconstructing the parking-lot oriented exterior of the enclosed mall to resemble an "urban streetscape" (Figure 10) (Newman 1999).

By 1999, Fedco closed and Target acquired the company's building at the Buena Park Downtown Mall. In 2001, the City paid \$3.2 million to take over the Fedco lease and transferred it to Wal-Mart, which continues to occupy the space (as of August 2021) (Bellantonio 2002). In 2003, the property underwent a \$120 million renovation, which included the addition of an 18-screen Krikorian Metroplex Theater at the southern end of the property. The movie theater replaced the 1979 JC Penney located at the southern end of the property. The 2003 renovation also included the construction of shops in an open-air plaza adjacent to the movie theater and the construction of a new Wal-Mart, replacing the May Company building (Mello 2008).

Buena Park Downtown (2004-2021)

In 2004, Developers Diversified Realty, which owned 460 shopping centers in the United States, and Coventry Real Estate Advisors acquired 1.1 million square feet of retail property in Orange County for \$91 million. Included in this deal was the 782,000 square foot enclosed Buena Park Downtown Mall anchored by Wal-Mart and Sears (NP 2004). By the early 2000s, the property had been renamed again into Buena Park Downtown. Buena Park Downtown Mall's primary anchor stores became Wal-Mart, Ross Dress for Less, and Bed Bath & Beyond. On February 2, 2020, the property's last original anchor store, Sears, closed as part of a nationwide going-out-of-business liquidation of 51 Sears and 45 Kmart stores (Tyko 2020). The Sears building remains unoccupied (as of August 2021).



Figure 10. Buena Park Downtown Mall, view from La Palma Avenue, 1999 (Photo courtesy Orange County Clerk-Recorder)

3.4 Project Site Architectural Style and Property Type

Architectural Style: Mid-Century Modern (1940-1975)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. Early Modernists, including Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. Prominent European practitioners of the International and Bauhaus styles, namely architects Ludwig Mies Van der Rohe and Walter Gropius, fled to the United States during World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war.

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Practitioners of the style were focused on the most cutting-edge materials and techniques.

The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California’s major urban centers. The Case Study House

program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Buena Park, where the characteristics of Mid-Century Modern design could be appropriated for massive scale production. Mass-produced Mid-Century Modern building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like Buena Park.

Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles. As a result, many industrial buildings in the style are often “decorated boxes,” plain buildings with applied ornament to suit the era and appear more modern without reflecting the activity inside the building. Commercial buildings of this style incorporated new elements such as sleek Modern signage, aluminum awnings, and canopies, deeply recessed and or angled vestibules, floor-to-ceiling window walls, integrated planters, and projecting vertical elements. Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style (ARG 2016; Gebhard and Winter 2003; McAlester 2015; Morgan 2004; Moruzzi 2013).

Characteristics of the Mid-Century Modern style for commercial properties:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Extensive use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Modern signage
- Deeply recessed and or angled vestibules
- Integrated planters
- Projecting vertical elements

Property Type: Open-Air Regional Shopping Center (circa 1950-1990)

After World War II, Americans, and particularly Southern Californians, became heavily reliant on automobile travel and were no longer restricted to shopping in downtown urban centers. New settlement patterns away from urban

centers introduced new building types around residential tracts, including the open-air regional shopping center. Stores located outside downtowns had lower overhead, rent, and taxes, making these locations attractive options for developers to build larger buildings than those in downtown areas. Additionally, developers were able to dedicate more land for parking, which had become a major complaint of shoppers in urban areas. To attract motorists, developers began clustering related stores and offered a generous amount of off-street parking (Longstreth 1998, 2010; HRG 2007).

Initially, these shopping centers were oriented towards a large-front parking lot, but by the late 1950s, it became more popular to orient stores along an inner pedestrian pathway. In Southern California, the mild weather allowed these centers to be open-air with no roof. A centralized pedestrian promenade cut the walk distance from one end of the center to the other by at least half. An additional advantage was it made the complex feel more compact and navigable to the shopper. Instead of parking in front of one store, shopping, and leaving the center, the inter walkway encouraged shoppers to pass by other businesses and potentially continue shopping. Patrons were completely separated from their automobiles and shopping in what seemed like an entirely different world. Parking was distributed around the shopping center accessed by paths between the car lot and the center. The evenly distributed parking spaces kept the walking distance low to about 300 feet, which became the industry standard. By 1960, within the Los Angeles metropolitan area, fourteen regional malls, including Buena Park were open or nearing completion of their first phase. These malls included Anaheim Plaza (1954-57), Conejo Village at Thousand Oaks (1959-60), and Lakewood Center (1950) (Longstreth 1998, 2010).

Regional shopping centers contained at least one large branch of a major department store, also called anchor stores, such as the May Co., Sears, Macy's, JC Penney, and Bullock's. Other stores included specialty outlets with more than forty units serving a population of generally over 100,000 people. Anchor stores were typically located at either side of the center to encourage movement between the two (Longstreth 1998, 2010).

The regional shopping center dominated the retail industry for four decades and was the precursor to the enclosed multi-level shopping gallerias of the 1970s and 1980s. By the 1990s, centers had lost their monopoly on consumer desire and were viewed as "artificial and monotonous and predictable" (Newman 1999). Centers were either demolished or renovated in the 1990s with a common alteration being the enclosure of open-air centers to modernize them and resemble the more popular multi-level shopping galleria (Longstreth 1998, 2010; HRG 2007).

Characteristics of the Open-Air Regional Shopping Center design:

- Inward facing orientation
- Roofless center pedestrian walkway
- Large surface parking lots surrounding the building
- Anchor stores on either end
- Disconnection from the street
- Designed to appear as a single unit with a unifying design
- Few low-key openings and signs
- One to two stories in height
- Boxlike massing
- Located outside urban centers
- Architectural styles including: Mid-Century Modern, Vernacular Modern, and New Formalist

3.5 Project Site Architects and Landscape Architect

Sears Building Architects: Stiles & Robert Clements (1955-1965)

The Los Angeles-based architecture firm of Stiles & Robert Clements was prolific in Los Angeles and Orange Counties, designing commercial properties between 1955 and 1965. The majority of the works architect Stiles Clements, an established master, was best known for were designed during his earlier phases of his career when he worked with the firm Morgan, Walls & Clements and Stiles O. Clements & Associates. The father-son partnership of Stiles & Robert Clements designed commercial buildings with a pragmatic approach that called for minimal architectural detail and efficient construction. Their designs were typically for commercial buildings including regional shopping malls, grocery stores, and office buildings.

Stiles Oliver Clements (1883-1966) was born in Maryland in 1883 and studied architecture at Drexel Institute of Technology in Philadelphia. He earned a master's in architecture at the Massachusetts Institute of Technology. He then continued his education at L'Ecole des Beaux Arts in Paris. In 1911, Clements moved to Los Angeles and joined one of the city's most prominent architectural firms, Morgan & Walls. Throughout the 1920s, Clements was a key figure in the Art Deco architectural movement. During this period, he became a partner with Octavius Morgan and John Walls and the firm was renamed Morgan, Walls, and Clements. They designed such buildings as the 1927 Mayan Theater and Richfield Tower built between 1928 and 1929. In the 1930s, Clements helped develop the Streamline Moderne architectural style. Clements remained a partner of Morgan & Walls until 1955, designing the Hollywood Park Racetrack, Carnation, and Franklin Life Insurance buildings, and multiple buildings on the Miracle Mile along Wilshire Boulevard (LAT 1966).

In 1955, Stiles O. Clements formed an architecture and engineering firm with his son Robert Oliver Clements (1918-1987) called Stiles & Robert Clements. Robert Clements studied architecture at the University of Southern California and served in the Marine Corps. Between 1945 and 1955, Robert worked in Stiles' firm as chief designer before being made a partner in 1955. The firm specialized in Mid-Century Modern commercial and industrial construction, designing shopping centers, grocery stores, offices and warehouses, and banks. They primarily worked in Los Angeles County but also designed in Orange County, Pittsburgh, Seattle, Portland, and Phoenix (LADCP 2012). By 1962, the architectural firm had designed and engineered more than 100 food markets and shopping centers in Southern California. This included 30 market buildings for the supermarket chain Ralphs Co. (LAT 1962a). Stiles Clements retired in 1965 and died in 1966. Robert took over the firm. He passed away in 1987 at the age of 69 (PCAD 2021a; LAT 1987).

Select list of works by Stiles & Robert Clements:

- Californian Hotel, Fresno, 1955
- Daystorm Pacific Corporation, Los Angeles, 1956
- San Bernardino County Master Plan and Courthouse, San Bernardino, 1958
- El Monte Shipping Center, Los Angeles, 1959
- Giannini Control Corporation, Monrovia, 1959
- Food Giant Market, Los Angeles, 1959
- Costa Mesa Shopping Center, Costa Mesa, 1961
- National Biscuit Co.'s Sales and Distribution Center, Anaheim, 1961
- E. R. Squibb and Sons. Office and Warehouse, La Mirada, 1962
- Alpha Beta-Acme market, Los Angeles, 1963

- United California Bank Building, Orange County, 1963

Mall Architects: Leach, Cleveland & Associates (1959- circa 1980)

The architectural firm Leach, Cleveland & Associates primarily consisted of Sterling Leach and Ronald Cleveland. Ronald Cleveland (1912-1987) graduated from the University of Washington and later attended Los Angeles’ Art Center School and worked as a sketch artist in the film industry. In 1947, Cleveland formed his own architectural firm before forming Leach, Cleveland & Associates with Sterling Leach. During the early 1950s, Cleveland and Leach collaborated on projects such as the G & I Market in Visalia, while simultaneously working for the Barondon Corporation of Beverly Hills as general contractors and designers (VTD 1950). In 1959, Leach and Cleveland left the Barondon Corporation and formed Leach, Cleveland & Associates. The firm planned and designed more than 100 supermarkets in and around Los Angeles as well as the Pomona Valley Center, the Buena Park Shopping Center, and six J.W. Robinson’s stores. The architecture, planning, and engineering firm specialized in Mid-Century Modern, Contemporary, and Googie style commercial properties. In Los Angeles, their best-known works were the Vicente Foods built in 1962 and Superior Grocers/Shoppers Market completed in 1960. The Superior Grocers/Shoppers Market displayed Googie architectural elements including a zig-zag ceiling and a lozenge-shaped roofline (LAC 2021). In 1962, Cleveland and Jim Van Schaack formed a corporation called Leah-Cleveland-Van Schaack, Inc. which specialized in the design of retail stores and shopping centers throughout Southern California. By 1968, Schaack had left the firm and a year later Leach, Cleveland & Associates expanded into Northern California with the joining of A.E. Alexander to form Leah, Cleveland & Associates in San Francisco (LAT 1969). Leah, Cleveland & Associates continued to practice in California as well as projects in Hawaii and Utah into the early 1980s. Cleveland died in 1987 at the age of 75 (Folkart 1987).

Select list of by Leach, Cleveland & Associates:

- Ali-American Market, Norwalk, 1959
- Lincoln-Manchester Shopping Center expansion, West Westchester, 1960
- Superior Grocers/Shoppers Market, Los Angeles, 1960
- Save-On Drug Co., San Diego, 1960
- Vicente Foods, Brentwood, 1962
- Westward Ho Markets, Los Angeles, 1962
- Ward Plaza, Hollywood, 1969
- Thrifty Drug Co. Store, Los Angeles, 1970
- Malibu Shopping Center, Malibu, 1970
- Rainbow Bazaar, Waikiki, 1972
- Carson Mall, Carson, 1972
- Fashion Place Mall, Salt Lake City, 1972
- Fedco store, Costa Mesa, 1973
- Rancho Cucamonga Shopping Center, Rancho Cucamonga, 1979

Landscape Architect: Raymond Elwin Page (1895-1992)

Raymond Elwin Page was born in Nebraska in 1895. In 1912, Page graduated from Throop Polytechnic Institute in Pasadena, then attended art school, eventually becoming head gardener for a Pasadena estate. Page then joined the Rodeo Land & Water Co., which helped develop Beverly Hills. In 1922, he drew up the Beverly Hills master plan of streets and parks. Throughout his career, Page designed and maintained the estate grounds of many Hollywood elite, including Will Rogers, Charlie Chaplin, Douglas Fairbanks, Sr., Jack Benny, Gloria Swanson, Gregory Peck, and

Clark Gable. In 1953, Page became the California Board of Landscape Architect's first president and was chiefly responsible for creating legislation to license landscape architects. In 1955, Page received the second California state landscape architecture license. Between 1966 and 1976, he served as the Los Angeles County Commissioner of the Marina del Rey Design Control board and received the Los Angeles Award for Dedicated Service. Page was made an emeritus fellow of the American Society of Landscape Architects, founded Los Angeles Beautiful, and received the Man of the Year award from the California Contractors Association. Page practiced landscape architecture for over 60 years and designed a variety of projects including street trees, hotels, school grounds, commercial landscaping, and estates primarily throughout Los Angeles County. Page remained active in his business into his 90s, before passing away at the age of 96 in 1992 (De Wolfe 1987; CC 1992).

Select list of by Raymond E. Page:

- City of Beverly Hills street trees, Beverly Hills, 1922
- Beverly Wilshire Hotel, Beverly Hills, 1928
- Pickford, Beverly Hills, Circa 1920s
- Pershing Square, Los Angeles, 1952
- Disneyland Hotel, Anaheim, 1956
- El Monte Shopping Center, El Monte, 1961
- Cerritos City Hall, Cerritos, 1978

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4 Field Survey

4.1 Methods

Dudek Architectural Historian Nicole Frank, MSHP, conducted an intensive level survey of the Buena Park Downtown Mall for historic built environment resources on August 6, 2021. The survey entailed walking the property, documenting it with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property.

Dudek documented the fieldwork for the historic built environment survey using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the Buena Park Downtown Mall were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California office.

4.2 Results

Dudek identified two buildings at the Buena Park Downtown Mall over 45 years old. Section 5, Significance Evaluations, provides a detailed physical description of the entire property and the associated significance evaluation under all applicable national and state designation criteria and integrity requirements.

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5 Significance Evaluation

In order to determine if the proposed Project would impact historical resources under CEQA, the Buena Park Downtown Mall was evaluated for historical significance and integrity in consideration of NRHP and CRHR designation criteria and integrity requirements. The City of Buena Park does not have their own set of designation criteria. A detailed physical description of the property is also provided. State of California Department of Parks and Recreation Series 523 (DPR) forms for the property are provided in Appendix B.

Following the construction of the initial Sears building in 1959, the Buena Park Downtown Mall was expanded in multiple stages over the course of a 50-year development period. To aid in the understanding of how this property developed over time, the expansion phases have been shown on the property Figure 2, Project Site Map in purple as “Non-Historic Additions” and the descriptions of these areas in Section 5.1 below. Table 4 below summarizes the name, APN, address, and date of construction for each phase.

Table 4. Buena Park Downtown Mall Expansion Periods

Name	APN	Address	Year(s) Built
Sears Building and Sears Automobile Service Station	070-511-01	8150 La Palma Avenue	1959
Central Mall Addition	070-511-15	8201 On the Mall	1961
Southern Addition	070-511-16	8290 On the Mall	1979
Eastern Addition	070-511-08	8450 On the Mall	2003
Northern Detached Buildings	070-511-07 and 070-511-14	8460 La Palma Ave and 8376 La Palma Ave	1980, 2003, 2004, and 2009

5.1 Buena Park Downtown Mall

Property Description

The Buena Park Downtown Mall (Figure 11) is comprised of a large commercial building containing six contiguous areas flanked by several stand-alone buildings and landscaped spaces on approximately 73-acres (See Figure 2. Project Site Map).² The complex was gradually developed and displays a variety of architectural styles and materials. The Sears building anchors the western end of the property and the eastern end is anchored by Wal-Mart. Between these two anchor stores is the central axis of the indoor Buena Park Downtown Mall. Detached from the mall complex is the Sears Automobile Service Station to the west, the Krikorian Premiere Theatres Buena Park Metroplex 18 to the south, and four detached buildings to the north, including Chili’s Bar and Grill, Olive Garden Italian, Portillo’s Hot Dogs, and a U.S. Bank branch.



Figure 11. Overview of the Buena Park Downtown Mall, view from La Palma Avenue (DSC03577)

Sears (1959)

The Sears building is a one-story Mid-Century Modern commercial building completed in 1959 (Figure 12). The square in plan building features horizontal massing highlighted by an exterior covered walkway with open sections for landscaping. The raised flat parapet obscures an expansive flat roof clad in rolled composition material. The building’s exterior is clad in stucco with areas of stone veneer and vertically striated brick veneer. Simple pilasters are located throughout the exterior terminating at the walkway overhang. The building displays eight formal entrances with six entries flanked by integrated planters. The north, west, and south elevations all display formal entrances with the most ornate entrances located on the north elevation, differentiated by a set of corner storefront windows and the terminus of the covered walkway (Figure 13). Fenestration throughout the building includes fully

² As noted earlier, the acreage of the Buena Park Downtown Mall was often reported differently in newspapers. The overall acreage of the parcels comprising the property is 73 acres.

glazed storefront entrances doors, metal entrance doors, metal sash transom windows, and metal sash storefront windows. The east elevation is now obscured by the Central Mall Addition (Figure 14).



Figure 12. Sears: north and west elevation, view to southeast (DSC03447)



Figure 13. Sears: north elevation entrance, view to southwest (DSC03268)



Figure 14. Sears: east elevation entrance from the mall interior, view to west (DSC03461)

Identified Alterations

The following alterations to the Sears building were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Central Mall Addition attached to east elevation (1960)
- Addition of non-original metal entrance doors
- Original 1959 'SEARS' signage replaced with modern Sears signage, now also removed
- Reroofing

Sears Automobile Service Station (1959)

The Sears Automotive Service Station was completed in 1959 on the western-most end of the Buena Park Downtown Mall and exhibits features of the Post Modern architectural style. The building is U-shaped in plan with a flat roof sheathed in rolled composition roofing obscured by a raised flat parapet and exterior walls clad in striated stucco. Pilasters separate each of the building’s garage door openings. The main (north) elevation displays a glazed storefront entrance, a covered drive-through, and service entrance door (Figure 15). Fenestration solid metal entrance doors, metal sash transom windows, and metal sash storefront windows, and sectional garage entrance doors.



Figure 15. Sears Automobile Service Station: main (north) and east elevation, view to southwest (DSC03288)

Identified Alterations

The following alterations to the Sears Automobile Service Station building were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Recladding
- Replacement garage doors on north and south elevations
- Original 1959 signage replaced with modern sears signage, now also removed
- Addition of non-original metal entrance doors
- Reroofing

Central Mall Addition (1961)

The Central Mall Addition was completed during the 1961 expansion period and forms the connection between the Sears and Wal-Mart buildings. While the building was likely designed to correspond to the Mid-Century Modern stylings of the Sears building, alterations over time have removed all character-defining features of that style to

create a Post Modern style exterior (Figure 16). This section is clad in stucco with a flat roof sheathed in rolled composition roofing with a variety of roof parapets. The main (north) elevation displays a metal front gable entrance canopy and a decorative rounded metal pergola. The addition presents as multiple separate entries for the stores all leading to the Buena Park Downtown Mall’s interior. Fenestration on this addition includes single and multi-lite metal sash storefront windows, transom windows, metal sash glazed storefront entrance doors, and metal entrance doors.



Figure 16. Central Mall Addition: main entrance, main (north) elevation, view to south (DSC03202)

Identified Alterations

The following alterations to the Central Mall Addition were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Enclosure of open-air mall (1980)
- Addition of 24 Hour Fitness building to southeast corner (1984)
- Replacement of all exterior materials (1999, 2003)
- Replacement of all fenestration (2003)
- Reroofing

Southern Addition (1979)

The Post-Modern style Southern Mall Addition was completed in 1979 and is connected to the southern elevation of the Central Mall addition. It is comprised of two sections that are connected by an open-air pedestrian walkway. The first section is north and presently contains multiple retail stores and restaurants. The second section is south and is comprised of the detached Krikorian Premiere Theatre. The theater was constructed in 2003 south of the location of the 1979 JC Penney building (Figure 17). The main materials for both sections are scored, painted stucco, metal sash storefront doors and windows, and transom windows.



Figure 17. Southern Addition: overview of open-air pedestrian walkway between buildings, view to west (DSC03505)

Eastern Addition (2003)

The Post Modern style Eastern Addition was completed in 2003 and replaced the original 1960 May Company building. The Eastern Addition is connected to the eastern elevation of the Central Addition. This section's exterior is clad in painted stucco with the flat roof sheathed in rolled composition roofing obscured by a stepped parapet wall. Throughout the addition are squared pilasters. Fenestration includes metal sash storefront doors and transom windows, metal entrance doors, and roll-up garage doors (Figure 18).



Figure 18. Eastern Addition: north (main) elevation, view to south (DSC03427)

Northern Detached Buildings (1980, 2003, 2004, and 2009)

The Post Modern style Northern Detached Buildings were constructed in 1980, 2003, 2004, and 2009 and are located along the northern edge of the Buena Park Downtown Mall property. All four buildings are relatively rectangular in plan with a portion of flat roof sheathed in rolled composition roofing. Exterior cladding materials include from horizontal wood boards, stone veneer, brick veneer, stucco, and sheet metal. Fenestration includes metal sash storefront doors and windows, glass blocks, vinyl windows, and composition entrance doors (Figure 19).



Figure 19. Northern Detached Building: example of one of the four northern buildings, view to northeast, constructed in 2004 (DSC03438)

NRHP/CRHR Statement of Significance

The Buena Park Downtown Mall does not meet any criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that the development of the Buena Park Downtown Mall began in 1954 when Aldon Construction offered to develop more than 2,000 homes and a regional shopping center at La Palma Avenue and Dale Street if the City annexed the land. The regional shopping center was intended to be 80-acres. Construction began in 1959 with the completion of a 220,000-square-foot Sears Roebuck & Co. Expansion continued into the 1960s with the center open-air building opening to the public in 1961 and the eastern May Company building opening in 1962. By 1960, within Orange and Los Angeles Counties, fourteen regional malls, including Buena Park, were open or nearing completion of their first phase. Buena Park was neither the first nor the last regional shopping

center constructed within Orange County, rather it followed the continuous trend development of shopping centers constructed outside downtowns throughout the 1950s and 1960s.

The Buena Park Downtown Mall continued to follow the typical pattern of regional shopping centers development with large-scale alterations throughout the 1980s, 1990s, and 2000s, including the enclosure of the open-air mall in 1980. In 1999, the exterior of the enclosed property was entirely rebuilt to resemble an “urban streetscape.” Original stores such as JC Penney and May Company were demolished and replaced with new buildings in 2003. Changes such as there were typical with the International Council of Shopping Centers in 1996 reporting that renovation projects outnumbered new construction by nearly 2-to-1. In Southern California, more than 50 major regional malls were built between 1950 and 1990 resulting in either their renovation or demolition by the late-1990s. The Buena Park Downtown Mall renovation was spurred by declining sales and customers shopping at nearby centers.

Upon its construction, the Buena Park Sears was one of the largest Sears in the United States. It was the third Sears constructed in Orange County and the fourteenth in the company’s Los Angeles District. In 1962, the Buena Park Downtown Mall was identified as one of the largest malls in Southern California and the largest mall in Orange County. Despite these distinctions, the Sears and Buena Park Downtown Mall can no longer be identified with their initial period of construction as an open-air regional shopping center. Large-scale alterations including multiple demolitions of original buildings, large-scale exterior alterations, the covering of the original open-air mall, and the connection of the Sears to the covered mall eliminate the property’s ability to present as a 1960s open-air regional shopping center, reflecting a specific time of consumer shopping patterns. Additionally, the Sears building does not appear to be a unique or important example of the company’s mid-twentieth century expansion or shopping trends of this time. The Sears building at Buena Park Downtown Mall was a typical example of the Sears department stores constructed in suburban areas during this period. This trend began Post World War II and continued through the 1970s. Over 700 new Sears stores were constructed nationwide by the mid-1950s when the Buena Park Downtown Mall store was initially planned. The Buena Park Downtown Mall was neither the first nor the last of this development pattern, rather it followed the continuous trend of Sears stores constructed outside of downtown areas.

Despite having connections to the history of Buena Park’s commercial development, there is no indication that the Mall served as an important driver of the community’s development and identity, especially in comparison to the directly adjacent Knott’s Berry Farm, which remains the single largest source of revenue for the City. Archival research failed to indicate that the Buena Park Downtown Mall made contributions to the broad patterns of history, rather it followed the typical history of a mid-century shopping center and the alterations that followed in the 1980s, 1990s, and 2000s. The Buena Park Downtown Mall can no longer be considered a good example of an open-air regional shopping center constructed in the 1950s and 1960s as a result of alterations. Given the lack of associations with broad patterns of history and the loss of key elements of the original open-air regional shopping center over time, the Buena Park Downtown Mall is recommended not eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under NRHP Criterion B/2 a property must retain sufficient integrity and be directly tied to the important person and the place where the individual conducted or produced the work for which he or she is known. Archival research failed to indicate any such direct association with individuals that are known to be historic figures at the national, state, or local level and the Buena Park Downtown Mall. As such, the Buena Park Downtown Mall is not known to have any historical associations with people important to the nation’s or state’s past. Due to a lack of

identified significant associations with important persons in history, the Buena Park Downtown Mall does not appear eligible under NRHP/CRHR Criterion B/2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Buena Park Downtown Mall does not embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, and it does not possess high artistic values. The property was originally constructed in the mid-twentieth century as a Mid-Century Modern open-air regional shopping center. Through large-scale alterations over time, the Buena Park Downtown Mall cannot be identified as possessing characteristics of either the architectural style or the typology.

To be eligible, a property must clearly contain enough characteristics of an architectural style to be a true representation of that style. The only portion of the Buena Park Downtown Mall that retains character-defining features of the Mid-Century Modern architectural style is the 1959 Sears building. Most of the property, including the 1959 Sears Automotive Service Station and the 1961 Central Addition, no longer display any characteristics of the Mid-Century Modern architectural style. This was the result of multiple large-scale alterations including: enclosure of the open-air mall (1980); addition of 24 Hour Fitness building (1987); replacement of all exterior materials (1999 and 2003); demolition of the May Company and JC Penney buildings (2003); construction of Mal-Mart and Krikorian Metroplex Theater buildings (2003); and replacement of all fenestration (2003). Similar to architectural style, a property must clearly contain enough characteristics of a type or period of construction to be a true representation of a typology. The Buena Park Downtown Mall was constructed in 1961 as an open-air regional shopping center and retains the following characteristics of this property type: inward-facing orientation; large surface parking lots surrounding the building; anchor stores; separation from the street; one-story in height; boxlike massing; a location outside an established urban center or downtown. Despite retaining these characteristics, key elements such as a roofless center pedestrian walkway and the unifying design that would make the property appear as a single, unified complex have been lost. Additionally, there are no longer few low-key openings and signs. Architectural styles including Mid-Century Modern have all been lost as a result of the aforementioned alterations particularly the enclosure of the open-air mall in 1980. Alterations over time have eliminated the features of the Buena Park Downtown Mall that once distinguished it as a Mid-Century Modern open-air regional shopping center constructed in 1959 and 1961.

While the architectural firm Stiles & Robert Clements, who designed the Sears building in 1959, and Leach, Cleveland & Associates, who designed the original main portion of the Mall in 1961, were both prolific during the 1950s and 1960s, there is no indication that they rise to the level to be considered a master in the field of architecture. Additionally, archival research failed to indicate that the Buena Park Downtown Mall can be recognized as expressing a particular phase in the development of their careers, an aspect of their work, or a particular idea or theme in their craft. This is due to the high volume of shopping centers designed by both architecture firms throughout the 1950s and 1960s and the number of alterations since the mall's construction.

Stiles & Robert Clements specialized in commercial and industrial buildings, designing shopping centers, grocery stores, offices and warehouses, and banks. By 1962, the architectural firm had designed and engineered more than 100 food markets and shopping centers in Southern California. Senior partner Stiles O. Clements is a recognized master architect for his Art Deco and Streamline Modern designs completed while working with the distinguished architectural firms Morgan, Walls & Clements and his own practice, Stiles O. Clements & Associates. Rather, the work of the firm Stiles & Robert Clements, as exhibited in regional shopping malls, grocery stores, and

office buildings, emphasized efficiency and economy over masterful architectural detail and design. The designs of the firm Stiles & Robert Clements do not rise to the level to be considered masterful, especially when compared to Stiles O. Clements' work with his two previous firms.

Mall architects Leach, Cleveland & Associates planned and designed more than 100 supermarkets in and around Los Angeles and Orange counties. They designed the Pomona Valley Center, the Buena Park Shopping Center, and six J.W. Robinson's stores. The firm specialized in Mid-Century Modern, Contemporary, and Googie-style commercial properties. In Los Angeles, their best-known works were the Vicente Foods built in 1962 and Superior Grocers/Shoppers Market completed in 1960. The Buena Park Downtown Mall was one of many regional shopping centers the firm designed and does not represent a distinct or intact example of the firm's work. The firm is not recognized as a master in the area of commercial property design.

Aspects of the Sears building's landscape design by prolific landscape architect Raymond Elwin Page can still be identified, including the placement and selection of palm trees through the pedestrian walkway and tropical plants, including Bird of Paradise. Despite retaining aspects of original design there is no indication that the Buena Park Sears represented a particular phase in the development of Page's career. Additionally, it does not represent an aspect of his work or a particular idea or theme in his craft. Page practiced landscape architecture for over 60 years and designed a variety of projects, including street trees, hotels, school grounds, commercial landscaping, and estates primarily throughout Los Angeles County. Throughout his career Page designed and maintained the estate grounds of many Hollywood elite including Will Rogers, Charlie Chaplin, and the Pickford estate as well as drawing up the Beverly Hills master plan of streets and parks. An individual may be defined as a master based on scholarship recognizing his or her work as unique or trendsetting within the discipline. Though prolific and prominent throughout Southern California, Page is not recognized for his work in mid-twentieth century regional shopping center design. In comparing the simple landscape design of the Buena Park Sears to Page's other known works, the design does not rise to the level of being distinctive. Therefore, the Buena Park Downtown Mall and the Sears and Sears Automobile Service Station do not represent intact and distinct examples within Page's body of work.

As a result of the Buena Park Downtown Mall's 50-year development history, the building displays multiple, incompatible architectural styles and overall does not present as a unified design. Additionally, the property does not represent the work of a master architecture firm or landscape architect in Stiles & Robert Clements, Leach, Cleveland & Associates, and Raymond Elwin Page. Finally, in addition to deficient architectural merit, the Buena Park Downtown Mall lacks the basic components of integrity to convey significance under Criterion C/3. For these reasons, the Buena Park Downtown Mall does not appear eligible for listing in the NRHP/CRHR under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Buena Park Downtown Mall is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

Integrity Discussion

In addition to meeting one or more of the above criteria, an eligible resource must retain integrity, which is expressed in seven aspects: location, design, setting, workmanship, materials, feeling, and association. All properties change over time. Consequently, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both why a property is significant and when it was significant.

The Buena Park Downtown Mall is sited in its original location on the property located at the busy intersection of Stanton Avenue and La Palma Avenue and therefore maintains integrity of location. The long planning and development period of the Buena Park Downtown Mall has resulted in a major change in the setting surrounding the property and on the property itself, causing it to lose integrity of setting and feeling. The long development process has also resulted in a building that includes multiple, incompatible architectural styles which have detracted from the original intended Mid-Century Modern open-air regional shopping center model established by the design of the Sears building in 1959. The numerous and insensitive alterations to the original architectural style and design resulting in the loss of original materials and workmanship leave the property without the requisite level of integrity to convey significance. This has caused the Buena Park Downtown Mall to lose integrity in the areas of design, workmanship, and materials. Archival research failed to uncover any substantial associations between the Buena Park Downtown Mall with events or people that have made a significant impact on the national, state, or local history and therefore does not maintain integrity of association. In conclusion, the Buena Park Downtown Mall retains integrity of location, but has lost integrity of setting, feeling, design, workmanship, materials, and association.

Summary of Evaluation Findings

In conclusion, the Buena Park Downtown Mall does not appear eligible for listing in the NRHP or the CRHR due to a lack of historical associations, architectural merit, and compromised integrity. As such, the Buena Park Downtown Mall does not appear to be a historical resource for the purposes of CEQA.

6 Findings and Conclusions

6.1 Summary of Findings

As a result of Dudek’s extensive archival research, field survey, and property significance evaluation, the Buena Park Downtown Mall does not appear eligible for listing in the NRHP or the CRHR due to a lack of historical associations, architectural merit, and compromised integrity. As such, the Buena Park Downtown Mall does not appear to be a historical resource for the purposes of CEQA and has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation). No management recommendations are required for the Buena Park Downtown Mall property or buildings thereon.

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Appendix A

Preparer's Qualifications

Sarah Corder, MFA

Historic Built Environment Lead

Sarah Corder (*SARE-uh COR-der; she/her*) is an architectural historian with 17 years' experience throughout the United States in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.

Relevant Project Experience

Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California. Dudek was retained by Los Angeles Department of Water and Power (LADWP) to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and CRHR and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is an historical resource under CEQA. Responsibilities included co-authorship of the Avoidance and Protection Plan, on-site implementation of protection measures, on-site monitoring, and pre-construction field survey, (2020–Present)

The Meadows at Bailey Canyon Specific Plan Project, City of Sierra Madre, Los Angeles County, California. Dudek was retained by NUWI Sierra Madre LLC to complete a historical resources technical report for The Meadows at Bailey Canyon Specific Plan Project. A portion of the proposed project included a section of the Mater Dolorosa Retreat Center property located at 700 North Sunnyside Avenue. The Mater Dolorosa Retreat Center contains four buildings, seventeen historic-age structures, five modern structures, and multiple landscape elements including paths, trails, stairs, contemplative spaces, and historic aged trees. As a result of this study, the Mater Dolorosa Retreat Center property does not appear eligible for listing in the NRHP, CRHR, or as a City of Sierra Madre Landmark due significant alterations that have compromised the integrity of the property as a whole. Responsible for co-authorship of the report, archival research, and field work. (2020-2021)

Education

*Savannah College of Art and Design
MFA, Historic Preservation, 2004*

*Bridgewater College
BA, History, 2002*

Professional Affiliations

*National Trust for
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Los Angeles Conservancy

California Preservation Foundation

Society for Architectural Historians

Pacific Coast Commons Specific Plan Project, City of El Segundo, Los Angeles County, California. Dudek was retained by the City of El Segundo to complete a cultural resources technical report for the Fairfield Inn & Suites property (525 Sepulveda Boulevard) within the Pacific Coast Commons Specific Plan Project area. Dudek evaluated the Fairfield Inn & Suites property and found it not eligible for listing in the NRHP, CRHR, or at the local level due to a lack of significant historical associations, architectural merit, and physical integrity. Responsibilities included archival research, architectural field survey, and co-authorship of the technical report. (2020)

8850 Sunset Boulevard Project, City of West Hollywood, Los Angeles County, California. Dudek was retained by the City of West Hollywood to complete a Cultural Resources Technical Report and Environmental Impact Report (EIR) for the 8850 Sunset Boulevard Project. The proposed project consisted of the demolition of existing buildings and the construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard, in the City of West Hollywood. Responsibilities included archival research, field survey, significance evaluations, and co-authorship of the report. (2020)

740-790 East Green Street Mixed-Use Project, City of Pasadena, Los Angeles County, California. The proposed project involves the demolition of five commercial buildings in order to accommodate the development of a new three- to six-story mixed-use building. Dudek prepared a cultural resources technical report that included the results of a pedestrian survey of the project site by a qualified architectural historian, building development and archival research, development of an appropriate historic context for the project site, and recordation and evaluation of five commercial properties over 45 years old for historical significance and integrity in consideration of NRHP, CRHR, and City of Pasadena designation criteria and integrity requirements. Responsibilities included archival research, field survey, and co-authorship of the report. (2020)

Carol Kimmelman Sports and Academic Center Project, City of Carson, California. Dudek was retained to conduct a cultural resources study on the Victoria County Golf Course and associated recreation buildings for the proposed Kimmelman Sports and Academic Center. Conducted a record search, a pedestrian survey, archival and building development research, NRHP and CRHR evaluations, and impacts analysis. All golf course components associated with the Victoria County Golf Course were found not eligible under designation requirements. (2018)

The Santa Monica City Yards Master Plan Project, City of Santa Monica, California. The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings, for historical significance and integrity. As a result, the City Yards and its associated public artwork was found ineligible under all designation criteria. Responsibilities included building permit research and co-authorship of the technical report. (2017)

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California. Dudek was retained by LADWP to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles Historic-Cultural Monument criteria and integrity requirements. Responsibilities included field survey and archival research. (2017)

Nicole Frank, MSHP

Architectural Historian

Nicole Frank (nih-COHL FRAYNK; she/her) is an architectural historian with 4 years' professional experience in the historic preservation field. Ms. Frank's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas, including reconnaissance-level surveys, preparation of resource-appropriate and citywide historic contexts, and historical significance evaluations in consideration of the NRHP, CRHR, and local designation criteria. She has experience conducting historic research, writing landmark designations, performing conditions assessments, and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Education

The School of the Art Institute of Chicago, MS

Historic Preservation, 2018

The College of Charleston, BA, Historic Preservation and Art History, 2016

Professional Affiliations

California Preservation Foundation Association for Preservation

Technology (APT)

Encinitas Preservation Association

Relevant Project Experience

Mira Mesa and University Community Plan Area Historic Context Statements and Mira Mesa and University Community Plan Area Focused Reconnaissance Surveys, City of San Diego Planning Department, San Diego California (In Progress). Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa and University, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa and University Community Plan Areas. These studies were completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report and University CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. Acting as architectural historian the historic context statement and survey document and all associated archival research efforts was co-authored/completed by Ms. Frank.

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California (In Progress). Dudek is currently in the process of preparing a historic context statement and historic resources inventory (HRI) survey for all properties at least 50 years or older within city limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service (NPS), Dudek will: (1) develop a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the city; and (2) conduct a reconnaissance-level survey of all properties within city limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an

architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered).

As Needed Historic Research Consulting Services, City of Coronado, Coronado, California (2019-present). Dudek was retained by the City of Coronado to provide as-needed historic consulting services for projects in Coronado. Each evaluation involved the creation of an occupancy timeline, supplemental research on occupants, architect/builder, and property, building development research, a pedestrian survey of the project area, a description of the surveyed resource, and completion of a historical significance evaluation report in consideration of designation criteria and integrity requirements. Acting as project manager and architectural historian, Ms. Frank authored historical resource evaluation reports for the following properties: 936 J Avenue; 310 2nd Street; 718 B Avenue; 1027-1029 Orange Avenue; 735 Margarita Avenue; 519 Ocean Boulevard; 1901 Monterey Avenue; 269 Palm Avenue; 1113 Adella Avenue; 1519 4th Street; 745 A Avenue; 451-55 Alameda Boulevard; 503 10th Street; 121 G Avenue; 1152 Glorietta Boulevard; 711 Tolita Avenue; 951 G Avenue; 817 A Avenue; 625 B Avenue.

Historic Resource Evaluation Report for a Battery Storage Project, Confidential Client, San Diego, California (2021). Dudek was retained by the applicant to prepare a Historic Resource Evaluation Report for a project that proposes to develop a battery energy storage system located in San Diego, California. This report includes a pedestrian survey by one qualified architectural historian for the presence of historic built environment resources. All buildings and structures over 45 years old identified within the project area were recorded and evaluated for historical significance. The significance evaluation included conducting archival and building development research for the project area, and completion of an appropriate historic context. Acting as architectural historian, conducted pedestrian surveys and authored the Historic Resource Evaluation Report.

Phase 1, Cultural Resources Inventory Report for the San Diego County Water Authority Southern First Aqueduct Structures Rehabilitation Project, San Diego County Water Authority, San Diego County, California (2021). Dudek was retained by the San Diego County Water Authority to conduct a Phase I Cultural Resources (including both archaeological and built-environment) Inventory for the Southern First Aqueduct Rehabilitation Project, located along a 21-mile stretch of the First San Diego Aqueduct, east of Interstate 15 from the City of Escondido in the north, to the Goodan Ranch/Sycamore Canyon County Preserve west of San Vicente Reservoir. As part of this effort, the Water Authority will be applying for a Letter of Permission under their Programmatic Master Plan Permit with the United States Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act. The United States Army Corps of Engineers is the federal lead agency responsible for overseeing compliance with Section 106 of the National Historic Preservation Act, as this project is exempt from review under CEQA. Acting as architectural historian, co-authored the Phase I Cultural Resources Inventory Report and authored the analysis of potential adverse effects.

Historic Properties Inventory Report for the Senior Residences at Hillcrest Project, 3900 Cleveland Avenue, San Diego, California (2020). Dudek was retained by DFA Development to prepare a Historic Properties Inventory Report for the Senior Residences at Hillcrest Project, which proposed to develop a 68-unit, senior affordable housing community located at 3900 Cleveland Avenue in the Hillcrest neighborhood of San Diego, California. The Project site is partially developed with existing buildings for pre-school services associated with the adjacent University Christian Church and a parking lot. The Project is proposing to receive U.S. Department of Housing and Urban Development project vouchers issued to the San Diego Housing Commission, and is therefore, is required to undergo a National Environmental Policy Act analysis for receiving federal funding. Acting as architectural historian, Ms. Frank co-authored the technical report and conducted a pedestrian survey of the site.

Draft Historical Resources Technical Report for the Ranch at River Bend Project, Community of Pala, San Diego, California (2020). Dudek was retained by Save Gregory Canyon Hills LLC to complete a Historical Resources Technical Report in support of the proposed Ranch at River Bend Project. The proposed project is to develop a

new, mixed-use community. The Project area is located to the west of Pala, located in the County. Five built environment resources were identified within the project's Area of Potential Effect (APE) as a result of the records search, background research, and pedestrian survey: the San Diego Aqueduct (Property 1), the Lucio Dairy (Property 2), the Pete Verboom Dairy (Property 3), 34468 Jamies Lane (Property 4), and 34440 Jamies Lane (Property 5). Three of these resources have been previously recorded/evaluated. As a result of the new and updated historical significance evaluations, one historical resource/historic property was identified within the Project area: the San Diego Aqueduct. The San Diego Aqueduct was evaluated for the NRHP, CRHR, the County of San Diego Designation criteria, and the County's RPO, and was assessed for integrity. As a result of the updated evaluation, the San Diego Aqueduct is recommended eligible under NRHP, CRHR and County of San Diego Criteria A/1/1 due to significant associations with events and patterns of San Diego's water history and a high level of integrity. SHPO has previously concurred on its eligibility (Ref: COE110329C). Acting as architectural historian, Ms. Frank co-authored the technical report and conducted a pedestrian survey of the site.

Historical Resources Technical Report for the Enclave at Ivanhoe Ranch Project, Rancho San Diego, San Diego County, California (2020). Dudek was retained by Vance & Associates to complete a Historical Resources Technical Report (HRTR) in support of the proposed Enclave at Ivanhoe Ranch Project (project). The proposed project is a residential development project. The project site totals approximately 121.9 acres in an unincorporated San Diego County, south of the City of El Cajon, California. Included in the 121.9-acre project site is a historic-era complex of horse ranch buildings and accompanying residences, located at 3256, 3261, 3263, 3267, and 3269 Ivanhoe Ranch Road (APNs 518-030-41, 518-030-43, 518-030-44, and 518-030-45) which was evaluated for historical significance. This study was conducted in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, and the project site was evaluated in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and County of San Diego Historic Preservation Ordinance and RPO requirements. Acting as architectural historian, Ms. Frank co-authored the technical report and conducted a pedestrian survey of the site.

JVR Energy Park, BayWa R.E. Solar Projects LLC, San Diego County, California (2020). Served as architectural historian, co-authored historical resources technical report. BayWa R.E. Solar Projects LLC is proposing the development of a solar energy facility and energy storage system, the JVR Energy Park Project. The project site totals approximately 1,356 acres and is located immediately east of the community of Jacumba Hot Springs in unincorporated southeastern San Diego County, within the County's Mountain Empire Subregional Plan area. Dudek prepared an Historical Resources Technical Report which involved a pedestrian survey by a qualified architectural historian for the presence of historic built environment resources. All buildings and structures over 45 years old were recorded and evaluated for historical significance. The significance evaluation included conducting archival and building development research for the Mountain Meadow Dairy and Creamery's Sunshine Ranch Complex located on the project site, and completion of a historic context. The complex of dairy buildings located at 45346 Old Highway 80 (APN 661-060-12) was evaluated for historical significance and is not eligible for inclusion in the National Register of Historic Places, California Register of Historical Resources, or the County Register due to a lack of significant historical associations.

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, California (2020). Dudek was retained by the City of San Diego Public Utility Department to complete a survey and historic context statement for the city's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by the Department of Safety of Dams. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of National Register of Historic Places, California Register of Historical Resources, and city designation criteria and integrity requirements, and required extensive archival research and pedestrian survey. Evaluated five resources including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam.

Allison Lyons, MSHP

Senior Architectural Historian

Allison Lyons (*AL-ih-suhn LYE-ons; she/her*) is an architectural historian with 12 years' experience throughout the western United States in all elements of cultural resources management. Her expertise includes the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act, focusing on the evaluation of historical resources and analysis of project impacts. As a historic preservation consultant, she has been involved in the preparation of numerous large-scale historic resources surveys, Historic American Buildings Survey/Historic American Engineering Record recordation, Federal Rehabilitation Tax Credit and Mills Act Historic Property Contract applications, local landmark nominations, and evaluations of eligibility for a wide variety of projects and property types throughout California. She is highly experienced in writing National Register of Historic Places (NRHP) nominations and historic context statements for local governments.

Ms. Lyons meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.

Relevant Project Experience

As-Needed Historic Research Consultant On Call Services, Coronado, California. Dudek is currently working with the City of Coronado Community Development Department to provide historic preservation services on an as-needed basis. Services scoped under the current contract include historic resources surveys; archival research; preparation of evaluation reports in consideration of National Register of Historic Places, California Register of Historical Resources, and City of Coronado designation criteria; attendance at Historic Resource Commission and City Council hearings; and review of projects for conformance with the Secretary of the Interior's Standards for Rehabilitation. Since January 2019, Dudek has completed 20 work orders for the city. Ms. Lyons serves as a senior architectural historian for the historical resource evaluation task orders and is responsible for QA/QC of specific deliverables. (2021–Present)

Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California. Dudek was retained by Los Angeles Department of Water and Power (LADWP) to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and CRHR and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is a historical resource under CEQA. Ms. Lyons serves as a senior architectural historian, providing QA/QC of the Post-Construction Monitoring Report. (2021–Present)

Education

Columbia University, M.S., Historic Preservation, 2010

Scripps College

BA, European Studies, 2006

Professional Experience

Dudek, Senior Architectural Historian, 2021–Present

GPA Consulting, Associate Architectural Historian, 2015–2019, Senior Architectural Historian, 2019–2021

Chattel Inc., Associate Architectural Historian, 2013–2015

Architectural Resources Group, Architectural Historian, 2010–2013

Mellon Graduate Fellowship in Primary Sources, Columbia University, 2009–2010

Athens Park Aquatics Facility Renovation Project Historical Resource Treatment Plan and Impacts Analysis (Secretary of the Interior's Standards Compliance Review), Los Angeles, California. The County of Los Angeles proposed a rehabilitation project at the Aquatics Facility at Athens Park, a park determined eligible for listing in the National Register of Historic Places. Ms. Lyons worked with the architect for the project on two phases of work. In advance of the development of project plans, Ms. Lyons prepared a Preservation Plan for the Aquatics Facility to establish the opportunities and constraints for the rehabilitation. After project plans were prepared, Ms. Lyons reviewed the project plans for compliance with the Secretary of the Interior's Standards for Rehabilitation and made recommendations for modifications to ensure the project plans complied with the Standards. (2020–2021)

Rives Mansion Rehabilitation Project Historical Resource Treatment Plan, Impacts Analysis (Secretary of the Interior's Standards Compliance Review), and Construction Monitoring, Downey, California. Working with the City of Downey, Ms. Lyons collaborated with the project architect for a renovation and rehabilitation project at the Rives Mansion, a historic mansion and walnut farm. In advance of the development of project plans, Ms. Lyons prepared a Preservation Plan for the property to establish the opportunities and constraints for the rehabilitation. After project plans were prepared, Ms. Lyons reviewed the plans for compliance with the Secretary of the Interior's Standards for Rehabilitation and made recommendations for modifications to ensure the project plans complied with the Standards. Ms. Lyons also performed periodic construction monitoring. (2019–2021)

150 E. Colorado Boulevard Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Pasadena, California. Ms. Lyons complete a completed historic resource evaluation of a commercial office building proposed for demolition. The building dated to the late 1970s. Ms. Lyons also analyzed the potential for a proposed new residential development on the site to impact adjacent historical resources. (2021)

Artisan, 1520 Ivar Avenue Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California. The Artisan project involved the construction of a 25-story residential and commercial tower in the center of Hollywood. The project site was mostly a vacant surface parking lot. Ms. Lyons verified that the project site did not contain historic resources and would not have a significant impact on adjacent properties identified as historic resources. Ms. Lyons prepared a Historic Resource Evaluation Report and analysis of project impacts using the Secretary of the Interior's Standards. She also participated in public outreach with Hollywood Heritage. (2018–2021)

Long Beach Airport Section 106 Review, Historic Property Evaluation Report, Long Beach, California. The Long Beach Airport Terminal Area Improvement Project is a multi-phase project that includes the construction of buildings and structures surrounding the existing passenger Terminal Building. The project includes the rehabilitation of the Terminal Building in compliance with the Secretary's Standards for the Treatment of Historic Properties. Ms. Lyons prepared a Historic Property Evaluation Report for Long Beach Airport Terminal Building, seeking State Historic Preservation Officer concurrence on the Area of Potential Effects (APE) for airport and assessment of impacts for the rehabilitation of the historic Terminal Building. Additional work in subsequent phases of the project included additional assessment of impacts for the Quick-Turnaround rental car lot. (2018–2020)

2862 S. Campus Avenue Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Ontario, California. A new residential development was proposed for a site occupied by a dairy farm with buildings dating to the early 1920s. Ms. Lyons completed a historic resource evaluation of the dairy farm to determine if the development would result in impacts on historical resources. (2020)

676 Moss Street Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Chula Vista, California. Ms. Lyons completed a historical resource evaluation and impacts analysis for a redevelopment site of industrial buildings in Chula Vista. She also identified the potential for the project to cause indirect and/or cumulative impacts to adjacent historical resources. (2020)

Angel's Landing Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California. Ms. Lyons worked with attorneys for the development team behind Angel's Landing, a proposed 64-story skyscraper and a 42-story high-rise located between Bunker Hill and the Historic Core of downtown Los Angeles. Ms. Lyons prepared a historic resource evaluation and impacts analysis for the vacant project site. The evaluation involved the identification of historical resources in the vicinity and assessment of impacts on numerous adjacent historical resources and historic districts listed on the NRHP, including Angel's Flight funicular railway and the Broadway Theater and Commercial District. (2018–2020)

City of West Covina Historic Resources Survey and Context Statement Update, West Covina, California. The City of West Covina was primarily developed during Southern California's post-World War II housing construction boom. The City of West Covina Historic Context Statement, 1945-1978, and Historic Resource Inventory Update report presented the results of a project that updated the City's existing historic context statement (HCS); reviewed properties previously identified for historical significance; and identified, citywide, properties from 1945 to 1978 that have historical significance. The City of West Covina commissioned this project to inform and implement their General Plan Policy updates. The information generated from the Historic Resources Inventory (HRI) Update was intended to assist in the identification of potential historical resources dating from 1945 to 1978. Ms. Lyons served as the project manager. She co-conducted the fieldwork, co-authored historic context statement, documented potential historic resources on inventory forms using Microsoft Access database, prepared final survey report, performed project management duties, and presented findings at public hearings. (2018–2019)

5101 Ocean Blvd/Ripples Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Long Beach, California. Ms. Lyons wrote a Historical Resource Evaluation Report for a substantially altered building in Long Beach that had historical associations with early drag bars and gay clubs in Long Beach. (2019)

Bridewell Armory/Highland Park Jr. Art Center Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California. The California National Guard Armory in Highland Park, also known as the Bridewell Armory, is the only one of the 57 armories constructed throughout California between 1949 and 1954, that was built within the city limits of Los Angeles. It was identified by SurveyLA as eligible for listing on the National Register of Historic Places. The Bridewell Armory was in continual use by the California National Guard until the mid-1990s. Plans were underway for the adaptive reuse of the building as the Highland Park Jr Art Center. Ms. Lyons completed a thorough historic resource evaluation and impacts analysis of the property and the rehabilitation plans. (2018)

City of West Hollywood Commercial Properties Historic Context Statement and Historic Resources Survey (Intensive), West Hollywood, California. The City of West Hollywood completed the Commercial Survey as an update to the initial citywide survey conducted in 1986. The Commercial Survey focused on commercial, institutional, and industrial structures built before 1975. The project was completed in the fall of 2016. Ms. Lyons conducted research, co-conducted fieldwork, co-authored historic context statement, documented potential historic resources on inventory forms using the RuskinARC database, and prepared the final survey report. She presented multiple times at public meetings for the project. In conjunction with the project, a new website was developed. The project was awarded the California Governor's Historic Preservation Award and the California Preservation Foundation Preservation Design Award. (2015–2017)

Appendix B

DPR form for Buena Park Downtown Mall

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 1 of 39 *Resource Name or #: (Assigned by recorder) Buena Park Downtown Mall

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Anaheim Date 2018 T 4S ; R 11W ; S12 of Sec ; San Bernardino B.M.

c. Address 8201, 8290, and 8450 On The Mall and 8150 La Palma Ave City Buena Park
 Zip 90620

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 408464 mE/ 3745396 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Latitude: 33.84487665938181, Longitude: -117.98938952676667

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Buena Park Downtown Mall (Figure 1) is comprised of a large commercial building containing six contiguous areas flanked by several stand-alone buildings and landscaped spaces on approximately 73-acres. The complex was gradually developed and displays a variety of architectural styles and materials. The Sears building anchors the western end of the property and the eastern end is anchored by Wal-Mart. Between these two anchor stores is the central axis of the indoor Buena Park Downtown Mall. **See Continuation Sheet.**

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View to northeast, 8/30/21, DSC03577

*P6. Date Constructed/Age and Source: Historic Prehistoric Both 1959 and 1961 (Historic Newspapers)

*P7. Owner and Address: Newkoa LLC
8308 On The Mall, STE 100,
3rd Floor, Buena Park, CA
90620

*P8. Recorded by: (Name, affiliation, and address) Nicole Frank,
MSHP, Dudek, 605 Third
Street, Encinitas, CA 92024

*P9. Date Recorded: 8/30/21

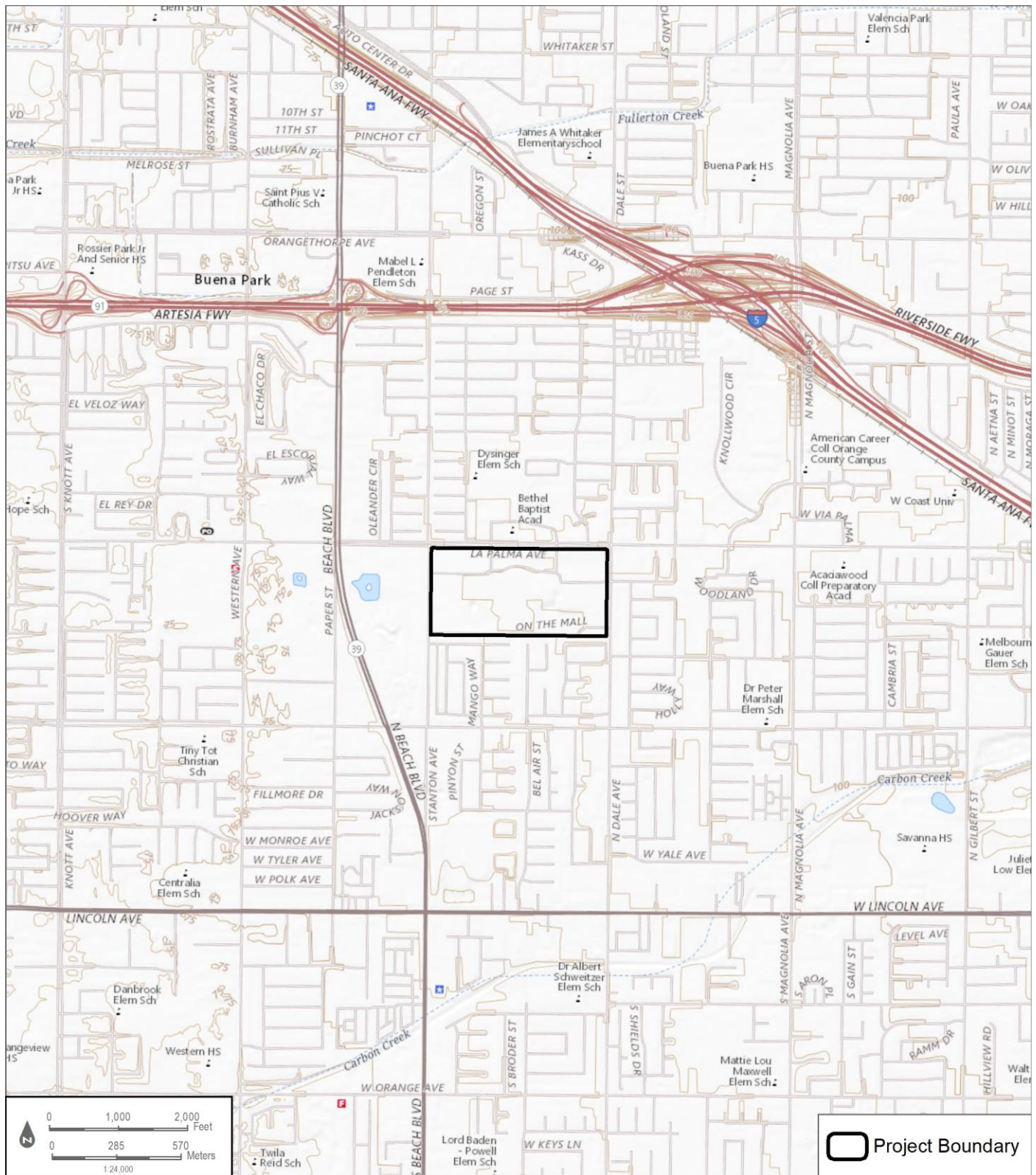
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historical Resources

Technical Report for Downtown Buena Park Project, Buena Park, California. Dudek.
 September 2021.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

Page 2 of 39 *Resource Name or # (Assigned by recorder) Buena Park Downtown Mall
*Map Name: Anaheim, CA *Scale: 1:24,000 *Date of map: 2018



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Buena Park Downtown Mall *NRHP Status Code 6Z
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B1. Historic Name: Buena Park Regional Shopping Center, Buena Park Center, Buena Park Mall
B2. Common Name: Buena Park Downtown Mall
B3. Original Use: Regional Shopping Center B4. Present Use: Regional Shopping Center
*B5. Architectural Style: Contemporary; Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
Sears and Sears Automobile Service Station constructed in 1959, Central Mall Addition constructed in 1961, Southern Addition constructed in 1979, enclosure of open-air mall in 1980, addition in 1984, Eastern Addition constructed in 2003, replacement of all exterior mall materials 1999 and 2003, replacement all fenestration in 2003, Northern Dethatched Buildings constructed in 1980, 2003, 2004, and 2009

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Stiles & Robert Clements; Leach, Cleveland & Associates b. Builder: Hilp & Rhodes; Allison Honer Co.

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Period Overview

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769-1822), Mexican Period (1822-1848), and American Period (1848-present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. **See Continuation Sheet.**

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Nicole Frank
*Date of Evaluation: August 30, 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Buena Park Downtown Mall

Page 4 of 39

*P3a. Description (continued):

Detached from the mall complex is the Sears Automobile Service Station to the west, the Krikorian Premiere Theatres Buena Park Metroplex 18 to the south, and four detached buildings to the north, including Chili's Bar and Grill, Olive Garden Italian, Portillo's Hot Dogs, and U.S. Bank Branch.

Sears (1959)

The Sears building is a one-story Mid-Century Modern commercial building completed in 1959 (Figure 2). The square in plan building features horizontal massing highlighted by an exterior covered walkway with open sections for landscaping. The raised flat parapet obscures an expansive flat roof clad in rolled composition material. The building's exterior is clad in stucco with areas of stone veneer and vertically striated brick veneer. Simple pilasters are located throughout the exterior terminating at the walkway overhang. The building displays eight formal entrances with six entries flanked by integrated planters. The north, west, and south elevations all display formal entrances with the most ornate entrances located on the north elevation, differentiated by a set of corner storefront windows and the terminus of the covered walkway (Figure 3). Fenestration throughout the building includes fully glazed storefront entrances doors, metal entrance doors, metal sash transom windows, and metal sash storefront windows. The east elevation is now obscured by the Central Mall Addition (Figure 4).

Identified Alterations

The following alterations to the Sears building were observed during the intensive survey. Unless indicated, the dates of these alterations are unknown:

- Central Mall Addition attached to east elevation (1960)
- Addition of non-original metal entrance doors
- Original 1959 'SEARS' signage replaced with modern Sears signage, now also removed
- Reroofing

Sears Automobile Service Station (1959)

The Sears Automotive Service Station was completed in 1959 on the western-most end of the Buena Park Downtown Mall and exhibits features of the Post Modern architectural style. The building is U-shaped in plan with a flat roof sheathed in rolled composition roofing obscured by a raised flat parapet and exterior walls clad in striated stucco. Pilasters separate each of the building's garage door openings. The main (north) elevation displays a glazed storefront entrance, a covered drive-through, and service entrance door (Figure 5). Fenestration solid metal entrance doors, metal sash transom windows, and metal sash storefront windows, and sectional garage entrance doors.

Identified Alterations

The following alterations to the Sears Automobile Service Station building were observed during the intensive survey. Unless indicated, the dates of these alterations are unknown:

- Recladding
- Replacement garage doors on north and south elevations
- Original 1959 signage replaced with modern sears signage, now also removed
- Addition of non-original metal entrance doors
- Reroofing

CONTINUATION SHEET

Property Name: Buena Park Downtown Mall

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Central Mall Addition (1961)

The Central Mall Addition was completed during the 1961 expansion period and forms the connection between the Sears and Wal-Mart buildings. While the building was likely designed to correspond to the Mid-Century Modern stylings of the Sears building, alterations over time have removed all character-defining features of that style to create a Post Modern style exterior (Figure 6). This section is clad in stucco with a flat roof sheathed in rolled composition roofing with a variety of roof parapets. The main (north) elevation displays a metal front gable entrance canopy and a decorative rounded metal pergola. The addition presents as multiple separate entries for the stores all leading to the Buena Park Downtown Mall's interior. Fenestration on this addition includes single and multi-lite metal sash storefront windows, transom windows, metal sash glazed storefront entrance doors, and metal entrance doors.

Identified Alterations

The following alterations to the Central Mall Addition were observed during the intensive survey. Unless indicated, the dates of these alterations are unknown:

- Enclosure of open-air mall (1980)
- Addition of 24 Hour Fitness building to southeast corner (1984)
- Replacement of all exterior materials (1999, 2003)
- Replacement of all fenestration (2003)
- Reroofing

Southern Addition (1979)

The Post-Modern style Southern Mall Addition was completed in 1979 and is connected to the southern elevation of the Central Mall addition. It is comprised of two sections that are connected by an open-air pedestrian walkway. The first section is north and presently contains multiple retail stores and restaurants. The second section is south and is comprised of the detached Krikorian Premiere Theatre. The theater was constructed in 2003 south of the location of the 1979 JC Penney building (Figure 7). The main materials for both sections are scored, painted stucco, metal sash storefront doors and windows, and transom windows.

Eastern Addition (2003)

The Post Modern style Eastern Addition was completed in 2003 and replaced the original 1960 May Company building. The Eastern Addition is connected to the eastern elevation of the Central Addition. This section's exterior is clad in painted stucco with the flat roof sheathed in rolled composition roofing obscured by a stepped parapet wall. Throughout the addition are squared pilasters. Fenestration includes metal sash storefront doors and transom windows, metal entrance doors, and roll-up garage doors (Figure 8).

Northern Detached Buildings (1980, 2003, 2004, and 2009)

The Post Modern style Northern Detached Buildings were constructed in 1980, 2003, 2004, and 2009 and are located along the northern edge of the Buena Park Downtown Mall property. All four buildings are relatively rectangular in plan with a portion of flat roof sheathed in rolled composition roofing. Exterior cladding materials include from horizontal wood boards, stone veneer, brick veneer, stucco, and sheet metal. Fenestration includes metal sash storefront doors and windows, glass blocks, vinyl windows, and composition entrance doors (Figure 9).

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*B10. Significance (continued):

Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States

Spanish Period (1769–1822)

Spanish explorers conducted sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present-day Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the king of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring Southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Bancroft 1885; Gumprecht 1999).

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named "the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula" or "Our Lady the Queen of the Angeles of the Porciúncula." Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002). Mission San Fernando Rey de España was established nearly 30 years later on September 8, 1797.

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and grew into California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous

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population. In 1783, Pedro Fages served as the fifth Governor of Alta California and was given permission from the King of Spain to make land grants in California. The Project site was located within the land grant given to Manuel Nieto, ex-corporal of the "Leather Jacket" guards of the Portolá Expedition. Nieto's land extended from the San Gabriel River to the Santa Ana River (VBP 2021). After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955; Kyle 2002).

Mexican Period (1822–1848)

Extensive land grants were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. In 1834, Manuel Nieto's land was divided into five separate ranchos. Rancho Los Coyotes was one of the five ranchos established in 1834 and totaled 48,806-acres. The City of Buena Park and the Buena Park Downtown Mall are located near the center of this rancho (Figure 10). Manuel Nieto's oldest son, Juan José Nieto, received Los Coyotes on May 22, 1834. By 1840, Nieto had sold Los Coyotes to Juan Bautista Leandry, an Italian immigrant who came to California in 1827. Leandry renamed the area "La Buena Esperanza," but the land continued to commonly be known as Los Coyotes. In 1842, Leandry died. His widow Maria Francisca married Francisco O'Campo and they held the Rancho Los Coyotes land grant (Dixon 2004).

During the supremacy of the ranchos in the Mexican period (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants (Dallas 1955).

In January 1847, Rancho Los Coyotes played a role in the Battle of the San Gabriel River as the site where Commodore Robert S. Stockton and his American troops rested in preparation for the battle. Stockton's camp was near the present-day Los Coyotes Country Club in the Bellehurst area of Buena Park, approximately thirteen miles north of the Project site. This area became the main battlegrounds for the Mexican-American War (1846–48) (VBP 2021). The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American period.

American Period (1848–Present)

California officially became a state in 1850. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through the 1850s. After the Gold Rush began in Northern

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California in 1848, cattle were no longer desired mainly for their hides but also as a source of meat and other goods for the influx of people seeking gold. In 1852, Andrés Pico and Francisca Uribe de O'Campo filed a claim with the Public Land Commission for Rancho Los Coyotes. By 1860, Rancho Los Coyotes was owned by Abel Stearns, who was one of the most substantial landowners of the time. His holdings included Rancho La Habra, Rancho San Juan Cajón de Santa Ana, Rancho Las Bolsas, Rancho La Bolsa Chica, Rancho Jurupa and Rancho La Sierra (Sepulveda) (Brigandi 2011). Stearns raised cattle on the majority of his land. As neighboring states and territories drove herds to Northern California at reduced prices, cattle prices fell in Southern California and Stearns' fortune was greatly reduced. Operation of the huge ranchos in Southern California became increasingly difficult, with droughts also severely reducing their productivity (Cleland 2005).

Development of Buena Park

The City of Buena Park began its development in 1885, when James A. Whitaker, a wholesale grocer from Chicago, purchased 690-acres from Abel Stearns. By this time, the dominance of the large ranchos was waning, and many were broken up and used for various forms of agriculture. During the 1880s, railroads were beginning to expand into what was then southern Los Angeles County resulting in a land boom. The Santa Fe and Southern Pacific Railroad railroads decided to build depots in the area, further pushing economic growth. Whitaker originally intended to create a cattle ranch. Santa Fe Railway officials were able to convince Whitaker to form a new town instead. Township papers were filed as early as 1887. The origins of the name Buena Park are unknown. One theory relates to the artesian well and park-like grounds once located at the intersection of Artesia and Beach Boulevards. Locals often referred to the area as "Plaza Buena," which means "good park" in Spanish (VBP 2021; Dixon 2004).

Whitaker opened the Whitaker General Store, donated land for the First Congregational Church of Buena Park, and worked to cultivate economic opportunities in the area to encourage development. The area's first major industry was dairy. The Pacific Creamery Company opened in 1889 and produced canned condensed milk under the Lily Cream label. Aside from agriculture, which included several wineries, the creamery sustained the local economy into the 1900s with payroll and milk checks totaling \$15,000 per month (approximately \$43,813 in 2020 dollars). The demand for raw milk allowed for the Pacific Creamy Company to employ locally and support the local economy. By 1900, Buena Park's population had risen to 995 people (Dixon 2004).

In 1920, Walter and Cornelia Knott moved from San Bernardino to a 20-acre property located near Highway 39 in Buena Park. The Knotts produced rhubarb, asparagus, and berries and sold them on their property through a roadside stand (Figure 11). Cornelia decided to open a tearoom, selling her fresh jams and jellies from the crops produced on-site. Walter Knott worked with Rudolph Boysen to create the boysenberry, a cross between a raspberry, loganberry, and a blackberry. The boysenberry became a key ingredient in Cornelia's cooking

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which brought people from the surrounding areas to eat in the newly expanded tearoom. The restaurant's popularity resulted in long wait times, led the Knotts to develop Ghost Town, Knott's Berry Farm's first attraction, in 1940. Knott's Berry Farm, which is located to the direct west of the Buena Park Downtown Mall, continued to grow and develop, eventually becoming a 57-acre theme park. The Knott family owned the property until 1997, when it was sold to Cedar Fair, L.P., which owns and operates multiple amusement parks in the United States (Brigandi 2008; VBP 2021; Dixon 2004).

The tourism generated by Knott's Berry Farm remains the single largest source of revenue for the City. By the early 1950s, agricultural land surrounding the core of Buena Park began to be redeveloped with single-family tracts. Development was focused around I-5 and Beach Boulevard. Between 1950 and 1960, Buena Park's population increased from 5,483 to 46,601. Locals feared that Buena Park would be absorbed into neighboring cities, such as Anaheim or Fullerton.

To meet the need for with residential services and address safety issues caused by the population boom, Buena Park was incorporated as a City on January 27, 1953. That same year, the City's first city council and mayor were elected. In 1954, the Santa Ana Freeway was expanded through Downtown Buena Park, essentially eliminating the City's original commercial corridor. The freeways continued to bring suburban expansion and multiple residential tracts were developed after incorporation. In 1960, the Buena Park Downtown Mall was first developed into the Buena Park Regional Shopping Center, an open-air regional shopping mall intended to serve the growing Buena Park population. Tourism and entertainment continued to be focal points of Buena Park, with the construction of the Movieland Wax Museum in the late 1970s and Medieval Times in the early 1980s, both along Beach Boulevard. By 2000, the City's population had risen to 78,282, with the majority of the open agricultural lots seen in the 1960s infilled with single-family residences, apartment complexes, and commercial properties. As of 2019, the population of Buena Park is relatively dense, with 81,788 people residing in about ten square miles (NETR 2021; Dixon 2004; Oftelie 2020).

History of the Project Site

Following the construction of the initial Sears building in 1959, the Buena Park Downtown Mall was expanded in multiple stages over the course of a 50-year development period. In addition to physical redevelopment projects, the property changed names four times within its history including the following: Buena Park Regional Shopping Center (1954-1960); Buena Park Center (1961-1975); Buena Park Mall (1976-2003); and Buena Park Downtown (2004-2021). For the purposes of this report, the property will be called the Buena Park Downtown Mall, which includes the eight parcels are located both within and immediately adjacent to the Project site.

Buena Park Regional Shopping Center (1954-1960)

Between the 1930s and 1950s, the Buena Park Downtown Mall (property) was primarily farmland with several small residences spread out on multiple lots. In 1954, the newly

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formed City of Buena Park began annexing land for residential infill. Developers Aldon Construction offered to develop more than 2,000 homes and a regional shopping center at La Palma Avenue and Dale Street on the condition that Buena Park agreed to annex the rural property into the City. Additionally, the developers requested that the City improve police and fire services, as well as construct the necessary water and sewer connections to make the land habitable for a large number of people. The City agreed and annexed the Buena Park Downtown Mall property in 1954, allowing for the development of the Buena Park Downtown Mall (at this time known as Buena Park Regional Shopping Center) to begin and bring in a large sales tax revenue to the City (Oftelie 2020).

In 1955, the Buena Park Downtown Mall's owners and developers, the John S. Griffith & Co. who purchased the property from Aldon Construction, planned to construct a large regional shopping center on 80-acres. The property would be developed in phases, with smaller retail stores and larger department stores clustered around common pedestrian pathways at the interior and surrounded by parking at the exterior of the site. The entire Buena Park Downtown Mall covered 25 of the 80-acres.

The first phase of property's development was the construction of a 220,000-square-foot Sears Roebuck & Co. at the western end of the Buena Park Downtown Mall. The Sears building was designed by architects Stiles & Robert Clements of Los Angeles and constructed by Hilp & Rhodes general contractors. The building was constructed from welded steel, reinforced concrete, and reinforced masonry walls. Consistent with twentieth century department store planning, the Sears building had very few exterior window displays, instead favoring interior displays in each department. The interior plan of the Sears building included one main floor, a basement, and a penthouse garden shop. The building's interior included employee facilities and an employee cafeteria. The building's exterior walls featured decorative stone, and according to the architects, would "maintain residential rather than institutional type charm" (LAT 1958) (Figure 12). A raised covered walkway with embedded spotlights was designed to circle the entire Sears building, providing shade and weather protection. The pedestrian walkway led to each of the Sears building's 12 main entrances. Also, in keeping with the times, the large store was constructed with abundant customer parking (LAT 1958, 1959). Landscape architect Raymond Page designed a tropical setting for the store including palm trees and tropical plants. The main Sears building was supplemented by an automobile service station, garden shop, and a seat cover installation facility. Adjacent to the Sears building was space for 2,400 cars in a lit, landscaped parking facility. All incoming and outgoing truck traffic was handled via a large ramp leading directly to the shopping center's common basement level, located south of the Sears building (LAT 1958, 1959; TWN 1959).

Construction on the Sears building began on December 8, 1958 and was completed 10 months and 27 days later. The building's opening ceremonies were attended by public and community officials including Buena Park Mayor Fred Harber and hundreds of prospective shoppers. Mayor Harber referred to the store's convenient location and the prestige it would add to the community (LAT 1958, 1959; TWN 1959). Upon its construction, the Sears in Buena

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Park was one of the largest Sears stores in the United States. It was the third Sears store in Orange County and the fourteenth Sears store in the company's Los Angeles district. Starting in the late 1940s, Sears had begun building stores outside of downtown areas focused on pedestrian traffic in favor of automobile-oriented suburban shopping centers. By the mid-1950s, the number of Sears stores in the United States had passed 700. Sears was commonly used as a shopping mall anchor store as it was in the Buena Park Downtown Mall. The period after World War II was an expansion period for the department store chain which lasted into the 1970s (Howard 2017).

After construction of Sears was completed in 1959, the next phase of the Buena Park Downtown Mall was the development of the larger shopping center. This began in 1960. The property's second phase of development was designed by the architecture, planning, and engineering firm of Leah, Cleveland & Associates and constructed by general contractors Allison Honer Co. of Santa Ana. The buildings were primarily one-story, but larger JC Penney Co. and J.J. Newberry Co. stores were planned with additional lower-level sales areas. The buildings were constructed using basic materials, including steel frames with masonry enclosed walls with wood frame roofs. Decorator panels of stone and tile were used in the exterior design of the buildings. The center of the property was open-air serving as the main pedestrian walkway with sections of suspended canopies over rest areas. A continuous lit sign panel ran the entire length of the interior section of the property indicating the store names. The property also had a 6,000 square foot auditorium, which would be available for use by local clubs and civic groups (LAT 1961a).

Buena Park Center (1961-1975)

The second phase of the Buena Park Downtown Mall (then called the Buena Park Center) opened on March 15, 1961. By March 26, 1961, thirteen retail firms were added to the number of businesses operating at the property. The number of stores increased to 36 by July 1961. In addition to Sears, which opened in 1959, stores opened between 1960 and 1961 included: Thriftmart grocery store, Foreman and Clark men's and women's clothing, Cooper Penny Restaurant, Comar Shoes, Sломann Men's Wear, See's Candies, House of Nine, Anticipation Shop, Mode O'Day, Babytown, Toy World, Barnett Shoes, National Shirt Shops, and the Town Show. The two-level J.J. Newberry and JC Penney were completed after March 1961. An additional major department store and a group of smaller stores were set to be developed over the next two years (LAT 1961b).

A third major phase of construction took place in 1962. In October 1962, construction began on Buena Park Downtown Mall's second anchor store, the May Company, at the eastern end of the property. This phase of construction also included the construction of 20 other stores, with a total of 58 stores on the property by 1962. As a result of this addition, the Buena Park Downtown Mall became the largest regional shopping center in Orange County and one of the largest in Southern California (PT 1962). The May Company building was 240,000 square feet. It was designed by Welton Becket & Associates and constructed by Lindgren E. Swinerton Inc. of Los Angeles. In 1962, Welton Becket &

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Associates were selected to perform the complete interior and store planning services for four May Company department stores, including the Buena Park store. The three-level building displayed vertical massing continuous with an arched parapet overhang. The design was similar to May Company buildings constructed throughout the 1960s, including those constructed at Topanga Plaza, Canoga Park in 1964; Westland, West Los Angeles in 1964; the Quad, Whittier in 1965; and South Coast Plaza, Costa Mesa in 1966 (Figure 13) (DSM 2021; LAT 1962b).

In 1965, the U.S. Post Office Department, installed a self-service postal building at the Buena Park Downtown Mall to the south of the Sears automobile service station (Figure 14). The mall donated the location for the post office. The experimental post office was the second of its kind in the United States; the first self-service postal building was in Wheaton Plaza near Washington D.C. The unmanned building offered service "24/7" with mechanical vendors selling stamps, postal cards, and stamped envelopes. Two boxes accepted mail of ordinary size, while a parcel post scale and a closed parcel post drop allowed for the mailing of large packages. Then Postmaster General John A. Gronouski stated, "The Buena Park self-service post office will afford one-stop shopping and mailing benefits to housewives in the area. At present, the nearest post office facility is three miles away" (ER 1965). The Buena Park self-service building was part of an experiment to supplement regular post offices, which at the time handled 72 billion pieces of mail daily (SLPD 1965). The Post Office building is no longer extant (NETR 2021).

Buena Park Mall (1976-2003)

After the completion of the third phase of construction, the Buena Park Downtown Mall (then known as the Buena Park Mall) remained relatively unchanged until 1976, when City Freeholds Inc. a subsidiary of City Freeholds PTY. Ltd. of Sydney, Australia purchased the property. The Buena Park Downtown Mall then underwent a three-phase enclosure and expansion program (Figures 15 and 16). The first phase consisted of a \$15-million enclosure designed by Charles Kober Associates, Architects. The once 1,000-foot open-air center pedestrian walkway of the Buena Park Downtown Mall was enclosed with ceiling panels. This resulted in the 1961 building being entirely enclosed. The second phase was the addition of three new buildings. A new JC Penney store at the property's southern end was under construction by 1979. Two additional buildings were constructed between the existing Buena Park Downtown Mall and the new JC Penney. The third phase was the development of a lower-level fast food area (LAT 1979). By 1980, the Buena Park Downtown Mall had expanded from an open-air center of 60 stores to an enclosed mall of 130 stores in 1,145,000 square feet on 75-acres with parking for 5,600 cars (LAT 1980).¹

¹ It appears that the source mis-printed the acreage of the Buena Park Downtown Mall. Other sources all describe the property at 80 acres in size.

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The Buena Park Downtown Mall continued to change throughout the 1980s and 1990s, including the construction of an eight-screen United Artist Theater at 8700 On the Mall in 1984 (LAT 1984). By the early 2000s, the United Artists Theater had been converted into a 24 Hour Fitness, which it continues to be (as of August 2021). In 1984, Sears began a floor-to-ceiling interior renovation, turning the Buena Park store into one of the first of Sears' "Stores of the Future." The project sought to create more logical merchandising, faster service, and brighter displays. The only remaining original components of the store were the outside walls. Every interior department and display was reshuffled, removed, or renovated (Horovitz 1984). By 1987, the Buena Park Downtown Mall's retail footage totaled 1.2 million, making it the fourth-largest shopping center in Orange County. There were 160 stores (Young 1987).

The 1990s brought additional changes in ownership and tenants to the Buena Park Downtown Mall. These changes reflected national trends in shopping mall development as well as the consolidation of large department store chains. The Buena Park Downtown Mall's three anchor stores Sears, May Co., and JC Penney began changing in 1992 when May Department Stores announced a merger of May Company California with its sister company J.W. Robinson's, forming Robinsons-May. As a result, Robinsons-May closed its Buena Park store and leased the building to the membership department store Fedco.

In 1995, the Buena Park Downtown Mall was purchased by Helios Management Co. of Los Angeles and a \$30-million renovation project was planned. Nationwide, malls were being renovated by developers looking to restore customer interest in aging properties. The International Council of Shopping Centers in 1996 reported that renovation projects outnumbered new construction by nearly 2-to-1. In Southern California, more than 50 major regional malls were built between 1950 and 1990, by the late 1990s most were renovated or demolished. The redevelopment plans at the Buena Park Downtown Mall included a 500-seat food court, two family-style restaurants, and an expanded movie theater complex, as well as exterior modifications (Johnson 1996). In 1999, the renovation cost rose to \$70 million, and included reconstructing the parking-lot oriented exterior of the enclosed mall to resemble an "urban streetscape" (Figure 17) (Newman 1999).

By 1999, Fedco closed and Target acquired the company's building at the Buena Park Downtown Mall. In 2001, the City paid \$3.2 million to take over the Fedco lease and transferred it to Wal-Mart, which continues to occupy the space (as of August 2021) (Bellantonio 2002). In 2003, the property underwent a \$120 million renovation, which included the addition of an 18-screen Krikorian Metroplex Theater at the southern end of the property. The movie theater replaced the 1979 JC Penney located at the southern end of the property. The 2003 renovation also included the construction of shops in an open-air plaza adjacent to the movie theater and the construction of a new Wal-Mart, replacing the May Company building (Mello 2008).

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Buena Park Downtown (2004-2021)

In 2004, Developers Diversified Realty, which owned 460 shopping centers in the United States, and Coventry Real Estate Advisors acquired 1.1 million square feet of retail property in Orange County for \$91 million. Included in this deal was the 782,000 square foot enclosed Buena Park Downtown Mall anchored by Wal-Mart and Sears (NP 2004). By the early 2000s, the property had been renamed again into Buena Park Downtown. Buena Park Downtown Mall's primary anchor stores became Wal-Mart, Ross Dress for Less, and Bed Bath & Beyond. On February 2, 2020, the property's last original anchor store, Sears, closed as part of a nationwide going-out-of-business liquidation of 51 Sears and 45 Kmart stores (Tyko 2020). The Sears building remains unoccupied (as of August 2021).

Project Site Architectural Style and Property Type

Architectural Style: Mid-Century Modern (1940-1975)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. Early Modernists, including Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. Prominent European practitioners of the International and Bauhaus styles, namely architects Ludwig Mies Van der Rohe and Walter Gropius, fled to the United States during World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war.

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types - from residences to schools to offices - and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Practitioners of the style were focused on the most cutting-edge materials and techniques.

The Mid-Century Modern style was widely adopted in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Buena Park, where the characteristics of Mid-Century Modern design could be appropriated for massive scale

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production. Mass-produced Mid-Century Modern building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like Buena Park.

Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles. As a result, many industrial buildings in the style are often "decorated boxes," plain buildings with applied ornament to suit the era and appear more modern without reflecting the activity inside the building. Commercial buildings of this style incorporated new elements such as sleek Modern signage, aluminum awnings, and canopies, deeply recessed and or angled vestibules, floor-to-ceiling window walls, integrated planters, and projecting vertical elements. Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style (ARG 2016; Gebhard and Winter 2003; McAlester 2015; Morgan 2004; Moruzzi 2013).

Characteristics of the Mid-Century Modern style for commercial properties:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Extensive use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Modern signage
- Deeply recessed and or angled vestibules
- Integrated planters
- Projecting vertical elements

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Property Type: Open-Air Regional Shopping Center (circa 1950-1990)

After World War II, Americans, and particularly Southern Californians, became heavily reliant on automobile travel and were no longer restricted to shopping in downtown urban centers. New settlement patterns away from urban centers introduced new building types around residential tracts, including the open-air regional shopping center. Stores located outside downtowns had lower overhead, rent, and taxes, making these locations attractive options for developers to build larger buildings than those in downtown areas. Additionally, developers were able to dedicate more land for parking, which had become a major complaint of shoppers in urban areas. To attract motorists, developers began clustering related stores and offered a generous amount of off-street parking (Longstreth 1998, 2010; HRG 2007).

Initially, these shopping centers were oriented towards a large-front parking lot, but by the late 1950s, it became more popular to orient stores along an inner pedestrian pathway. In Southern California, the mild weather allowed these centers to be open-air with no roof. A centralized pedestrian promenade cut the walk distance from one end of the center to the other by at least half. An additional advantage was it made the complex feel more compact and navigable to the shopper. Instead of parking in front of one store, shopping, and leaving the center, the inter walkway encouraged shoppers to pass by other businesses and potentially continue shopping. Patrons were completely separated from their automobiles and shopping in what seemed like an entirely different world. Parking was distributed around the shopping center accessed by paths between the car lot and the center. The evenly distributed parking spaces kept the walking distance low to about 300 feet, which became the industry standard. By 1960, within the Los Angeles metropolitan area, fourteen regional malls, including Buena Park were open or nearing completion of their first phase. These malls included Anaheim Plaza (1954-57), Conejo Village at Thousand Oaks (1959-60), and Lakewood Center (1950) (Longstreth 1998, 2010).

Regional shopping centers contained at least one large branch of a major department store, also called anchor stores, such as the May Co., Sears, Macy's, JC Penney, and Bullock's. Other stores included specialty outlets with more than forty units serving a population of generally over 100,000 people. Anchor stores were typically located at either side of the center to encourage movement between the two (Longstreth 1998, 2010).

The regional shopping center dominated the retail industry for four decades and was the precursor to the enclosed multi-level shopping gallerias of the 1970s and 1980s. By the 1990s, centers had lost their monopoly on consumer desire and were viewed as "artificial and monotonous and predictable" (Newman 1999). Centers were either demolished or renovated in the 1990s with a common alteration being the enclosure of open-air centers to modernize them and resemble the more popular multi-level shopping galleria (Longstreth 1998, 2010; HRG 2007).

Characteristics of the Open-Air Regional Shopping Center design:

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- Inward facing orientation
- Roofless center pedestrian walkway
- Large surface parking lots surrounding the building
- Anchor stores on either end
- Disconnection from the street
- Designed to appear as a single unit with a unifying design
- Few low-key openings and signs
- One to two stories in height
- Boxlike massing
- Located outside urban centers
- Architectural styles including: Mid-Century Modern, Vernacular Modern, and New Formalist

Project Site Architects and Landscape Architect

Sears Building Architects: Stiles & Robert Clements (1955-1965)

The Los Angeles-based architecture firm of Stiles & Robert Clements was prolific in Los Angeles and Orange Counties, designing commercial properties between 1955 and 1965. The majority of the works architect Stiles Clements, an established master, was best known for were designed during his earlier phases of his career when he worked with the firm Morgan, Walls & Clements and Stiles O. Clements & Associates. The father-son partnership of Stiles & Robert Clements designed commercial buildings with a pragmatic approach that called for minimal architectural detail and efficient construction. Their designs were typically for commercial buildings including regional shopping malls, grocery stores, and office buildings.

Stiles Oliver Clements (1883-1966) was born in Maryland in 1883 and studied architecture at Drexel Institute of Technology in Philadelphia. He earned a master's in architecture at the Massachusetts Institute of Technology. He then continued his education at L'Ecole des Beaux Arts in Paris. In 1911, Clements moved to Los Angeles and joined one of the city's most prominent architectural firms, Morgan & Walls. Throughout the 1920s, Clements was a key figure in the Art Deco architectural movement. During this period, he became a partner with Octavius Morgan and John Walls and the firm was renamed Morgan, Walls, and Clements. They designed such buildings as the 1927 Mayan Theater and Richfield Tower built between 1928 and 1929. In the 1930s, Clements helped develop the Streamline Moderne architectural style. Clements remained a partner of Morgan & Walls until 1955, designing the Hollywood Park Racetrack, Carnation, and Franklin Life Insurance buildings, and multiple buildings on the Miracle Mile along Wilshire Boulevard (LAT 1966).

In 1955, Stiles O. Clements formed an architecture and engineering firm with his son Robert Oliver Clements (1918-1987) called Stiles & Robert Clements. Robert Clements studied architecture at the University of Southern California and served in the Marine Corps. Between 1945 and 1955, Robert worked in Stiles' firm as chief designer before being made a partner in 1955. The firm specialized in Mid-Century Modern commercial and

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industrial construction, designing shopping centers, grocery stores, offices and warehouses, and banks. They primarily worked in Los Angeles County but also designed in Orange County, Pittsburgh, Seattle, Portland, and Phoenix (LADCP 2012). By 1962, the architectural firm had designed and engineered more than 100 food markets and shopping centers in Southern California. This included 30 market buildings for the supermarket chain Ralphs Co. (LAT 1962a). Stiles Clements retired in 1965 and died in 1966. Robert took over the firm. He passed away in 1987 at the age of 69 (PCAD 2021a; LAT 1987).

Select list of works by Stiles & Robert Clements:

- Californian Hotel, Fresno, 1955
- Daystorm Pacific Corporation, Los Angeles, 1956
- San Bernardino County Master Plan and Courthouse, San Bernardino, 1958
- El Monte Shipping Center, Los Angeles, 1959
- Giannini Control Corporation, Monrovia, 1959
- Food Giant Market, Los Angeles, 1959
- Costa Mesa Shopping Center, Costa Mesa, 1961
- National Biscuit Co.'s Sales and Distribution Center, Anaheim, 1961
- E. R. Squibb and Sons. Office and Warehouse, La Mirada, 1962
- Alpha Beta-Acme market, Los Angeles, 1963
- United California Bank Building, Orange County, 1963

Mall Architects: Leach, Cleveland & Associates (1959- circa 1980)

The architectural firm Leach, Cleveland & Associates primarily consisted of Sterling Leach and Ronald Cleveland. Ronald Cleveland (1912-1987) graduated from the University of Washington and later attended Los Angeles' Art Center School and worked as a sketch artist in the film industry. In 1947, Cleveland formed his own architectural firm before forming Leach, Cleveland & Associates with Sterling Leach. During the early 1950s, Cleveland and Leach collaborated on projects such as the G & I Market in Visalia, while simultaneously working for the Barondon Corporation of Beverly Hills as general contractors and designers (VTD 1950). In 1959, Leach and Cleveland left the Barondon Corporation and formed Leach, Cleveland & Associates. The firm planned and designed more than 100 supermarkets in and around Los Angeles as well as the Pomona Valley Center, the Buena Park Shopping Center, and six J.W. Robinson's stores. The architecture, planning, and engineering firm specialized in Mid-Century Modern, Contemporary, and Googie style commercial properties. In Los Angeles, their best-known works were the Vicente Foods built in 1962 and Superior Grocers/Shoppers Market completed in 1960. The Superior Grocers/Shoppers Market displayed Googie architectural elements including a zig-zag ceiling and a lozenge-shaped roofline (LAC 2021). In 1962, Cleveland and Jim Van Schaack formed a corporation called Leah-Cleveland-Van Schaack, Inc. which specialized in the design of retail stores and shopping centers throughout Southern California. By 1968, Schaack had left the firm and a year later Leach, Cleveland & Associates expanded into Northern California with the joining of A.E. Alexander to form Leah, Cleveland &

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Associates in San Francisco (LAT 1969). Leah, Cleveland & Associates continued to practice in California as well as projects in Hawaii and Utah into the early 1980s. Cleveland died in 1987 at the age of 75 (Folkart 1987).

Select list of by Leach, Cleveland & Associates:

- Ali-American Market, Norwalk, 1959
- Lincoln-Manchester Shopping Center expansion, West Westchester, 1960
- Superior Grocers/Shoppers Market, Los Angeles, 1960
- Save-On Drug Co., San Diego, 1960
- Vicente Foods, Brentwood, 1962
- Westward Ho Markets, Los Angeles, 1962
- Ward Plaza, Hollywood, 1969
- Thrifty Drug Co. Store, Los Angeles, 1970
- Malibu Shopping Center, Malibu, 1970
- Rainbow Bazaar, Waikiki, 1972
- Carson Mall, Carson, 1972
- Fashion Place Mall, Salt Lake City, 1972
- Fedco store, Costa Mesa, 1973
- Rancho Cucamonga Shopping Center, Rancho Cucamonga, 1979

Landscape Architect: Raymond Elwin Page (1895-1992)

Raymond Elwin Page was born in Nebraska in 1895. In 1912, Page graduated from Throop Polytechnic Institute in Pasadena, then attended art school, eventually becoming head gardener for a Pasadena estate. Page then joined the Rodeo Land & Water Co., which helped develop Beverly Hills. In 1922, he drew up the Beverly Hills master plan of streets and parks. Throughout his career, Page designed and maintained the estate grounds of many Hollywood elite, including Will Rogers, Charlie Chaplin, Douglas Fairbanks, Sr., Jack Benny, Gloria Swanson, Gregory Peck, and Clark Gable. In 1953, Page became the California Board of Landscape Architect's first president and was chiefly responsible for creating legislation to license landscape architects. In 1955, Page received the second California state landscape architecture license. Between 1966 and 1976, he served as the Los Angeles County Commissioner of the Marina del Rey Design Control board and received the Los Angeles Award for Dedicated Service. Page was made an emeritus fellow of the American Society of Landscape Architects, founded Los Angeles Beautiful, and received the Man of the Year award from the California Contractors Association. Page practiced landscape architecture for over 60 years and designed a variety of projects including street trees, hotels, school grounds, commercial landscaping, and estates primarily throughout Los Angeles County. Page remained active in his business into his 90s, before passing away at the age of 96 in 1992 (De Wolfe 1987; CC 1992).

Select list of by Raymond E. Page:

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- City of Beverly Hills street trees, Beverly Hills, 1922
- Beverly Wilshire Hotel, Beverly Hills, 1928
- Pickford, Beverly Hills, Circa 1920s
- Pershing Square, Los Angeles, 1952
- Disneyland Hotel, Anaheim, 1956
- El Monte Shopping Center, El Monte, 1961
- Cerritos City Hall, Cerritos, 1978

NRHP/CRHR Statement of Significance

The Buena Park Downtown Mall does not meet any criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that the development of the Buena Park Downtown Mall began in 1954 when Aldon Construction offered to develop more than 2,000 homes and a regional shopping center at La Palma Avenue and Dale Street if the City annexed the land. The regional shopping center was intended to be 80-acres. Construction began in 1959 with the completion of a 220,000-square-foot Sears Roebuck & Co. Expansion continued into the 1960s with the center open-air building opening to the public in 1961 and the eastern May Company building opening in 1962. By 1960, within Orange and Los Angeles Counties, fourteen regional malls, including Buena Park, were open or nearing completion of their first phase. Buena Park was neither the first nor the last regional shopping center constructed within Orange County, rather it followed the continuous trend development of shopping centers constructed outside downtowns throughout the 1950s and 1960s.

The Buena Park Downtown Mall continued to follow the typical pattern of regional shopping centers development with large-scale alterations throughout the 1980s, 1990s, and 2000s, including the enclosure of the open-air mall in 1980. In 1999, the exterior of the enclosed property was entirely rebuilt to resemble an "urban streetscape." Original stores such as JC Penney and May Company were demolished and replaced with new buildings in 2003. Changes such as there were typical with the International Council of Shopping Centers in 1996 reporting that renovation projects outnumbered new construction by nearly 2-to-1. In Southern California, more than 50 major regional malls were built between 1950 and 1990 resulting in either their renovation or demolition by the late-1990s. The Buena Park Downtown Mall renovation was spurred by declining sales and customers shopping at nearby centers.

Upon its construction, the Buena Park Sears was one of the largest Sears in the United States. It was the third Sears constructed in Orange County and the fourteenth in the company's Los Angeles District. In 1962, the Buena Park Downtown Mall was identified as one of the largest malls in Southern California and the largest mall in Orange County. Despite these distinctions, the Sears and Buena Park Downtown Mall can no longer be

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identified with their initial period of construction as an open-air regional shopping center. Large-scale alterations including multiple demolitions of original buildings, large-scale exterior alterations, the covering of the original open-air mall, and the connection of the Sears to the covered mall eliminate the property's ability to present as a 1960s open-air regional shopping center, reflecting a specific time of consumer shopping patterns. Additionally, the Sears building does not appear to be a unique or important example of the company's mid-twentieth century expansion or shopping trends of this time. The Sears building at Buena Park Downtown Mall was a typical example of the Sears department stores constructed in suburban areas during this period. This trend began Post World War II and continued through the 1970s. Over 700 new Sears stores were constructed nationwide by the mid-1950s when the Buena Park Downtown Mall store was initially planned. The Buena Park Downtown Mall was neither the first nor the last of this development pattern, rather it followed the continuous trend of Sears stores constructed outside of downtown areas.

Despite having connections to the history of Buena Park's commercial development, there is no indication that the Mall served as an important driver of the community's development and identity, especially in comparison to the directly adjacent Knott's Berry Farm, which remains the single largest source of revenue for the City. Archival research failed to indicate that the Buena Park Downtown Mall made contributions to the broad patterns of history, rather it followed the typical history of a mid-century shopping center and the alterations that followed in the 1980s, 1990s, and 2000s. The Buena Park Downtown Mall can no longer be considered a good example of an open-air regional shopping center constructed in the 1950s and 1960s as a result of alterations. Given the lack of associations with broad patterns of history and the loss of key elements of the original open-air regional shopping center over time, the Buena Park Downtown Mall is recommended not eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under NRHP Criterion B/2 a property must retain sufficient integrity and be directly tied to the important person and the place where the individual conducted or produced the work for which he or she is known. Archival research failed to indicate any such direct association with individuals that are known to be historic figures at the national, state, or local level and the Buena Park Downtown Mall. As such, the Buena Park Downtown Mall is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, the Buena Park Downtown Mall does not appear eligible under NRHP/CRHR Criterion B/2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may

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lack individual distinction.

The Buena Park Downtown Mall does not embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, and it does not possess high artistic values. The property was originally constructed in the mid-twentieth century as a Mid-Century Modern open-air regional shopping center. Through large-scale alterations over time, the Buena Park Downtown Mall cannot be identified as possessing characteristics of either the architectural style or the typology.

To be eligible, a property must clearly contain enough characteristics of an architectural style to be a true representation of that style. The only portion of the Buena Park Downtown Mall that retains character-defining features of the Mid-Century Modern architectural style is the 1959 Sears building. Most of the property, including the 1959 Sears Automotive Service Station and the 1961 Central Addition, no longer display any characteristics of the Mid-Century Modern architectural style. This was the result of multiple large-scale alterations including: enclosure of the open-air mall (1980); addition of 24 Hour Fitness building (1987); replacement of all exterior materials (1999 and 2003); demolition of the May Company and JC Penney buildings (2003); construction of Mal-Mart and Krikorian Metroplex Theater buildings (2003); and replacement of all fenestration (2003). Similar to architectural style, a property must clearly contain enough characteristics of a type or period of construction to be a true representation of a typology. The Buena Park Downtown Mall was constructed in 1961 as an open-air regional shopping center and retains the following characteristics of this property type: inward-facing orientation; large surface parking lots surrounding the building; anchor stores; separation from the street; one-story in height; boxlike massing; a location outside an established urban center or downtown. Despite retaining these characteristics, key elements such as a roofless center pedestrian walkway and the unifying design that would make the property appear as a single, unified complex have been lost. Additionally, there are no longer few low-key openings and signs. Architectural styles including Mid-Century Modern have all been lost as a result of the aforementioned alterations particularly the enclosure of the open-air mall in 1980. Alterations over time have eliminated the features of the Buena Park Downtown Mall that once distinguished it as a Mid-Century Modern open-air regional shopping center constructed in 1959 and 1961.

While the architectural firm Stiles & Robert Clements, who designed the Sears building in 1959, and Leach, Cleveland & Associates, who designed the original main portion of the Mall in 1961, were both prolific during the 1950s and 1960s, there is no indication that they rise to the level to be considered a master in the field of architecture. Additionally, archival research failed to indicate that the Buena Park Downtown Mall can be recognized as expressing a particular phase in the development of their careers, an aspect of their work, or a particular idea or theme in their craft. This is due to the high volume of shopping centers designed by both architecture firms throughout the 1950s and 1960s and the number of alterations since the mall's construction.

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Stiles & Robert Clements specialized in commercial and industrial buildings, designing shopping centers, grocery stores, offices and warehouses, and banks. By 1962, the architectural firm had designed and engineered more than 100 food markets and shopping centers in Southern California. Senior partner Stiles O. Clements is a recognized master architect for his Art Deco and Streamline Modern designs completed while working with the distinguished architectural firms Morgan, Walls & Clements and his own practice, Stiles O. Clements & Associates. Rather, the work of the firm Stiles & Robert Clements, as exhibited in regional shopping malls, grocery stores, and office buildings, emphasized efficiency and economy over masterful architectural detail and design. The designs of the firm Stiles & Robert Clements do not rise to the level to be considered masterful, especially when compared to Stiles O. Clements' work with his two previous firms.

Mall architects Leach, Cleveland & Associates planned and designed more than 100 supermarkets in and around Los Angeles and Orange counties. They designed the Pomona Valley Center, the Buena Park Shopping Center, and six J.W. Robinson's stores. The firm specialized in Mid-Century Modern, Contemporary, and Googie-style commercial properties. In Los Angeles, their best-known works were the Vicente Foods built in 1962 and Superior Grocers/Shoppers Market completed in 1960. The Buena Park Downtown Mall was one of many regional shopping centers the firm designed and does not represent a distinct or intact example of the firm's work. The firm is not recognized as a master in the area of commercial property design.

Aspects of the Sears building's landscape design by prolific landscape architect Raymond Elwin Page can still be identified, including the placement and selection of palm trees through the pedestrian walkway and tropical plants, including Bird of Paradise. Despite retaining aspects of original design there is no indication that the Buena Park Sears represented a particular phase in the development of Page's career. Additionally, it does not represent an aspect of his work or a particular idea or theme in his craft. Page practiced landscape architecture for over 60 years and designed a variety of projects, including street trees, hotels, school grounds, commercial landscaping, and estates primarily throughout Los Angeles County. Throughout his career Page designed and maintained the estate grounds of many Hollywood elite including Will Rogers, Charlie Chaplin, and the Pickford estate as well as drawing up the Beverly Hills master plan of streets and parks. An individual may be defined as a master based on scholarship recognizing his or her work as unique or trendsetting within the discipline. Though prolific and prominent throughout Southern California, Page is not recognized for his work in mid-twentieth century regional shopping center design. In comparing the simple landscape design of the Buena Park Sears to Page's other known works, the design does not rise to the level of being distinctive. Therefore, the Buena Park Downtown Mall and the Sears and Sears Automobile Service Station do not represent intact and distinct examples within Page's body of work.

As a result of the Buena Park Downtown Mall's 50-year development history, the building displays multiple, incompatible architectural styles and overall does not present as a

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unified design. Additionally, the property does not represent the work of a master architecture firm or landscape architect in Stiles & Robert Clements, Leach, Cleveland & Associates, and Raymond Elwin Page. Finally, in addition to deficient architectural merit, the Buena Park Downtown Mall lacks the basic components of integrity to convey significance under Criterion C/3. For these reasons, the Buena Park Downtown Mall does not appear eligible for listing in the NRHP/CRHR under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Buena Park Downtown Mall is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

Integrity Discussion

In addition to meeting one or more of the above criteria, an eligible resource must retain integrity, which is expressed in seven aspects: location, design, setting, workmanship, materials, feeling, and association. All properties change over time. Consequently, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both why a property is significant and when it was significant.

The Buena Park Downtown Mall is sited in its original location on the property located at the busy intersection of Stanton Avenue and La Palma Avenue and therefore maintains integrity of location. The long planning and development period of the Buena Park Downtown Mall has resulted in a major change in the setting surrounding the property and on the property itself, causing it to lose integrity of setting and feeling. The long development process has also resulted in a building that includes multiple, incompatible architectural styles which have detracted from the original intended Mid-Century Modern open-air regional shopping center model established by the design of the Sears building in 1959. The numerous and insensitive alterations to the original architectural style and design resulting in the loss of original materials and workmanship leave the property without the requisite level of integrity to convey significance. This has caused the Buena Park Downtown Mall to lose integrity in the areas of design, workmanship, and materials. Archival research failed to uncover any substantial associations between the Buena Park Downtown Mall with events or people that have made a significant impact on the national, state, or local history and therefore does not maintain integrity of association. In conclusion, the Buena Park Downtown Mall retains integrity of location, but has lost integrity of setting, feeling, design, workmanship, materials, and association.

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Summary of Evaluation Findings

In conclusion, the Buena Park Downtown Mall does not appear eligible for listing in the NRHP or the CRHR due to a lack of historical associations, architectural merit, and compromised integrity. As such, the Buena Park Downtown Mall does not appear to be a historical resource for the purposes of CEQA.

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Figure 1. Overview of the Buena Park Downtown Mall, view from La Palma Avenue (DSC03577)



Figure 2. Sears: north and west elevation, view to southeast (DSC03447)

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Figure 3. Sears: north elevation entrance, view to southwest (DSC03268)



Figure 4. Sears: east elevation entrance from the mall interior, view to west (DSC03461)

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Figure 5. Sears Automobile Service Station: main (north) and east elevation, view to southwest (DSC03288)



Figure 6. Central Mall Addition: main entrance, main (north) elevation, view to south (DSC03202)

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Figure 7. Southern Addition: overview of open-air pedestrian walkway between buildings, view to west (DSC03505)



Figure 8. Eastern Addition: north (main) elevation, view to south (DSC03427)

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Figure 9. Northern Detached Building: example of one of the four northern buildings, view to northeast, constructed in 2004 (DSC03438)

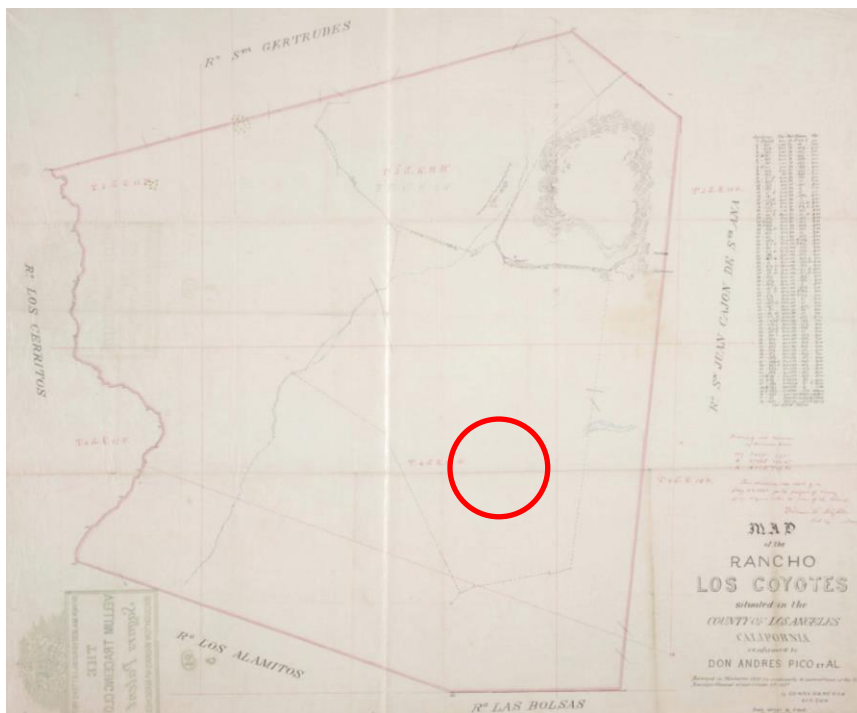


Figure 10. Map of Rancho Los Coyotes with the approximate location of the Project site outlined in red, Created by Henry Hancock, November 1857 (The Huntington, Digital Library).

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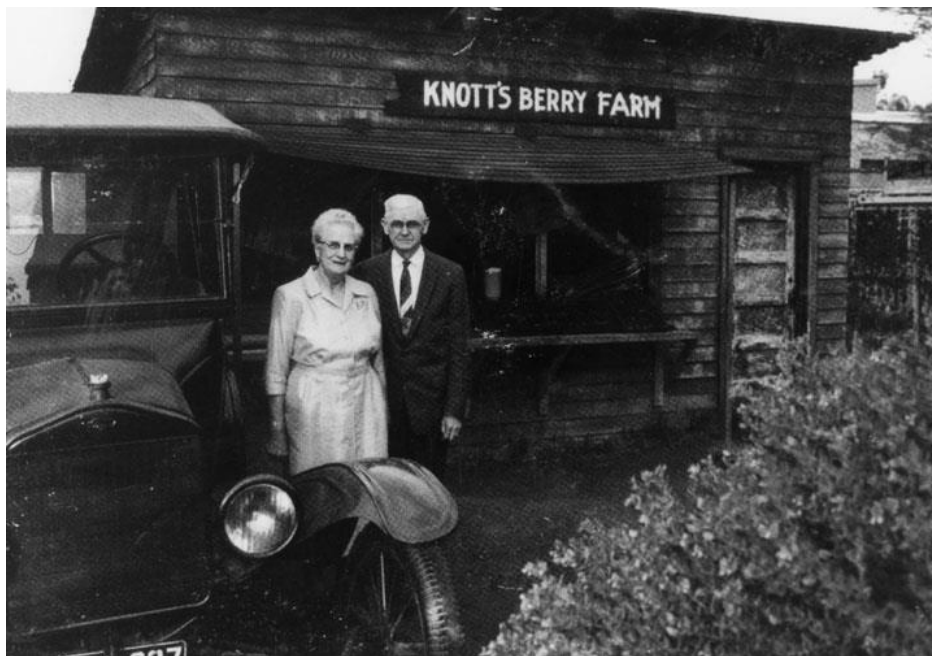


Figure 11. Walter and Cornelia Knott in front of the original Berry Farm building, date unknown (Santa Ana Public Library, Santa Ana History Room photograph collection)



Figure 12. Drawing of the Buena Park Sears, Roebuck & Co. designed by Stiles & Robert Clements, view to southeast (Los Angeles Times, December 7, 1958)

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Figure 13. Buena Park Downtown Mall (then called the Regional Shopping Center) May Co. Building, view to southwest, circa 1970 (Photo courtesy Bibliop accessed from Flickr)



Figure 14. Advertisement for the Buena Park Self-Service Postal Building, constructed 1965 (St. Louis Post-Dispatch, July 11, 1965)

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Figure 15. Historic aerial comparison of Buena Park Downtown Mall in 1960 (left) and after redevelopment including enclosure in 1981 (right) (UCSB 2021)



Figure 16. Comparison of interior open-air Buena Park Downtown Mall in May 1975 (left) and present interior after enclosure (right) (Photo courtesy Orange County Clerk-Recorder; DSC03546)

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Figure 17. Buena Park Downtown Mall, view from La Palma Avenue, 1999 (Photo courtesy Orange County Clerk-Recorder)

