

MEMORANDUM

DATE: August 24, 2023

To: Ashley Davis, LSA Principal

FROM: Casey Tibbet, M.A., Associate
Architectural Historian

SUBJECT: Historic Resources Evaluation: Proposed Anaheim Extra Space Storage Project in
Anaheim, California (LSA Project No. 20220838)

INTRODUCTION AND PROJECT DESCRIPTION

The historic resources evaluation has been prepared to evaluate the potential historical significance of the existing historic-period (50 years of age or older) building within the Extra Space Storage Project in Anaheim, California. This building is approximately 58,956 square-feet (sq ft) in size and is currently used as a mini-storage facility. The building was documented and evaluated on Department of Parks and Recreation (DPR) 523 forms (refer to Attachment A). The evaluation was completed in compliance with the California Environmental Quality Act (CEQA) and includes significance evaluations under the California Register of Historical Resources (California Register) criteria and the City's criteria for Historically Significant Structures. The other, approximately 3,279 sq ft building on site was built in 1989 and does not require evaluation for historical significance because it is less than 50 years old.

Location and Description

The 1.93-acre project site is located at 1761 West Katella Avenue (Assessor's Parcel Number 128-542-11) in Anaheim, Orange County, California. The project site is currently developed with an approximately 58,956 sq ft storage building and an approximately 3,279 sq ft storage building. Both on-site buildings are currently operational. The proposed project would demolish the existing 3,279 sq ft commercial building and add a two-story Extra Space Storage building next to the existing 58,956 sq ft storage building. The proposed Extra Space Storage building would be a total of 52,661 sq ft and would consist of approximately 588 units. In addition, the proposed project would provide 21 parking spaces on site.

Construction would include demolition, site preparation, excavation, grading, building construction, and the installation of landscaping and irrigation, lighting, storm drain facilities, and underground utilities. Construction of the proposed project is anticipated to commence in September 2024 and occur over approximately 12 months. Site preparation, grading, and building activities would involve

the use of standard earthmoving equipment such as large excavators, cranes, and other related equipment. Based on the preliminary grading plans, the proposed project would require the import of approximately 330 cubic yards of soil.

METHODOLOGY

In order to evaluate the building for significance, LSA conducted archival research and completed an intensive-level field survey. Property-specific research included reviews of all available building permits for the property; historic aerial photographs of the property; and newspaper articles related to the property. In addition, various sources were searched for photographs of the original building and for information about the architect of the original building. In addition, research was conducted to develop a historic context for Anaheim.

An intensive-level (pedestrian) field survey was conducted on August 18, 2023. During the survey, the property was carefully observed from the public right-of-way. Notations were made regarding the construction, materials, condition, and integrity of the building, and digital photographs were taken of the elevations visible from the public right-of-way.

Detailed information on the history and current condition and integrity of the building can be found in the attached DPR forms (refer to Attachment A).

RESULTS

In summary, research found that in 1962, the property was developed with a bank designed by Stiles and Robert Clements. Stiles Clements was a master architect. Over time, the building has been extensively altered and expanded, and it no longer retains any characteristics that identify it as a bank or that associate it with the postwar (1945–1973) period. As a result, it was determined that the historic-period, approximately 58,956 sq ft storage building does not meet the criteria for listing in the California Register or the City’s criteria for designation as a Historically Significant Structure. It is not a “historical resource” as defined by CEQA. As previously stated, the other, approximately 3,279 sq ft building on site is modern (less than 50 years old) and does not require evaluation for historical significance.

Attachment: Department of Parks and Recreation (DPR) Forms

ATTACHMENT A

DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 6

Resource Name or #: 1761 West Katella Avenue

P1. Other Identifier: Extra Space Storage

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Orange and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Anaheim, CA **Date:** 1981 **T** 4S; **R** 10W; Section 20; S.B.B.M.

c. Address: 1761 West Katella Avenue **City:** Anaheim **Zip:** 92804

d. UTM: Zone: 11; 11; 412,608_mE/ 3,740,767_mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): **APN:** 128-542-11

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

This property is situated on the northeast corner of West Katella Avenue and South Humor Drive in a commercial area. It is developed with two buildings and parking lots. The smaller building is set back more than 100 feet from the street, and only a portion of the west end, which did not appear to have any openings, was visible during the survey. The large one- and two-story building is rectangular in plan and has a multi-level, flat roof with a parapet. A portion of the second level is cantilevered above the main office on the north elevation, while the remainder of the second level is recessed to create a balcony. The exterior walls are covered with plaster stucco and what appear to be horizontal boards (second floor). The main entrance and office are on the north side of the building. The north elevation has numerous storage units with roll-up doors, the main office with a glass storefront, a metal-framed glass door, a fixed window facing west, and two north-facing metal pedestrian doors recessed below the second-floor balcony. A tall metal fence and gates secure access to the storage area.

The west elevation, adjacent to Humor Drive, has five roll-up doors above a raised planter. Google Street View photographs from May 2022 reveal that this elevation previously had three large windows accented by Mid-Century Modern-style geometric screens in projecting, full-height metal frames. The frames were connected to the building at the roof line and mid-wall and rested atop the planter wall. *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. Photo or Drawing (Photo required for buildings, structures, and objects.)



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) North elevation, view southeast (8/18/23)

***P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both

1962 (City of Anaheim var.)

***P7. Owner and Address:**

Extra Space Properties 156
2795 East Cottonwood Parkway,
Suite 300
Salt Lake City, UT 84121

***P8. Recorded by:** (Name, affiliation, and address)

Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:** August 18, 2023

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

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

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1761 W. Katella Avenue

B1. Historic Name: Security First National Bank

B2. Common Name: _____

B3. Original Use: Bank

B4. Present Use: Public storage

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

Approximately 280 pages of building permits for this property were obtained from the City of Anaheim's (City) website (City of Anaheim var.). The following are the most relevant.

1962 – Permit issued to Security First National Bank for a new, one-story, 6,000-square-foot (sq ft) bank and offices.

Architect is listed as Stiles & Robert Clements.

1968 – Permit issued to Credit Data Corporation to remodel building.

1981 – Various notices regarding fire proofing and reinforced concrete for TRW Data Center. Architect listed as Reel-Grobman & Associates. Engineer listed as Carter Engineers. General Contractor listed as Sierra Land Construction.

1983 – Permit issued to TRW to remodel stairs.

1984 – Permit issued to TRW to alter a two-story building and construct new walls.

1989 – Permit issued to TRW to renovate office and production area, enlarge tape storage area, add 6,760 sq ft, cut out slab floor and pour new concrete equipment pad, and add new 2,700 sq ft, one-story building.

1996 – Permits issued to John Knespler for fire sprinklers in the basement, addition of interior partitions for a ministorage facility and manager apartment, remodeling of existing restrooms, addition of entry door, and replacement of roof deck and atrium. Letter in file discusses structural issues for converting the building into a ministorage facility.

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

*B8. Related Features:

B9a. Architect: Stiles and Robert Clements

b. Builder: L. E. Dixon Co.

*B10. Significance: Theme: NA

Area: City of Anaheim

Period of Significance: 1962

Property Type: Commercial

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not meet the criteria for listing in the California Register of Historical Resources (California Register) or the City's criteria for local designation. It is not a "historical resource" pursuant to the California Environmental Quality Act (CEQA).

Historic Context. See Continuation Sheet

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

*B12. References:

Anaheim Bulletin

1962 Security Breaks Ground for New Bank. July 19, page 16.

Anaheim Convention Center

2016 Wikipedia article. Accessed online in June 2016 at: https://en.wikipedia.org/wiki/Anaheim_Convention_Center.

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: August 2023

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 6 *Resource Name or #: (Assigned by recorder) 1761 W. Katella Avenue
*Recorded by LSA Associates, Inc. *Date: August 2023 X Continuation _____ Update

P3a. Description: (continued from page 1)

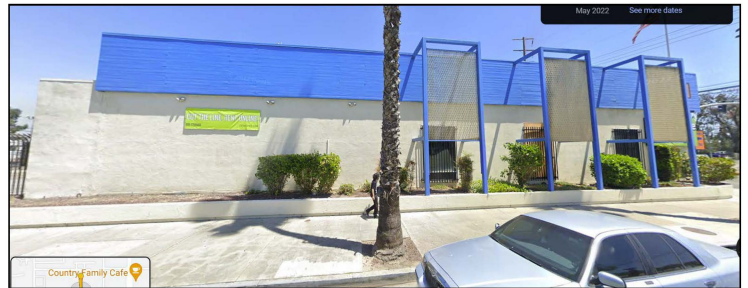
The south elevation, adjacent to Katella Avenue, is articulated with three projecting bays that are not full height. Two of the bays have metal roll-up doors. The easternmost bay has two pedestrian doors, each accessed by a narrow concrete step. This elevation also has two other pedestrian doors and features evenly spaced, slender pilasters and a small cornice on the projecting bays. Based on Google Street View photographs from May 2022, approximately eight roll-up doors/openings have recently been removed from this elevation.

The building appears to be in good condition, but based on building permits and Google Street View photographs, it has sustained extensive alterations.

P5a. Photo (continued from page 1)



West elevation, view east (8/18/23)



West elevation, view east (Google Street View, May 2022)



West and south elevations, view northeast (8/18/23)



West and south elevations (Google Street View, May 2022)

***B10. Significance:** (continued from page 2)

Historic Context. One of the oldest colony experiments in California was the pioneer town of Anaheim, founded in 1857 by Germans from San Francisco (Hoover et al. 1962:30). The town was founded as a vineyard colony to produce wine for the firm of Kohler & Frohling, a wine partnership in need of a larger and more stable source of grapes (Friis 1965:47). It was the first large-scale agricultural settlement in the Los Angeles area (Gudde 1998:12).

George Hansen, Los Angeles' deputy surveyor, was chosen to organize the Los Angeles Vineyard Society and find a site suitable for settlement. Familiar with engineering and surveying, and fluent in both English and German, Hansen was well suited to the venture. Although Hansen would have preferred land closer to the San Gabriel River, which he believed to be a more dependable source of water than the Santa Ana River, he eventually selected 1,165 acres (1.8 square miles) on *Rancho San Juan Cajon de Santa Ana* and purchased it from Juan Pacifico Ontiveros for \$2 per acre (Friis 1965:48; Westcott 1990:20). In addition, Hansen secured the right-of-way for what eventually became a more than 5-mile-long irrigation ditch diverting water from the Santa Ana River that was purchased from Bernardo Yorba.

The acreage was divided into 50 20-acre vineyard lots, in the center of which were 64 0.5-acre "building" lots. The Los Angeles Vineyard Society was thus incorporated with 50 shares, with each share entitled to a vineyard and a building lot. The building lots were bordered by Los Angeles (later renamed Anaheim Boulevard), Sycamore, Lemon, and Santa Ana Streets. The entire town was bordered by North, South, East, and West Streets (Westcott 1990:21), along which an estimated 40,000 willow poles were planted. The willows eventually took root and grew into a dense living fence (Friis 1965:47-49). Today, the major east-west avenue extending through the middle of the original town is Lincoln Avenue.

See Continuation Sheet

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***B10. Significance:** (continued from page 3)

Incorporation. The town was originally named “Annaheim,” meaning “home by the Santa Ana River” (Friis 1965:49; Westcott 1990:20). The first settlers arrived in fall 1859 and included watchmakers, carpenters, a cooper, a cabinet maker, a carriage maker, a blacksmith, a dry goods merchant, and a brewer. The “town of Anaheim” was incorporated in 1870, with Max Strobel elected as the first mayor, but it was disincorporated in 1872 due to a grasshopper plague and an economic recession. On March 18, 1876, the City was reincorporated (Friis 1965:68-69). On January 1, 1875, the Southern Pacific Railroad first reached Anaheim and began regular train service to Los Angeles, which helped bring tourists to Anaheim and businesses ship goods to market (Westcott 1990:33).

The 1876 incorporation of Anaheim predates the creation of Orange County, which itself was formed March 11, 1889 (Maslin 1911:316). Anaheim was the first city founded in Orange County. A business directory compiled in 1878 shows that within 21 years of Anaheim’s founding, the city had grown substantially and had a population of about 880 people (Friis 1968:Plates 2-5). A substantial Chinese population was also present in 1878 Anaheim (Friis 1968:Plate 2, 5).

In the 1880s, Anaheim’s surveyor, George Hansen, and his brother Peter farmed wheat in the area. George Hansen was the namesake of a Pacific Electric Railway (“Red Line”) stop on the Los Angeles–Santa Ana leg, located at what is now the southwest corner of the intersection of Ball Road and Knott Avenue (Meadows 1966:69). The stop is identified as Hansen on a ca. 1910 Pacific Electric Railway map. Knott Avenue was formerly Hansen Road before being renamed, probably sometime in the 1940s or 1950s. The original Hansen Station from the Red Line is now the Ghost Town & Calico Railroad Depot building at Knott’s Berry Farm. The Hansen name survives today in Hansen Elementary School, located on the east side of Knott Avenue, just south of Ball Road.

In 1885, grape vines in Anaheim began to shrivel and die, and by 1886, the vineyard disease had spread to nearby areas. In wine-dependent Anaheim, the blight created an economic catastrophe as all of the vines had to be uprooted and destroyed, ending the wine-making venture begun by the colonists nearly 30 years earlier. Although unknown at the time, the disease was caused by leaf-hoppers, microscopic insects too small to be seen, that sucked the juice from the vines, causing them to wilt and die (Westcott 1990:35). No cure was ever found for what was originally called “Anaheim disease” and later renamed “Pierce’s disease.” Over the next few years, grape vines were replaced with different crops, including walnuts, chili peppers, sugar beets, lemons, apricots, and oranges (Westcott 1990:39-40).

Oranges. The first orange groves in the county belonged to Anaheim resident Dr. William N. Hardin, who in 1870 obtained two barrels of decaying Tahiti oranges and planted the extracted seeds. Hardin soon had a thriving business in Anaheim selling seedlings (Westcott 1990:41). Fullerton’s Charles C. Chapman, the “father of the Valencia orange industry” soon after developed what became known as the Valencia orange that ripened in late spring and kept its flavor on and off the tree. Chapman created the “Old Mission” brand that became a favorite and was shipped all over the country, primarily because of its excellent flavor and relatively late-season ripening. Other local crops included beans and strawberries.

Postwar Growth. Although Anaheim’s agricultural base lasted well into the 1950s, after World War II Orange County generally was beginning to turn residential. The population of the United States grew by more than 50 percent between 1940 and 1970, from about 132 million residents to just over 203 million, but between 1950 and 1970, California’s population grew by 88 percent (Caltrans 2011:15). Anaheim’s population at the beginning of the 1950s was 14,556 and grew to 104,184 by early 1960 (Westcott 1990:71). Servicemen who had been stationed in California decided to stay rather than return to their home states and “the job growth sparked by the defense industry brought migrants from across the country to California” (Caltrans 2011:15). In Anaheim, industry, including defense-related and electronics manufacturing, became an important part of the City’s economy (City of Anaheim 2010). To support the associated population growth, the remaining agricultural properties were soon subdivided into large, single-family residential tracts and housing construction boomed. In 1947, Anaheim had 27 independent industries employing 1,400 workers. By 1968, the City had 460 industries employing 48,500 workers (Westcott 1990:73). Construction of Disneyland, beginning in 1954, coincided with construction of the Santa Ana Freeway (originally U.S. Route 101 and now Interstate [I] 5), the first freeway through Orange County. The first regional shopping center in Orange County, known as Anaheim Center and later called Anaheim Plaza, began with the October 14, 1955, opening of The Broadway department store near I-5 (Westcott 1990:73). The year 1955 also marked the opening of Disneyland. Angel Stadium opened in 1966, followed by the Anaheim Convention Center in 1967, near Disneyland. In addition to the development boom, this period also saw a boom in tourism and recreational uses in Anaheim. The City of Anaheim, founded as a 1.8-acre colony in 1857, had expanded to 4.3 square miles by 1954 and then to 42 square miles by the end of the 1970s (City of Anaheim 2010:19; Angel Stadium 2016; Anaheim Convention Center 2016; Westcott 1990:73).

People/Businesses Associated with the Property. The property was developed with a Security First National Bank in 1962–1963. The bank was designed by Stiles and Robert Clements, architects/engineers based in Los Angeles from 1955 to 1965 (PCAD 2005–2023). Stiles Oliver Clements was a master architect. He worked in New York before relocating to California in 1911 (Ibid.). He retired in 1965 (Ibid.). According to a news article, a groundbreaking ceremony for the bank took place on July 18, 1962 (see *Continuation Sheet*)

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***B10. Significance:** (continued from page 4)

(*Anaheim Bulletin* 1962). The 6,100 sq ft bank was to have an "exterior of plaster with aluminum screening and large ceramic veneer paneling at the front. The interior will be painted exposed masonry" (Ibid.). Stiles and Robert Clements were listed as the architects and the contractor was listed as L.E. Dixon Co. (Ibid.). Businesses associated with the property during the historic period (pre-1974) include Security First National Bank and Credit Data Corporation.

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the California Register criteria and the City of Anaheim's criteria for Historically Significant Structures (City of Anaheim 2010). The California Register criteria 1 through 3 are very similar to the City's criteria; therefore, they have been grouped together to avoid redundancy. Both sets of criteria require the resource to be 50 years of age or older and to retain enough integrity to convey its significance.

California Register Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Anaheim Criterion 1: It strongly represents a significant event or broad patterns of local, regional, or national history.

This building is associated with the post-World War II construction boom that made a significant contribution to the broad patterns of local, regional, and even national history. The construction of more than 40 million housing units in a 30-year period necessitated the need for related commercial, institutional, and recreational uses (Caltrans 2011). The building originally opened as a bank in 1962–1963, but it has sustained extensive alterations and no longer conveys any association with the postwar period (1945–1973). It is not significant under these criteria.

California Register Criterion 2: Associated with the lives of persons important to local, California or national history.

Anaheim Criterion 2: It is associated with the life of a significant person in local, regional, or national history.

Based on the research discussed above, the property does not appear to be associated with persons or businesses important in history.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

Anaheim Criterion 3: It is a very good example of a significant architectural style, property type, period, or method of construction; or it represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or it is a significant visual feature of the City.

The original bank building was designed by Stiles and Robert Clements. Stiles Clements was a master architect. However, the building has sustained extensive alterations and is no longer recognizable as a bank or the work of Clements. It does not embody the characteristics of any particular style of architecture and does not possess high artistic values. Although located on a busy corner along a highly traveled commercial corridor, the building is not a significant visual feature of the City. It is not significant under these criteria.

California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

This building was constructed in 1962 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

Integrity. In order for a property to be historically significant, it must not only meet the California Register criteria and/or the local criteria, but also retain enough integrity to convey its significance. The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association. This property does not meet the criteria for significance; therefore, a discussion of integrity is not warranted.

***B12. References** (continued from page 2)

Angel Stadium

2016 Wikipedia article. Accessed online in June 2016 at: https://en.wikipedia.org/wiki/Angel_Stadium.

California Department of Transportation (Caltrans)

2011 *Tract Housing in California, 1945-1973. A Context for National Register Evaluation*. Caltrans Division of Environmental Analysis, Sacramento.

See Continuation Sheet

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***B12. References** (continued from page 5)

California Office of Historic Preservation (OHP)

2021 Built Environment Resource Directory for Orange County. Accessed online in August 2023 at: https://ohp.parks.ca.gov/?page_id=30338.

City of Anaheim

2010 Citywide Historic Preservation Plan. Accessed online in July 2023 at: <https://www.anaheim.net/DocumentCenter/View/1485/Citywide-Historic-Preservation-Plan-?bidId=#~:text=The%20Plan%20is%20intended%20to%20assist%20the%20City%20and%20its,formal%20designation%2C%20of%20those%20resources>.

Var. Building permits for 1761 West Katella Avenue. Accessed online in July 2023 at: <https://www.anaheim.net/6015/Online-Permit-Center>.

Friis, Leo J.

1965 *Orange County through Four Centuries*. Santa Ana, California: Pioneer Press.

1968 *When Anaheim was 21*. Santa Ana, California: Pioneer Press.

Gudde, Erwin G.

1998 *California Place Names, the Origin and Etymology of Current Geographical Names*. Fourth Edition, revised and enlarged by W. Bright. Berkeley and Los Angeles: University of California Press.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Grace Rensch

1962 *Historic Spots in California*. Fourth Edition, revised by R. Teiser. Stanford University Press.

Maslin, Prentiss

1911 Counties in California. Appendix In J. McGroarty, *California, Its History and Romance*, pp. 309–322. Los Angeles: Grafton Publishing Company.

Meadows, Don

1966 *Historic Place Names in Orange County*. Balboa Island, California: Paisano Press, Inc.

PCAD

2005–2023 Stiles Oliver Clements (Architect). Accessed online in August 2023 at: <https://pcad.lib.washington.edu/person/116/>.

Westcott, John

1990 *Anaheim: City of Dreams*. Chatsworth, California: Windsor Publications, Inc.