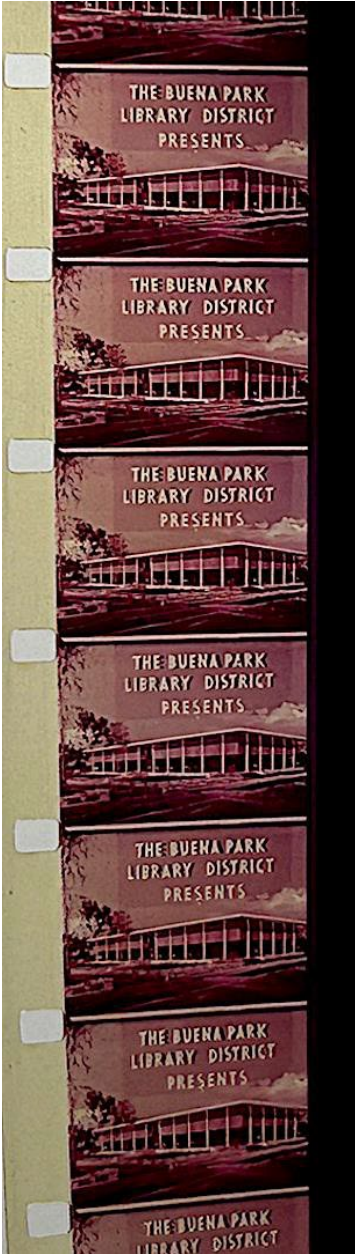


Historical Resources Assessment Report for  
Buena Park Library District  
7150 La Palma Avenue  
Buena Park, California, 90620-2547



Prepared for  
Buena Park Library District  
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## SECTION 1 EXECUTIVE SUMMARY

This report presents the results of a Historical Resources Assessment Report, HRAR, for the Buena Park Library District located at 7150 La Palma Ave., City of Buena Park, California. The purpose of the report is to determine whether the building constitutes a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA). This evaluation will be used by the developer, Griffin Structures, and the Library District to determine the appropriate approach for the rehabilitation of the Library. Designed by the world-famous architectural firm, William L. Pereira and Associates, with landscape design by Anaheim-based Jones and Peterson, the Buena Park Library District is an excellent example of New Formalism, a branch of Late Modernism.<sup>1</sup> The recipient of an “Award of Merit” from the Orange County chapter, American Institute of Architects, in 1969, and retaining a remarkable degree of integrity, it is eligible for listing in the National Register of Historic Places (NRHP) at the local level of significance (and therefore automatically placed on the California Register of Historical Resources). The City does not currently have a historic preservation ordinance and therefore no criteria for listing. But the City’s General Plan 1935 Chapter 5, Conservation and Sustainability Element, notes that historic resources “generally consist of ... a historically significant style, design, or achievement,” codified in Subchapter 5.4, recommending the “preservation of culturally and historically significant buildings and sites.”<sup>2</sup> The Buena Park Library District, more than 50 years old, does qualify as a significant design and achievement. The Period of Significance is 1969, the date of its construction.

The initial Scope of Work addresses urgent structural and waterproofing concerns, general repairs, a new roof, energy efficiency, accessibility, and minor interior modifications on behalf of the staff and the reading public. These alterations will be done in accordance with the Secretary’s Standards for Rehabilitation. This report illuminates the building’s history, importance, and features in order to provide a sound basis for future work. Lamprecht | Louden, comprising qualified architectural historian/principal author Dr. Barbara Lamprecht; qualified historical architect G. Taylor Louden AIA; and researcher/historian John English, was retained by Griffin Structures to serve as the investigator to complete this Historic Resource Assessment Report.

1 New Formalism is an architectural style that rejected the rigid forms of Modernism, combining Classical and Modern elements, wedding the past with new advances in building technologies. It emerged in the U.S. during the mid-1950s and flowered in the 1960s. Buildings designed in that style exhibit many Classical elements including symmetrical elevations, building proportion and scale, Classical columns, highly stylized entablatures and colonnades that embodied the newly discovered plastic-like qualities of concrete. The style was used primarily for high-profile cultural, high tech, institutional, educational, and civic buildings.” Prominent examples include the McGregor Memorial Conference Center, Detroit, 1958; Princeton School of Public and International Affairs, Princeton 1965; and Avery Fisher Hall at Lincoln Center, New York, 1962.

2 Buena Park General Plan, Chapter 5, Conservation and Sustainability Element, [https://cms7files1.revize.com/buenaparkca/Document\\_center/City%20Departments/Community%20development/Planning%20Division/General%20plan/2035%20General%20Plan/Chapter05.pdf](https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/General%20plan/2035%20General%20Plan/Chapter05.pdf), specifically Chapter 5.3, addressing historic resources, and Chapter 5.4, “Principles, Goals, and Policies,” addressing the City’s goals to “preserve and recognize cultural, historical, archaeological, and paleontological resources for present and future generations to understand, study, and treasure.” Adopted Dec. 7, 2010.

SECTION 2  
PROJECT DESCRIPTION AND LOCATION

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2.1 PROJECT DESCRIPTION

Griffin Structures and the Buena Park Library District propose to upgrade the existing building, addressing water intrusion, Title 24 (energy efficiency)<sup>3</sup> and ADA (American Disabilities Act) compliance, and possible seismic reinforcements in addition to minor interior refurbishments. The site was developed as a community library open to the public, its function today.

2.2 PROJECT LOCATION AND CURRENT SETTING

Located east of Knott Avenue at the southeast corner intersection of La Palma Avenue and Santa Inez Way at 7150 La Palma Ave. in Buena Park, California, the subject property consists of two parcels. The larger parcel, where the building is sited, is APN 135-420-03, and a second, smaller parcel to the east, fronting Santa Inez Way, is APN 135-420-02. Knott Avenue is a major street with many neighboring commercial buildings, two elementary schools, a high school, William Peak Park to the north and Knott's Berry Farm to the immediate east. The subject property consists of two parcels (Figure 1, Assessors Map; Figure 2, Sketch Map; Figure 3 Project Location Map).

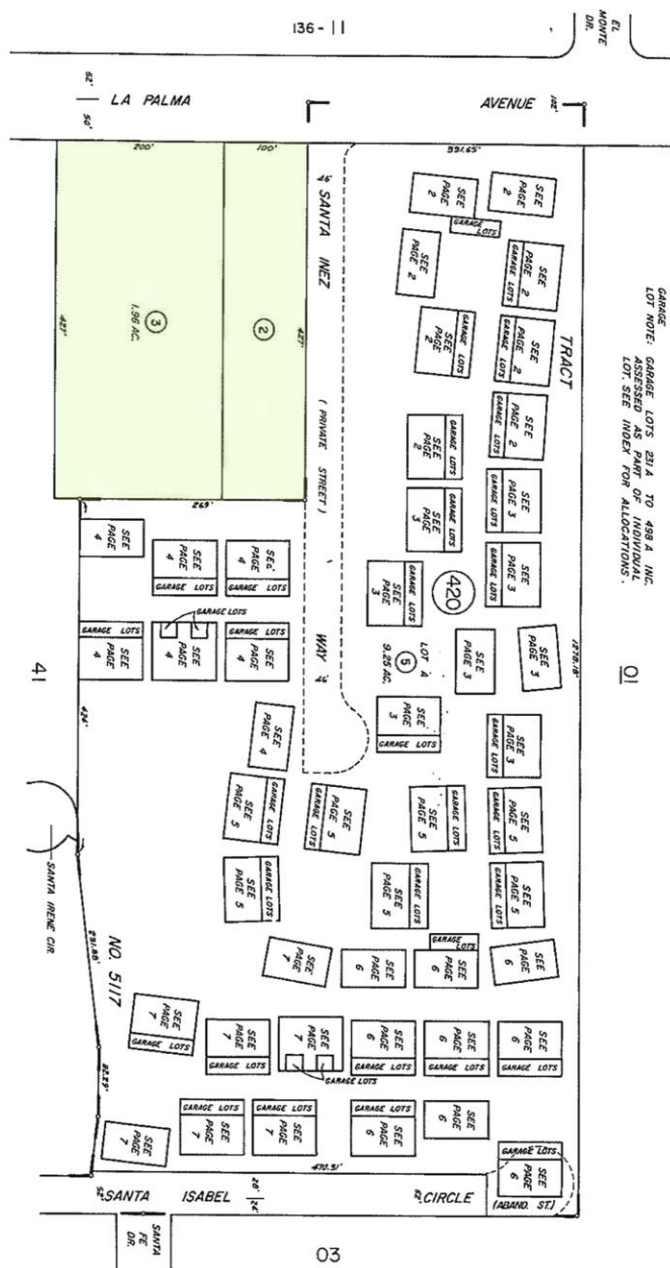
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<sup>3</sup> The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency. These measures (Title 24, Part 6) are listed in the California Code of Regulations.

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSORIAL PURPOSES ONLY. THE ASSessor HAS NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION HEREON. ALL RIGHTS RESERVED. COUNTY OF ORANGE, CALIFORNIA.

FOR N.E. 1/4, NW 1/4, NW 1/4, SEC. 11, T-4-S, R-11-W

135-42  
PAGE 1 OF 7  
1" = 100'

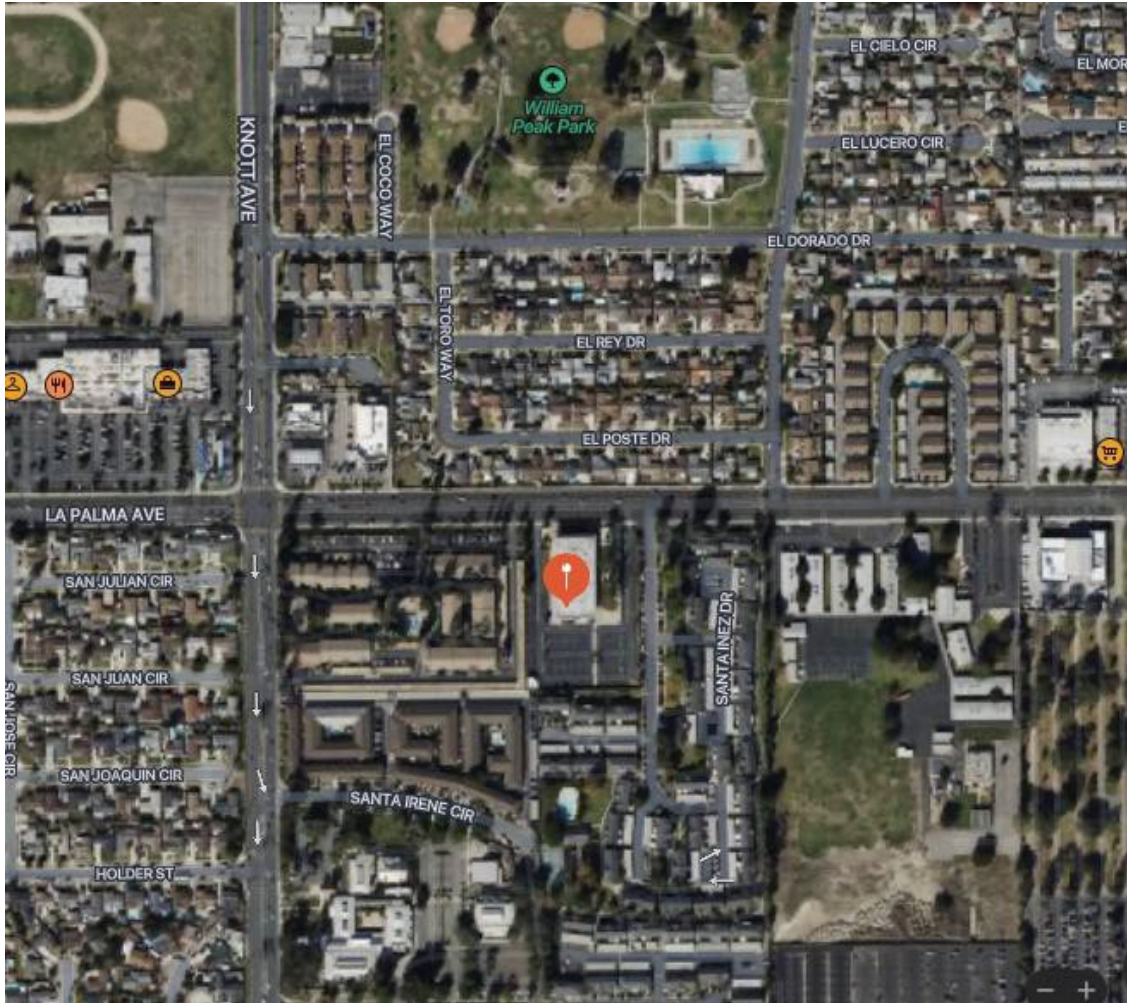


MARCH 1973 TRACT NO. 5117 M.M. 195-1 TO 6 INC.

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 135 PAGE 42 COUNTY OF ORANGE

**Figure 1 Assessor's Map**  
Source: Orange County Assessor, Land Records



**Figure 2 Sketch Map**  
7150 La Palma Ave.  
Source: Google Earth



**Figure 3 Location Map**  
**7150 La Palma Ave.**

Source: USGS, Los Alamitos Quadrangle, 1974

The assessment methodology consisted of research and field assessment of the subject property.

#### RESEARCH CONDUCTED

1. Obtained and reviewed the building permits for the parcel from the City Department of Public Records. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional resources, such as the field inspection, Sanborn Fire Insurance Maps, and historic aerial photographs.
2. Researched the project site and surrounding area at local libraries, collections, and archives to establish the general history and context of the project site, including a review of the Built Environment Resource Directory (BERD) for Orange County, newspapers, City directories, books, and articles. This research was especially benefited by the exceptional amount of archival material preserved by the Library District itself.
3. Reviewed and analyzed the City's Final Environmental Impact Report (EIR), November 2010, Section 5.10, Cultural Resources, statues, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the buildings on the project site. Conferred with Planning Department.<sup>4</sup>
4. Reviewed the Buena Park 2035 General Plan, adopted Dec. 7, 2010, Chapter 5, "Conservation and Sustainability Element," Section 5.3, "Summary of Existing Conditions," addressing historic resources, and Section 5.4, "Principles, Goals, and Policies," especially Goal CS-1, "Preservation of culturally and historically significant buildings and sites," and Goal CS-2, "Adaptive Reuse and maintenance of historic structures and/or structures of architectural merit." (See Footnote 2.)

#### FIELD METHODS

Conducted a field inspection of the project site on March 18, March 21, and April 12 to conduct archival research and to ascertain the general condition and physical integrity of the buildings and landscaping thereon. Took digital photographs during the site inspection, which included the exterior and interior of the building. Made field notes.

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<sup>4</sup> Buena Park 2035 General Plan Environmental Impact Report. Online report includes the Draft EIR, September 2010, and an addendum stating Final EIR, November 2010, both prepared by RBF Consulting. See [https://cms7files1.revize.com/buenaparkca/Document\\_center/City%20Departments/Community%20development/Planning%20Division/General%20plan/2035%20General%20Plan%20EIR/FinalGPEIR.pdf](https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/General%20plan/2035%20General%20Plan%20EIR/FinalGPEIR.pdf)

## SECTION 4 REGULATORY FRAMEWORK

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The subject property was evaluated to determine if it constitutes a historical resource as defined by the California Environmental Quality Act (CEQA), section 15064.5 (a) according to the eligibility criteria for listing in the following applicable federal, state, and local registration program.<sup>5</sup>

### FEDERAL LEVEL

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register of Historic Places (NRHP). The quality of significance in American history, architecture, archeology, 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 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 (36 Code of Federal Regulations [CFR] Section part 63).*

A property eligible for the NRHP must meet one or more of the above criteria. In addition, unless the property possesses exceptional significance, it must be at least fifty (50) years old.

### INTEGRITY – FEDERAL LEVEL

According to National Register Bulletin No. 15, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in National Register Bulletin No. 15 as “the ability of a property to convey its significance.”<sup>6</sup> The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.<sup>7</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: location, design, setting, materials, workmanship, feeling, and association.<sup>8</sup> These seven aspects are evaluated in Section 12, Evaluation of Integrity.

### STATE LEVEL

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code (PRC) defines the

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<sup>5</sup> [https://www.califaep.org/docs/CEQA\\_Handbook\\_2023\\_final.pdf](https://www.califaep.org/docs/CEQA_Handbook_2023_final.pdf)

<sup>6</sup> National Park Service, U.S. Department of the Interior. 1995. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin*. Available at: [www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](http://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)

<sup>7</sup> National Park Service, U.S. Department of the Interior. 1995. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin 15*. [www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](http://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)

<sup>8</sup> <https://www.nps.gov/subjects/nationalhistoriclandmarks/glossary.htm>

criteria to be considered eligible for listing in the California Register of Historical Resources (CRHR). To be eligible for the CRHR, a property must be significant at the local, state, or national level under one or more 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; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

Unlike the NRHP, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can demonstrate that sufficient time has passed to understand its historical or architectural significance.

#### INTEGRITY – STATE LEVEL<sup>9</sup>

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

#### LOCAL LEVEL – COUNTY OF ORANGE

The Orange County Historical Commission (OCHC) “was established by the Board of Supervisors in 1973 in response to requests by interested County residents ... Several cities have encouraged the identification, preservation, and adaptive reuses of their historic buildings ... ”<sup>10</sup> While having no regulatory jurisdiction, among its duties, the Commission identifies and promotes the preservation and use of buildings, sites, structures, objects, and districts of importance in Orange County; develops and maintains a file of historical resources for public use; and encourages financial support for projects. The OCHC's Historic Sites Plaque Program recognizes historical sites and properties in Orange County. To receive a historic sites plaque, a property must have historical significance and satisfy a series of evaluation criteria (historical consideration and/or architectural considerations and site considerations).<sup>11</sup>

#### LOCAL LEVEL – CITY OF BUENA PARK

The City of Buena Park currently does not have a historic preservation ordinance. However, the City's 2035 General Plan, Chapter 5, Conservation and Sustainability Element, notes that historic resources “generally consist of properties associated with a significant historical event or persons and/or have a historically significant style... a historically significant style, design, or achievement.” Subchapter 5.4 provides principles, goals, and policies for addressing historic resources located within the City.

The Land Use Element of the 2035 General Plan promotes the maintenance of some of the existing structures in the area that represent the City's early development and supports efforts to relocate important historic resources to this area.

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<sup>9</sup> California Office of Historic Preservation. 1999. California State Law and Historic Preservation, 4853 (c), p. 66.

<sup>10</sup> <https://www.sparkoc.com/venue/orange-county-historical-commission/>

<sup>11</sup> Information on Orange County Historical Site Plaques can be found at <https://www.ocparks.com/sites/ocparks/files/2024-04/Plaque%20List%20update9.7.22.pdf>

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) includes in its definition of historic resources a resource listed in or determined eligible for listing in the CRHR. Properties listed in the NRHP (and those formally determined to be eligible for such listing) are also automatically included in the CRHR. In addition, properties designated or identified as historically significant by local jurisdictions can be considered historical resources under CEQA. As stated, CEQA defines a historical resource as a resource listed in or determined eligible for listing in, the CRHR. All properties of the CRHR are to be considered under CEQA. However, just because a property does not appear on the CRHR does not mean it is not significant and therefore exempt from CEQA. All resources determined eligible for the CRHR are also to be considered under CEQA.

5.1 RECORDS SEARCH

Records research included the Built Environment Resource Directory (BERD) for Orange County, available from the California Office of Historic Preservation (updated September 15, 2021); available Sanborn Fire Insurance Maps; the historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps; and aerial photographs were reviewed for the project site and adjacent properties. In addition to official maps, records, and published registers and reports for the area, we reviewed the collection of historic materials at the Buena Park Library District Historical Collection.

Research on previous listings and designations indicate that the property is unlisted in the following:

1. National Register of Historic Places
2. California Register of Historical Resources
3. City of Buena Park List of Historically Significant Resources
4. Orange County Historic Commission List of Historically Significant Resources

The subject property has not been identified in the BERD, the state's Building Environment Resources Directory of non-archeological resources in the Office of Historic Resources that have been processed through the Office. BERD lists 124 Buena Park properties that have been evaluated. All were assigned a status code of 6Y, "Determined ineligible for NR by consensus through Section 106 process," except for:

- . 7651 10<sup>th</sup> St., assigned 7W, "Submitted to OHP [Office of Historic Preservation] for action – withdrawn,"
- . Stage Stop Hotel [included in the list above], assigned a status code of 2S2, "Individual property determined eligible for NR [National Register of Historic Place] by a consensus through Section 106 process. Listed in CR [California Register of Historical Resources]"
- . Old Maizeland School [included in the list above], assigned a status code of 5S2, "Individual property that is eligible for local listing or designation"
- . Bridge #55-70, "Identified in Reconnaissance Level Survey: Not evaluated."<sup>12</sup>

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<sup>12</sup> The California Historical Resource Status Codes provides a systematic method of rating properties according to their historical significance. See <https://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf>

## 6.1 DEVELOPMENT HISTORY

Located in northwest Orange County, the City of Buena Park reflects the power and ambitions early settlers had in forging new cities in Southern California. Years after acquiring land and establishing cities, these founding mothers and fathers went on to build and support schools, churches, medical facilities, public parks ... and especially libraries, places that symbolized learning, civic stature, and virtue.

Like many cities in Southern California, Buena Park's early history is also the story of the decline of the Tongva people, who lived in large villages in the area, especially along Coyote Creek, a principal tributary of the San Gabriel River that flows through eight major cities including Buena Park. After Catholic missions were established in the late eighteenth century, disease, forced labor and relocation precipitated the decimation of the Tongva. Spanish settlers arrived, such as Manuel Nieto, who received a land grant from the King of Spain in 1783 that included the 46,806-acre Rancho Los Coyotes and Buena Park itself.<sup>13</sup> The Spaniards ceded their rights to Mexico in 1822, in turn ceding the vast territory to the U.S. in 1848 following the Mexican-American War. California gained statehood two years later. In parallel to these convulsive shifts, the transcontinental railroad finally reached Los Angeles in 1875; railroad development continued to include Orange County in the 1880s.

The founding of Buena Park embodies these shifts and beginnings. New York-born James A. Whitaker (1827 – 1908) enjoyed a successful career as a wholesale grocer in Chicago. At the age of 58, he purchased 650 acres of land from "Don" Abel Stearns, a prolific land baron who eventually controlled 200,000 acres in Los Angeles, San Bernardino, and Orange counties. When Stearns was forced to sell off almost 178,000 acres to settle his own debts in 1868, the investor group that took over started to sell (relatively) small parcels of land, a decision that seeded many new cities in the region in the 1870s and 1880s. Whitaker had intended to use his 650 acres for ranching but decided to register his land as the town of Buena Park, possibly named after the Buena Park community in Chicago, Whitaker's home. However, according to a brochure published by the Buena Park Historical Society, the name "likely relates to the artesian well and its park-like grounds once located at the intersection of Artesia and Beach boulevards. Spanish settlers referred to the area as 'Plaza Buena,' a good park..."<sup>14</sup> (At the time, Buena Park was still part of Los Angeles County; Orange County was not established until 1889). Either way, the name Buena Park weaves together the English word "Park" with the influence of Spanish in "Buena," or good. Whitaker also bought what is now termed "Whitaker's Addition," extending "between Western and Knott Avenues on its east and west boundaries, and just north of Whitaker Avenue and Orangethorpe Avenue on its northern and southern boundaries," now the home of many

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<sup>13</sup> Laura S. White and Robert S. White, Archaeological Associates, "Cultural Resources Assessment for the Resort at Los Coyotes Project," Los Coyotes Country Club, Sept. 1, 2013.

<sup>14</sup> "Significant Buildings in Buena Park's Historic District," undated, Buena Park Historical Society, [https://cdn.saffire.com/files.ashx?t=fg&rid=VisitBuenaPark&f=Self-Guided\\_Tour\\_Booklet.pdf](https://cdn.saffire.com/files.ashx?t=fg&rid=VisitBuenaPark&f=Self-Guided_Tour_Booklet.pdf)

of the City's historic properties.<sup>15</sup> The town soon gained a reputation as a dairy center. By 1900 it had a population of almost 1,000 citizens. In the 1920's, high school sweethearts Cordelia, (1890 – 1974, and Walter Knott, (1889 – 1981) had purchased 10 acres of land (just down La Palma Avenue from the library).<sup>16</sup> They sold berries along the road, a mediocre venture until they developed the boysenberry, a hybrid of the blackberry, raspberry, and loganberry. A restaurant led to a 160-acre theme park using "Old West" buildings purchased from a "ghost town" in Barstow, a venture that in turn led to Knott's Berry Farm, one of the most famous theme parks in Southern California, providing enormous economic benefits for the growing town. Buena Park was incorporated in 1953 with a population of 16,000 residents.



**Figure 4 Walter and Cordelia Knott at their roadside stand**  
Source: *Knott's Berry Farm Collection, Orange County Historical Collection*

The City grew dramatically after World War II. The east-west highway known as U.S. Route 91 in the 1930s became State Route 91 (the Artesia Freeway) in 1964, a major link running from Riverside almost to the Pacific Ocean; the Interstate 5 (Santa Ana Freeway), California's most important north-south route, was first proposed by the California Highway Commission in 1953 and was completed in 1979. Both of these freeways, running through and crossing in Buena Park just beyond city limits on the east, also contributed to the City's postwar growth.

### **The Library District's Relationship to Historically Significant Properties in Buena Park**

The library's growth is entwined with the people, events, and properties noted as founders and contributors to the City's development. Of the sixteen historic structures noted in the EIR Report, November 2010 and in Chapter 5 of the General Plan, December 2010, (cited earlier), at least five are directly related to the library's development, according to Ann Thompson, the Library District's Technology and Support Services Supervisor and Interim Library Services Supervisor.

The Report states:

"There are no Buena Park structures included in the National Register of Historic Structures. 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

<sup>15</sup> Draft EIR Report, Cultural Resources, September 2010, p. 5.10-1. (Final EIR adopted November 2010.)

<sup>16</sup> Discussed in Section 7, the correct name for the library is the Buena Park Library District, shortened to "library" in this section.

regional significance noted by the Orange County Historical Commission and several landmarks of local interest.”

These 16 landmarks, including an individual tree, No. 15, and a grove of trees, No. 16, are:

- 1 *Emery Borrow Fossil Pit, Ralph B. Clark Regional Park, 8800 Rosecrans Avenue*
- 2 *Los Coyotes Monument Los Coyotes Country Club, 8888 Los Coyotes Drive*
- 3 *Dr. D.W. Hasson Home, 7611 10th Street,*
- 4 *Whitaker-Jaynes House, 6631 Beach Boulevard*
- 5 *Bacon House, 6631 Beach Boulevard*
- 6 *Warren Building, 6555 Beach Boulevard*
- 7 *William E. Tice House 6591 Beach Boulevard*
- 8 *Stage Stop Hotel, 6603 Beach Boulevard*
- 9 *Knott's Berry Farm 8039 Beach Boulevard*
- 10 *Old Maizeland School Knott's Berry Farm Ghost Town*
- 11 *George Trapp House 8352 Crescent Avenue*
- 12 *First Congregational Church 6633 Beach Boulevard*
- 13 *Buena Park Women's Club 6701 Beach Boulevard*
- 14 *Lily Creamery Site 6586 Beach Boulevard*
- 15 *Bacon Avocado Radisson Suites Hotel (Courtyard), 7762 Beach Boulevard*
- 16 *California Pepper Trees, north side of Orangethorpe Avenue*

The Lily Creamery, No. 14 on the list, was the nascent book collection's very first home when Mrs. David W. Hasson (1854 – 1935) donated her own books to seed a future library. The Lily Creamery, founded in 1889 by J.M. Pitblado as the Pacific Condensed Milk, Coffee, and Canning Company, is reputed to be Buena Park's first industry and California's first evaporated milk cannery in California.<sup>17</sup> The legendary Bixby family owned the factory from 1896 until the famous factory closed in 1907.<sup>18</sup> The books moved to the Dr. David W. Hasson Home, No. 3 on the list where they resided until 1917, when they were moved temporarily to the H.E. Warren Building, No. 6 on the list.<sup>19</sup>



**Figure 5 H.E. Warren Building, ca. 1917**

Source: Buena Park Library District Photo Historical Collection

<sup>17</sup> Invented in the 1850s, evaporated milk—safe, portable, and long lasting—became an invaluable staple for soldiers during the Civil War. Its popularity soared after the conflict and has remained a staple ever since.

<sup>18</sup> The Long Beach-based Bixby family is an American family who was heavily involved in the development of California ranches and real estate in the 19th and 20th centuries.

<sup>19</sup> According to the Orange County Genealogical Society Civil War Veterans Project, for 29 years Dr. Hasson was the town's only physician and surgeon. He served in the 92<sup>nd</sup> Infantry Regiment of Illinois in the last years of the Civil War and moved to California in 1893.

Meanwhile, the women of the town were energetically pursuing a proper library venue. In 1919, the Buena Park Women's Club, No. 13 on the list, successfully petitioned to form the Buena Park Library District through a public election.<sup>20</sup> While it is unknown whether the first library, located at the corner of Grand Avenue (now Beach Boulevard) and Court Street (now Pinchot Court), was purpose-built or converted from a residence; the picture below, dated 1919, suggests the latter.<sup>21</sup>



**Figure 6 First Public Library, ca. 1919**  
*Source: Buena Park Library District Photo Historical Collection*

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20 Discussed in more detail in the next section, Section 7, the Library District is a special entity. Comparable to a water district, the District was established under the State Education Code, which permits governance by directly elected Board of Trustees. The Library District management is appointed by the governing body. The Buena Park Women's Club established the Special District in a public election. In this section, hereafter the Library District will be called the Library.

21 [https://www.buenaparklibrary.org/sites/buenaparklibrary.org/files/images/bpl\\_building\\_2\\_bungalow\\_1919.jpg](https://www.buenaparklibrary.org/sites/buenaparklibrary.org/files/images/bpl_building_2_bungalow_1919.jpg)



**Figure 7 Second Public Library, ca. 1935**  
*Source: Buena Park Library District Photo Historical Collection*

In 1935, a new Buena Park Library Building was constructed with funding from the WPA, the Works Progress Administration.<sup>22</sup>



**Figure 8 Third Public Library, photograph taken in 1961**  
*Source: Buena Park Library District Photo Historical Collection*

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<sup>22</sup> "Buena Park Library Building circa 1935," Buena Park Library District Photo Historical Collection, accessed April 8, 2024, <https://buenaparklibraryhistoricalimages.omeka.net/items/show/5>.

The Library District, growing quickly in 1957, moved again to a new, more modern, and a quite bold building located on Beach Boulevard, now part of the Civic Center.<sup>23</sup> This was an expansion of the existing library built in 1935 with a new facade and designed by a local firm, Buena Park-based Griffin and Banks. Five years later, the Library District purchased the “Old Masonic Temple” in 1962, which provided additional space for the collection and the related processing of materials.<sup>24</sup> With continued growth of the city anticipated, in a bold eminent domain measure, the Library District purchased land from Knott’s Berry Farm, immediately east of the new site. Currently the population of the City of Buena Park exceeds 84,000 residents.

The next section addresses the planning and development of the new building with the Library District and William Pereira and his firm.

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<sup>23</sup> “Buena Park Library Building 1957,” Buena Park Library District Photo Historical Collection, accessed April 8, 2024, <https://buenaparklibraryhistoricalimages.omeka.net/items/show/7>.

<sup>24</sup> “Buena Park Library District Buys Old Masonic Temple,” *Anaheim Bulletin*, Sept. 19, 1962.

## SECTION 7 LIBRARY AND “LIBRARY DISTRICT” DEVELOPMENT

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*The history of the Buena Park Library District (BPLD) has been one of evolution from a small community library with a donated book collection, volunteer staff, and makeshift quarters to the opening of a modern, world-class, and permanent library building on March 30, 1969. Each of these moves was driven by the need for improved facilities with increased capacity for the storage of the collections, processing and circulation of materials, administrative needs, and expanded space for patrons to access and utilize the library.*

### **Special Districts**

Special districts are local governments that have been created by the residents of a community for the purposes of delivering specialized services essential to the health, safety, economy, and well-being of that community. They are independent political subdivisions authorized through a state’s statutes, to provide specialized services the local city or county do not provide. Dating back to the eighteenth century, special districts have a long history, beginning with the establishment of park districts and expanding to toll roads and irrigation districts in the nineteenth century. As the nation’s population grew in the post-World War II era, it became obvious that growing communities needed more hospitals and health care, water and wastewater, and other community enrichment services. Communities formed special districts to meet these critical services that cities and counties may not otherwise be providing.

The Buena Park Library District is a special district that was organized in 1919 under the Education Code of California. It was formed by the Buena Park Women’s Club who were intent on creating a library. Governed by a five-member elected Board of Trustees, that determination’s legacy is today’s public library, providing equal access to all community residents.

### **Post War Expansion**

In 1946, Marie Callaway was appointed librarian and served until 1964. During the 1950’s, the library expanded its scope under her tenure, launching a bookmobile service, establishing an audiovisual department with phonograph records, 8mm and 16mm films, and projectors, and opening mini-branch libraries in local elementary schools.<sup>25</sup> The Board of Trustees also outlined a new building program with a detailed analysis and explanation of the library’s current and future needs.<sup>26</sup>

By the end of the decade, the library was clearly struggling to keep up with the post war surge in the area’s population growth, while addressing short-term and long-term needs of the district.

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<sup>25</sup> “Buena Park Library Service Celebrates 80 Years of Service”, 1999, Buena Park Library District Historical Collection.

<sup>26</sup> “A Report on the Future Building Program”, prepared by The Buena Park Library Board of Trustees, August 1959, Buena Park Library District Historical Collection.

Eventually, in 1961 a new 6,000-square-foot main library building was planned, erected and completed on the Buena Park Civic Center property.<sup>27</sup> However, while the excellent example of Modern architecture was a big improvement, one library board member presciently commented that this building would likely prove to be insufficient as the City continued to grow.<sup>28</sup> This anticipation would prove to be correct. Three years later, the library was again juggling the need for space and functions.

The early 1960s brought other challenges for the Library District. In the spring of 1962, the library's spending and tax rate came under scrutiny by the City of Buena Park, where a civic takeover of the library was being considered. After a councilmember made allegations in the press about what he saw as unnecessary spending, programs, and services, a press conference was held by the Library District to address the charges in public. The Buena Park Chamber of Commerce also questioned the library's operations at that time and formed a committee to conduct a thorough study of the District, including administrative proceedings, long and short-range projects, budget analysis, and tax structure.<sup>29</sup>

### Thomas T. Thalken's Leadership



**Figure 9 Director Thomas Thalken shows off the rendering**  
*Source: Buena Park Library District Historical Collection*

<sup>27</sup> Buena Park Library District new building dedication and open house program, April 9, 1961, Buena Park Library District Historical Collection

<sup>28</sup> "BP Library Rhubarb Continues", *Anaheim Bulletin*, May 1, 1962. Buena Park Library District Historical Collection.

<sup>29</sup> "Chamber Group Forms To Probe BP Library", *Buena Park Pony Express*, May 17, 1962.

In June 1964, the Library Board of Trustees hired Thomas T. Thalken as head librarian after Marie Calloway's resignation. It appears that he wasted no time in getting to work on the matters of the Library District, especially the facilities expansion program. He was often quoted in local newspaper articles outlining expansion efforts, property acquisition, and other facility-related concerns. But his main point of discussion, echoing the interests of the Library Board of Trustees, was the effort to build a new main library building.

"The librarian (Thalken) maintains construction of new library could increase service from the district by 200 percent and lower the district's tax rate due to the increased efficiency of an expanded facility."<sup>30</sup>

And it was under Thalken's leadership that the design and construction of the 1969 Library was realized.

By the fall of 1964, Thalken and the Board began looking for a site for the new library. They sought a location closer to the City's growing population center at the intersection of La Palma and Knott Avenues. In October 1965, the Board identified a three-acre parcel of undeveloped land on the south side of La Palma Avenue, just east of Knott Avenue. The site was comprised of three separate and privately owned parcels, two belonging to Knott's Berry Farm and totaling two acres and a one-acre parcel owned by the Riker Development Co.

By early 1966, the Library District had retained the services of a library consultant, Dr. Eugene D. Hart, associate professor in the of Library Science at the University of Southern California. Dr. Hart conducted an analysis of the needs of the library district, demographic studies, traffic patterns, and population projections, published as "The Hart Report."

"Dr. Hart recommended an increase of seating from 48 to 300 and an increase in book stock from 75,000 to 250,000. However, he pointed out that these two objectives can hardly be realized without an immediate and sizeable increase in the main library facility. Dr. Hart recommended a new main library building of 50,000 square feet, seats for 300, parking for 200 cars, and a book capacity of 250,000."<sup>31</sup>

The Board authorized the Strout Realty company to begin negotiations on behalf of the District to acquire the properties it had identified in 1965.<sup>32</sup> In July of 1966 the District closed escrow on the smaller piece of land, but the acquisition of the Knott's Berry Farm property proved to be more contentious and eventually led to the Library District filing condemnation proceedings in October 1966, finally closing on the property on January 6, 1967.

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<sup>30</sup> "B.P. Library Tax Rate Cut Recommended", *Fullerton News-Tribune*, September 17, 1964

<sup>31</sup> "Public Hearing on BP library Survey", *Buena Park Herald American*, October 12, 1966. (Note: the ultimate size of the completed building was 45,740 Square feet including the basement.)

<sup>32</sup> "Buena Park Plans New Library", *Anaheim Bulletin*, October 25, 1965.

With the land for a new library secured, the Library District began the search for an architect to design the building. It requested proposals from fifteen firms and three were invited to the interview stage. The Board of Trustees chose William L. Pereira and Associates for the project.



**Figure 10 Patrons Add \$2.37 to the Library's Coffers**  
 Source: Buena Park Library District Historical Collection

The next step was to secure financing for construction of the building. Estimates were in the range of \$800,000 - \$1,000,000. The Board determined that only a bond measure could raise that amount. A public election on June 6<sup>th</sup>, 1967, provided for a bond measure in the amount of \$965,000 that would last 25 years.<sup>33</sup> In a savvy gesture in order to woo the voters, the Board of Trustees required the Pereira team to create a beautiful rendering to help win their support. The measure passed. In January of 1968 the Library Board approved final plans and specifications for the new building and in early March advertised for bids. The contract was awarded to the W. J. Shirley Company of Pasadena on March 13, 1968, in the amount of \$821,950.<sup>34</sup>

Formal groundbreaking ceremonies took place on March 27, 1968. Besides the community, in attendance were Thomas Thalken, the Board of Trustees, and Buena Park Mayor Harold Bousman.

After construction commenced, local newspapers continued their coverage of the project throughout the remainder of the year, with updates on the progress at the building site.

<sup>33</sup> "Architect Hired for Library; Bond Vote Set", *Santa Ana Register*, March 28, 1967.

<sup>34</sup> Press release by the Buena Park Library District, March 14, 1968.

One article also published a description of what the exterior architectural features of the finished building would look like:

“The structure, punctuated by two-story, fluted columns will be rectangular in shape and feature an exterior of glass and a wide ring of "mosaicrete", a warm-toned crushed stone impressed in cement above the centerline.”<sup>35</sup>

The Library District Board of Trustees and Director Thomas Thalken in particular, were aggressive in their efforts to realize a new, modern, state-of-the-art library facility for their patrons. At every step, from hiring of expert consultants, acquisition of property, securing financing, soliciting and retaining a world class architectural firm, and setting a fast schedule for the building’s completion, their achievements are nothing less than astonishing. This is even more exceptional considering the Library District was an independent entity (a special district), representing what was, at the time, a still relatively small but growing community. It may be precisely because the district did not have to answer to the usual political, procedural, and economic constraints—typically inherent within civic governments—that allowed this remarkable accomplishment.

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<sup>35</sup> “2 Million Dollar Buena Park Library Building Scheduled to Open in Spring”, *Santa Ana Register*, November 10. 1968.

8.1 CONSTRUCTION HISTORY



**Figure 11 Constructing the Columns**

*SOURCE: Buena Park Library District Photo Historical Collection*

The subject property is located at the Northwest quarter of Section 11, Township 4 South, Range 11 West, in the Rancho Los Coyotes, in the City of Buena Park, county of Orange, state of California, as per the map recorded in Book 51 page 11 of Miscellaneous maps, in the office of the county recorder of said county. A grant deed was recorded on July 8, 1966, for the property consisting of parcel number 135-420-02 and another was recorded on January 6, 1967, for the property consisting of parcel number: 135-420-03.

The land appears to have never been subdivided prior to its acquisition by the Buena Park Library District in 1967 and 1968, and there are no tract numbers associated with the property. In addition, property ownership deeds prior to the ones mentioned above, were not available to determine exact names and dates of ownership changes; however, it is likely that the Knott Family originally purchased the land that comprises parcel number 135-420-03, no later than the 1930's. A search was conducted of Sanborn Fire Insurance Maps available through ProQuest, as well as Sanborn Maps available through the Library of Congress' website. However, no maps were found covering the subject property or Buena Park.

## 8.2 PERMIT HISTORY

Based on the digital permits available from the City of Buena Park Public Records, the following building permit summaries for the Buena Park Public Library District are included in this HRAR as they illustrate the permitted work performed in the historical development of this building. Many of the permits are only partially legible, common for the initial scans of original new building and grading permits made in the earlier first few years of occupancy.

A summary project description and a cost valuation of the job are taken from the available permits online; this data illustrates what modifications have been made to the original structure, conveying the important historic preservation concept for retention of integrity. Listed in chronological order:

1 Date Issued: April 8, 1968  
Permit Number: Unclear on original  
Type: Construction of a new main library, two stories and a basement  
Valuation: \$821,950, "Total Contract Price"  
Description: New construction of a 45,000 Sq Ft "Main Library"  
Architect: William L. Pereira & Associates Architects, 5657 Wilshire Blvd. LA  
General Contractor: W. J. Shirley & Sons Inc. 880 East Colorado, Pasadena CA

2 Date Issued: April 15, 1968  
Permit Number: Unclear or absent from original  
Type: Grading Permit  
Valuation: \$ none given  
Description: 5,600 cubic yards; number of buildings on site: "None"

3 Dates Issued: Post-occupancy permits, February through May 1972  
Permit Number: varies  
Type: subcontractors  
Valuation: \$ none given  
Work Description: permit summaries of electrical, mechanical, plumbing and heating, fire sprinkler (basement only)

4 Date Issued: May 1, 1973  
Permit Number: varies  
Type: subcontractor  
Valuation: \$ none given  
Work Description: Electrical summary

5 Date Issued: Sept. 27, 1973  
Permit Number: 12457  
Type: Alteration; addition of roof to existing accessory structure  
Valuation of Roof: \$0,300  
Work Description: 10'-0" by 14'-0" Roof over existing trash bin

6 Date Issued: Jan. 26, 1983  
Permit Number: None given  
Type: Alterations, ground floor entrance area and main entrance doors  
Valuation: \$5,000  
Work Description: Interior wall, casework, and electrical alterations

7 Date Issued: Sept. 25, 1986  
Permit Number: 7881  
Type: New (1) Boiler, 850,000 BTU  
Valuation: \$ none given  
Work Description: New Boiler and incidental gas and electric piping

8 Date Issued: April 13, 1994

Permit Number: 1196

Type: Alteration and Addition

Valuation: \$10,000

Work Description: Install new ramp, remodel rest rooms and install new handrails for compliance with ADA regulations

9 Date Issued: June 18, 1997

Permit Number: 6259

Type: HVAC

Valuation: \$ none given

Work Description: HVAC

10 Date Issued: Oct. 16, 1997

Permit Number: unclear, possibly 7047

Type: Repair

Valuation: \$75,573

Work Description: Roof repair of existing roof; cold applied coating and polymer

11 Date Issued: Oct. 1, 2007

Permit Number: B07-1551

Type: Commercial Alteration

Valuation: \$22,475

Work Description: Interior tenant improvement (T.I.), 899 s.f., and Elec/Mech

12 Date Issued: Dec. 10, 2015

Permit Number: B15-1705

Type: Commercial Alteration

Valuation: \$122,000

Work Description: Demo existing ground floor female/male restrooms and a portion of the office area to construct new male/female-accessible restrooms

13 Date Issued: Nov. 17, 2016

Permit Number: B16-1569

Type: Commercial Alteration

Valuation: \$20,000

Work Description: Demolish two ground-floor restrooms to create new ADA-compliant family restroom for Buena Park Library

14 Date Issued: Nov. 17, 2016

Permit Number: B16-1854

Type: Commercial Alteration

Valuation: \$80,000

Work Description: Interior T.I.: Convert existing study area on 2nd floor to study room. Install new glass walls & doors, outlets, lighting, and reconfigure HVAC ducts

15 Date Issued: Jan. 3, 2019

Permit Number: B-18-32293

Type: ALT Commercial

Valuation: \$380,000

Work Description: Exterior Improvements and addition, new single car garage, 676 s.f., ADA paths of travel and ramps, upgrade parking stalls, new pole-mounted site lighting. No architect name provided; applicant was Structural Engineer Andy Perez and Associates

16 Date Issued: March 5, 2019

Permit Number: S-19-10013

Type: Sign

Valuation: None Given

Work Description: Install new cabinet sign unit Halo L T channel letters, light bands, and two front-lit push thru letters and west and east elevations

17 Date Issued: Jan. 1, 2022

Permit Number: B 21-1416

Type: Alt Commercial

Job Valuation: \$49,999

Work Description: Remove existing block screen & 4 x members to provide 167" x 90" height opening for louver south wall and two new openings for louvers in existing mechanical yard wall.

18 Date Issued: Feb. 3, 2022

Permit Number: B-21-1341

Type: ALT Commercial

Valuation: \$1,400,000

Work Description: Replace existing chiller, pumps, boiler pumps, (3) air handlers, (31) VAV boxes and controls system associated with electrical

### 8.3 CHRONOLOGY, ARCHITECTURAL DRAWINGS

Many but not all of the work performed is included in Building Department records available to date. Original and other earlier non-digital permits typically date prior to October 2007; many are poorly reproduced and are typically only partly legible.

Any additional permits found in the Library District's historical collection can be added to this HRAR as an addendum when and if they become available. Construction documents found in the Buena Park Library District Historical Collection allow a more complete view of the progression of construction of the library, and are listed here in chronological order:

Jan. 3, 1968: Permit Set noted on the William Pereira Construction Documents title block.

Feb. 2, 1968: Bid Set date as noted on the William Pereira Construction Documents.

May 5, 1968: Landscape and Irrigation Site Plans, Jones Peterson ASLA Landscape Architects.

Nov. 17, 1982: "Entry Modifications" for a Tenant Improvement interior demolition removals and new construction, including foyer / entrance area cabinetry, and carpeting.

Accessory structures at the south end of the library structure found to date are included only in a Sept. 27, 1973, permit for a new roof at an existing trash bin. There are no drawings available of these split-face concrete masonry unit structure elevations. Permit Number B 21-1416, dated Jan. 6, 2022, indicates alterations of these enclosures for trash containers and mechanical equipment. Pereira's site plan drawing A-2 dated Jan. 3, 1968, shows a trash storage enclosure, and A-2 dated Feb. 12, 1968, shows schematically an "Existing Mechanical Building."

Mechanical Site Plan drawing number M-1 dated May 30, 1984, indicates a "New Equipment Area" and drawing number M-1 dated Dec. 6, 1985, indicates an "Existing outdoor enclosure for chiller & boiler." These drawings reflect the alterations post-completion to accommodate the changes and replacements for mechanical requirements. While the drawings do not provide similar aesthetics as do the exterior library elevations, their built form has a distinction of a being compatible, yet differentiated design.

8.4 HISTORICAL PHOTOGRAPHS



**Figure 12 oblique East Facade (left), partial North Facade (right), camera facing southwest**  
*SOURCE: Julius Shulman, photographer*  
© J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)



**Figure 13 North Facade (left), partial West Facade (corner right); camera facing southeast**  
*SOURCE: Julius Shulman, photographer*  
© J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)



**Figure 14 East Facade, right, South Facade, left, camera facing northwest**

*SOURCE: Julius Shulman, photographer*

© J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)



**Figure 15 Primary Entrance, East Facade; camera facing west**

*SOURCE: Julius Shulman, photographer*

© J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)



**Figure 16 Ground Floor, camera facing south**  
*SOURCE: Julius Shulman, photographer*  
© J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)

9.1 ARCHITECTURAL DESCRIPTION



**Figure 17 William Pereira Presentation Rendering in support of the Bond Measure**  
SOURCE: Buena Park Library District Historical Collection

There is a very high retention of project data that has been preserved in the Buena Park Library District Historical Collection, including 106 drawings comprising the construction document set dated Jan. 3, 1968, and titled as William L. Pereira and Associates Project Job #6729.

**Exterior**

Located in Buena Park, south of the 91 Freeway and west of Beach Boulevard, the library is rectangular in massing and plan. Its primary façade, the East Elevation and the longer side of the building, faces east while its shorter North Elevation faces La Palma Avenue. Knott's Berry Farm lies to the building's east. Standing within a large, originally open, generally flat site, the building appears temple-like. Four bays form the building's north and south facades while nine bays define the long elevations on the east and west facades. Open bays round the four building corners. Columns uniformly surround the entire building. A driveway entrance at the east side of the site leads to parking areas and concrete walkways through the landscaped lawn to the primary entrance. The largest parking area, with some shade trees in planting beds, is set at the site's south side. Three small freestanding accessory structures are present at the southwest and behind the rear (south) facade. The two nearer the building, constructed of block and split-rib concrete block, are original and on the Pereira drawings. The third is a secluded garage in the extreme southwest corner of the property and was built in 2019. Because it is not associated with William Pereira's design or his office, it is not a contributing structure. An exit driveway continues along the west facade out to La Palma Avenue.

The landscaping is spare, underscoring the architectural intention of a monumental building alone in open space, a hallmark of New Formalism. Once saplings, today mature *Eucalyptus citriodora* trees flank a smaller deciduous tree, possibly a crape myrtle, a later planting. They grow on lawns that fill two original rectangular areas flanking the concrete walkway to the entrance. Colorful agave plants, not original, bloom in the northeast corner. The larger deciduous trees on the north were not identified. Cylindrical planters were originally spaced around the library perimeter terraces.

Scored concrete walkways surround the library's perimeter. A later accessible ramp connects the south parking lot to the sidewalk; a second ramp links the building's northeast corner to the east arrival area. A handsome original entry sign at the northeast corner of the property was a low concrete wall mounted with the words "MAIN LIBRARY Buena Park Library District." Its concrete returns framed low landscaping. (Notably, the photograph of the signage by Julius Shulman, Figure 12, closely matches the Pereira drawings). Its later replacement is similar but features sans serif white letters against a blue background, "BUENA PARK LIBRARY" facing north, "LIBRARY" facing east and west. Just east of the sign stands an original flagpole design. The tall two-story library structure is slightly elevated above the nearly level ground plane, creating a raised plinth, or platform, accessed by three concrete steps leading to the library's entrance. The two-story tall dark glass entrance is recessed in the primary façade's central bay. Contemporary railings flank most public walkways, and the cylindrical planters that were distributed on the walkway along the façade are missing. The south end of the building includes a basement.

The second floor projects beyond the first floor wall plane and is wrapped in large warm brown prefabricated aggregate panels called "Mosaicrete," while the ground floor walls are clad in white sand-finished stucco.<sup>36</sup> Engaging the columns, the projection creates a canopy sheltering pedestrians. These radiused Mosaicrete panels terminate at the clerestory windows that are deeply recessed above. The motif of Mosaicrete and stucco wall sections, punctuated periodically by a rhythm of one-story ground floor floor-to-ceiling windows, wraps the entire building. The lower portion of these full-height windows feature steel railings, a later addition. The design strategy established a strong sense of horizontality, symmetry, and order. This formal distribution of elements is reinforced by the band of clerestory windows. Notably, when lit from within at night, this slender band provides illumination and creates a visual illusion of a floating roof above a strip of light, distinguishing the curvaceous entablature from the rectilinearity of the wall below.

Cast-in place concrete columns extend from the plinth to the roof. In plan, each column is a quatrefoil cruciform shape, splaying out gently to meld into the roof. The subtle integration of column and roof is emblematic of New Formalism in suggesting (rather than copying) Classical capitals. The gestures also acknowledge the weight of the roof without employing historicist details. The regular sequence of columns create a colonnade (or *peristyle*, in Classical architectural parlance), another demonstration of the dialogue between Classical and Modern. The flat roof is concealed by a parapet. An elaborate entablature, almost an ornamental feature, is a reversed curve extending from the parapet wall that functionally conceals a gutter.

## Interior

Carrying Modernist motifs into the interior, the layout is open plan, appropriate to a library program allowing flexibility and accommodating future needs. Definitions of individual spaces are provided by relocatable furniture, bookcases, tables and study carrels. The ground floor entrance doors on the east open to the spacious areas and to the dramatic open wooden staircase on the west that leads to the second floor. The stair originally featured a floating tread system, with an open riser as shown in historic photographs. The half-inch square steel vertical pickets support a 3" x 10" walnut guardrail; original detail pickets were six inches on center. (For life-safety reasons, identical pickets were installed between the six-inch gaps and the risers enclosed). Pickets fastened to the wooden guardrail with original flathead screws have all fastener slots oriented vertically. This is important: the consistency of this subtle detail, easy to overlook, speaks to the care, discipline, and control Pereira and company commanded over the design of the library, down to the smallest screw. (The later screw heads are fastened with more contemporary Phillips head, making this change with the addition of the later pickets evident to anyone looking closely). An engineered laminate floor finish clads the stair tread surfaces; an aluminum trim stair nosing detail has replaced the original tread detail. (Notably, a 1-1/2" diameter handrail was installed along the top rail to provide a code-required hand grip; the consequent design is not completely compliant with current code).

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<sup>36</sup> "Mosaicrete" is noted in both the architectural drawings and in newspaper articles covering the opening.

Paralleling the palette of the exterior, a consistent color and material palette of beige and off-white is employed throughout interior spaces. For hardware and metal materials, a finish called US 10 B finish, noted as "Satin Bronze" in original drawings, was specified. The use of this high-end dark finish, prone to (desired) oxidation, is another feature that speaks to the integration of Classical, old-school elegance with Modernism's clean lines. In another Modern strategy, the skeletal form of the finished concrete column structural grid surfaces are visually revealed at interior wall surface in addition to the exterior. The library also features some "handsome" original furnishings, mostly conference tables and chairs in more private areas of the building.

Flush wood interior doors with fixed transoms above and a minimal hollow metal frame width are typically used throughout. Original hardware includes Falcon super duty locks "x" series, Satin Bronze, and "Beverly" style locksets with a square escutcheon plate; in some locations an accessible lever handle has replaced the original tulip-style knob. Book-matched walnut veneer panels accent the entire interior, often at full height. Patterned carpet tile flooring has replaced all of the original carpeted surfaces except for high traffic areas, now clad with engineered laminate.

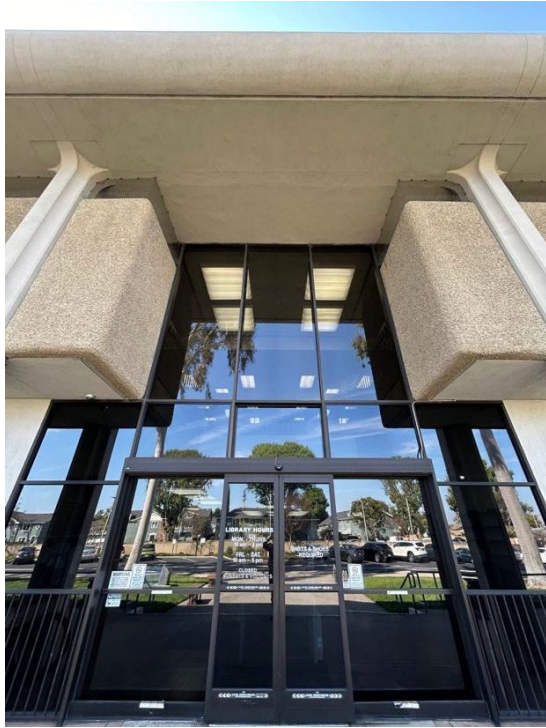
Clerestory window ceiling recesses feature a continuous light fixture with an up-and-down light. A transition from the recess to the building standard of two foot by four foot grid hung ceiling system incorporates a continuous linear architectural slot supply grille. Typical lighting includes surface mounted four-foot by four-foot fluorescent lighting fixtures with a prismatic lens, while recessed light fixtures include a Fresnel glass lens (an industrial lens whose configuration reduces the amount of material required compared to a conventional lens) or an "eyeball" adjustable downlight. Continuous linear slot supply air registers are employed typically through the open plan areas. Integrating indoors and outdoors, the articulated skeletal form of the finished concrete column surfaces are visually revealed at both interior and exterior wall surfaces.



**Figure 18 East (Primary) Facade**  
*SOURCE: Taylor Loudon for Lamprecht | Loudon*



**Figure 19 West (Secondary) Facade**  
*SOURCE: Taylor Loudon for Lamprecht | Loudon*



**Figure 20 Primary Entrance, East Facade**  
*SOURCE: John English for Lamprecht | Louden*



**Figure 21 View north down West Colonnade**  
*SOURCE: Taylor Loudon for Lamprecht | Louden*



**Figure 22 Central Staircase**  
*SOURCE: John English for Lamprecht / Louden*



**Figure 23 Detail, Steel Pickets at Stairs**  
*Note screw heads, depicting original and later conditions*  
*SOURCE: Taylor Louden for Lamprecht / Louden*



**Figure 24 Library at Night, North Facade**  
*SOURCE: John English for Lamprecht / Louden*



## Character- Defining Features:

### Exterior

- . Bilateral symmetries: center of east primary entrance in alignment with open plan and central stairway
- . Stylobate: three riser stairs and plinth, entire perimeter
- . Temple plan of rectangular building set within an open square site
- . Interpretive entablature at the perimeter cornice-reversed curves from parapet wall that conceal the gutter, creating the dramatic effect of the roof seeming to float above the entablature
- . Quatrefoil cast in place concrete columns, terminating in a splayed capital at the base of the entablature
- . Rounded aggregate- faced spandrel panels, terminating at the clerestory windows that span between the columns
- . Light texture cementitious coating at the exposed concrete columns
- . Dark bronze finish aluminum window mullions and frames
- . Translucent glazing at the clerestory windows, probably an original "Factro-Lite," an industrial product employed by some Modernists to drive daylight deep into spaces
- . Consistent and restrained color and material palette throughout: integral color concrete paving, curbs, stair treads, and risers

### Interior

- . Consistent color and material palette throughout: specifically, US 10 B finishes throughout for hardware, "Satin Bronze"
- . Central open stair detail with a "floating" tread appearance with an open riser (since altered to comply with current building code requirements)
- . 1/2" square steel vertical pickets supporting a 2" x 10" walnut guardrail; original detail pickets were 6" o. c. with later code required spacing less than 4" o. c. Notably, the pickets are fastened to a wooden guardrail with flathead screws all oriented vertically, a gesture that subtly demonstrates meticulous attention to detail
- . Flush wood interior doors with fixed transoms above; walnut veneer book-matched
- . Falcon super duty locks "x" series, Satin Bronze, "Beverly" style lockset on a square escutcheon plate
- . Wood veneer wall paneling, typical walnut veneer book-matched detailing
- . Typical clerestory window recess with continuous light fixture up & down light
- . Surface-mounted 48" by 48" fluorescent lighting fixture with prismatic lens
- . Recessed light fixtures, Fresnel glass lens
- . Recessed light fixtures, "eyeball" adjustable
- . Continuous linear slot supply air registers
- . 3/4" x 3/4" ceramic floor tiles at typical toilet rooms, multicolor
- . 1/4" x 4 1/4" x 4 1/4" ceramic wall tiles, monolithic color

## SECTION 10

### ARCHITECT AND LANDSCAPE ARCHITECT

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#### 10.1 IDENTIFICATION OF ARCHITECTS/BUILDERS/OWNER, BUILDING USE

William L. Pereira and Associates were the architects. Jones and Peterson ASLA served as landscape architects. Pasadena-based W. J. Shirley Jr. and Co. served as the general contractor. The Buena Park Library District is the historic owner and occupant. The subject property was historically built as a library and is currently used as such.

#### 10.2 ARCHITECT WILLIAM L. PEREIRA – GENERAL HISTORY

The world-famous William L. Pereira (1909 – 1985) is one of the icons of Southern California architecture and urban planning but is most identified with his extraordinary contributions to Orange County. Dashing, handsome, successful, innovative, Pereira’s almost innumerable civic, religious, educational, and commercial designs, embody a heroic, monumental interpretation of Modernism. As architecture critic and historian Alan Hess wrote, Pereira lived the entire trajectory of Orange County development, from its “awkward” transition from orchards to housing tracts and freeways. His own career embodied an “exuberant futurism,” and a belief in the power of Modernism to change lives and respect nature.<sup>37</sup> He was so clearly the master of master plans, especially those for the Irvine Company, which he called the “City of Tomorrow,” and the University of California, Irvine (a combined 93,000 acres), that he won the cover of Time magazine on Sept. 6, 1963.<sup>38</sup>

Born in Chicago, Pereira moved to Los Angeles in the depths of the Great Depression, 1933. After a brief stint as an Oscar-winning Hollywood art director, he became a professor of architecture at the University of Southern California in 1949. The postwar architectural training at USC, with ambitious veterans on the G.I. Bill rubbing shoulders with architectural luminaries, created a hotbed of Modernism, the only place on the West Coast to be. There was nothing less than Modernism. Pereira partnered first with Charles Luckman, with whom, along with Welton Becket and Paul Williams, designed the famous “Theme Building” at Los Angeles International Airport, 1957 – 1961. He founded his own firm, William L. Pereira & Associates, in 1959, completing 250 projects in the following decade with a staff that at times exceeded 400. He is renowned for San Francisco’s Transamerica Pyramid, 1969 (completed the same year as the Buena Park Library) and UC San Diego’s Geisel Library, 1960. These two buildings couldn’t be more different, yet each has become emblematic of their respective cities, a Pereira trademark.

William L. Pereira and Associates will ever be linked to Orange County, where he made a permanent mark with bold, individual, and unambiguous shapes. The firm’s works here include:

- . the Rockwell Autonetics, now the Chet Holifield Building, Laguna Niguel, 1971
- . the Hunt Center and Library, Fullerton, 1962 (now rehabilitated and a designated landmark at local and national levels, it is one of the City’s jewels and recently reopened after 11 years. It shares some of the same character-defining features seen at the Buena Park Library District, including a clear, bold, unambiguous rectilinear shape, a repeating module pattern of glass and solid panels, and standing as a single object in a park-like setting.)

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<sup>37</sup> Alan Hess, “Erasing Pereira,” Orange Coast Magazine, June 30, 2014, <https://orangecoast.com/news/erasing-pereira>

<sup>38</sup> <https://www.irvinestandard.com/2021/the-story-of-william-pereira-irvines-original-planner/>

- . the original Eddie Martin Terminal, John Wayne Airport, Santa Ana, 1967, demolished
- . Robinson's, Fashion Island, Newport Beach, 1967
- . Geneva Presbyterian Church, Laguna Hills, 1968, with its unforgettable soaring profile
- . 500/500 Twin Towers, Newport Center, Newport Beach, 1969 (the Irvine Company headquarters)
- . the Fine Arts Complex, UC Irvine, 1970
- . Newport Medical Towers, Newport Center, Newport Beach, 1971
- . Grand Slam Health Club, Costa Mesa, 1972
- . Pacific Life Building, Newport Center, Newport Beach, 1972
- . Well Fargo Bank, Newport Center, Newport Beach, 1973
- . 450 Tower, Newport Center, Newport Beach, 1974
- . 660 Tower, Newport Center, Newport Beach, 1974
- . City Hall Annex, Cypress, 1974
- . Hoag Hospital West Tower, Newport Beach, 1974
- . Middle Earth Housing, UC Irvine, 1974
- . Marriott Hotel, Newport Center, Newport Beach, 1974
- . Douglas Aircraft Plaza, Irvine, 1977
- . Prudential Office Building (now California Bank & Trust), Costa Mesa, 1977
- . South Coast Town Center, Costa Mesa, 1977 (substantially altered)
- . Los Angeles Times, Costa Mesa, 1978

### 10.3 JONES AND PETERSON ASLA LANDSCAPE ARCHITECTS

The award-winning Anaheim-based landscape architecture firm, Jones and Peterson ASLA, was already well versed in Modern landscape design when it was awarded the commission for the new library building, making the firm an able partner in Pereira's objectives. According to its proposal letter to the Library District's administration, Jones and Peterson was involved with many important landscapes in Orange County.<sup>39</sup> The firm contributed designs in Anaheim, Buena Park, Garden Grove, Huntington Beach, the City of Orange, Santa Ana, Tustin, and Yorba Linda. In Buena Park, Jones and Peterson designed the landscape for the stunning Civic Center, 1957, (demolished), designed by prominent Modern architects Smith and Williams.

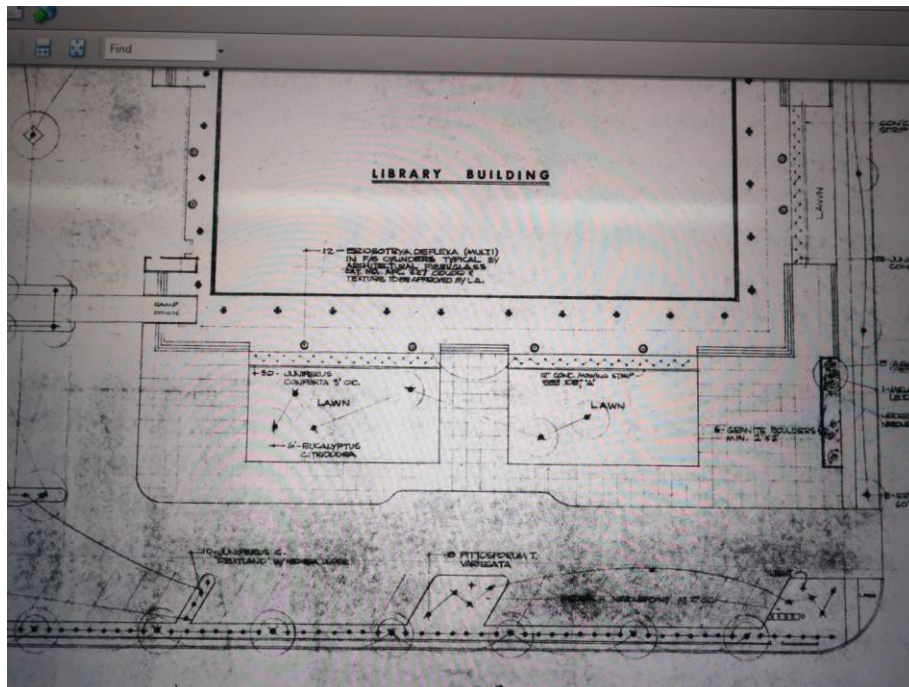
The list shows a wide spectrum of building types: hospitals, churches, condominiums, country clubs. The firm designed the landscaping for County Courthouse, Santa Ana, and civic centers for Garden Grove and the City of Orange, which was designed by another renowned Modern architect, Welton Becket FAIA and Associates, 1963, and is still standing.

The earliest known connection between Pereira and Jones and Peterson is the "Astropower Building," for Douglas Aircraft, designed by Pereira in 1961. The next commission in which they worked together was the Santa Fe Springs Civic Center, built between 1961 and 1972, described as "a grouping of one-story concrete block buildings carefully sited in the landscape that harmoniously combines allées of trees, lush plantings, and paved plazas and walkways."<sup>40</sup> Most notably, while many architects and landscape architects were involved with Pereira's master plan for the suburban experiment of the "university city," integrating UC Irvine with the City of Irvine under The Irvine Company, Jones and Peterson listed its landscaping contributions, including the new development's Town Center, the Information Center, and for ten acres of residential apartments. Thus, well before the Buena Park Library District was constructed in 1969, Pereira knew the firm professionally, while Jones and Peterson were quite likely familiar with the famous architect and his work long before 1961.

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<sup>39</sup> "A Partial List of Completed Commercial & Industrial Work," Jones and Peterson, May 18, 1967, Buena Park Library District Historical Collection.

<sup>40</sup> Los Angeles Conservancy, <https://www.laconservancy.org/learn/historic-places/santa-fe-springs-civic-center/>



**Figure 26 Partial Landscape Plan, Jones and Peterson ASLA**

*SOURCE: Buena Park Library District Historical Collection*

According to *Landscape Architecture Magazine*, Richard E. Jones and Robert D. Peterson met at the legendary international landscape architecture firm of Ecko, Royston, and Williams (EDAW) in South Pasadena. Peterson graduated from UC Berkeley in 1953; according to landscape architecture historian Steven Keylon, “most postwar graduates found their way to Eckbo, Royston, and Williams soon after graduating.” Architect Smith and Williams and EDAW’s practices were both based in the famous “Community Facilities Planners Building,” a collaborative effort between the landscape architects and the architects completed in 1959. That same year, Jones and Peterson established their own partnership in 1959, opening offices in Anaheim and Mountain View.<sup>41</sup>

Frequently appearing in the *Los Angeles Times*, the *Anaheim Bulletin*, and *The Register* in the 1960s, both Jones and Peterson independently contributed articles on landscaping and gardening or were noted for projects the firm had done. They were featured in several issues of *Sunset Magazine*; *Sunset Landscaping Book*, 1968; *Landscaping for Western Living*, 1968; *House and Garden*, June 1973; and the *Landscape Architecture Catalog*, 1988.

Thus, in the planning and execution of the Library District, reinforcing the tenets of New Formalism and integrating building and setting, the participation of Jones and Peterson adds to the significance of the building.

<sup>41</sup> *Landscape Architecture Magazine*, Vol. 49, No. 4, Summer 1959, p. 260. Garrett Eckbo (1910 – 2000) is considered the American father of Modern landscape design.

## PERIOD OF SIGNIFICANCE AND STATEMENT OF SIGNIFICANCE

### 11.1 PERIOD OF SIGNIFICANCE

According to National Register Bulletin No. 15, a Period of Significance is the

“length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. The Period of Significance usually begins with the date when significant activities or events began giving the property its historic significance, this is often a date of construction.”

As noted in the Executive Summary and elaborated below in the Evaluation of Eligibility, this HRAR recommends a Period of Significance of 1969, associated with Criterion C, architecture, that “... represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity.” Additionally, the subject property has retained sufficient integrity to convey the features of design that have defined the work of the Master Architect William L. Pereira and Associates. The building readily continues to convey its historic significance.

Reinforcing the recommendation of a Period of Significance of 1969, the Buena Park Library’s 45,000 square feet of space was a dramatic increase in size from the previous public libraries in Buena Park. While earlier libraries were adaptively reused or even modestly sized examples of good design, Pereira’s work was purposefully created as a Modern library with a view to expansion with the expectation that various collections would expand along with clientele.

The open house and dedication of the new building was held on Sunday, March 30, 1969. The ceremony marked the formal completion of the construction process. Limited alterations have been made at the perimeter facades; necessary modifications for mechanical equipment performance have been accommodated within a separate structure, not visible from the street; and the glass doors at the entrance were replaced. These minor alterations, compatible with Pereira’s original design, have caused no adverse change to the resource.

### 11.2 STATEMENT OF SIGNIFICANCE

Designed in 1968 and completed in 1969 by the world-famous Modern architecture firm William L. Pereira and Associates, the Buena Park Library District is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A, associated with a “pattern of events or a historic trend that have made a significant contribution to the development of a community, a state, or nation” and Criterion C, “properties that embody the characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant whole whose parts may lack individual distinction.” Under Criterion A, Sections 6 and 7 discussed the Buena Park Library District’s contribution to Buena Park and its consistent focus on the future. Discussed here, Criterion C affords four different routes to eligibility. The library is unusual in that it meets three of those four, an eligibility that automatically lists it in the California Register of Historical Resources.

1. The library embodies the characteristics of “a type, period, of method of construction.” The building embodies New Formalism, a distinct *type* of architecture, and *period*, the 1960s. New Formalism rebelled against what was perceived as a formulaic, cold, and alienating Modernism. In response, Pereira and others

employed elements of neoclassical architecture integrated with modern technologies to create buildings that captured the dignity of the past but spoke to the future. In its clarity, serenity, and formality, the library embodies a complete understanding of those ideals, conveying a sense of dignity to all who enter. It is an excellent representation of Pereira's facility and sense of innovation with New Formalism.

2. The building "represents the work of a master." William L. Pereira (1909 —1985) is indisputably a Master Architect as defined by *National Register Bulletin 15*, "a figure of generally recognized greatness in a field ...". Pereira was honored many times during his lifetime for both his extraordinary individual structures and for his prescient urban design and planning (an atypical combination of two disparate arenas of expertise), always seeking a more humane and environmentally sensitive human habitat. This was especially expressed in his work in Irvine, a sophisticated complex of urbanscape and landscape that combined educational, residential, and commercial facilities. He was renowned as a professor of architecture at the University of Southern California, 1949 to 1957, that remarkable postwar period when USC was exploding with the promise of Modernism, where teachers and students educated one another and practiced alongside one another. With his different practices, employees that at times numbered around 400, and his talented associates (many earning international reputations in their own right), Pereira designed homes, department stores, research and newspaper facilities, airports, universities, libraries, studios, master plans for the military, and high rise towers throughout the world. But as historian James Steele has pointed out, "the dry statistics of such a litany fail to convey the extent to which this work, by extrapolation, has affected the lives of millions of people."<sup>42</sup> He was on the cover of *Time* magazine on September 6, 1963, when his body of work was already staggering in number. Just in the three years before, his firm completed 23 projects, including USC's master plan and several of its buildings; the Irvine Ranch Master Plan; the Hunt Library; and the General Atomics Master Plan and Headquarters. As architect and architectural historian Alan Hess has researched, explored, and demonstrated, arguably, nowhere else has Pereira's impact been greater than in Orange County. Apart from his work in Irvine, totaling some 93,000 acres, William L. Pereira and Associates designed between 25 and 30 large-scale projects.

3. The Buena Park Library District embodies "high artistic values." Its strict geometries and sense of order are tempered by its contrasting warmth in color and materials, especially seen in the rough texture of the Mosaicrete, discussed earlier. Notably, the architects didn't locate the material on the ground floor, where the intersection of human and rubbly aggregate might have proved uncomfortable, but on the second floor, where the texture and color could visually animate the building without physical engagement. A review of the original drawings in the Library's Historical Collection shows that each element and relationship to other materials and spaces was carefully deliberated and highly detailed. The voluminous correspondence between architect and client, evidenced by the wealth of archival material at the Library, have indeed spurred the structure's "high artistic values."

#### ADDITIONAL CONSIDERATIONS

There are two other factors that make the Buena Park Library District especially significant. Some important Modern structures in Buena Park have been demolished, including the Buena Park Civic Center, designed by Master Architects Smith and Williams, ca. 1958. (Whitney Smith worked for Pereira in 1940, an interesting note that speaks to the spread of Modernism from teacher to student, employer to employee.) Richard Neutra's brilliant Buena Park Swim Stadium and Recreation Center, 1961 (with the noted Santa Ana architecture firm Ramberg & Lowery) in William Peak Park was disfigured some years ago, today described as an attempt at Spanish Revival.<sup>43</sup> Such demolitions of excellent examples of Modernism make those remaining all the more important, especially as outstanding works of modern design.

Additionally, the concept of "association," one of the seven aspects of integrity as defined by the National Park Service, is especially pertinent in this evaluation of significance. "Association" is the direct link between

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<sup>42</sup> James Steele, *William Pereira*, University of Southern California / Architectural Guild Press, 2002, 12.

<sup>43</sup> Donald A. Ramberg had worked for A.C. Martin & Associates. Ramberg and his partner Robert S. Lowrey worked with Neutra on other Orange County projects, including the Orange County Courthouse. See Chris Jepsen, author of the blog "O.C. History Roundup," <https://www.blogger.com/profile/00207321906121901004>; <https://ochistorical.blogspot.com/2008/06/ramberg-lowrey-oc-courthouse-santa-ana.html>

an important historic event or pattern of development and a historic property. While the beautifully rehabilitated Hunt Library, Fullerton, 1962, is a handsome building, an excellent example of New Formalism, and clearly retains integrity (demonstrated by its designation as a local landmark and inclusion in the National Register of Historic Places as part of a historic district), it no longer functions in the City's system of public libraries but serves Fullerton with arts, event venue, and literary programming with a library function returned. By contrast, the Buena Park Library continues to function as the City's main public library since it opened 55 years ago, a remarkable achievement of community involvement and continuity of "association."

Pereira once stated that his idea of regional planning was to "design plans to satisfy the future."<sup>44</sup> This is a statement that the Buena Park Library District symbolizes today and parallels its own focus on the future.

## SECTION 12

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### EVALUATION OF ELIGIBILITY AND INTEGRITY

#### 12.1 ELIGIBILITY, NATIONAL REGISTER OF HISTORIC PLACES

To review, the NRHP criteria for eligibility for designation require the possession of integrity 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 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 (36 Code of Federal Regulations [CFR] Section part 63).

#### Criterion A

While the subject property is associated with the growth and establishment of a public library, an important part of civic identity associated with education, literacy, and culture, this development occurs throughout many cities. As discussed in Sections 6 and 7, the Buena Park Library is exemplary of this cultural development. *The subject property is eligible for listing at the local level of significance in the National Register of Historic Places pursuant to Criterion A.*

#### Criterion B

The subject property was not found to be associated with the lives of persons significant in our past. Therefore, it is not eligible for listing in the National Register pursuant to Criterion B.

#### Criterion C

The subject property embodies the distinctive characteristics of New Formalism, an interpretation of Late Modernism. The subject property is an excellent example of the work of master architect William L. Pereira; with the demolition of the Buena Park Civic Center designed by master architects Smith and Williams and the Buena Park Swim Stadium by master architect Richard Neutra, the subject property may be one of the few important works by master architects of Modernism in the City. *The subject property is eligible for listing at the local level of significance in the National Register of Historic Places pursuant to Criterion C.*

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<sup>44</sup> Steele, 12.

#### Criterion D

Criterion D was not considered in this report, since it generally applies to archaeological resources. Additionally, there is no reason to believe the subject property has the potential to yield important information regarding prehistory or history.

#### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is also eligible for listing in the California Register.

#### COUNTY OF ORANGE HISTORIC SITES PLAQUE PROGRAM / BUENA PARK LANDMARKS

The subject property appears to be eligible for the Historic Sites Plaque Program, Orange County Historical Commission (OCHC). The City of Buena Park currently does not have a historic preservation ordinance and thus no criteria thresholds for designation, but based on the eligibility established above the subject property appears to be eligible for listing in the City's list of historically significant properties.

#### 12.2 EVALUATION OF INTEGRITY

As outlined in Section 4, Regulatory Setting, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These are location, design, setting, materials, workmanship, feeling, and association. Notably, historic properties either retain integrity (that is, convey their significance) or they do not.

**Location:** Location is the place where the historic property was constructed or the place where the historic event occurred.

*The location of the Buena Park Library District is unchanged.*

**Setting:** *Setting* is the physical environment of a historic property. It refers to the historic character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historic setting of a historic property can be either natural or manmade and include such elements as topographic features, vegetation, simple manmade paths or fences, and the relationships between buildings and other features or open spaces.

*As a single monumental building in the landscape, the setting of the Buena Park Library District is unchanged. The 2019 garage, located in the property's southwest corner, and the two exterior ramps do not compromise the setting or the view of the primary east and north facades. The original entry signage arrangement has been replaced with a compatible sign and landscaping.*

**Design:** *Design* is the combination of elements that create the historic form, plan, space, structure, and style of a property. This includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Design can also include spatial relationships between major features; visual rhythms landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

*The design of the Buena Park Library District remains largely unchanged. The steel railings added to the lower portions of the windows are reversible and do not compromise integrity.*

**Materials:** *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

*The materials of the Buena Park Library District are unchanged.*

**Workmanship:** *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site.

*The workmanship of the Buena Park Library District has been altered very little. Minor alterations, such as the doubling of spindles on the main interior staircase, were executed to preserve life and safety requirements. Glass replacements were largely done in kind.*

**Feeling:** *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

*The Buena Park Library District readily expresses its historic architectural pedigree, that of the late 1960s.*

**Association:** *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

*The Buena Park Library District continues to be associated with the function of a library and clearly conveys that function to its users, the citizens and community of Buena Park.*

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## THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for the Treatment of Historic Properties are listed here to provide guidance on proposed and future treatments at the Library.

Evolving from the Secretary of the Interior's Standards for Historic Preservation Projects that were developed in 1976, the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings were published in 1995, updated in 2017, and codified as 36 CFR 67. Neither technical nor prescriptive, these standards are "intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources." Rehabilitation, the approach most used for historic properties, "not only incorporates the retention of features that convey historic character but also accommodates alterations and additions to facilitate continuing or new uses. These standards have been adopted by many agencies at all levels of government to review projects that affect historic resources.

The Standards for Rehabilitation are:

1. A property will be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, will not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features will be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used. The surface cleaning of structures, if appropriate, will be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project will be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource.

## SECTION 14 CONCLUSION

Designed by the world-famous architectural firm William L. Pereira and Associates with landscape design by Anaheim-based Jones and Peterson, the Buena Park Library District is an excellent example of New Formalism, a branch of Late Modernism. The recipient of an “Award of Merit” from the Orange County chapter, the American Institute of Architects, in 1969, and retaining a remarkable degree of integrity, it is eligible for listing in the National Register of Historic Places at the local level of significance; the California Register of Historical Resources at the local level of significance; and as a historical landmark and property of significance, County of Orange and City of Buena Park. The Proposed Project addresses urgent structural and waterproofing concerns, general repairs, a new roof, ADA and Title 24 concerns, and minor interior modifications on behalf of the staff and the reading public.

It is strongly recommended that any alterations to the Pereira masterwork library design will be performed in accordance with the recommendations by the Secretary’s Standards for Rehabilitation.

The Report also wishes to acknowledge the assistance of Library Director Helen Medina and Technology and Support Services Supervisor and Interim Library Services Supervisor Ann Thompson.

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. Buena Park Library District Historical Collection

- Original and digital copies drawings dated Jan. 3, 1968, including architectural, landscape, structural engineering, mechanical and electrical drawings; shop drawings, a bid set dated Feb. 12, 1968; a folder titled "Index of Architectural Details." Cumulatively, these drawings are exhaustive in number and detail, especially relevant to any proposed work or alteration.
- Preliminary Specifications, Final Construction Specifications
- Correspondence between library administrators and the Pereira team
- Board of Trustees, notice of project completion
- Grant Deed; eminent domain procedures regarding Knotts Farm property
- A framed gouache (opaque watercolor) architectural rendering
- Local newspaper clippings, esp. *Buena Park News* and the *Orange County Register*
- Files and albums of photographs
- Proposed interior design color boards with fabric, carpet samples, furniture,
- Open house / dedication ceremony brochure

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<https://www.ocgis.com/ocpw/historicalimagery/index.html>:<https://www.ocgis.com/ocpw/historicalimagery/index>

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<https://www.ocparks.com/sites/ocparks/files/import/data/files/117638.pdf>

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