

HISTORIC RESOURCES ASSESSMENT

MAIN STREET MEDICAL OFFICE BUILDING

CITY OF ORANGE

ORANGE COUNTY, CALIFORNIA

LSA

July 2020

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MANAGEMENT SUMMARY

LSA conducted a Historic Resources Assessment (HRA) for the Orange Medical Office Building located in the City of Orange (City), Orange County, California. The assessment included archival research, a field survey, and this report. The subject property is approximately one acre and is currently developed with a modern office building, a historic-period (50 years of age or older) medical building, a historic-period motel, and surface parking. The project proposes to demolish the existing buildings and construct a multistory medical building with subterranean parking. The City, as Lead Agency for the project, required this study as part of the environmental review process to comply with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area. In order to identify and evaluate such resources, LSA conducted historical background research and carried out an intensive-level field survey. As a result of these efforts, two historic-period buildings in the project area were documented and evaluated: the 1948 Twin Cypress Motel, which has an Art Moderne influence (393 South Main Street), and a 1963 International style two-story office building (363 South Main Street). A third building at 353 South Main Street, which is modern (less than 50 years of age) and on the same property as the 363 South Main Street building, was not addressed.

Through the various avenues of research, this study did not encounter any “historical resources,” as defined by CEQA, within the project area. Therefore, LSA recommends to the City a finding of *No Impact* regarding historic-period built environment resources. No further investigation and no mitigation measures are recommended for the project unless development plans undergo such changes as to include areas not covered by this study.

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INTRODUCTION

In May and June 2020, at the request of Pacific Medical Buildings, LSA performed a historic resources study on approximately one acre in the City of Orange (City), Orange County, California (Figures 1 and 2). The historic-period (50 years of age or older) properties, 363 South Main Street and 393 South Main Street (Assessor's Parcel Numbers [APNs] 390-681-26 and 390-681-06, respectively) that are the subject of this report, are located in Township 4 South, Range 9 West, San Bernardino Baseline and Meridian, as depicted on the United States Geological Survey (USGS) *Orange, California* 7.5-minute topographic quadrangle map. The study is part of the environmental review process for a proposed multistory medical office building and subterranean parking. The City, as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC § 21000, et seq.).

LSA performed the present study to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area. In order to identify and evaluate such resources, LSA conducted historical background research and carried out an intensive-level field survey. This report is a complete account of the methods, results, and final conclusion of the study.

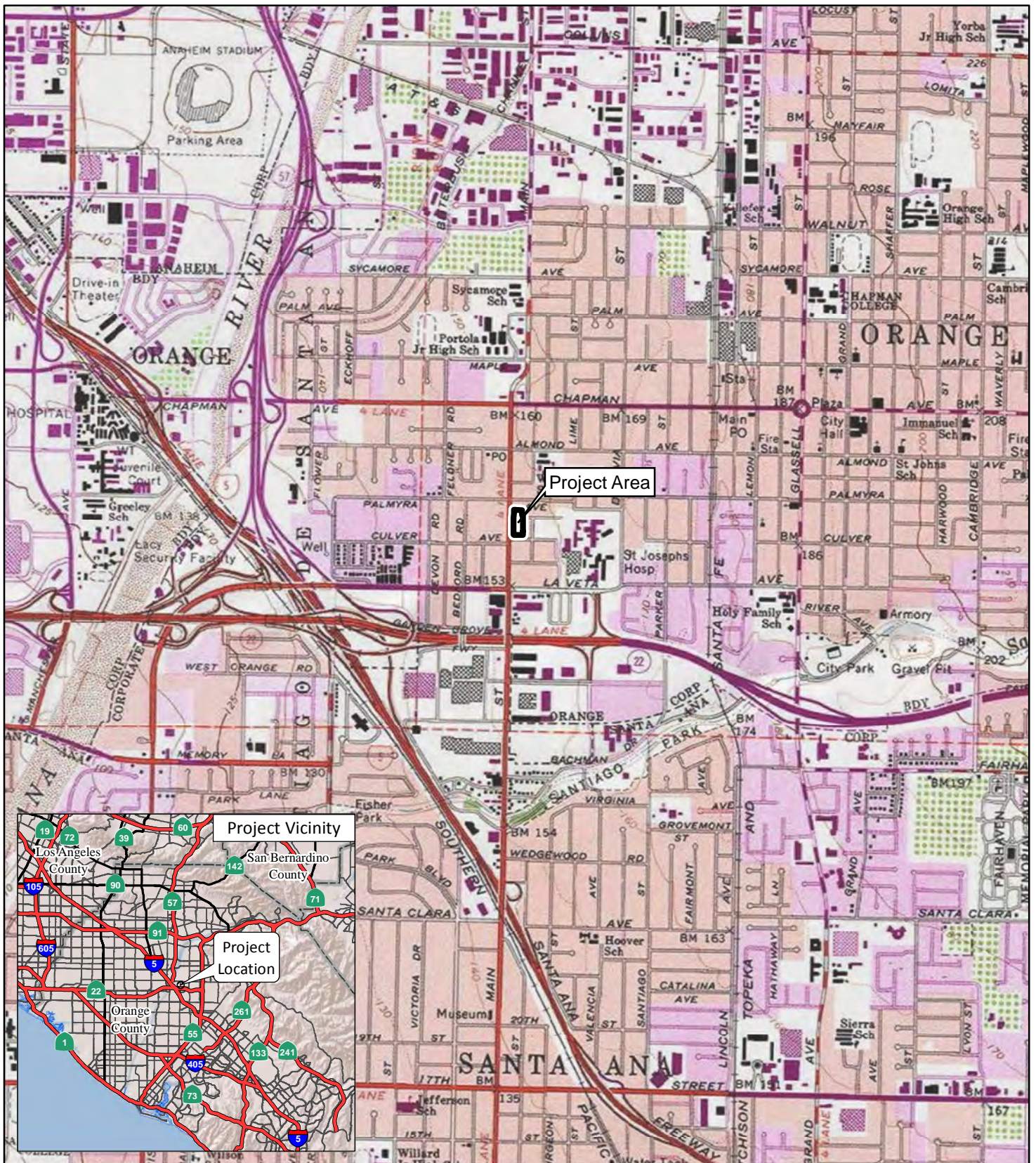


FIGURE 1

LSA

LEGEND

 Project Area



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Anaheim and Orange (1981)

I:\PMB2001\GIS\MXD\Project_Location_USGS.mxd (6/24/2020)

Medical Office Building Project
Project Location



LSA

LEGEND

 Project Area

FIGURE 2



0 75 150
FEET

SOURCE: Google (2019)

I:\PMB2001\GIS\MXD\ProjArea.mxd (6/24/2020)

Medical Office Building Project
Project Area

HISTORIC OVERVIEW

The history and development of Orange is well-documented and several good summaries of its history have been prepared and are readily available. The following narrative contains consolidated sections of a history authored by notable local/regional historian Phil Brigandi for the Orange Public Library (2011). To read it in its entirety and with accompanying photographs, visit <http://www.cityoforange.org/938/Introduction>.

In the 1860s, the vast Rancho Santiago de Santa Ana had been broken up, opening the way for the founding of several new communities. Los Angeles attorneys Alfred Beck Chapman and Andrew Glassell acquired about 9,400 acres of the old Mexican rancho. In 1870 they had several thousand acres near the northern end of the rancho subdivided into large parcels (40, 80, and 160 acres) and placed them on the market. Captain [William T.] Glassell, Andrew's brother, served as sales agent.

Downtown Orange began in the center of the Plaza. In the summer of 1871, Captain William T. Glassell drove a survey stake at the common corners of sections 29, 30, 31, and 32, and laid out a townsite originally known as Richland. In the center, where the two main streets crossed, eight lots were set aside to create a Plaza Square.

When the town of Richland was laid out a year later, several factors determined its location. The area was open and generally level, sloping gradually down towards the confluence of Santiago Creek and the Santa Ana River. The stage road from Los Angeles to San Diego passed not too far west of the townsite. But most importantly, it could be irrigated from the Santa Ana River. In order to develop this site, Chapman and Glassell had to buy another large parcel adjoining their lands. In 1871 an irrigation ditch was dug from the river following the natural contour down to the townsite. (Canal Street, behind The Village of Orange, still marks part of its curving path.) A reservoir was created at the northeast corner of Chapman and Shaffer, and iron pipe laid under the street down to the Plaza.

The original Richland townsite was made up of eight city blocks, from Grape Street (now Grand) on the east, to Lemon Street on the west; and from Walnut Avenue (now Maple) on the north to Almond Avenue on the south. Surrounding the townsite were ten-acre plots known as the Richland Farm Lots. The townsite and farm lots covered one square mile.

When the community applied for a post office in 1873, they discovered that there was already a town of Richland in Northern California, so the community was renamed Orange. Local legend says the new name was chosen in a poker game, but in fact, it was chosen for its promotional value. Oranges, and other semi-tropical crops, were becoming identified with Southern California, and there was already talk of forming a separate "Orange County." What's more, the Glassell family had once lived in Orange County, Virginia, on what they called the Richland plantation.

Pioneer Days (1870–1885). The first building in Orange was Captain W.T. Glassell's home and tract office, which stood on the south side of Chapman Avenue, just west of the Plaza. As the 1870s moved on, a smattering of wooden store buildings went up, most of them along Glassell Street. The first two-story building downtown, the Beach Building, was completed in 1874. In

1875, the Plaza Hotel was built of concrete and adobe. By 1885 a small business district had developed, with several general stores, livery stables, and even a newspaper office.

Boom & Bust (1885–1900). In 1886–88, following the arrival of the Santa Fe Railroad, Southern California experienced its most frantic real estate “boom,” and Orange came along for the ride. The first brick building downtown was built in 1885, and several more followed, including the two-story Bank of Orange building (1887), and the three-story Rochester Hotel.

Civic improvement was the order of the day. The Plaza was created in 1886, and the original fountain installed in 1887. The first streetlights went in downtown, and residents could ride streetcars to Santa Ana, Tustin, or El Modena. The railroad reached Orange in 1887, and a year later the city incorporated. Many of the farm lots around downtown were subdivided for residential development, and many new streets were opened up. The names of some of Orange’s best known pioneers are preserved in the tract names—Shaffer, Grote, Harwood, Chubb, Lockwood, Gardner, Beach, Kogler, Cauldwell, and Culver.

But the “boom” was built on speculation, and it collapsed in 1888. Many of the residential lots sold during the boom were later sold for taxes, and most of the subdivisions reverted to agricultural land. About this same time, a mysterious disease (now known to be *aphylloxera*) destroyed most of the vineyards that had been the backbone of the local economy. More and more ranchers began to plant oranges, but it would be several years before the trees matured and the local economy revived.

Growing Up (1900–1920). Orange’s economy expanded rapidly in the early 20th century, and downtown grew with it. Most of the landmark buildings around the Plaza were built during this period, and residential construction increased, spreading further and further out from the center of town. Instead of single store buildings, downtown businessmen and investors built “blocks” of connected storefronts, with the upper floors often reserved for apartments or meeting rooms.

As downtown Orange grew up, residents no longer needed to go to Santa Ana or Anaheim for major shopping. Saturday nights, the streets around the Plaza would be crowded with people, doing their shopping for the week. By the end of the First World War, most of the land around downtown Orange was subdivided for residential neighborhoods.

Growing Out (1920–1950). After World War I, businesses began moving further and further west from downtown. State Highway 101 came down West Chapman as far as Main Street, before turning south toward Santa Ana. A little business district developed at the corner. Since it was midway between Orange and Santa Ana, it was dubbed “Orana.”

Orange also began to develop an industrial strip along either side of the Santa Fe railroad tracks. Local packing houses had always been close to the railroad, but now they were joined by several manufacturing plants, most notably Anaconda Wire & Cable.

In the late 1920s, Orange’s first Planning Commission proposed that all of downtown should be done over in the then-popular Mission Revival style. The buildings on the south side of the first block of East Chapman Avenue were remodeled in that style in 1928, complete with red tile and stucco arches, but the coming of the Depression put an end to that project.

Residential development continued in the downtown area. New homes were built, filling in the vacant lots on many blocks, and the last few downtown subdivisions were laid out in the 1920s.

Suburbanization and Decline (1950–1970). After World War II, Southern California began to grow rapidly, and Orange came along for the ride. New retail areas developed, most notably along Tustin Avenue. In the early 1970s, both the Mall of Orange (now called The Village at Orange) and The City Shopping Centre (now the site of The Outlets at Orange) opened. All of these developments drew businesses away from downtown.

In the 1950s, the idea of transforming the Plaza area into a pedestrian mall was first floated, and was widely debated on into the 1960s. In 1965 the City Council went so far as to authorize a feasibility study for a Plaza Mall plan. The idea was still being talked about in 1967, when two young architects proposed a 10-block “Super Plaza” with high-rise apartments all around downtown.

Residential development also moved out away from downtown, as many areas that had once been orange groves or farms were subdivided. By the mid-1950s, the first large-scale tract home developments were being built in Orange, and the City began annexing more and more of these outlying areas. Orange’s population grew from just 10,000 in 1950 to over 77,000 in 1970.

As the City’s boundaries and population grew, new civic and institutional buildings such as schools, libraries, fire stations, and churches were constructed and many of the older ones were enlarged. [In 1954, Chapman College, now Chapman University, moved to Orange taking over the site formerly occupied by Orange High School. In 1958, it established an adult learner education program at El Toro Marine Air Station and this became the first in a network of more than 20 campuses mostly on or near military bases. In 1991, it became Chapman University (Chapman University 2019). Throughout its history in Orange, it has played a key role in the revitalization and success of the Old Towne area.

Rebirth (1970–Present). The Plaza mall idea had its last gasp in 1969. That same year, Mayor Don E. Smith proposed a “revitalization” of downtown. Not just the Plaza, but the surrounding streets as well. First on the agenda was the Plaza Square. In 1970 the old palm trees in the corners were removed, the streetlights replaced, and new brick sidewalks and planters installed. Phase Two called for moving out onto Chapman Avenue and Glassell Street, but the cost of the Plaza work was higher than expected, and the City Council voted not to spend any more money on the revitalization project.

Major retailers continued to abandon downtown in the early 1970s. In their place, antique stores began to fill in the old storefronts, and by the 1980s they were the major commercial force around the Plaza. In more recent years, they have been joined by more restaurants and cafés, and other businesses. During this same era, people began discovering the downtown residential neighborhoods. By the mid-1970s, historic homes began to rise in price as more and more young families abandoned tract housing to live in the bungalows and Mediterraneans of old downtown Orange.

In the late 1970s, the plaza idea was revived as a historic preservation project for the area, and in 1979 the City formed an Old Towne Steering Committee to develop a plan for the future of downtown Orange. It was decided to continue the brick sidewalks of 1970 out onto the

spoke streets, adding specially designed street furniture. The work on the new streetscapes for North and South Glassell was done in 1983. Matching brickwork on East and West Chapman followed in 1985.

Revitalization of downtown Orange continues to the current date with the introduction of restaurants, commercial services and specialty retail uses, often rehabilitating and occupying historic structures (e.g., Urth Caffe at 100 W. Chapman).

METHODS

ARCHIVAL RESEARCH

LSA completed archival research during the months of May and June 2020. Research methods focused on the review of a variety of primary and secondary source materials relating to the history and development of the project area. Sources included, but were not limited to, online sources, published literature in local and regional history, news articles, historic aerial photographs, and historic maps. A complete list of all references is included at the end of this report.

FIELD SURVEY

On June 4, 2020, LSA architectural historian Casey Tibbet, M.A., and photographer Dennis Lechner conducted the intensive-level architectural survey. During the survey, Mr. Lechner took numerous photographs of the exteriors of the buildings, as well as overviews of the setting. In addition, Ms. Tibbet made detailed notations regarding the structural and architectural characteristics and current conditions of the buildings and associated features. She then conducted a brief reconnaissance survey of the vicinity to determine whether the project area is within a potential historic district.

RESULTS

ARCHIVAL RESEARCH

In the early part of the 20th century, the project area and surrounding lands were mostly developed with groves. Historic aerial photographs from 1931 show that there was a residence, an outbuilding, and groves in the project area and nearby properties were similarly developed (County of Orange var.). By 1947, the property at 363 South Main Street had more buildings and fewer trees than it did previously and the property at 393 South Main Street, where the motel is today, was vacant (County of Orange var.) (Figure 3). The following year (1948), the motel was constructed at 393 South Main Street and just a few years later (1955) it was remodeled (City of Orange var.). In 1959, when a permit was issued to change the windows in the motel, building permits for 363 South Main Street reveal that the property was still developed with a house and garage owned by George Kaser (City of Orange var.). An aerial photograph from 1960 confirms this and also shows that considerable development had taken place on the surrounding properties (Figure 4). In 1963, the two-story office building was constructed at 363 South Main Street (City of Orange var.). The building at 353 South Main Street, north of the two-story office building, was built sometime between 1980 and 1993 (County of Orange var.; City of Orange var.). Development of the properties is discussed in more detail below.



Figure 3: Project area and surrounding properties in 1947 (County of Orange var.).



Figure 4: Project area and surrounding properties in 1960 (County of Orange var.).

363 South Main Street

In 1963, permits were issued to owner Ray C. Oltman to demolish three buildings, including a residence and a garage and to build a new two-story office building with a front setback of 10 feet (City of Orange var.). The architect was listed as Floyd Weaver and the contractor was listed as Arundell & Lindsey (Ibid.). The following year, a permit was issued to owner Great Southern Life Insurance Company for an electric sign for existing offices (Ibid.). However, in 1967, Ray C. Oltman was again listed as the owner when permits were issued to add a window and complete other work (Ibid.). In the 1980s, permits were issued for at least 12 air conditioning units, interior alterations, and electrical work and in 2001 permits were issued for tenant improvements and construction of an ADA ramp on the front of the building (Ibid.). Since at least 1982, St. Joseph's Hospital has been listed as the owner (Ibid.).

Floyd Edward "Bo" Weaver was born in Regina, Saskatchewan, Canada on August 2, 1922 (Ancestry.com var.). The family moved to Los Angeles in November 1923 and in 1940, Floyd graduated from John Marshall High School in Los Angeles (Ibid.). He received a football scholarship to Stanford University where he majored in engineering before transferring to California Institute of Technology (Caltech) and earning his Bachelor of Science in Engineering (*Los Angeles Times* 1998). He was stationed in Okinawa with the Navy Seabees Engineering Corps during World War II, then worked as a structural engineer for the State of California before starting his own engineering company in Santa Ana (Ibid.). In 1945, he married Dorothy Jean Hisserich and together they had three sons: John, Charles, and Casey (Ibid.). In 1957, after receiving a Master of Science from the University of Southern California, he moved his family to Newport Beach where he eventually opened a new office in the mid-1960s (Ibid.). It was during this time that he designed the two-story office building at 363 South Main Street in Orange (City of Orange var.). Very little additional relevant information was found for Mr. Weaver aside from the fact that he prepared the structural reports that led to the closure of the 44 year-old El Toro Elementary School in 1958 and the 50 year-old Zion Lutheran Church in 1972 (*Los Angeles Times* 1958, 1975).

Very little information was found for Arundell & Lindsey, a construction firm based in Fullerton (*Los Angeles Times* 1965). An online search of newspaper articles in California from 1950 to 1970 revealed

seven mentions of the firm between 1959 and 1969. These articles indicate that the company built five church-related projects, a fire station, and a warehouse and shops in the Fullerton city yard.

No definitive information was found for Ray C. Oltman who was listed on building permits as the property owner from 1963 to 1967.

393 South Main Street

Building permits indicate that the motel at 393 South Main Street was built in 1948 (City of Orange var.) (Figure 5). Several of the permits are illegible, but historic aerial photographs show the property was undeveloped in 1947 (County of Orange var.). Plumbing/sewer permits were issued to B.F. Phillips in 1947 and multiple owners in 1948 (City of Orange var.). An electrical permit for a neon sign was issued to owner Aztec Motel in 1949 (Ibid.). In 1955, owner W.C. Stark was issued permits for a neon sign and to remodel the Twin Cypress Motel (Ibid.). A permit to change the windows was issued to W.C. Stark in 1959 (Ibid.). Permits were later issued for water softeners (1966), relocation of the pole sign (1975), installation of a water heater (1981), and re-roofing (1983) (Ibid.). An online search of newspapers in California from 1948 to 1970 found no references to the Twin Cypress Motel. Similarly, no news articles or other information for the W.C. Stark associated with the motel were found.



Figure 5: Twin Cypress Motel undated postcard (Pinterest n.d.).

Architectural Contexts

The two historic-period buildings in the project area exhibit very different architectural styles. The 1948 motel displays some Art Moderne elements, while the 1963 office building reflects the International style.

Art Moderne Style

Art Moderne is one of the Modernistic styles that gained favor generally between 1920 and 1940 (McAlester 2013). Initially the Art Deco style was more popular, but in the 1930s Art Moderne, also known as Streamline Moderne, became more prevalent (Ibid.). Influenced by “the streamlined industrial design for ships, airplanes, and automobiles” the smooth surfaces, rounded corners, and horizontal emphasis of Art Moderne created “a feeling that airstreams could move freely over them; thus, they were streamlined” (McAlester 2013:582). Common characteristics of the Art Modern style include:

- Smooth wall surfaces;
- Flat roof with a small coping;
- Horizontal grooves in the walls;
- Asymmetrical façades;
- Rounded exterior corners;
- Glass blocks; and
- Ribbon windows that wrap around the corners.

While the Twin Cypress Motel incorporates some Art Moderne elements, it has been altered and is not a representative example of the style. Therefore, a comparative analysis with Art Moderne buildings was not warranted.

International Style

This minimalist style is generally devoid of regional characteristics and decorative elements (Harris 2006). It evolved mainly from the 1920s–1930s Bauhaus interdisciplinary design school in Germany and migrated to the U.S. with some of the German architects who relocated here during the Depression era. The style garnered interest in America around 1932 when the Museum of Modern Art featured a “Modern Architecture” exhibit highlighting buildings from around the world that shared a stark simplicity and vigorous functionalism (Christopher A. Joseph & Associates 2009:14). Henry Russell Hitchcock and Philip Johnson coined the term International Style in their catalog for the exhibit (Ibid.).

The first major example of the style in the U.S. was the 1932 Philadelphia Savings Fund Society Building designed by George Howe and Swiss-born, William Lescaze (Christopher A. Joseph & Associates 2009). In southern California, the first truly International style building was Columbia Square (1938) by Lescaze and E.T. Heitschmidt (Ibid.). Rudolph Schindler and Richard Neutra are two other master architects who worked extensively in southern California and are known for their International style residential and commercial designs as early as the 1930s and 1940s.

In the post-WWII years, acceptance of the style grew and became popular for larger non-residential projects. Two trends emerged, both based on philosophies associated with Bauhaus leaders Walter Gropius and Mies van der Rohe (Christopher A. Joseph & Associates 2009). The Gropius-influenced trend focused on expressing the building’s function and featured screen walls, steel frames, and

external glass walls without interruption (Ibid.). The Miesian-influenced trend reflected a “less is more” aesthetic that typically followed one of three subtypes: glass curtain wall skyscrapers, glass and steel pavilions, or the modular office building (Ibid.). However, both trends share several character-defining features:

- Simple geometric forms often rectilinear;
- Balance and regularity, but not necessarily symmetry;
- Reinforced concrete and steel construction with a non-structural skin;
- Unadorned, smooth wall surfaces typically of glass, steel, or stucco painted white;
- Complete absence of ornamentation and decoration;
- Often cantilevered upper floor or balcony;
- Flat roof without a ledge or eaves;
- Large areas of glass; and
- Metal window frames set flush with the exterior walls, often in horizontal bands.

A comparative analysis of multistory office buildings that date to roughly the same period as 363 South Main Street was completed using several buildings on the west side of South Main Street between State Route 22 and West La Veta Avenue near the project area. Each of the buildings south of West La Veta Avenue is a more fully realized representation of the International style than the small office building in the project area.

Previous Studies

No previous studies were found for 363 or 393 South Main Street. A review of the California Office of Historic Preservation’s Built Environment Resource Directory (BERD) dated March 2020 found only two properties listed on South Main Street in Orange: 168 South Main and 305 South Main, neither of which is within or adjacent to the project area.

FIELD SURVEY

During the intensive-level field survey, two historic-period buildings were documented in the project area: a two-story medical building at 363 South Main Street (APN 390-681-26) and the one-story Twin Cypress Motel at 393 South Main Street (APN 390-681-06). The properties are described below.

363 South Main Street (APN 390-681-26)

This property includes a surface parking lot, a modern single-story building (353 South Main Street, La Amistad De Jose Family Health Center) and a historic-period, two-story medical building (363 South Main Street, Mother/Baby Assessment Center, St. Joseph’s Hospital). Only the historic-period building is addressed here.

This International style two-story medical office building is situated on the east side of South Main Street and is oriented to the west (Figures 6 through 11). It is roughly P-shaped in plan with a central atrium and has a flat roof. The exterior walls consist of painted concrete and large expanses of glass

with stucco and mosaic tile accents. The east-facing nearly symmetrical façade has a horizontal emphasis, although it is divided into six bays defined by narrow vertical elements sheathed with mosaic tiles. The southernmost bay spans the driveway and extends approximately 45 feet to the east (rear), creating a large porte-cochere and the leg of the P. The façade's most distinctive feature is a perforated metal screen that is mounted on metal posts approximately 10 feet in front of the building. The screen bends at a 90-degree angle to attach to the roof and is also attached to the projecting north and south walls of the building. With the exception of the main entrance, the second story is covered by the screen, which is divided into three vertical panels per bay. The two bays on either side of the main entrance each have 3-over-4 full-height windows consisting of a row of three tall panels at the bottom, then two rows of square panels, and one row of small rectangular panels at the top. The main entrance and the southernmost bay are open on the ground level to accommodate access to the atrium and the driveway, respectively, but both have the upper nine windows. The main entrance features a large (non-original) awning attached to the windows and a wall-mounted sign at the top of the wall, while the driveway bay includes the metal screen. An ADA access ramp was added to the south side of the main entrance in 2001.

All of the businesses in the building have exterior entrances. The main building access is from South Main Street and consists of a wide covered walkway paved with terrazzo. The walls are clad with mosaic tiles and the two businesses flanking the walkway have aluminum-framed glass storefronts. A small elevator is located on the south side of the walkway near the atrium. The atrium features floating staircases on the east and west sides, landscaping, and tables with umbrellas. There is a continuous, covered balcony on the second level that has a metal railing. In general, each office (first and second levels) has a wide, solid door next to a matching full-height window; however, two doors appear to have been removed/filled in on the ground level, leaving just the windows. At the west end of the atrium on both levels a hallway extends to the south where there are restrooms. Above the main entry there is an office with an aluminum-framed storefront.

The south elevation, behind the porte-cochere, has eight horizontal-rectangular windows (four on each level), two high voltage closets, and access to the driveway that is secured by a chain link fence. There are metal slatted awnings above each window.

The east elevation has 12 horizontal-rectangular fixed windows, six on each level, shaded by metal slatted awnings. The east elevation (rear) of the porte-cochere has a large ribbon window with an awning.

The north elevation has no openings in the west approximately 40 feet and this section is taller than the rest of the elevation and also projects approximately 5 feet to the north. The remainder of the north elevation is approximately 80 feet long and features five evenly-space pilasters and 10 evenly-spaced, multi-paned, horizontal-rectangular windows (five on each level).

The building appears to be in good condition and exhibits several of the characteristics of the International style such as simple geometric forms, balance and regularity, smooth painted wall surfaces, a cantilevered upper floor (office over the driveway), a flat roof without eaves, and large expanses of glass. However, the mosaic tiles, terrazzo floors, and perforated metal screen are decorative elements not typical of the style.

Alterations noted include the ADA ramp, the green awnings over the main entry and the rear entry, the removal of two doors on the ground level, the security gates (main entry and porte-cochere), and possibly the three aluminum-framed storefront entries. Overall, the building retains a high degree of integrity of location, setting, workmanship, feeling, and association, and a lesser degree of integrity of design and materials.



Figure 6: Façade, view to the east (6/4/2020).



Figure 7: Main entrance. Note alterations: ADA ramp, green awnings, and security bars. View to the east (6/4/2020).



Figure 8: Terrazzo floor, mosaic tile wall, and aluminum-framed storefront. View to the north (6/4/2020).



Figure 9: Atrium. View to the northwest (/6/4/2020).



Figure 10: Atrium, balcony, and second floor offices. View to the west (6/4/2020).



Figure 11: East and north elevations. View to the southwest (6/4/2020).

393 South Main Street (APN 390-681-06)

This property is developed with the Twin Cypress Motel, a pole sign, and surface parking (Figures 12 through 16). The one-story vernacular motel with Art Moderne elements is situated on the northeast corner of South Main Street and West Stewart Drive and is oriented to the south. It has nine units, an office, and what appears to be a storage room and/or laundry facility. The building is roughly C-shaped in plan and has a flat roof with parapets and a mansard roof on the west and south elevations that partially wraps around to the east and north elevations. The exterior walls are covered with modern, textured stucco and painted stone veneer (west elevation). Fenestration consists of modern vinyl-framed sliding windows and full-height glass block windows on the rounded corners at the northwest and southwest ends of the building. Each unit has a paneled door and a wall-mounted air conditioning unit. One of the doorways and a window in the west elevation have been removed. The pole sign was relocated from the corner in 1975, likely to accommodate the modern traffic signal.

The motel appears to be in fair condition and retains integrity of location, but integrity of setting, design, materials, workmanship, feeling, and association have all been compromised to varying degrees by alterations (siding, windows, doors) and the removal of the nearby citrus groves and houses, and modern development.



Figure 12: West elevation of the Twin Cypress Motel, view to the east (6/4/2020). Note missing door where street numbers are and the relocated pole sign.



Figure 13: West and south elevations of the Twin Cypress Motel, view to the northeast (Google February 2020). Note two modern windows east of the glass blocks where the postcard showed three.



Figure 14: South elevation of the motel, view to the northeast (6/4/2020).



Figure 15: South elevation of the motel, view to the northwest (6/4/2020).



Figure 16: North elevation of the motel, view to the southeast (6/4/2020).

SIGNIFICANCE EVALUATION

Based on the research results discussed above, the following sections present the historical significance evaluation for the buildings at 363 and 393 South Main Street and the conclusion on whether either qualifies as a “historical resource” as defined by CEQA.

DEFINITIONS

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historical resources. The criteria for determining the significance of impacts to historical resources are based on Section 15064.5 of the *CEQA Guidelines* and *Guidelines for the Nomination of Properties to the California Register*. Properties eligible for listing in the California Register of Historical Resources (California Register) and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register of Historic Places (National Register), or designation under a local ordinance.

National Register of Historic Places

A cultural resource is evaluated for eligibility for listing in the National Register according to four criteria. These criteria generally require that the resource be 50 years of age or older and significant at the local, state, or national level according to one or more of the following:

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

Properties that are not 50 years of age or older must have “exceptional significance” in accordance with National Register Criteria Considerations. The National Register also requires that a resource possess integrity, which is defined as “the ability of a property to convey its significance.” The aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To determine which of these factors are most important will depend on the particular National Register criterion under which the resource is considered eligible for listing.

California Register of Historical Resources

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;

3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of time needed to develop the perspective to understand the resource's significance (CCR 4852 [d][2]).

The California Register also requires that a resource possess integrity, which is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).

City of Orange

The City of Orange has criteria for evaluating historic districts, but not for evaluating individual resources, such as buildings. Since buildings in the immediate vicinity are of wide ranging ages, styles, and property types, there appears to be no potential for either building to contribute to a potential historic district. Therefore, no further consideration of the City's criteria is provided in this report.

EVALUATION

In summary, the project area consists of two parcels developed with a 1948 one-story vernacular motel with an Art Moderne influence, a 1963 two-story International style office building, a modern medical building, and related surface parking. Little to no information was found regarding people associated with the motel during the historic period. Although some information was found for the engineer (Floyd Weaver) and contractor (Arundell & Lindsey) associated with the office building, no noteworthy accomplishments were uncovered.

The buildings are evaluated below for historical significance under the criteria for listing in the National Register and California Register. Because the National Register and California Register criteria are so similar, they are addressed together to avoid redundancy.

363 South Main Street

Under Criteria A/1, this building was constructed during the post-World War II (WWII) construction boom, which is a historically significant event in southern California and across the nation. Fundamental to this unprecedented growth was large-scale development and this small commercial building on its own does not convey this. Furthermore, nearby buildings are not of the same vintage and therefore do not represent a pattern of development associated with or representative of the postwar construction boom. For these reasons, this building does not appear to be individually significant or significant as a contributor to a potential historic district under these criteria.

Under Criteria B/2, as discussed in the body of this report, research did not identify any historically significant persons associated with this building.

Under Criteria C/3, this building is not the work of a master and does not possess high artistic values. It embodies several of the characteristics of the International style including simple geometric forms, balance and regularity, smooth painted wall surfaces, a cantilevered upper floor (office over the driveway), a flat roof without eaves, and large expanses of glass (façade). However, the mosaic tiles, terrazzo floors, and perforated metal screen are decorative elements not typical of the style. In addition, the building has sustained some alterations such as the construction of the ADA ramp on the façade, installation of awnings over the main and rear entries, removal of two doors on the ground level, installation of security gates across the entries, and possibly the three aluminum-framed storefronts. The building retains a high degree of integrity of location, setting, workmanship, feeling, and association, and a lesser degree of integrity of design and materials, but does not rise to a level beyond the ordinary. In addition, a comparative analysis revealed that there are more fully realized examples of the style within a few blocks of this property.

Under Criteria D/4, this building was constructed in 1963 using common methods and materials. It does not have the potential to yield important information in prehistory or history.

393 South Main Street

Under Criteria A/1, this motel was built in the early part of the post-WWII construction boom, which is a significant historical event in southern California and the nation. During this time, there was an increased interest in recreational pursuits and car travel. As a result, small roadside motels like the Twin Cypress Motel became popular at this time. However, due to alterations such as modern windows, doors, and textured stucco, as well as changes to the historic setting, including removal of nearby citrus groves and houses and construction of modern development, this motel no longer conveys its association with that period.

Under Criteria B/2, research did not reveal any historically significant people associated with this motel.

Under Criteria C/3, no evidence was found that the motel is the work of a master and it does not possess high artistic values. Although it exhibits some characteristics of the Art Moderne style such as the curved building corners and glass blocks, it is not a distinctive example of the style. In addition, it has sustained alterations to the building (siding, windows, door removal, wall-mounted air conditioning units, and relocation of the pole sign) and the setting, which have compromised its integrity of setting, design, materials, workmanship, feeling, and association to varying degrees. Although it is a clear example of a property type (motel), the lack of architectural style coupled with the alterations to the building and setting, make it unable to convey a strong association with its period of significance (1948).

Under Criteria D/4, this building was constructed in 1948 using common methods and materials. It does not have the potential to yield important information in prehistory or history.

RECOMMENDATIONS

The foregoing report has provided background information on the project area, outlined the methods used in the current study, and presented the results of the various avenues of research. Throughout the course of the study, no “historical resources,” as defined by CEQA, were encountered within or adjacent to the project area. Therefore, the City may reach a finding of *No Impact* regarding historic-period built environment resources. No mitigation measures are recommended for historic-period built environment resources.

REFERENCES

Ancestry.com

- Var. A variety of records were accessed online in June 2020 at: <http://home.ancestry.com/>. These include city directories, voter registration records, military records, and United States Census Data.

Brigandi, Phil

- 2011 City History – Old Towne. Originally accessed online via the Orange Public Library website in 2011. As of May 2018, available in a slightly different format at <http://www.cityoforange.org/938/Introduction>.
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- 1958 Condemnation of Building Leaves El Toro District Without School. January 5, page 187.
- 1965 New Chapel Work Begins in Santa Ana. December 19, page 148.

- 1975 Volunteer Work All for Naught: Theater Unsafe. April 30, page 7.
1998 Weaver, Floyd E. "Bo" 76 (obituary). November 10, page 166.

McAlester, Virginia Savage

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- n.d. Twin Cypress Motel undated postcard. Found online in June 2020 at
<https://www.pinterest.com/pin/353814114458565663/>.

APPENDIX A

DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: 363 South Main Street

P1. Other Identifier: Mother/Baby Assessment Center, St. Joseph Hospital

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

*b. USGS 7.5' Quad: Orange, California Date: 2018 T4S; R9W; S.B.B.M.

c. Address: 363 South Main Street City: Orange Zip: 92868

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 390-681-26

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This International style two-story medical office building is situated on the east side of South Main Street and is oriented to the west. It is roughly P-shaped in plan with a central atrium and has a flat roof. The exterior walls consist of painted concrete and large expanses of glass with stucco and mosaic tile accents. The east-facing nearly symmetrical façade has a horizontal emphasis, although it is divided into six bays defined by narrow vertical elements sheathed with mosaic tiles. The southernmost bay spans the driveway and extends approximately 45 feet to the east (rear), creating a large porte-cochere and the leg of the P. The façade's most distinctive feature is a perforated metal screen that is mounted on metal posts approximately 10 feet in front of the building. The screen bends at a 90-degree angle to attach to the roof and is also attached to the projecting north and south walls of the building. With the exception of the main entrance, the second story is covered by the screen, which is divided into three vertical panels per bay. The two bays on either side of the main entrance each have 3-over-4 full-height windows consisting of a row of three tall panels at the bottom, then two rows of square panels, and one row of small rectangular panels at the top. The main entrance and the southernmost bay are open on the ground level to accommodate access to the atrium and the driveway, respectively, but both have the upper nine windows. The main entrance features a large (non-original) awning attached to the windows and a wall-mounted sign at the top of the wall, while the driveway bay includes the metal screen. An ADA access ramp was added to the south side of the main entrance in 2001. See Continuation Sheet

*P3b. Resource Attributes: (List attributes and codes) HP6-one to three-story commercial building

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

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Façade, view to the east (6/4/2020)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1963 (Building permit)

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

*P9. Date Recorded:
June 4, 2020

*P10. Survey Type: (Describe) Intensive-level Section 106 and CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, Main Street Medical Office Building, City of Orange, Orange County, California (2020). Prepared by LSA.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 363 South Main Street

B1. Historic Name: _____

B2. Common Name: Mother/Baby Assessment Center, St. Joseph Hospital

B3. Original Use: Office building **B4. Present Use:** Medical office building

***B5. Architectural Style:** International style

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

1963 – Permits issued to owner Ray C. Oltman to construct a new two-story office building with a 10-foot front setback and add air conditioning. Architect is listed as Floyd Weaver and the contractor is listed as Arundell & Lindsey.

1964 – Permit issued to Great Southern Life Insurance Company for an electric building sign.

1967 – Permit issued to owner Ray C. Oltman to replace pipe [illegible] and window addition.

1980 – Permit issued to owner A & B Partnership for a new air conditioning motor.

1982 – Permit issued to owner St. Joseph's Hospital for 12 air conditioning units.

1983 – Permits issued to owner St. Joseph's Hospital for interior alterations and electrical work.

2001 – Permits issued to owner St. Joseph's Hospital for 4,000-square foot tenant improvement, 1,500-square foot tenant improvement on the second floor, and construction of new ADA ramp on front of building.

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

***B8. Related Features:** modern one-story medical office and surface parking

B9a. Architect: Floyd Weaver **b. Builder:** Arundell & Lindsey

***B10. Significance: Theme:** Modern Architecture **Area:** City of Orange

Period of Significance: 1963 **Property Type:** Office building **Applicable Criteria:** NA

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

This 1963 International style office building does not meet the criteria for listing in the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register). It is not a historical resource for purposes of the California Environmental Quality Act (CEQA).

Historic Context. Refer to the related report for a detailed historic context (see P11 above).

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

***B12. References:**

Ancestry.com

Var. A variety of records were accessed online in June 2020 at: <http://home.ancestry.com/>. These include city directories, voter registration records, military records, and United States Census Data.

Christopher A. Joseph & Associates

2009 City of Riverside Modernism Context Statement. On file at the City of Riverside Office of Historic Preservation.

City of Orange

Var. Building permits for 363 South Main Street provided by the City of Orange.

Los Angeles Times

1958 Condemnation of Building Leaves El Toro District Without School. January 5, page 187.

1965 New Chapel Work Begins in Santa Ana. December 19, page 148.

1975 Volunteer Work All for Naught: Theater Unsafe. April 30, page 7.

1998 Weaver, Floyd E. "Bo" 76 (obituary). November 10, page 166.

B13. Remarks:

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

***Date of Evaluation:** June 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)
Refer to Location Map

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 6 *Resource Name or #: (Assigned by recorder) 363 South Main Street
*Recorded by LSA Associates, Inc. *Date: June 2020 X Continuation Update

***P3a. Description:** (continued from page 1)

All of the businesses in the building have exterior entrances. The main building access is from South Main Street and consists of a wide covered walkway paved with terrazzo. The walls are clad with mosaic tiles and the two businesses flanking the walkway have aluminum-framed glass storefronts. A small elevator is located on the south side of the walkway near the atrium. The atrium features floating staircases on the east and west sides, landscaping, and tables with umbrellas. There is a continuous, covered balcony on the second level that has a metal railing. In general, each office (first and second levels) has a wide, solid door next to a matching full-height window; however, two doors appear to have been removed/filled in on the ground level, leaving just the windows. At the west end of the atrium on both levels a hallway extends to the south where there are restrooms. Above the main entry there is an office with an aluminum-framed storefront.

The south elevation, behind the porte-cochere, has eight horizontal-rectangular windows (four on each level), two high voltage closets, and access to the driveway that is secured by a chain link fence. There are metal slatted awnings above each window.

The east elevation has 12 horizontal-rectangular fixed windows, six on each level, shaded by metal slatted awnings. The east elevation (rear) of the porte-cochere has a large ribbon window with an awning.

The north elevation has no openings in the west approximately 40 feet and this section is taller than the rest of the elevation and also projects approximately five feet to the north. The remainder of the north elevation is approximately 80 feet long and features five evenly-spaced pilasters and 10 evenly-spaced, multi-paned, horizontal-rectangular windows (five on each level).

The building appears to be in good condition and exhibits several of the characteristics of the International style such as simple geometric forms, balance and regularity, smooth painted wall surfaces, a cantilevered upper floor (office over the driveway), a flat roof without eaves, and large expanses of glass. However, the mosaic tiles, terrazzo floors, and perforated metal screen are decorative elements not typical of the style.

Alterations noted include the ADA ramp, the green awnings over the main entry and the rear entry, the removal of two doors on the ground level, the security gates (main entry and porte-cochere), and possibly the three aluminum-framed storefront entries. Overall, the building retains a high degree of integrity of location, setting, workmanship, feeling, and association, and a lesser degree of integrity of design and materials.

P5a. Photo or Drawing (continued from page 1)



Main entrance, view looking east toward the atrium. Note terrazzo floors and mosaic tile walls (6/4/2020).



Atrium, balcony, and second floor offices, view to the northeast (6/4/2020).



East and north elevations, view to the southwest (6/4/2020).

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6 *Resource Name or #: (Assigned by recorder) 363 South Main Street
*Recorded by LSA Associates, Inc. *Date: June 2020 Continuation Update

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

Building History and People Associated with the Property. In 1963, permits were issued to owner Ray C. Oltman to demolish three buildings, including a residence and a garage and to build a new two-story office building with a front setback of 10 feet (City of Orange var.). The architect was listed as Floyd Weaver and the contractor was listed as Arundell & Lindsey (Ibid.). The following year, a permit was issued to owner Great Southern Life Insurance Company for an electric sign for existing offices (Ibid.). However, in 1967, Ray C. Oltman was again listed as the owner when permits were issued to add a window and complete other work (Ibid.). In the 1980s, permits were issued for at least 12 air conditioning units, interior alterations, and electrical work and in 2001 permits were issued for tenant improvements and construction of an ADA ramp on the front of the building (Ibid.). Since at least 1982, St. Joseph's Hospital has been listed as the owner (Ibid.).

Floyd Edward "Bo" Weaver was born in Regina, Saskatchewan, Canada on August 2, 1922 (Ancestry.com var.). The family moved to Los Angeles in November 1923 and in 1940, Floyd graduated from John Marshall High School in Los Angeles (Ibid.). He received a football scholarship to Stanford University where he majored in engineering before transferring to California Institute of Technology (Caltech) and earning his Bachelor of Science in Engineering (*Los Angeles Times* 1998). He was stationed in Okinawa with the Navy Seabees Engineering Corps during World War II, then worked as a structural engineer for the State of California before starting his own engineering company in Santa Ana (Ibid.). In 1945, he married Dorothy Jean Hisserich and together they had three sons: John, Charles, and Casey (Ibid.). In 1957, after receiving a Master of Science from the University of Southern California, he moved his family to Newport Beach where he eventually opened a new office in the mid-1960s (Ibid.). It was during this time that he designed the two-story office building at 363 South Main Street in Orange (City of Orange var.). Very little additional relevant information was found for Mr. Weaver aside from the fact that he prepared the structural reports that led to the closure of the 44 year-old El Toro Elementary School in 1958 and the 50 year-old Zion Lutheran Church in 1972 (*Los Angeles Times* 1958, 1975).

Very little information was found for Arundell & Lindsey, a construction firm based in Fullerton (*Los Angeles Times* 1965). An online search of newspaper articles in California from 1950 to 1970 revealed seven mentions of the firm between 1959 and 1969. These articles indicate that the company built five church-related projects, a fire station, and a warehouse and shops in the Fullerton city yard.

No definitive information was found for Ray C. Oltman who was listed on building permits as the property owner from 1963 to 1967.

Architectural Context. This minimalist style is generally devoid of regional characteristics and decorative elements (Harris 2006). It evolved mainly from the 1920s–1930s Bauhaus interdisciplinary design school in Germany and migrated to the U.S. with some of the German architects who relocated here during the Depression era. The style garnered interest in America around 1932 when the Museum of Modern Art featured a "Modern Architecture" exhibit highlighting buildings from around the world that shared a stark simplicity and vigorous functionalism (Christopher A. Joseph & Associates 2009:14). Henry Russell Hitchcock and Philip Johnson coined the term International Style in their catalog for the exhibit (Ibid.).

The first major example of the style in the U.S. was the 1932 Philadelphia Savings Fund Society Building designed by George Howe and Swiss-born, William Lescaze (Christopher A. Joseph & Associates 2009). In southern California, the first truly International style building was Columbia Square (1938) by Lescaze and E.T. Heitschmidt (Ibid.). Rudolph Schindler and Richard Neutra are two other master architects who worked extensively in southern California and are known for their International style residential and commercial designs as early as the 1930s and 1940s.

In the post-WWII years, acceptance of the style grew and became popular for larger non-residential projects. Two trends emerged, both based on philosophies associated with Bauhaus leaders Walter Gropius and Mies van der Rohe (Christopher A. Joseph & Associates 2009). The Gropius-influenced trend focused on expressing the building's function and featured screen walls, steel frames, and external glass walls without interruption (Ibid.). The Miesian-influenced trend reflected a "less is more" aesthetic that typically followed one of three subtypes: glass curtain wall skyscrapers, glass and steel pavilions, or the modular office building (Ibid.). However, both trends share several character-defining features:

- Simple geometric forms often rectilinear;
- Balance and regularity, but not necessarily symmetry;
- Reinforced concrete and steel construction with a non-structural skin;
- Unadorned, smooth wall surfaces typically of glass, steel, or stucco painted white;
- Complete absence of ornamentation and decoration;
- Often cantilevered upper floor or balcony;
- Flat roof without a ledge or eaves;
- Large areas of glass; and
- Metal window frames set flush with the exterior walls, often in horizontal bands.

A comparative analysis of multistory office buildings that date to roughly the same period as 363 South Main Street was completed using several buildings on the west side of South Main Street between State Route 22 and West La Veta (see *Continuation Sheet*)

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6 *Resource Name or #: (Assigned by recorder) 363 South Main Street
*Recorded by LSA Associates, Inc. *Date: June 2020 Continuation Update

***B10. Significance:** (continued from page 2)
Avenue near the project area. Each of the buildings south of West La Veta Avenue is a more fully realized representation of the International style than the small office building in the project area.

Significance Evaluation. The building is evaluated below for historical significance under the criteria for listing in the National Register and California Register. Because the National Register and California Register criteria are so similar, they are addressed together to avoid redundancy. The local ordinance does not have criteria for individual properties.

National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.

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

This building was constructed during the post-World War II (WWII) construction boom, which is a historically significant event in southern California and across the nation. Fundamental to this unprecedented growth was large-scale development and this small commercial building on its own does not convey this. Furthermore, nearby buildings are not of the same vintage.

National Register Criterion B: It is associated with the lives of persons significant in our past;

California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history

Research did not identify any historically significant persons associated with this building.

National Register Criterion C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.

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

This building is not the work of a master and does not possess high artistic values. It embodies several of the characteristics of the International style including simple geometric forms, balance and regularity, smooth painted wall surfaces, a cantilevered upper floor (office over the driveway), a flat roof without eaves, and large expanses of glass (façade). However, the mosaic tiles, terrazzo floors, and perforated metal screen are decorative elements not typical of the style. In addition, the building has sustained some alterations such as the construction of the ADA ramp on the façade, installation of awnings over the main and rear entries, removal of two doors on the ground level, installation of security gates across the entries, and possibly the three aluminum-framed storefronts. The building retains a high degree of integrity of location, setting, workmanship, feeling, and association, and a lesser degree of integrity of design and materials, but does not rise to a level beyond the ordinary. In addition, a comparative analysis revealed that there are more fully realized examples of the style within a few blocks of this property.

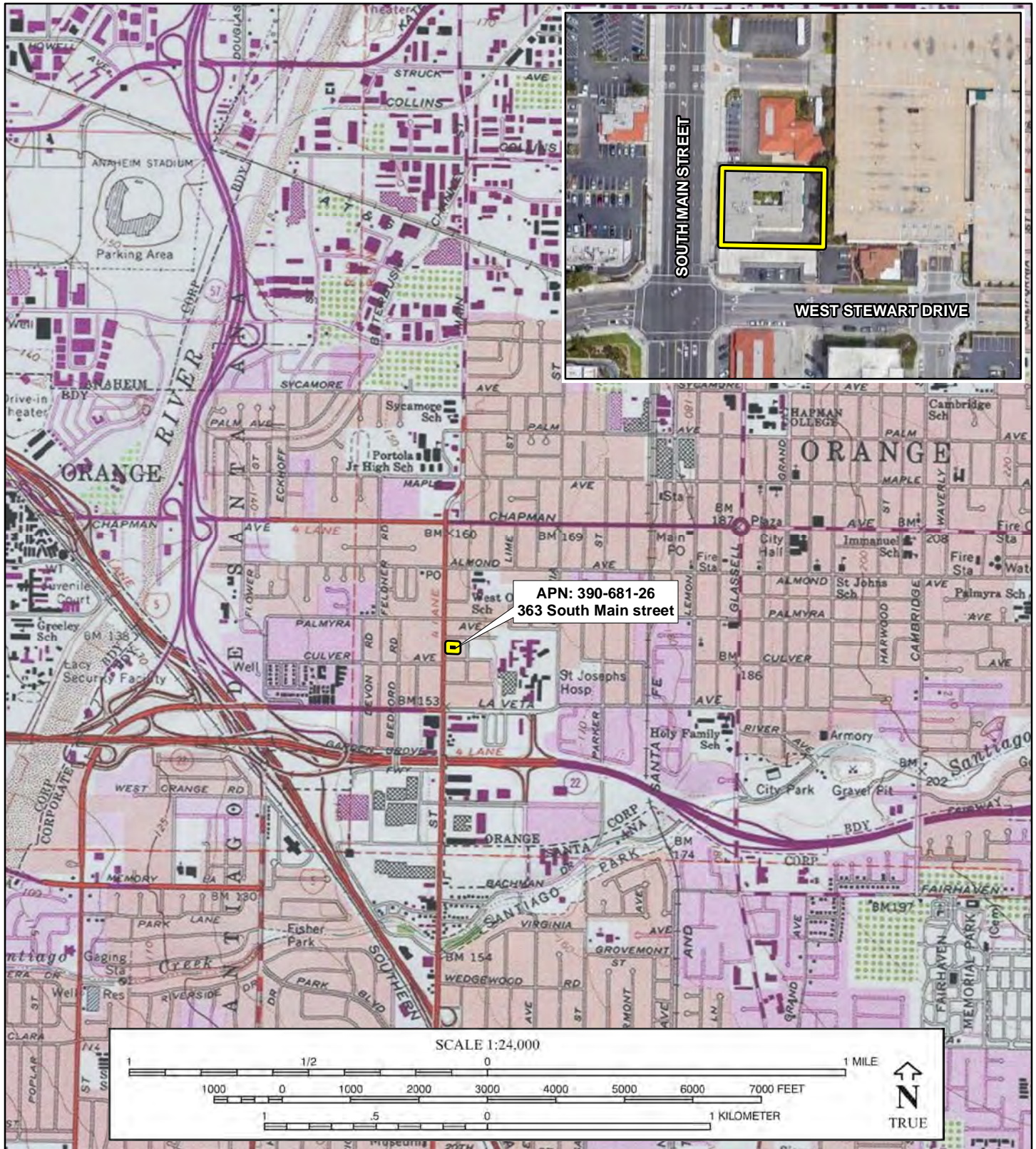
National Register Criterion D: It has yielded, or may be likely to yield, information important to prehistory or history.

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

This building was constructed in 1963 using common methods and materials. It does not have the potential to yield important information in prehistory or history.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: 393 South Main Street

P1. Other Identifier: Twin Cypress Motel

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

*b. USGS 7.5' Quad: Orange, California Date: 2018 T4S; R9W; S.B.B.M.

c. Address: 393 South Main Street City: Orange Zip: 92868

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 390-681-06

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

This property is developed with the Twin Cypress Motel, a pole sign, and surface parking. The one-story vernacular motel with Art Moderne elements is situated on the northeast corner of South Main Street and West Stewart Drive and is oriented to the south. It has nine units, an office, and what appears to be a storage room and/or laundry facility. The building is roughly C-shaped in plan and has a flat roof with parapets and a mansard roof on the west and south elevations that partially wraps around to the east and north elevations. The exterior walls are covered with modern, textured stucco and painted stone veneer (west elevation). Fenestration consists of modern vinyl-framed sliding windows and full-height glass block windows on the rounded corners at the northwest and southwest ends of the building. Each unit has a paneled door and a wall-mounted air conditioning unit. One of the doorways and a window in the west elevation have been removed. The pole sign was relocated from the corner in 1975, likely to accommodate the modern traffic signal.

The motel appears to be in fair condition and retains integrity of location, but integrity of setting, design, materials, workmanship, feeling, and association have all been compromised to varying degrees by alterations (siding, windows, doors) and the removal of the nearby citrus groves and houses, and modern development.

*P3b. Resource Attributes: (List attributes and codes) HP5-Motel

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

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) West and south elevations, view to the northeast (Google February 2020)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1948 (Building permits)

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

*P9. Date Recorded:
June 4, 2020

*P10. Survey Type: (Describe) Intensive-level Section 106 and CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, Main Street Medical Office Building, City of Orange, Orange County, California (2020). Prepared by LSA.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 393 South Main Street

B1. Historic Name: Twin Cypress Motel

B2. Common Name: Twin Cypress Motel

B3. Original Use: Motel B4. Present Use: Motel

*B5. Architectural Style: Vernacular with Art Moderne elements

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

- 194? – Electrical permit for sign issued to owner Sam Hibgood.
- 1947 – Plumbing/Sewer permit issued to B.F. Phillips.
- 1948– Plumbing/Sewer permit issued to multiple owners (all illegible).
- 1949 – Electrical permit issued to owner Aztec Motel for neon sign.
- 1955 – Permits issued to W.C. Stark and Twin Cypress Motel, for a neon sign and to remodel motel. Contractor for remodel is listed as R.V. Raplic(?).
- 1959 – Permit issued to owner W.C. Stark to change windows.
- 1966 – Permit issued to owner Twin Cypress Motel for water softeners.
- 1975 – Permit issued to owner Twin Cypress Motel to relocate pole sign.
- 1981 – Permit issued to owner Souadjian for a water heater.
- 1983 – Permit issued to owner Victoire Souadjian to re-roof motel.

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

*B8. Related Features: surface parking lot and pole sign

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Post-World War II Development Area: City of Orange

Period of Significance: 1948 Property Type: Motel Applicable Criteria: NA

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

This 1948 motel does not meet the criteria for listing in the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register). It is not a historical resource for purposes of the California Environmental Quality Act (CEQA).

Historic Context. Refer to the related report for a detailed historic context (see P11 above).

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

***B12. References:**

- City of Orange
 - Var. Building permits for 393 South Main Street provided by the City of Orange.
- County of Orange
 - Var. Historical Aerial Imagery from 1931, 1938, 1947. Accessed online in June 2020 at: <https://www.ocgis.com/ocpw/historicalimagery/index.html>.
- McAlester, Virginia Savage
 - 2013 *A Field Guide to American Houses*. Alfred A. Knopf, New York.
- Pintrrest
 - n.d. Twin Cypress Motel undated postcard. Found online in June 2020 at <https://www.pinterest.com/pin/353814114458565663/>.

B13. Remarks:

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

*Date of Evaluation: June 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)
Refer to Location Map

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

Primary # _____
HRI # _____
Trinomial _____

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P5a. Photo or Drawing (continued from page 1)



Undated postcard (Pinterest n.d.).



West elevation of the Twin Cypress Motel, view to the east (6/4/2020). Note missing door where street numbers are and the relocated pole sign.



South elevation of the motel, view to the northwest (6/4/2020).

See Continuation Sheet

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

Building History and People Associated with the Property. In the early part of the 20th century, this property and surrounding lands were mostly developed with groves. By 1947, the property was vacant (County of Orange var.). Building permits indicate that the motel was built in 1948 (City of Orange var.). Several of the permits are illegible, but plumbing/sewer permits were issued to B.F. Phillips in 1947 and multiple owners in 1948 (City of Orange var.). An electrical permit for a neon sign was issued to owner Aztec Motel in 1949 (Ibid.). In 1955, owner W.C. Stark was issued permits for a neon sign and to remodel the Twin Cypress Motel (Ibid.). A permit to change the windows was issued to W.C. Stark in 1959 (Ibid.). Permits were later issued for water softeners (1966), relocation of the pole sign (1975), installation of a water heater (1981), and re-roofing (1983) (Ibid.). An online search of newspapers in California from 1948 to 1970 found no references to the Twin Cypress Motel. Similarly, no news articles or other information for the W.C. Stark associated with the motel were found.

Architectural Context. Art Moderne is one of the Modernistic styles that gained favor generally between 1920 and 1940 (McAlester 2013). Initially the Art Deco style was more popular, but in the 1930s Art Moderne, also known as Streamline Moderne, became more prevalent (Ibid.). Influenced by “the streamlined industrial design for ships, airplanes, and automobiles” the smooth surfaces, rounded corners, and horizontal emphasis of Art Moderne created “a feeling that airstreams could move freely over them; thus, they were streamlined” (McAlester 2013:582). Common characteristics of the Art Modern style include:

- Smooth wall surfaces;
- Flat roof with a small coping;
- Horizontal grooves in the walls;
- Asymmetrical façades;
- Rounded exterior corners;
- Glass blocks; and
- Ribbon windows that wrap around the corners.

While the Twin Cypress Motel incorporates some Art Moderne elements, it has been altered and is not a representative example of the style. Therefore, a comparative with Art Moderne buildings was not warranted.

Significance Evaluation. The building is evaluated below for historical significance under the criteria for listing in the National Register and California Register. Because the National Register and California Register criteria are so similar, they are addressed together to avoid redundancy. The local ordinance does not have criteria for individual properties.

National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.

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

This motel was built in the early part of the post-WWII construction boom, which is a significant historical event in southern California and the nation. During this time, there was an increased interest in recreational pursuits and car travel. As a result, small roadside motels like the Twin Cypress Motel became popular at this time. However, due to alterations and changes to the historic setting, this motel no longer conveys its association with that period.

National Register Criterion B: It is associated with the lives of persons significant in our past;

California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history

Research did not identify any historically significant persons associated with this building.

See Continuation Sheet

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DEPARTMENT OF PARKS AND RECREATION
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***B10. Significance:** (continued from page 4)

National Register Criterion C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.

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

No evidence was found that the motel is the work of a master and it does not possess high artistic values. Although it exhibits some characteristics of the Art Moderne style such as the curved building corners and glass blocks, it is not a distinctive example of the style. In addition, it has sustained alterations to the building (siding, windows, door removal, wall-mounted air conditioning units, and relocation of the pole sign) and the setting, which have compromised its integrity of setting, design, materials, workmanship, feeling, and association to varying degrees. Although it is a clear example of a property type (motel), the lack of architectural style coupled with the alterations to the building and setting, make it unable to convey a strong association with its period of significance (1948).

National Register Criterion D: It has yielded, or may be likely to yield, information important to prehistory or history.

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

This building was constructed in 1948 using common methods and materials. It does not have the potential to yield important information in prehistory or history.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____

