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1.0 EXECUTIVE SUMMARY

To allow continued, long-term growth of The Disneyland® Resort, Walt Disney Parks and Resorts U.S., Inc. (Disney) proposes DisneylandForward (the Project), which would allow the transfer of uses permitted under The Disneyland Resort Project to other areas of the Disneyland Resort Specific Plan No. 92-1 (DRSP) and properties within the Anaheim Resort Specific Plan No. 92-2 (ARSP) owned or leased by Disney or other subsidiaries of The Walt Disney Company (Disney ARSP Properties, and, collectively with Disney’s Properties in the DRSP, Disney Property or Disney Properties). These areas will be considered part of The Disneyland Resort Project as modified by the DisneylandForward Project.

The City of Anaheim (City) analyzed the environmental impacts of The Disneyland Resort Project, including the adoption of the DRSP, in Environmental Impact Report (EIR) No. 311, which the City certified in 1993 along with the adoption of Mitigation Monitoring Program No. 0067. In 1996, in conjunction with an amendment to The Disneyland Resort Project, the City Council approved an Addendum to EIR No. 311, including a Modified Mitigation Monitoring Plan No. 0067. The City analyzed the environmental impacts of the ARSP in Master EIR No. 313, which the City certified in 1994, along with the adoption of Mitigation Monitoring Program No. 85C. In December 2012, the Anaheim City Council certified SEIR No. 340 in support of the approval of Amendment No. 14 to the ARSP Project.

The Project would not increase the amount of development square footage or hotel rooms currently allowed in the DRSP and analyzed in Environmental Impact Report (EIR) No. 311, which the City of Anaheim (City) certified in 1993, or the number of hotel rooms currently allowed in the ARSP and analyzed in Supplemental EIR No. 340, which the City certified in 2012. However, the Project would permit an increase of 4,376 theme park-related parking spaces in the ARSP. The Project would allow the City to perform streamlined reviews of Disney’s development projects on Disney Property.

Many aspects of The Disneyland Resort Project and the ARSP Project have been implemented over the three decades since the City approved these projects. Environmental review for the Project provides an update to the analysis in the prior EIRs based on changes proposed by the Project, including allowing the transfer of uses permitted under The Disneyland Resort Project to other areas of the DRSP and the Disney ARSP Properties. The purpose of this report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)\(^1\) are present within the DRSP and at Disney ARSP Properties and, if so, to identify potential impacts to historical resources that may be caused by the Project.

The establishment of Disneyland in 1955 was a significant catalyst in the transformation of Anaheim after World War II, and it continues to play a principal role in the economic and physical development of the City. At the time of the adoption of the DRSP in 1993, the Disneyland Theme Park had been in operation for less than 40 years. EIR No. 311 for The Disneyland Resort Project determined Disneyland would continue operation and therefore would not jeopardize any historic status, and, as a result, determined there would be no impact to historical resources and no

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\(^1\) California PRC, Section 21084.1.
mitigation measures were required. As of 2022, the Disneyland Theme Park has been established and operating for 67 years, and EIR No. 311 was completed almost 30 years in the past. Therefore, this report analyzes whether the Disneyland Theme Park as it exists today should be treated as a historical resource for purposes of CEQA. Based on research of the development history of the area; a review of the relevant contexts associated with the establishment of Disneyland in Anaheim after World War II; and an evaluation of the existing conditions, this report identifies a potential Disneyland Theme Park Historic District (depicted in Figure 4, Potential Disneyland Theme Park Historic District Boundary) that appears eligible for listing in the National Register of Historic Places for its establishment as the earliest and most influential theme park in the United States; for its association with Walt Disney and his original vision for the park; and for its design characteristics. Therefore, for purposes of environmental review of the Project, the potential Disneyland Theme Park Historic District is considered a historical resource as defined by CEQA.

The Pope House, an existing single-family residence that was relocated to the theme park in 1955 to serve as the home of Owen and Dolly Pope, has been identified in this study as potentially individually eligible for local designation as the first building at the theme park. In 2016, it was relocated to the northwest corner of the back-of-house area just south of Ball Road and is no longer within the boundary of the potential historic district. Therefore, for purposes of environmental review of the Project, the Pope House is considered a historical resource as defined by CEQA.

Further, since approval of The Disneyland Resort Project, the Hungry Bear Restaurant, Pirates of the Caribbean, and the Main Street Railroad Depot (referred to as the Disneyland Railroad Depot in the evaluation), all located within the Disneyland Theme Park, were formally determined eligible for listing in the National Register of Historic Places as part of review under Section 106 of the National Historic Preservation Act and therefore are listed in the California Register of Historical Resources by consensus. These three attractions are therefore historical resources as defined by CEQA. The location of each is shown in the map in Figure 2, Existing Disneyland Theme Park.

The analysis in the previous EIRs indicated that there were no historical resources located within the DRSP or ARSP project areas. However, given the passage of time, there is the potential that there are historical resources located outside the boundary of the Disneyland Theme Park but within the wider DRSP and ARSP areas which had not been identified at the time of the previous studies. This includes the Disneyland Hotel, originally established in 1955 specifically to serve visitors to the park. However, the original hotel buildings were demolished in 1999; therefore, the Disneyland Hotel is not eligible for historic designation at the federal, state, or local levels and is not considered a historical resource for purposes of CEQA.

In order to determine whether there are other historical resources within the wider DRSP area outside the boundary of Disneyland that need to be considered as part of the environmental review of the Project, all previous studies of the area, including the *Citywide Historic Preservation*...
Plan, the City’s Lists of Historically Significant Structures or Structures of Historical Interest, the California Historical Resources Inventory (now known as the Built Environment Resources Directory or BERD), and a records search at the South Central Coastal Information Center, were consulted. This study confirmed that the Anaheim Convention Center was listed in the California Register of Historical Resources by consensus, making it a historical resource as defined by CEQA. In addition, in 2022, South Environmental conducted a survey of all Disney ARSP Properties and the Pumbaa surface parking lot. This study, along with the review of all previous evaluations, confirmed that there are no additional historical resources in the DRSP or ARSP areas.

The Project proposes updates to the DRSP and ARSP areas to guide development of The Disneyland Resort and the Disney ARSP Properties. For purposes of analysis, it is assumed Disney would implement the Project in multiple phases over the next 40 years or more. This report finds that there would not be potential impacts resulting from the Project to the Anaheim Convention Center. The Project features within the DRSP or Disney ARSP Properties would not materially impair the Anaheim Convention Center such that it would no longer convey its historic significance. Further, proposed Project features within the larger ARSP area or DRSP area outside of the boundary of the Disneyland Theme Park would not result in significant impacts to the potential historic district.

There are no specific plans outlined by the Project that would result in substantial changes within the boundary of the potential Disneyland Theme Park Historic District or to any individually significant features; however, because of the duration of the Project and the need to maintain the future viability of the Disneyland Theme Park, it is acknowledged that the Project could result in significant adverse impacts to the district overall, the three individually eligible features within the potential historic district boundary, and the potentially individually eligible Pope House, which could not be reduced to a less-than-significant level through mitigation measures. Therefore, this report finds that the Project could have a significant and unavoidable effect on historical resources under CEQA.
2.0 PROJECT SUMMARY

Project Location

The Project site is located entirely within the City in Orange County, California, within an area known as The Anaheim Resort®, a 1,078-acre portion of the City especially designated by the City’s General Plan for Commercial Recreation land uses and which is intended to provide for tourist and entertainment-related industries, such as theme parks, hotels, tourist-oriented retail, movie theaters, and other visitor-serving facilities. The Anaheim Resort is located 35 miles southeast of downtown Los Angeles, seven miles northwest of Santa Ana, and just north of Garden Grove in central Orange County. The Anaheim Resort is located generally west of the U.S. Interstate 5 corridor, south of Vermont Avenue, east of Walnut Street, and north of Chapman Avenue within the City. Interstate 5 provides regional access to the Project site; Harbor Boulevard, Katella Avenue, and Disneyland Drive provide local access. The Anaheim Resort includes the following three specific plan areas: DRSP (489.7 acres), ARSP (581.3), and Hotel Circle Specific Plan No. 93-1 (HCSP) (6.8 acres).

The Project site is located within areas regulated by the DRSP and the ARSP. It is generally located adjacent to and southwest of Interstate 5, between Ball Road to the north, Walnut Street to the west, and Chapman Avenue to the south.

The Project site encompasses The Disneyland Resort, including the existing Theme Park, Hotel, Parking and Future Expansion Districts, and the following Disney ARSP Properties in the ARSP Commercial Recreation (C-R) District (Development Area 1): 1515 S. Manchester Avenue (currently used as the Manchester Cast Member Lot); 1585 S. Manchester Avenue (currently occupied by a vacant office building and also used as the Manchester Cast Member Lot); 1530 S. Harbor Boulevard (currently used as the Manchester Cast Member Lot); 1900 S. Harbor Boulevard (currently used as the Toy Story Parking Lot); 333 W. Ball Road (currently used as the Harbor Cast Member Lot); and 1717 S. Disneyland Drive (Paradise Pier Hotel). To the extent the Project would update the Anaheim Resort Public Realm and Landscape Program, Anaheim Resort Identity Program, and the Anaheim Commercial Recreation Area Maximum Permitted Structural Height Map, the Project site would cover the entire Anaheim Resort (inclusive of the ARSP, DRSP, and HCSP). The Project site also covers areas identified in the General Plan as planned extensions of Gene Autry Way between Harbor Boulevard and Haster Street and of Clementine Street between Katella Avenue and Orangewood Avenue outside The Anaheim Resort. The Project site is shown in Figure 1.

Within the larger DRSP area is the Disneyland Theme Park and the associated Pope House, which are evaluated herein as potential historical resources. A map showing the existing Disneyland Theme Park is shown in Figure 2.

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3 Cast Member is a term used by Disney for an employee of The Disneyland Resort.
FIGURE 1: PROJECT SITE

Local Vicinity and Existing Specific Plan Designations

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Exhibit 3-2

DisneylandForward Subsequent EIR

Historic Resources Group

DisneylandForward

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FIGURE 2: EXISTING DISNEYLAND THEME PARK

1. Disneyland Railroad Depot
2. Pirates of Caribbean
3. Hungry Bear Restaurant
4. Railroad Roundhouse
5. Horse stables
6. Pope House
**Project Description**

**PROJECT BACKGROUND**

**The Disneyland Resort Project**
The City analyzed the environmental impacts of The Disneyland Resort Project, including the adoption of the DRSP, in EIR No. 311, which the City certified in 1993 along with the adoption of Mitigation Monitoring Program No. 0067. In 1996, in conjunction with an amendment to The Disneyland Resort Project, the City Council approved an Addendum to EIR No. 311, including a Modified Mitigation Monitoring Plan No. 0067. The DRSP, as previously amended, currently allows the following development:

- Theme Park District: up to 6,850,000 square feet of theme park uses, up to 1,025 hotel rooms, and up to 475,000 square feet of administration buildings with up to 2,300 associated parking spaces;
- Hotel District: up to 5,600 hotel rooms (including the 1,025 hotel rooms which have been constructed in the Theme Park District), up to 300,000 square feet of retail/restaurant uses, up to 9,930 parking spaces, and up to 200,000 square feet of meeting rooms/convention space;
- Theme Park District/Hotel District: up to 350,000 square feet of the theme park square footage allowed in the Theme Park District may be developed as a retail entertainment center in the Hotel District;
- Parking District, East Parking Area: up to 17,600 parking spaces, including up to 5,000 parking spaces that may be located in the Theme Park District;
- Parking District, West Parking Area: up to 16,700 parking spaces; and
- Future Expansion District: up to 5,100 parking spaces.

To date, Disney has used approximately 45 percent of the approved square footage for theme park uses, in part due to the open-air nature of Disney’s theme parks.

**The Anaheim Resort Specific Plan Project**
The City analyzed the environmental impacts of the ARSP in Master EIR No. 313, which the City certified in 1994, along with the adoption of Mitigation Monitoring Program No. 85C. In December 2012, the Anaheim City Council certified SEIR No. 340 in support of the approval of Amendment No. 14 to the ARSP Project. SEIR No. 340 reevaluated environmental changes that had occurred in and around the ARSP area since certification of Master EIR No. 313 in September 1994. SEIR No. 340 incorporated the relevant findings from Master EIR No. 313, particularly related to the loss of agricultural land, which was fully analyzed and identified as a significant and unavoidable impact in Master EIR No. 313. Because a statement of overriding considerations was adopted for this impact associated with Master EIR No. 313, and no new or additional impacts were found to occur with the Amendment No. 14 to the ARSP Project, SEIR No. 340 incorporated the findings from Master EIR No. 313 for this topic. For all other topics, SEIR No. 340 superseded the analyses and related findings from Master EIR No. 313. SEIR No. 340 included Mitigation Measure No. 5.4-3, which required property owners/developers to submit documentation verifying the presence/absence of historical resources to the City Planning and Building Department prior to the approval of a final site plan for properties containing a structure over 45 years of age. SEIR No. 340 analyzed the cumulative impacts associated with the entire Anaheim
Resort and surrounding area, including the full build-out of the three specific plans within the Anaheim Resort. The ARSP, as previously amended, allows development on Disney ARSP Properties of up to 75 or 50 hotel rooms per gross acre with approval of a Final Site Plan as indicated below:

- Up to 1,116 hotel rooms on 1515 S. Manchester Avenue (currently used as the Manchester Cast Member Lot), 1585 S. Manchester Avenue (currently occupied by a vacant office building and also used as the Manchester Cast Member Lot), and 1530 S. Harbor Boulevard (currently used as the Manchester Cast Member Lot);
- Up to 3,348 hotel rooms at 1900 S. Harbor Boulevard (currently used as the Toy Story Parking Lot);
- Up to 534 hotel rooms at 333 W. Ball Road (currently used as the Harbor Cast Member Lot); and
- Up to 564 hotel rooms at 1717 S. Disneyland Drive (Paradise Pier Hotel).

Section 18.116.070 of the City of Anaheim Municipal Code also allows the development of theme parks, entertainment venues, and transportation facilities on these properties with approval of a conditional use permit.

PURPOSE

The primary purpose of environmental review for the DisneylandForward Project is to reevaluate the analysis in EIR No. 311 for The Disneyland Resort Project and the analysis in Master EIR No. 313 and SEIR No. 340 for the ARSP Project due to the changes proposed to these projects by the DisneylandForward Project. This Project would allow the transfer of theme park, hotel and other retail, dining and entertainment uses, and parking permitted in The Disneyland Resort Project to Disney Properties and provide for administrative review of Disney's projects. Many aspects of The Disneyland Resort Project and the ARSP Project have been implemented over the three decades since the City certified the EIRs for these projects and approved these projects. Therefore, the environmental review for the Project provides an update to the analysis in the prior EIRs based on changes to the original projects proposed by DisneylandForward.

PROPOSED MODIFICATIONS TO THE DISNEYLAND RESORT PROJECT

The Project proposes to reallocate allowable land uses within the Theme Park District (389 acres), the Parking District (57.1 acres), and the Southeast District (24.7 acres). The current Hotel District would become part of the Theme Park District and the Future Expansion District would become the Southeast District. Additionally, the C-R Overlay and District A would continue to allow specific parcels in the DRSP to become part of The Disneyland Resort or be developed with the uses established by the ARSP. The Anaheim GardenWalk Overlay also would continue to apply to specific parcels within the DRSP area and would provide for the development of the Anaheim GardenWalk lifestyle retail and entertainment complex.

The Project would allow Disney to move a portion of the unused approved theme park square footage to the existing Hotel District, which would become part of the new expanded Theme Park District of the DRSP. The Project also would allow Disney to move a portion of the unused approved theme park square footage to the existing Future Expansion District, which would become the Southeast District of the DRSP, and to the proposed Theme Park East and West
Overlays of the ARSP. Under the Project, Disney could develop cumulatively up to 6,850,000 previously approved square feet of theme park uses in the DRSP, including up to 6,850,000 previously approved square feet in the expanded Theme Park District if all theme park square footage were developed in the expanded Theme Park District. Disney could also develop a portion of this previously approved theme park square footage in the newly renamed Southeast District (up to 390,000 square feet), in the proposed Theme Park East Overlay (up to 840,000 square feet), and in the proposed Theme Park West Overlay (up to 80,000 square feet). If theme park square footage is developed in the Southeast District and Theme Park East and West Overlays, an equivalent amount of theme park square footage would be removed from the allotment for the Theme Park District, such that the maximum theme park square footage would not exceed 6,850,000 square feet.

Similarly, the Project would allow Disney to move the unused portion of the hotel room approvals from the existing Hotel District to the existing Theme Park District or the Future Expansion District, the newly renamed Southeast District. Under the Project, Disney could develop cumulatively up to 5,600 previously approved hotel rooms in the DRSP, including a combination of up to 5,600 previously approved hotel rooms in the expanded Theme Park District if all hotel rooms were developed in the expanded Theme Park District and up to 1,852 previously approved hotel rooms in the newly renamed Southeast District.

Disney is not seeking additional square footage for theme park uses or retail entertainment uses or additional hotel rooms within The Disneyland Resort as part of this Project. Instead, the Project would allow Disney to move the existing approvals to other areas governed by the DRSP and ARSP.

**Theme Park District**

The Theme Park District is proposed between Ball Road on the north, Katella Avenue on the south, Walnut Avenue on the west, and Harbor Boulevard on the east, and would accommodate the following: the existing Disneyland theme park; the existing Disney California Adventure theme park; Downtown Disney; the portions of the current public right-of-way of Magic Way, which is proposed to be abandoned in the future as part of the Project; the former Hotel District; and associated administration and back-of-house facilities, parking, ticketing, hotel, and retail, dining and entertainment facilities. The expanded Theme Park District would allow for up to 6,850,000 previously approved square feet of theme park uses, up to 5,600 previously approved hotel rooms, and previously approved accessory retail, dining and entertainment uses, recreational uses and landscaped areas.

The Theme Park District would provide enhanced pedestrian mobility opportunities through various pedestrian-related amenities, landscaped areas, and routes, including at least one and up to three grade-separated pedestrian bridges over Harbor Boulevard, between Manchester Avenue and Disney Way, to connect the east side of Harbor Boulevard with the Theme Park District. An existing grade-separated pedestrian bridge is located over Disneyland Drive. Up to two additional pedestrian bridges may be constructed over Disneyland Drive between Magic Way and Katella Avenue. Future development within the Theme Park District would be subject to the Disneyland Resort Specific Plan Zoning and Development Standards, including maximum building heights and minimum setbacks from property lines, as detailed in the DRSP.
Parking may be provided in parking structures or surface lots, and may be located throughout the Theme Park District, although most parking would be located at the perimeter of the Theme Park District and screened from views from the public right-of-way. Hotel parking facilities within this District may be provided in parking structures located adjacent to Walnut Street, which would be set back from the Walnut Street right-of-way.

**Parking District**

The Parking District accommodates the public day-use parking facilities within The Disneyland Resort, including visitor and cast member parking and may provide parking for the Anaheim Convention Center. The Parking District accommodates peak attendance days at the theme parks with up to 34,300 total parking spaces, made up of existing and future parking facilities. The District is divided into two areas: the West Parking Area and the East Parking Area.

The West Parking Area is located between Disneyland Drive and Walnut Street north of Magic Way, and currently contains 16,300 spaces in two parking structures. The West Parking Area could accommodate a maximum of 16,700 spaces. Primary ingress and egress are via Disneyland Drive and Magic Way. No public access is permitted to or from Walnut Street, except for emergency vehicle access only point north of the Mickey and Friends parking structure and a new emergency vehicle access point at Magic Way. An existing grade-separated pedestrian bridge is located over Magic Way.

The East Parking Area is located near Disney Way, Clementine Street, and Manchester Avenue and currently contains the Pumbaa surface parking lot with 1,337 spaces north of Disney Way. The East Parking Area could accommodate a maximum of 17,600 spaces in a parking facility which may be constructed concurrently with a parking facility in the Parking Overlay of the ARSP just north of the East Parking Area, allowing the two facilities to operate as one. The maximum number of parking spaces in this area would be 17,600 spaces. Vehicles accessing the East Parking Area would continue to use ramps from Interstate 5. Existing and proposed pedestrian facilities in the area would facilitate guest mobility from the parking areas to the ticketing and entry area for the theme parks. At least one and up to three grade-separated pedestrian bridges may be constructed over Harbor Boulevard north of Disney Way and south of Manchester Avenue, as part of the East Parking Area Parking Facility and the Parking District Overlay of the ARSP. A network of existing and new public and/or private pedestrian walkways along Clementine Street and Manchester Avenue would connect to and provide access to Harbor Boulevard and connect to the future grade-separated pedestrian bridge(s) on Harbor Boulevard. An additional pedestrian walkway connecting to Harbor Boulevard would be provided from the East Parking Area adjacent to Disney Way.

Parking facilities in the East and West Parking Areas would be architecturally treated through use of terraced structures; landscaped buffers and berms; noise attenuation louvers along the openings on the lower levels and solid walls with landscaped planters on the upper levels; and additional landscaping in the setbacks. A detailed description of the proposed landscaping adjacent to the East and West Parking Areas can be found in Section 5.0, ‘Design Plan’ of the DRSP. The parking facility in the East Parking Area would be designed with similar architecture as the parking facilities in the West Parking Area.
Southeast District
The Southeast District, currently the Future Expansion District, is located south of Katella Avenue, east of Harbor Boulevard and west of Haster Street and is proposed to be developed with up to 390,000 square feet of theme park uses and up to 1,852 hotel rooms. The District also may include up to 5,100 parking spaces in a surface parking lot and/or in a five-level parking structure on the eastern portion of the District, which would provide parking for theme park uses in the amounts required by the DRSP. The District currently contains a surface parking lot containing 2,529 parking spaces and four toll booths for use by Resort guests. Future development in the Southeast District may occur concurrently with development of theme park uses or hotel uses in the Theme Park East Overlay of the ARSP, which currently contains 4,635 parking spaces in the Toy Story Parking Lot used by Resort guests. Access to this District generally will be from Interstate 5 via either Katella Avenue or Gene Autry Way with secondary access from Haster Street. Parking facilities in the Southeast District would be architecturally treated through use of terraced structures; landscaped buffers and berms; noise attenuation louvers along the openings on the lower levels and solid walls with landscaped planters on the upper levels; and additional landscaping in the setbacks. A detailed description of the architectural treatment and landscaping for the proposed parking facility in the Southeast District can be found in Section 5.0, Design Plan, of the DRSP.

District A, C-R Overlay, and Anaheim GardenWalk Overlay
The DRSP also contains areas designated as District A, the C-R Overlay, and the Anaheim GardenWalk Overlay. The Project does not propose any modifications to these three areas.

PROPOSED MODIFICATIONS TO THE ANAHEIM RESORT SPECIFIC PLAN
The Project would create a Theme Park East Overlay within the ARSP for the existing Toy Story Parking Lot and a Theme Park West Overlay within the ARSP for the existing Paradise Pier Hotel.

The Theme Park Overlay would allow Disney to develop theme park uses on these properties concurrently with the development of theme park uses on the expanded Theme Park District or the Southeast District of the DRSP. With the Project, Disney could develop up to 840,000 square feet of previously approved theme park uses within the Theme Park East Overlay and up to 80,000 square feet of previously approved theme park uses within the Theme Park West Overlay for a cumulative total of up to 920,000 square feet of previously approved theme park uses in these Overlays.

The Project would create a Parking Overlay within the ARSP for the Disney ARSP Properties located at 1515 S. Manchester Avenue, 1585 S. Manchester Avenue, 1530 S. Harbor Boulevard, and 333 W. Ball Road. The Project would increase the number of permitted theme park parking spaces in the Parking Overlay at 333 W. Ball Road, permitting up to 5,700 parking spaces (this includes 1,324 existing spaces plus 4,376 additional spaces). The Parking Overlay would permit development of the same type of parking and transportation facilities allowed under Section 18.114.080 for the East Parking Area of the Parking District of the DRSP, and the same type of back-of-house uses, limited retail, dining and entertainment uses, and hotel uses allowed under Section 18.114.060 for the Theme Park District of the DRSP. Parking facilities in the Parking Overlay would be architecturally treated through use of terraced structures; landscaped buffers and berms; noise attenuation louvers along the openings on the lower levels and solid walls with
landscaped planters on the upper levels; and additional landscaping in the setbacks. Disney could also develop hotel rooms in these Overlays as permitted by the existing ARSP.

**LANDSCAPE AND HARDSCAPE**

**The Anaheim Resort Public Realm Landscape Program and The Anaheim Resort Identity Program**

The Anaheim Resort Public Realm Landscape Program and The Anaheim Resort Identity Program regulate the landscape and streetscape elements within The Anaheim Resort. The Public Realm is defined as the ultimate public right-of-way of public streets, the private realm is defined as privately owned property, and the setback realm is the building setback between the public and private realm. As part of DisneylandForward, amendments to these documents are proposed to allow for the use of improved technologies and more low water plants in landscaping. Exhibits in these documents would be updated to include current photos of the Identity Elements and landscaping in The Anaheim Resort, replacing older photos and graphic representations from the originally adopted documents. The DRSP and ARSP currently include their respective versions of this exhibit; as part of DisneylandForward, the landscape concept exhibits will be removed from the DRSP and ARSP and would continue to be included in The Anaheim Resort Public Realm Landscape Program, since the information on the exhibit pertains to the public right-of-way. The Anaheim Resort Identity Program would also be updated to describe the general locations of pedestrian bridges in The Anaheim Resort, consistent with the proposed amendments to the DRSP and ARSP.

**Design Plans**

Significant landscape improvements have occurred within setbacks on private property as a result of implementation of The Disneyland Resort Project and conformance with Design Plans from the DRSP and ARSP. Future landscape improvements would be subject to the Design Plans, as detailed in the DRSP and ARSP, which are intended to unify and enhance the visual character of the DRSP and ARSP areas and the surrounding area with landscape. It also contains a description of the basic landscape concepts, criteria for the selection of plant material including low water plant types, and general planting design guidelines for the Setback Realm.

**Tree and Plant Selection Matrices**

The DRSP and ARSP currently include Tree and Plant Selection Matrices with specific species that may be used within the Public Realm, Setback Realm, and Private Realm. These matrices would be combined and updated to include tree and plant species that require lower water usage and general planting guidelines to address pest and disease issues, while still providing the lush landscape that is representative of The Anaheim Resort. These matrices, once updated, would be removed from the DRSP and ARSP and would be implemented by a Planning Standard Detail. The matrices would address trees and plants in the Public Realm, Setback Realm and areas beyond the Setback Realm that are visible from the public right-of-way, providing expanded flexibility for areas on private property that are not visible from public view.

**Architecture**

As part of the Project, design criteria would be included in the DRSP and ARSP to ensure a consistent approach to future on-site buildings and structures visible from the public right-of-way along Walnut Street, Katella Avenue, Harbor Boulevard, Ball Road, Haster Street, Clementine
Street, Manchester Avenue, along the southern and eastern property boundaries at the existing Toy Story Parking Lot, and along other internal boundaries of the Parking Overlays, Southeast District, Theme Park Overlay, and Parking District. Design criteria would include identifying appropriate architectural treatments at varying heights while utilizing new and existing fence/wall and landscape buffers. Architectural treatments may include one or more combinations of paint or simple graphic applications, screening with simple ornamentation, and/or articulated facades, rockwork, or other complex ornamentation.

Building Heights/Sky Exposure Plane

With the Project, the DRSP and ARSP would continue to implement a modified Anaheim Commercial Recreation Area Maximum Permitted Structural Height Map and amended zoning and development standards of the Anaheim Municipal Code, including a Sky Exposure Plane, which would limit building heights and require buildings to step back from the property line along certain roadways. The intent of the Sky Exposure Plane is to 1) permit more natural light to reach the street or property line adjacent to a proposed building or structure, and 2) reduce the apparent bulk and mass of any building.

The Anaheim Commercial Recreation Area Maximum Permitted Structural Height Map, described in Section 18.40.080 (Structural Height Limitations – Anaheim Commercial Recreation Area) of the Anaheim Municipal Code, is on file in the Planning and Building Department. The Anaheim City Council approved this map in 1993 to preserve the special character of The Anaheim Resort by protecting the theme parks from visual intrusion by surrounding land uses. The map limits the heights of buildings closest to the Theme Park District to 75 feet, with higher building heights allowed the further a property is located from this District. The DRSP zoning and development standards regulate building heights within the Theme Park District. The modified map shows the DRSP would regulate building heights within a larger portion of the Theme Park District and the Southeast District and the ARSP would regulate building heights within the Theme Park East and West Overlays because previously entitled theme park uses are proposed to be permitted in these areas. No other changes are proposed to the map.

Within the two DRSP Districts and two ARSP Overlays shown on the modified map, the height of buildings would be limited according to the proposed sky exposure plane, with maximum allowable heights to be developed at a reduced height at the required setback adjacent to perimeter streets and, for the Southeast District and the Theme Park East Overlay, also at the required setback adjacent to residential zones. As an example, buildings would be limited to a maximum height of 50 feet along Walnut Street at the required street setback. Behind the setback on Walnut Street, building heights may increase at a rate of one foot of height for every two feet of additional setback from the property line.

Building height limits would vary within each of the below Districts and Overlays as follows:

- Theme Park District: 45 to 250 feet, with four theme park elements permitted up to 300 feet in height;
- Southeast District: 45 feet to 170 feet;
- Theme Park West Overlay: Up to 250 feet; and
• Theme Park East Overlay: 50 to 170 feet, with one theme park element permitted up to 200 feet in height.

FUTURE ADMINISTRATIVE REVIEW
The Project would allow the City to perform streamlined reviews of Disney’s development projects on Disney Property. Upon approval of the Project, the property owner (Disney) could submit building plans for projects proposed by Disney at the Disney Properties to the Planning and Building Department for review by the Planning Services Division for conformance with the applicable specific plans, associated zoning standards, and other requirements set forth in the Project mitigation measures and Development Agreement prior to issuance of building permits. If the plans are in conformance with the requirements of the applicable specific plan, no discretionary review by the Planning and Building Director, Planning Commission, or City Council would be required.

PROJECT PHASING AND CONSTRUCTION ACTIVITIES
For purposes of analysis, it is assumed Disney would implement the Project in multiple phases in over the next 40 years or more.
3.0 METHODOLOGY

This report identifies whether there are historical resources as defined by CEQA located within the Project site; and if so, if there are potential impacts to historical resources that may result from the Project. The establishment of Disneyland in 1955 was a significant catalyst in the transformation of the area after World War II, and it continues to play a central role in the economic and physical development of Anaheim. The Disneyland Theme Park has not been comprehensively evaluated as a potential historical resource in previous studies. Disneyland represents a grouping of related buildings, structures, features, and sites; therefore, it is appropriately evaluated herein as a potential historic district. This report includes an overview of the conceptual development of Disneyland; a detailed review of the development history of the theme park and a compilation of changes over time; an identification of the appropriate historic contexts; and an evaluation of potential eligibility for historic designation at the federal, state, or local levels to determine whether it should be considered a historical resource for purposes of CEQA. A site visit was conducted on June 25, 2021. The field methods and analysis are based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historical resources. A list of all sources consulted for this study is included in Section 13.0.

In order to identify whether there are historical resources located outside the boundary of the Disneyland Theme Park but within the wider DRSP and ARSP areas, the following sources were consulted:

- Environmental Impact Report (EIR) No. 311 (1993) prepared for The Disneyland Resort Project
- EIR No. 313 (1994) and SEIR No. 340 (2012) prepared for the Anaheim Resort Specific Plan
- City of Anaheim Citywide Historic Preservation Plan (2010)
- City of Anaheim records for designated Historic Districts; Historically Significant Structures; and Structures of Historical Interest (2000-2010)
- California Historical Resources Inventory (the Built Environment Resources Directory or BERD) (2022)
- Records search at the South Central Coastal Information Center (2022)
- South Environmental Report (2022)

This report was prepared by Christine Lazzaretto, Managing Principal; John LoCascio, AIA, Principal Architect; Heather Goers, Senior Architectural Historian; Alexandra Madsen, Senior Architectural Historian; and Robby Aranguren, Planning Associate/GIS Specialist, all of whom are qualified professionals who meet or exceed the Secretary of the Interior’s Professional Qualification Standards in the relevant discipline. Research, field inspection, and analysis are based upon guidance from the National Park Service and the California Office of Historic Preservation. See Appendix G for resumes of contributing authors.
4.0 REGULATORY FRAMEWORK

Historical Resources under CEQA

The California Environmental Quality Act (CEQA) is the principal statute governing environmental review of projects occurring in the state and is codified in Public Resources Code (PRC) Section 21000, et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency’s determination is supported by substantial evidence in light of the whole record.

Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards);
- CEQA;
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;
- The City of Anaheim General Plan;
- The City of Anaheim Historic Preservation Plan (referenced in Anaheim Municipal Code Section 1.04.450); and
- The City of Anaheim Lists of Historically Significant Structures or Structures of Historical Interest.

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as “an authoritative guide to be used by federal, state, and local
governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment.”

The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes. Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related resources. A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district's significance and historic integrity determine its boundaries.

A resource that is listed in or eligible for listing in the National Register is considered “historic property” under Section 106 of the National Historic Preservation Act.

**Criteria**

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

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

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4 36 Code of Federal Regulations (CFR) 60. https://www.ecfr.gov/cgi-bin/text-
idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl (accessed September 2021).
5 The identification of archaeological sites and traditional cultural properties is outside the scope of this report.
8 United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, (Washington D.C.: National Park Service, 1997). Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.
**Historic Districts**

The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” A district must be “a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations.” Boundaries must be based upon a shared relationship among the properties constituting the district.

Within a historic district, a building, structure, or feature is considered a contributor if it was constructed during the period of significance, contributes to the property’s historic significance and character, and retains sufficient integrity to convey that significance. Non-contributors are those buildings that were constructed outside of the period of significance, do not contribute to the property’s historic significance and character, and/or do not retain sufficient integrity.

**Period of Significance**

According to the National Park Service, in addition to the above criteria, significance is defined by the area of history in which the property made important contributions and by the period of time when these contributions were made. This is referred to as the period of significance. The 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 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. The period of significance can be as brief as a single year; many, however, span many years and consist of beginning and closing dates. Identification and definition of the period of significance is based on “specific events directly related to the significance of the property,” for example, the date of construction, years of ownership, or length of operation as a particular entity.

**Integrity**

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as “the ability of a property to convey its significance.” The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

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9 *National Register Bulletin 15.*
10 *National Register Bulletin 15.*
12 *National Register Bulletin 16A.*
13 *National Register Bulletin 15.*
• **Location** is the place where the historic property was constructed or the place where the historic event took place.
• **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
• **Setting** is the physical environment of a historic property.
• **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.
• **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
• **Feeling** is a property’s expression of the aesthetic or historic sense of a particular period of time.
• **Association** is the direct link between an important historic event or person and a historic property.14

**National Register Criteria Consideration B: Moved Properties**

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved before their period of significance do not need to meet the special requirements of Criteria Consideration B. One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

**Eligibility for Architectural Value**

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

**Eligibility for Historic Associations**

A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.

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15 National Register Bulletin 15.
Setting and Environment

In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property’s significance.

Association Dependent on the Site

For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”16 The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.17 Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
B. It is associated with the lives of persons important to local, California or national history; or
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
D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.18

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

16 California Public Resources Code, Section 5024.1[a].
17 California Public Resources Code, Section 5024.1[b]
18 Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.
Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

**ANAHEIM CITYWIDE HISTORIC PRESERVATION PLAN**

The City of Anaheim adopted the Anaheim Colony Historic District Preservation Plan in 1999.\(^{19}\) In 2010, the City Council approved and adopted the Citywide Historic Preservation Plan.\(^{20}\) The Citywide Historic Preservation Plan supplements the 1999 plan and provides for the identification and protection of those historic resources, both individual properties and districts, that are dispersed throughout the City. The Plan assists the City and its residents in recognizing the importance of historic resources that are located throughout Anaheim, and provides a framework for the identification, and potentially the formal designation, of those resources.

The City of Anaheim has three levels of recognition:

I. Historic Districts;
II. Historically Significant Structures; and
III. Structures of Historical Interest.

**Historic Districts**

Historic Districts are usually contiguous groups of buildings that are best evaluated together due to their common history and physical characteristics that contribute to the significance of the district. For a historic district to be considered for listing, a significant number of the properties within the proposed boundaries must be contributors to the significance of the district. The end of the period of significance must be close to 50 years or more before the present.

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\(^{20}\) City of Anaheim Community Development Department, "Citywide Historic Preservation Plan," prepared by Architectural Resources Group, May 2010.
A historic district is eligible for listing if it meets the following criteria:

1. It is associated with broad patterns of local, regional, or national history; and,
2. It cohesively illustrates the characteristics of a significant architectural style, property type, period, or method of construction; or it represents the work of architects, designers, engineers, or builders who are locally, regionally, or nationally significant.

Buildings located within a historic district must meet all of the following conditions to be considered contributors to the significance of the district:

1. Constructed within the period of significance documented for the district;
2. Associated with the significant historic themes identified for the district; and,
3. Retaining historic integrity from the period of significance.

It is possible that with the restoration of certain features (for example, the removal of stucco to uncover original wood siding) a non-contributor may become a contributor. Not every contributor within a historic district is eligible for the City’s Mills Act program, which has additional guidelines beyond the criteria for historic designation. Please refer to City Preservation Programs at the end of this section for further information.

Historically Significant Structures

Historically Significant Structures are individually eligible properties outside of the City’s historic districts. Some of Anaheim’s historic resources are located in areas that were impacted by later development; others were constructed in earlier periods of the City’s history in areas where few other structures of the same era were built or survive today. These resources are isolated from others of similar vintage (and therefore cannot be included in historic districts), but they are a characteristic part of the historic built environment throughout the City and are often threatened by remodeling, demolition, or development.

A building, structure, or object that is over 50 years old and possesses sufficient historic integrity (please see Design Guidelines for definition) may be considered for listing as a Historically Significant Structure if it meets one or more of the following criteria:

1. It strongly represents a significant event or broad patterns of local, regional, or national history;
2. It is associated with the life of a significant person in local, regional, or national history; and/or,
3. It is a very good example of a significant architectural style, property type, period, or method of construction; or it represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or it is a significant visual feature of the City.

Potential Historically Significant Structures may be required to complete a certain amount of exterior rehabilitation before they can be designated. The threshold for rehabilitation is similar to what is required for participation in the Mills Act program, i.e., substantial rehabilitation of the exterior that follows the Secretary of the Interior’s Standards for Rehabilitation (see Design Guidelines). A rehabilitation plan may be developed in consultation with City staff.
Structures of Historical Interest
The City maintains a List of Structures of Historical Interest to track properties outside of existing districts that have been identified by City staff or the public. This list includes properties outside of established historic districts that have been identified by interested individuals or groups, by City staff, through windshield survey, or through any other process that identifies groups of buildings or individual buildings for further study based on their age, building type, style, etc. The list is a tool for identifying potential historic districts and Historically Significant Structures, but it may also encourage preservation as it identifies any properties that are resources for understanding the City's historic built environment.

A building, structure, or object that is over 50 years old and possesses sufficient historic integrity (please see Design Guidelines) may be added to the list of Structures of Historical Interest with the approval of the Planning and Building Director of the Planning and Building Department. The list consists of buildings that are a good example of an identifiable architectural style and buildings that are associated with the residential, institutional, industrial or commercial development of Anaheim or the region. At the department's discretion, structures of less than 50 years old may be added as well if they are exceptionally interesting or significant and merit tracking. Updates to the list will be approved by the Planning and Building Director of the Planning and Building Department.

Structures on this list may be eligible for certain City incentive programs to assist with their rehabilitation if they have the potential to become Historically Significant Structures. Please consult with City staff for further information. These structures are not eligible for the Mills Act unless they are later included in a historic district or attain Historically Significant Structure status.
5.0 PHYSICAL DESCRIPTION

ARSP and DRSP Areas

The Project Site is located entirely within the City in Orange County, California, within an area known as The Anaheim Resort®, a 1,078-acre portion of the City especially designated by the City's General Plan for Commercial Recreation land uses and which is intended to provide for tourist and entertainment-related industries, such as theme parks, hotels, tourist-oriented retail, movie theaters, and other visitor-serving facilities. Harbor Boulevard is the main north-south thoroughfare through the area. Katella Avenue and Ball Road are the main east-west thoroughfares. Interstate 5 forms the northeastern boundary of the area. The ARSP and DRSP boundaries are shown in Figure 1, above.

Existing land uses within the area governed by the DRSP consist of Disneyland, Downtown Disney, Disney California Adventure Park, Disney's Grand Californian Hotel & Spa, Disneyland Hotel, Disney administration offices, back-of-house uses, and parking lots/structures owned or controlled by Disney as well as hotels, motels, retail centers, rental car offices, and convenience stores owned by third parties.

Existing land uses within the Disney ARSP Properties are surface parking lots, an office building, and the Paradise Pier Hotel and associated parking structure. Existing land uses in the ARSP include the Anaheim Convention Center, as well as hotel, motel, retail, restaurant, service station, office, parking lot/structure, single-family residential, rental car offices, event center/banquet hall, vacant lands, RV park uses, and mobile home sites. The ARSP also includes a post office, Orange Grove Elementary, and a vocational school.

The areas governed by the DRSP and ARSP are surrounded by a variety of land uses including hotel, motel, retail, restaurant, single-family residential, multi-family residential, and recreational land uses.

Disneyland Theme Park

In order to support the evaluation of the Disneyland Theme Park as a potential historical resource, its general physical characteristics are described below. Figure 3 shows the current boundary of the Disneyland Theme Park, and the organization and configuration of each “land” or attraction within the park. The development history of Disneyland and changes to the park over time are outlined in the Section 6.0, below. A summary chronology of development with the Disneyland Theme Park is included in Appendix A; select aerial photographs are shown in Appendix B; maps of the park that illustrate the changes to attractions over time is in Appendix C; historic photographs are in Appendix D; and existing condition photographs organized by land are in Appendix E.
Site

The Disneyland Theme Park occupies the north portion of a superblock bounded by South Harbor Boulevard on the east, West Katella Avenue on the south, Disneyland Drive on the west, West Ball Road on the north, and the Santa Ana (5) Freeway on the northeast. The south portion of the superblock is occupied by Disney California Adventure, a separate theme park; the two parks are linked by, and accessed from, the Disneyland Esplanade, a large paved and landscaped plaza in the middle of the superblock. The Monorail, an elevated single-rail electric train, wraps the southeast and south boundaries of the park and passes through the northern portion of the plaza; it connects Disneyland to Disney California Adventure and crosses over Disneyland Drive to the Downtown Disney district and the hotels of The Disneyland Resort.

The main public entrance to Disneyland is located at the south end of the park. It consists of an arc of four neo-Victorian pavilions with metal fences and gates, sheltering rows of turnstiles and interspersed with raised planters and mature trees. The turnstiles open to a crescent-shaped, brick-paved plaza that wraps the south side of a large, elliptical berm landscaped with mature trees and patterned plantings including the face of Mickey Mouse. The berm is surmounted by the neo-Second Empire style Main Street Station of the Disneyland Railroad, a narrow-gauge steam-powered train that encircles the park. At the east and west ends of the entrance plaza, vaulted passages faced in ashlar masonry pass under the railroad tracks and give access to the park itself, which has a roughly circular plan and is divided into nine distinctly themed sections: Main Street, U.S.A.; Adventureland; Frontierland; Fantasyland; Tomorrowland; New Orleans Square; Critter Country; Star Wars: Galaxy’s Edge; and Mickey’s Toontown.

Main Street, U.S.A. (1955)

Main Street, U.S.A. forms the central north-south axis and main circulation hub of the park. It is a scaled-down, nostalgic interpretation of a small-town American downtown from the turn of the 20th century. The concrete street has brick-paved sidewalks with decorative metal lamp posts and is flanked by gift shops and restaurants with neo-Victorian façades. Horse-drawn open-sided street cars run on tracks down the middle of the street. Main Street runs in a straight line north from a triangular plaza in front of the Main Street Station, landscaped with fenced planting beds and mature trees and furnished with park benches. Its northern end terminates at a large, circular, brick-paved plaza with fenced parterres and decorative metal lamp posts surrounding a raised planter with a bronze statue of Walt Disney and Mickey Mouse. This central plaza provides direct access to the park’s four original themed “lands:” Adventureland, Frontierland, Fantasyland, and Tomorrowland.
Adventuresland (1955)

Adventureland is located immediately west of Main Street, U.S.A. and is accessed via a faux bamboo gateway from the southeast segment of the central plaza. Its curvilinear concrete walks and meandering water feature are densely planted with tropical trees and shrubs including bamboo, ficus, and various types of palms, some in raised planters resembling rough stone. Lighting consists of hurricane lanterns mounted on wood posts. Building façades are executed in interpretations of Tiki and 19th-century tropical colonial styles.

Adventuresland’s attractions include Walt Disney’s Enchanted Tiki Room, the Jungle Cruise, the Indiana Jones Adventure, and Tarzan's Treehouse.

Frontierland (1955)

Frontierland is located northwest of Adventuresland and is accessed from the west side of the central plaza via a rustic log gateway. It has stained concrete walks planted with a variety of mature shrubs and trees including several types of cacti, bougainvillea, pine, and California pepper. Its water feature, Rivers of America, is designed and landscaped to resemble stretches of four major rivers on the American frontier, the Columbia, Missouri, Mississippi, and Rio Grande. It surrounds Tom Sawyer’s Island, with buildings and artificial caves based on the Mark Twain novel. Restaurant and shop buildings have façades based on log, Old West, and Spanish Colonial precedents. Frontierland’s attractions include Big Thunder Mountain Railroad, Mark Twain Riverboat, Sailing Ship Columbia, and Davy Crockett Explorer Canoes.

Fantasyland (1955)

Fantasyland occupies the north central portion of the park. It is accessed from the north side of the central plaza via the Sleeping Beauty Castle, which forms the northern terminus of the axis along Main Street, U.S.A.. The castle is reached by a drawbridge over a moat and leads to a fairytale medieval village with cobbled walkways and a mix of stylized Tudor, Cotswolds, and Middle European façades of simulated stone, brick, and half-timbering. The western end of Fantasyland is dominated by the Matterhorn, a 147-foot-tall,
1:100 scale, steel and stucco replica of the Swiss Alps original, which houses the Matterhorn Bobsleds roller coaster. The Matterhorn is surrounded by dense plantings of mature trees. Fantasyland’s other attractions include the King Arthur Carrousel, Dumbo the Flying Elephant, Mr. Toad’s Wild Ride, Peter Pan’s Flight, the Mad Tea Party, and “it’s a small world.”

**Tomorrowland (1955)**

Tomorrowland occupies the east portion of the park and is accessed from the east side of the central plaza. The entrance into Tomorrowland is marked by the Astro Orbiter, a rotating rocket ride, and achieved by passing under the elevated track of the defunct People Mover, small trains that once circulated around and through the various Tomorrowland attractions. At grade, wide concrete walks interspersed with raised concrete planters, seating areas, and landscaping lead to Mid-century Modern and futuristic buildings, a large water feature, and a heavily planted miniature freeway system, all interspersed with the vertical supports of the Monorail’s elevated track. Tomorrowland’s attractions include the Autopia, Space Mountain, Star Tours, Buzz Lightyear Astro Blasters, and the Finding Nemo Submarine Voyage.

**New Orleans Square (1966)**

New Orleans Square is located at the southwest edge of Frontierland, along the Mississippi segment of Rivers of America. It is a cluster of buildings with Creole-style façades of plaster walls, wrought iron balconies, and French doors with louvered wood shutters. The surrounding landscape includes concrete and brick paths that wind through the buildings, wide terraces overlooking Rivers of America, and a central plaza with fenced planting beds and large, mature trees around a circular fountain. New Orleans Square’s two principal features are the Haunted Mansion, a faux Greek Revival estate with a columned portico and wrought iron galleries; and Pirates of the Caribbean, a boat ride through a simulated bayou populated with animatronic characters.
Critter Country (1988)

Critter Country is located on the west edge of the park, immediately north of New Orleans Square. Its Pacific Northwest forest theme is expressed in dense plantings of mature trees and shrubs around rustic timber frame buildings, connected by wide concrete and cobbled walkways. Critter Country's attractions include Splash Mountain, a log flume roller coaster; and The Many Adventures of Winnie the Pooh.

Star Wars: Galaxy’s Edge (2019)

Star Wars: Galaxy’s Edge is located in the northwest portion of the park. It was inspired by the Star Wars film franchise and depicts a small village set amidst rocky spires on a distant planet. Attractions include Star Wars: Rise of the Resistance and Millennium Falcon: Smugglers Run.

Mickey’s Toontown (1993)

Mickey’s Toontown is located at the north edge of the theme park and is accessed from Fantasyland by a tunnel immediately west of “it’s a small world.” It is a cartoon-themed village designed to appeal to younger children, with colorful, distorted façades resembling those seen in the backgrounds of traditionally animated cartoons. Attractions in Mickey’s Toontown include Gadget’s Go Coaster and Roger Rabbit’s Car Toon Spin.

Back-of-house

The back-of-house area is composed of three service areas at the outer perimeters of the park: the North Service Area, which occupies the northernmost portion of the superblock; the West Service Area, located southwest of Frontierland and New Orleans Square; and the East Service Area, located southeast of Tomorrowland. These areas contain groupings of utilitarian buildings housing staff, storage, mechanical, and maintenance facilities for the park. The railroad roundhouse is located at the eastern edge of the North Service Area; stables for the park’s animals are located in the West Service Area.
The Team Disney Anaheim building (TDA) was designed by Frank Gehry and constructed in 1996. It is located in the northeast corner of the North Service Area. It is contemporary in design, and four stories in height with an irregularly shaped footprint, complex massing, and asymmetrical composition. The building is characterized by a generally linear form with various separate, visually independent volumes with undulating façades. Volumes in the center of the primary façade are roughly cylindrical in shape. Fenestration is composed of metal storefront and metal sliding windows.

The Pope House is a Craftsman-style residence located in the northwest corner of the back-of-house area, in a surface parking lot immediately south of W. Ball Avenue. The one-story building has an asymmetrical composition, cross-gable roof with boxed eaves, and partial-width projecting entry porch. It has wood clapboard exterior wall cladding and wood windows. A pair of fixed picture windows flank the centrally-located, partially glazed wood door. An accessible ramp has been added to the secondary entrance on the primary façade.
6.0 DISNEYLAND THEME PARK DEVELOPMENT HISTORY

Conceptual Development

As early as 1951, Walt Disney confided in his brother Roy that he dreamed of building an amusement park designed for families. Roy Disney initially dismissed the idea, citing the troubled finances of their company, Walt Disney Productions (WDP). The once-successful company had lost a number of employees to a labor strike in 1941, and even more to the military when the United States entered World War II. By the early 1950s, the company was in debt to Bank of America and still recovering from wartime losses.21

In spite of his brother’s objections, Walt Disney moved ahead with his theme park plans. After several early attempts to develop the park in Burbank on land belonging to Walt Disney Productions, two key factors emerged as necessary for the project’s eventual success. First, Walt Disney would have to secure independent funding if he hoped to build a theme park; and second, a plot of land larger than WDP’s existing facilities was needed to properly realize Disney’s vision. These two requirements guided Walt Disney’s activities throughout the early 1950s and spurred the eventual development of Disneyland in Anaheim.

In April 1952, Walt Disney invited architects Charles Luckman and William Pereira to the Burbank studio to discuss the development of a theme park.22 That October, Disney met with literary agent Mitchell Gertz to obtain the television rights to the Zorro stories, which he believed would generate a sufficient revenue stream to fund the realization of his theme park concept.23 In December, Walt Disney organized a privately-held company apart from WDP to oversee the development of his theme park. Initially dubbed WED Enterprises (WED) and incorporated on December 16, 1952, the company was renamed Walt Disney Imagineering in 1986.24

In 1953, WDP agreed to give Luckman and Pereira $3,000 to design Disneyland.25 Disney quickly dismissed the pair, feeling that his own designers would better know how to design a “Disney-style” park, as it was “more a matter of entertainment than design.”26 However, he retained Pereira’s recommendation that the park should have only one entrance so that the visitor experience could be completely controlled.27 At the same time, Disney dispatched WED designers to visit local amusement parks for inspiration and general reconnaissance, including Knott’s Berry Farm in Buena Park, the Los Angeles Fair in Pomona, and Beverly Park, a small corner amusement

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23 Pierce, Three Years in Wonderland, 33, 35.
24 Snow, Disney’s Land, 83; Nichols, Walt Disney’s Disneyland, 36.
25 Gabler, Walt Disney, 494.
26 Gabler, Walt Disney, 494.
27 Pierce, Three Years in Wonderland, 37.
park in Beverly Hills. In June 1953, at Charles Luckman’s suggestion, Disney commissioned the Stanford Research Institute (SRI) to select a site in Southern California for the potential development of a theme park. Two months later, after evaluating seventy-one sites across five counties, the SRI recommended Anaheim as the best location for Disney’s park project.

In 1953, Walt Disney finalized the contract securing the screen and merchandise rights to 52 Zorro stories. However, while Walt Disney Productions went on to produce a number of Zorro movies and television specials, funding for the park would eventually come from another source. That September, Roy Disney met with television executives to discuss a potential network sponsorship, which the Disney brothers hoped would ease WED’s financial difficulties and generate funding for construction of the theme park. As part of the presentation for the meeting, Walt Disney prepared a pitch for a television show called Walt Disney Presents, as well as a proposal for the development of Disneyland itself. To accompany the pitch book, illustrator Herb Ryman was asked to prepare the first large-scale concept rendering of the proposed theme park, now known as Disneyland.

After unsuccessful meetings with both CBS and NBC, Roy Disney found a financial partner in ABC. The broadcasting company became part owner of Disneyland and exhibited a weekly television program produced by the studio in exchange for making a direct investment in the park and guaranteeing the loans to finish its construction. At the same time, C.V. Wood and Bill Cottrell began to work with two local Anaheim realtors to secure the 17 individual parcels of

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31 Pierce, *Three Years in Wonderland*, 35.
33 Pierce, *Three Years in Wonderland*, 70.
agricultural ranch land that would become Disneyland. After prolonged negotiations, Disney finally closed the purchase in August 1953, at $4,500 per acre.34 In late March 1954, Cerritos Avenue was closed to the public, clearing the way for Walt Disney to move ahead with the construction of Disneyland.

At the same time, Walt Disney began to explore the possibility of leasing commercial space within the park to local and national companies, including Ford, General Electric, General Motors, and Coca-Cola. The concept of a theme park offering retail operations was so foreign that talks with most companies broke down, but one advertising executive suggested an alternative method of “sponsorship,” which eventually became the hallmark of early operations at Disneyland.35 C.V. Wood “secured Chicago meatpacker Swift & Co. to operate the Market House on Main Street, and that success opened the floodgates to 40 other sponsorships, including Santa Fe Railroad Company, Bank of America, Richfield Oil, Upjohn, and Carnation. Sponsors built out their own shops with required exhibition space, and their rental fees generated much needed income.”36 After months of negotiations, the contract between ABC and WDP was finalized by the Disney board on April 2, 1954.37 As part of the deal, Walt Disney would produce a half-hour weekly television program that promoted both Disney films and Disneyland using a combination of live-action filming and animation.38

In May 1954, WDP made a public announcement that Walt Disney planned to develop an amusement park.39 WED designers spent June 1954 traveling the country in a second round of field research, visiting destinations including Williamsburg, Mount Vernon, Luna Park, Coney Island, Palisades Park, and the Long Beach Pike to assess the economics and land-use practices of successful amusement parks.40 Walt Disney’s longtime dream of a family-oriented amusement park was about to come to fruition.

Initial Development

On July 21, 1954, ground was broken for construction of Disneyland, on 17 parcels of former agricultural land in Orange County. On October 27, 1954, the Disneyland television show premiered – one of the first original television series produced by a motion picture studio. The show was conceived to be synergistic with the development of the park, and the show’s autumn premiere gave Walt Disney a full television season (26 episodes) to promote Disneyland before the park’s expected opening the following year. In December 1954, the City of Anaheim annexed approximately 800 acres

34 Gabler, Walt Disney, 501; Pierce, Three Years in Wonderland, 91-93; Snow, Disney’s Land, 80-81; and Nichols, Walt Disney’s Disneyland, 37.
35 Nichols, Walt Disney’s Disneyland, 43.
36 Nichols, Walt Disney’s Disneyland, 43.
37 Pierce, Three Years in Wonderland, 97-98.
38 Gabler, Walt Disney, 509-512.
39 Gabler, Walt Disney, 509.
40 Pierce, Three Years in Wonderland, 118.
of unincorporated Orange County land surrounding the site of the park to allow the connection of city services.\textsuperscript{41} When it opened, the park was surrounded primarily by citrus ranches.

A single-family residence, now known as the Pope House, was moved onto the grounds of the theme park in 1955. Owen and Dolly Pope, who were hired by Walt Disney to run the 10-acre Pony Farm (later Circle D Corral in Frontierland), chose the house from among several residences that were being moved onto the park grounds. The Popes moved into the residence three days before Disneyland opened to the public and resided in the house for over fifteen years. In 1971, the Popes moved to Florida to supervise the building of Tri-Circle-D Ranch at Walt Disney World Resort. In 2016, the Pope House was again relocated, this time to the intersection of W. Ball Road and Cast Place in the back-of-house area, where it is currently located.\textsuperscript{42}

One of the first buildings to be constructed on site was the fire station, the second floor of which was used by Walt Disney as his personal apartment. Residing in the fire station apartment allowed Walt Disney to closely monitor construction of the park, and later its operations, on a daily basis.

Disneyland is organized into lands, each with a different theme. At the park’s opening in 1955, there were five lands: Adventureland, Frontierland, Fantasyland, Tomorrowland, and Main Street, U.S.A. The Disneyland & Santa Fe Railroad traveled the perimeter of the park and served as a means of transportation between Main Street and Frontierland. Adventureland, an “amalgamation of African, Asian, and Polynesian influences,” “showcased the spirit and promise of exploring uncharted territory.”\textsuperscript{43} Frontierland, “a tribute to ‘the ideals, the dreams, and the hard facts that have created America,’” originally covered about 20 acres (33 percent) of Disneyland in the 1950s.\textsuperscript{44} Fantasyland, which celebrates Disney’s animated films, evoked “idyllic, dreamy memories of childhood fantasies.”\textsuperscript{45} Tomorrowland “imagined life decades away,” presenting Disney’s vision for the future.\textsuperscript{46} Main Street, U.S.A., divided into the Town Square, Main Street, and the Hub, runs from the park’s entrance to Sleeping Beauty Castle, funneling guests “through a charming recreation of a turn-of-the-century small American town” where “age relives fond memories of the past.”\textsuperscript{47}

Landscaping was integral to the park’s design. Berms were used extensively to separate sections of the park from each other, to form islands, and to create scale and interest. The berm surrounding the park was originally designed to provide a sense of enclosure as well as to offer an elevated roadbed for the Disneyland Railroad.

\textsuperscript{43} Strodder, The Disneyland Encyclopedia, 40; Nichols, Walt Disney’s Disneyland, 14.
\textsuperscript{44} Walt Disney, Disneyland Opening Day speech, July 17, 1955, as quoted in Nichols, Walt Disney’s Disneyland, 14; Strodder, The Disneyland Encyclopedia, 181.
\textsuperscript{45} Strodder, The Disneyland Encyclopedia, 166.
\textsuperscript{46} Nichols, Walt Disney’s Disneyland, 14.
\textsuperscript{47} Strodder, The Disneyland Encyclopedia, 262; Disney, Disneyland Opening Day speech, as quoted in Nichols, Walt Disney’s Disneyland, 13.
affording passengers a better overall view of the park. It “blocks out the outside world visually, aurally, and emotionally.”\textsuperscript{48} The 15-foot-tall berm was constructed primarily from the 350,000 cubic yards of earth excavated to create the park’s waterways.\textsuperscript{49} At the time of the park’s opening, water features covered one-seventh of the park’s area.\textsuperscript{50}

Some landscape features of the original park design predated the park’s construction, while other aspects of the landscaping were specifically designed to evoke the feeling of the lands they surrounded. “In February 1955, Welton Becket recommended landscape architect Ruth Shellhorn to create designs for Main Street, Tomorrowland, and the castle courtyard. Soon after she began, Walt expanded her scope to encompass areas of the other themed lands.”\textsuperscript{51} Jack and Morgan “Bill” Evans were “responsible for the exotic foliage of the park,” executed according to the master plans.\textsuperscript{52}

Eucalyptus trees, originally planted as a wind break for the orange and walnut orchards that Disneyland replaced, were kept and used as a screen between Main Street, USA and the Jungle Cruise attraction in neighboring Adventureland.\textsuperscript{53} Adventureland was “the most densely planted of the lands, blending thousands of transplanted trees and bushes with old-growth trees saved from the original orchards the park was built on.”\textsuperscript{54} The Plaza entrance to Adventureland utilized grasses and grass-like bamboos on the stream side and Senegal date palms, jacarandas, and bougainvillea on the other side to unify the two distinct architectural styles utilized in the land. Many of the original orange trees on the site were left to become part of the jungle planting. Canary Island date palms were also relocated to this area of the park, as were groups of coconut palms given to Disneyland by the City of Anaheim.\textsuperscript{55} A Canary Island Date palm, also known as the Dominguez palm, was purportedly kept as part of the deal through which Disney purchased the former Dominguez ranch lands, which comprise part of the Disneyland Park. Disney agreed to maintain the palm, but it had to be relocated to its present location west of the Jungle Cruise Boathouse from its original site in front of the family home, which was slated to become part of the park’s parking lot.\textsuperscript{56} In Tomorrowland, Italian cypress in simple areas of groundcover lined the broad entrance walk, which flared into a geometrically designed courtyard.\textsuperscript{57}

Disneyland opened to special guests as well as a live television audience on July 17, 1955. A 1955 map of the park is shown below. A list of the lands and attractions that were completed by opening day are shown in Table 1.\textsuperscript{58}

\textsuperscript{48} Nichols, \textit{Walt Disney's Disneyland}, 57.
\textsuperscript{49} Ruth P. Shellhorn, “Disneyland: Dream Built In One Year Through Teamwork of Many Artists,” \textit{Landscape Architecture} 46, no. 3 (April 1956), 132.
\textsuperscript{50} Shellhorn, “Disneyland,” 132.
\textsuperscript{51} Nichols, \textit{Walt Disney's Disneyland}, 46.
\textsuperscript{52} Nichols, \textit{Walt Disney's Disneyland}, 46, 57.
\textsuperscript{54} Strodder, \textit{The Disneyland Encyclopedia}, 41.
\textsuperscript{55} Shellhorn, “Disneyland,” 131.
\textsuperscript{57} Shellhorn, “Disneyland,” 127.
\textsuperscript{58} Strodder, \textit{The Disneyland Encyclopedia}, 362. Attractions still in operation as of 2021 are noted with an asterisk.
<table>
<thead>
<tr>
<th>LAND</th>
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<tr>
<td>Adventureland</td>
<td>Jungle Cruise</td>
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<td>Adventureland Bazaar</td>
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<td>Tropical Cantina</td>
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<td>Fantasyland</td>
<td>Canal Boats of the World</td>
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<td>King Arthur Carrousel</td>
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<td>Mad Hatter's Mad Tea Party</td>
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<td>Mr. Toad's Wild Ride</td>
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<td>Peter Pan's Flight</td>
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<td>Snow White Adventures</td>
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<td>Sleeping Beauty Castle</td>
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<td>Frontierland</td>
<td>Frontierland railroad station</td>
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<td>Golden Horseshoe</td>
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<td><em>Mark Twain</em> Riverboat</td>
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<td>Mule Pack</td>
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<td>Stage Coach</td>
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<td>Davy Crockett Frontier Museum</td>
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<td>Frontierland Trading Post</td>
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<td>Rivers of America</td>
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<td>Main Street, U.S.A.</td>
<td>Main Street Cinema</td>
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<td>Main Street Vehicles</td>
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<td>Town Square Railroad Station</td>
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<td>Bandstand, Flagpole</td>
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<td>Plaza Pavilion Restaurant</td>
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<td>Red Wagon Inn</td>
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<td>Tomorrowland</td>
<td>Autopia</td>
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<td>Hall of Chemistry</td>
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<td>Space Station X-1</td>
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<tr>
<td>Santa Fe &amp; Disneyland Railroad</td>
<td><em>C. K. Holliday</em> engine</td>
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<td></td>
<td><em>E. P. Ripley</em> engine</td>
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The day following the live telecast, the park opened to the public. Given the tight construction deadline, some attractions originally slated for the park’s opening day were delayed, and instead opened later that summer. Additional attractions and amenities that opened in the park’s first month are shown in Table 2.

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59 In 1974, the Santa Fe Railroad, which had transitioned entirely to freight operations, ceased its sponsorship of Disney’s passenger railroad.
Throughout the 1950s, more and more attractions were added to Disneyland Park. Frontierland, in particular, “was a rough sketch of its present self” on Opening Day and was slowly expanded and built-up over time.\(^{60}\) On June 16, 1956, Tom Sawyer Island opened in Frontierland and the Storybookland Canal Boats opened in Fantasyland. Once the Canal Boats were launched, a full complement of miniature buildings was added along the shoreline, improving the view from the nearby Casey Jr. Circus Train. The Indian Village in Frontierland was enlarged in 1956, and again in 1962.\(^{61}\) On June 23, 1956, the Skyway to Fantasyland and Skyway to Tomorrowland were added to the park, offering “something no other Disneyland attraction could: by adding height to sights, it gave guests a lingering view of the park from high above.”\(^{62}\) Also in 1956, a station for the Disneyland Railroad was added in Fantasyland, and the Oaks Tavern opened in Frontierland.\(^{63}\)

The Sleeping Beauty Castle Walkthrough opened in Fantasyland on April 29, 1957, and the Frontierland Shooting Gallery opened on July 12 of the same year.\(^{64}\) The Grand Canyon Diorama opened along the Santa Fe & Disneyland Railroad Tracks in the Tomorrowland area on March 31, 1958. Alice in Wonderland opened in Fantasyland on June 14, and the sailing ship *Columbia* was launched in Frontierland on the same day. Also in 1958, a platform station for the Disneyland Railroad was added in Tomorrowland; additions were made to the station later that year, and the *Fred G. Gurley* engine, which dates from 1894, was refurbished and placed into service on the Disneyland Railroad.

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\(^{60}\) Nichols, *Walt Disney’s Disneyland*, 108.


\(^{63}\) It reopened as the Stage Door Café on September 1, 1978.

\(^{64}\) Its name was later changed to the Frontierland Shooting Exposition.
The year 1959 was marked by the opening of some of the park’s most iconic – and inventive – attractions. The Matterhorn Bobsleds opened in Tomorrowland on June 14, 1959. The attraction was the world’s first tubular-steel roller coaster. Since the steel tubes could be bent easily, tighter curves could be made in the track, allowing two bobsleds to operate simultaneously. This innovation dramatically shortened wait times and allowed for higher rider capacity. The Disneyland Monorail and Submarine Voyage attractions also opened in Tomorrowland on June 14, along with two new Autopia freeways. Also in 1959, the Ernest S. Marsh engine, which dates from 1925, was refurbished and placed into service on the Disneyland Railroad. Disneyland celebrated five successful years of operation and closed out the 1950s with a watershed year.

65 Though originally a Tomorrowland attraction, the Matterhorn Bobsleds attraction is now considered part of Fantasyland.
Increasing Popularity and Continued Development

Walt Disney’s focus on innovation at Disneyland continued into the 1960s, and development at the park during this period introduced advancements in technology and design that ultimately helped to define the character and identity of the park’s attractions as well as the park experience as a whole. Many of these improvements stemmed from ideas conceived for the 1964/1965 New York World’s Fair, which introduced attractions and exhibits that highlighted Disneyland’s role as a producer of cutting-edge entertainment technology. At the same time, Disneyland’s growing popularity began to eclipse that of the films and studio that first inspired its attractions. Fueled by the robust economic growth and explosive population boom associated with the postwar era, many families had young children, possessed more disposable income, and had a greater interest in leisure-time activities, making Disneyland an attractive destination. By the mid-1960s, the park was considered the top tourist destination in the country, with an overall park attendance equal to one-quarter of the population of the United States.67

New and expanded attractions continued to open at the park during the 1960s. The Monorail temporarily closed from April 10 to June 1, 1961, so it could be extended to link the Disneyland Hotel to the park property. On November 28, 1962, The Swiss Family Treehouse opened in Adventureland. The Enchanted Tiki Room opened in Adventureland on June 23, 1963, demonstrating a significant advancement in Disney’s Audio-Animatronic technology.

As ever, the illusion of total detachment from the world outside the park and the problems associated with it was important to Disneyland. In 1964, WED worked with the Anaheim City Council to adopt a series of height restrictions that set a maximum height limit for all buildings immediately surrounding Disneyland, gradually increasing the farther structures are from the park. The limits were enacted by the Council so that no building constructed “outside the berm” would be visible from inside Disneyland Park in order to preserve the “fantasy atmosphere” of the City’s main tourist attraction.68

WED artists played a critical role in the 1964/1965 New York World’s Fair, which opened in New York on April 22, 1964. They introduced pioneering technological innovations that would come to play a critical role in future Disneyland park design. Walt Disney debuted four new attractions as part of the Fair’s exhibits: Carousel of Progress, presented by General Electric; Ford’s Magic Skyway, presented by Ford Motors; Great Moments with Mr. Lincoln, State of Illinois pavilion; and “it’s a small world,” presented by Pepsi-Cola/UNICEF. These attractions marked the first public showings of Disney’s advancements in its Audio-Animatronic technology.

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67 As quoted in Strodder, The Disneyland Encyclopedia, 164-165.
During the mid-1960s numerous changes and expansions were undertaken at Disneyland. In 1965, the Fantasyland railroad station was removed to make way for the addition of “it’s a small world” to the park. The attraction, which represented the first high-capacity vessel at the park and allowed for dramatic increases in hourly ridership, opened in Fantasyland on May 28, 1966. An adjacent Topiary Garden was also opened at the same time. Overseen by Bill “Morgan” Evans and designed by WDP artists, the garden initially consisted of 25 shrub animals, including two elephants, a poodle, a crocodile, a llama, a unicorn, a giraffe, a dodo bird, a pig, a camel, a donkey, two bears, lions, seals, and several background pieces representing Alice in Wonderland.69

New Orleans Square, originally conceptualized as early as 1957, opened on July 24, 1966, marking the first major expansion of Disneyland from its original configuration, and the “last large-scale Disneyland project dedicated during [Walt Disney's] lifetime.”70 The “French Quarter-themed area covered three acres near the banks of The Rivers of America,” and took four years and $18 million to create.71 Pirates of the Caribbean and the Blue Bayou Restaurant opened in the new land on March 18, 1967. The Haunted Mansion ride opened in New Orleans Square on August 9, 1969.72

Club 33, at 33 Royal Street in New Orleans Square, was Walt's concept for an elegant, exclusive club for VIPs. The number “33” came from the number of original sponsors of rides and attractions in the park. It was meant as a place where the sponsors could conduct business lunches, and it was the only place in the park that served alcohol. Members consisted mostly of Disneyland's corporate partners and local Orange County businessmen. The original entrance was discreetly marked by a “33” placard next to the Blue Bayou restaurant. A gilded elevator transported guests to one of two main dining areas on the second floor, the Banquet Room or the Trophy Room. The private, fine-dining experience featured French cuisine.

The club was to share a commercial kitchen with the “Disney family apartment” above the Pirates of the Caribbean at 21 Royal Street. The apartment was designed by Dorthea Redmond who collaborated with Alfred Hitchcock before working for Disney in 1964. The apartment was almost completed when Walt passed away in 1966; however, Roy Disney halted the build out of the space as an apartment, though it was later used for other purposes.73

70 Strodder, The Disneyland Encyclopedia, 349.
72 The Haunted Mansion building had been constructed in 1963 but remained vacant until the ride opened six years later. Delays were caused in part by the 1964-1965 New York World’s Fair.
Tomorrowland underwent a number of additions and improvements in the mid-1960s. The Primeval World Diorama was added to the Santa Fe & Disneyland Railroad in the Tomorrowland area on July 1, 1966. Also in 1966, further additions were made to the Tomorrowland railroad station, and some railroad cars were converted to an open-walled design with side-facing seats that afforded better views of the newly constructed dioramas.

In 1967, the “new Tomorrowland” was dedicated. The update “re-branded the entire land as a shiny ‘world on the move,’” and introduced a number of new features and attractions.74 Within the “dramatic new [...] angular, aluminum entrance gates,” visitors could take an Adventure Thru Inner Space, try the restyled Rocket Jets, enjoy the Tomorrowland Terrace and Tomorrowland Stage, investigate the Carousel of Progress at the Carousel Theater, or ride the PeopleMover. “Dazzled guests felt like they had suddenly time-warped from 1967 to the 21st century.”75

Walt Disney died on December 15, 1966. Following his death, development continued on the last of the projects on which he had worked directly, including the attractions in New Orleans Square. The opening of the Haunted Mansion in 1969 marked the completion of New Orleans Square, and Walt Disney’s final contribution to Disneyland. Table 3 summarizes all features and attractions that were completed between 1955 and 1969.

At the time of Walt’s death, Roy Disney assumed the positions of Chairman and Chief Executive Officer of the Walt Disney Company, while continuing to serve as President, a position he had held since 1945.76 However, Roy stepped down as President and CEO of the Walt Disney Company in 1968 to focus on the development of Walt Disney World. He continued to serve as Chairman of the Board until his death on December 20, 1971.

The close of the 1960s marked an important period of transition for Disneyland and ended a significant period in the history of the park. The completion of New Orleans Square represented the culmination of Walt’s original vision for the park; development moving forward would represent growth and development beyond what Walt had initially conceived. The death of Walt Disney, followed by Roy Disney’s departure from the Walt Disney Company, marked the first time in history that a member of the Disney family was not at the helm of the enterprise.

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74 Strodder, The Disneyland Encyclopedia, 479.
75 Strodder, The Disneyland Encyclopedia, 479.
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<tr>
<th>LAND</th>
<th>ATTRACTION/AMENITY/FACILITY</th>
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<td></td>
<td>Plaza Pavilion</td>
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<td>Tiki Tropical Traders</td>
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<td>Guatemalan Weavers</td>
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<td></td>
<td>Swiss Family Treehouse</td>
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<td>Walt Disney's Enchanted Tiki Room</td>
<td>1963</td>
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<td>Fantasyland</td>
<td>Alice in Wonderland Mushroom</td>
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<td>Casey Jr. Circus Train</td>
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<td>Dumbo the Flying Elephant</td>
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<td>Fantasyland Popcorn Stand</td>
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<td>Mickey Mouse Club Theater</td>
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<td>Storybookland Lighthouse</td>
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<td>Tinker Bell Toy Shoppe</td>
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<td>Alice in Wonderland</td>
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<td></td>
<td>Matterhorn Bobsleds</td>
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<td>Snow White Wishing Well and Grotto</td>
<td>1961</td>
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<td>It's a Small World</td>
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<td>Topiary Garden</td>
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<td>Frontierland Railroad Station</td>
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<td>Pendleton Woolen Mills Dry Goods Store</td>
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<td>Fowler's Harbor</td>
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<td>Sailing Ship Columbia</td>
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<td>Indian Trading Post</td>
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<td>Main Street, U.S.A.</td>
<td>Fine Tobacco</td>
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<td>Candy Palace and Candy Kitchen</td>
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<td>Watches &amp; Clocks</td>
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<td>Jewelry Shop and Yale &amp; Towne Lock Shop</td>
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<td>Wurlitzer Music Hall</td>
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<td>Entrance Gates</td>
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<td>Fire Station/Walt's Apartment</td>
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<td>Upjohn Pharmacy</td>
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<td>Penny Arcade</td>
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<td>Refreshment Corner</td>
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<td>Grandma's Baby Shop</td>
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<td>Baby Care Center</td>
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<td>Main Street Magic Shop</td>
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<td>Mad Hatter of Main Street</td>
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<td>Tour Garden</td>
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<td>Circarama</td>
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<td>Rocket to the Moon</td>
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<td>Galactic Grill</td>
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<td>Carousel of Progress</td>
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<td>The Character Shop</td>
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<td>Creole Café</td>
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<td>Club 33</td>
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<td>Mlle. Antoinette's Parfumerie</td>
<td>1967</td>
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<td>Pirate's Arcade Museum</td>
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<td>Pirates of the Caribbean</td>
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<td>Haunted Mansion</td>
<td>1969</td>
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<tr>
<td>Santa Fe &amp; Disneyland Railroad</td>
<td>1958</td>
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<td>Fred G. Gurley engine</td>
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<td>Grand Canyon Diorama</td>
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<td>Ernest S. Marsh engine</td>
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Disneyland without Walt Disney

The 1970s marked the first decade of development at Disneyland without Walt Disney’s leadership and vision. Going forward, new attractions were devised by a team of Walt Disney’s associates. The decade also marked the first expansion of the Disneyland theme park empire with the opening of Walt Disney World in Florida in October 1971. As the Orlando outpost’s popularity increased, the development of attractions at Disneyland in Anaheim was influenced for the first time by what had proved to be popular at its sister site; several lands and attractions debuting at Disneyland during this decade were modeled on similar offerings first opened at Walt Disney World.

On March 24, 1972, Bear Country opened. The seventh major land in Disneyland and the first conceptualized and constructed after Walt Disney’s death, Bear Country was added to the park after plans were abandoned for a Disney ski resort in Mineral King Valley, California.77 Sited in part on land that was home to the Indian Village from 1956 to 1971, the four-acre Bear Country extended under the train tracks, “pushing westward through Disneyland’s perimeter berm into what had been an employee parking lot.”78 The land’s design was inspired by the 19th century Pacific Northwest – buildings were made of wooden planks and exposed timbers, and numerous transplanted trees gave the land a feeling of being in the woods. When it opened, Bear Country only had one attraction, the Country Bear Jamboree (now The Many Adventures of Winnie the Pooh), a musical attraction with 18 Audio-Animatronic bears accompanied by a variety of other Audio-Animatronic animals. Stores and restaurants included Teddi Barra’s Swingin’ Arcade, Ursus H. Bear’s Wilderness Outpost, the Golden Bear Lodge (now the Hungry Bear Restaurant), and the Mile Long Bar. Holdovers from the area’s time as the Indian Village were the Indian Trading Post (now the Briar Patch) and the Indian War Canoes (now Davy Crockett’s Explorer Canoes).79

Changes to the park continued throughout the latter half of the 1970s. In 1976, Dole began sponsoring the Enchanted Tiki Room in Adventureland, and opened an adjacent snack bar known as the Tiki Juice Bar. On May 4, 1977, Space Mountain opened in Tomorrowland, and on September 2, 1979, Big Thunder Mountain Railroad opened in Frontierland.

The close of the 1970s marked a milestone akin to a changing of the guard at Disneyland. By this time, most of the core group of designers that originally worked with Walt Disney on the development of Disneyland had retired.

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77 Strodder, The Disneyland Encyclopedia, 76.
78 Strodder, The Disneyland Encyclopedia, 76.
Disneyland under Michael Eisner (1980s-2005)

In the 1980s, a new generation of Imagineers began to envision a rejuvenated Disneyland, undertaking major refurbishments in some lands and remodeling or replacing attractions in others. The decade also signaled a shift in management and operations, with the park welcoming a new CEO of The Walt Disney Company, Michael Eisner, as well as introducing new policies regarding opening hours and ticketing.

On June 16, 1982, Disneyland eliminated its original ticketing system, which allowed guests to pay a modest fee for admission and then purchase tickets separately for individual attractions, in favor of all-inclusive, unlimited-attraction Passports. On February 6, 1985, Disneyland, which until this time had remained closed on Mondays and Tuesdays, expanded its opening hours to seven days a week.80

In 1983, the entire Fantasyland area was refurbished. When Disneyland was first developed, “time pressures and budget restrictions forced Disney to abandon his idea of uniting Fantasyland’s attractions with old-fashioned village architecture. Instead, he had his artists create medieval-style façades for the attractions, and had banners and pennants installed on the roofs, an attempt to give Fantasyland the atmosphere of an Old World fair.”81 A $50 million remodel of Fantasyland “transformed the heart of Fantasyland into what Disney had originally visualized.”82 Old attractions, including the Pirate Ship Restaurant, Skull Rock, and the Fantasyland Theatre, were retired at this time; others, like Dumbo the Flying Elephant, the Mad Hatter’s Mad Tea Party, and the King Arthur Carrousel were relocated within the land. Dumbo was relocated approximately 75 feet northeast; its former location, a cul-de-sac, was opened up as a shortcut to Frontierland. Mr. Toad’s Wild Ride, Peter Pan’s Flight, Alice in Wonderland, and Snow White’s Enchanted Wish (then called Snow White’s Scary Adventures) underwent façade remodels and additions, lengthening ride times, and a new attraction, Pinocchio’s Daring Journey, was added.83 Also in 1983, the first Disney resort built outside the United States, Tokyo Disneyland, opened near Tokyo, Japan.84 In 1985, the Videopolis railroad station was added in Fantasyland.

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80 Sklar, Dream It! Do It!, 76.
81 Strodder, The Disneyland Encyclopedia, 186.
82 Strodder, The Disneyland Encyclopedia, 186.
83 Strodder, The Disneyland Encyclopedia, 186.
84 Nichols, Walt Disney’s Disneyland, 257.
On November 23, 1988, in anticipation of the opening of Splash Mountain, Bear Country reopened as Critter Country. The new name “de-emphasized the bears and threw the spotlight on all the various critters of the imminent Splash Mountain.” Several Bear Country businesses were renamed as part of the revamp. In July 1989, Splash Mountain and Harbour Galley opened in Critter Country.

In the 1990s, under Michael Eisner’s leadership, the company embarked upon “The Decade of Disney,” a campaign of aggressive global expansion across all media platforms and at all Disney theme parks. Disney’s international expansion of its theme parks continued with the opening of Disneyland Paris in 1992. Professor Barnaby Owl’s Photographic Studio opened in Critter Country at Disneyland on January 31, 1992, the first time in any Disney park that on-the-attraction action shots were sold at the attraction’s exit. Fantasmic!, an outdoor music and pyrotechnics show, opened at the Rivers of America in Frontierland on May 13, 1992. In order to install the stage and construct the necessary special effects, the Rivers of America waterway was drained, the southern tip of Tom Sawyer Island was rebuilt, and the Island’s Mill building was relocated. The “it’s a small world” Toy Shop opened in Fantasyland on December 18, 1992. At about the same time, the Videopolis railroad station became the Mickey’s Toontown railroad station.

On January 24, 1993, Mickey’s Toontown opened. Attractions included:

- Chip ’n Dale Treehouse
- Donald’s Boat
- Gadget’s Go Coaster
- Gag Factory Five & Dime
- Mickey’s House
- Minnie’s House

On January 26, 1994, Roger Rabbit’s Car Toon Spin opened in Mickey’s Toontown. Around this time, the Adventureland Bazaar was temporarily closed as part of a larger Adventureland renovation. The commercial space, which was originally subdivided into multiple shops, was consolidated into a single store before reopening. In late 1994, the Skyway was shut down.

New shops and attractions were added throughout the park in the latter half of the 1990s. Indiana Jones Adventure opened in Adventureland on March 3, 1995. Plans had commenced for the attraction following the success of the Indiana Jones Stunt Spectacular at Walt Disney World in Florida (opened 1989), as well as the commercial success of the Indiana Jones film franchise in the 1980s. It was the first major new attraction to open in Adventureland since the Enchanted Tiki Room and was particularly significant for its development of Enhanced Motion Vehicles (EMVs). In 1996, the original Frontierland railroad station was renamed the New Orleans Square/Frontierland station.

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85 Strodder, The Disneyland Encyclopedia, 132.
86 Nichols, Walt Disney’s Disneyland, 260. Hong Kong Disneyland would follow in 2005.
In 1996, architect Frank Gehry designed a new 295,000-square-foot building for Disneyland’s 1,200 administrative employees and support staff. Known as Team Disney Anaheim (TDA), the building was described by the Los Angeles Times as “rife with Gehry’s industrial interior signatures such as plywood, concrete and stainless steel,” while employing an abstracted Goofy character that was “little more than a splash of black swirls on the searing magenta walls of the atrium.”87 The four-story building is located in the North Service Area, and was designed so that it is not visible from within the park.

In 1997, Le Petit Chalet Gifts opened in Fantasyland. The following year, the entire Tomorrowland area reopened after refurbishment. This time, Imagineers designed a “retro-future” land of which “Jules Verne now seemed to be the main designer.”\textsuperscript{88} New attractions included Astro-Orbitor, Rocket Rods, and Observatron. Edible plants filled the flower beds, representative of the “Agrifuture” envisioned by the Imagineers.\textsuperscript{89}

Changes continued at Disneyland through the late 1990s and early 2000s. The Swiss Family Treehouse closed in Adventureland on March 8, 1999. The attraction was restyled, taking more influences from African culture and less from the Caribbean, underwent structural modifications to stand taller and broader, and subsequently reopened as Tarzan’s Treehouse on June 23. While this iteration of the treehouse was based on the Disney’s \textit{Tarzan} (1999), unlike previous attractions associated with Disney films, which were developed after the films had become successful, Tarzan’s Treehouse was planned and constructed concurrent with the production of the film and opened only a week after the movie’s release. On April 11, 2003, The Many Adventures of Winnie the Pooh opened in Critter Country.

The biggest change to occur during this period was not in Disneyland Park itself, but across the entry esplanade. On February 8, 2001, Disney’s California Adventure opened, developed on land formerly occupied by the original Disneyland parking lot.

Under Michael Eisner’s leadership, Fantasyland and Tomorrowland underwent major transformations, Mickey’s Toontown was added to the park, and Disney’s California Adventure opened adjacent to Disneyland park, expanding the attractions and appeal of The Disneyland Resort as a whole. New Disney resorts opened in Paris and Hong Kong, expanding the reach of the company’s theme parks to new audiences.

**The Iger Years (2005-2020)**

In September 2005, Michael Eisner stepped down as Chief Executive Officer of The Walt Disney Company, and was replaced by Bob Iger, his second-in-command. Over the course of Eisner’s tenure with the company, Disney grew “from a small theme-park operator and movie studio into a sprawling media company.”\textsuperscript{90} Disney’s international theme park expansion also continued under Iger, with the Shanghai Disney Resort opening in 2016.\textsuperscript{91}

\textsuperscript{88} Strodder, \textit{The Disneyland Encyclopedia}, 479.
\textsuperscript{89} Strodder, \textit{The Disneyland Encyclopedia}, 479.
\textsuperscript{91} Nichols, \textit{Walt Disney’s Disneyland}, 264.
For the first decade of Iger’s tenure as CEO, only minor changes occurred at Disneyland. In 2005, the Ward Kimball engine was refurbished and placed into service on the Disneyland Railroad. The Lilly Belle, a parlor car that originally appeared in the 1970s, was also placed on display. After a nine-year closure, the Submarine Voyage was re-themed and returned to service as the Finding Nemo Submarine Voyage on June 11, 2007. In October 2008, the Pixie Hollow meet and greet experience opened in Fantasyland; the following April, the Bibbidi Bobbidi Boutique opened in the same land.

The space that was originally intended as a Disney family apartment at 21 Royal Street served instead as an office, then as the Disney Gallery until 2006. In 2008, it was transformed into the Disneyland Dream Suite, as part of the “Year of a Million Dreams” promotion, which allowed contest winners to spend a night in the suite. Between 2013 and 2014, the suite was expanded and converted into an exclusive dining area and connected with the membership-only Club 33. That year, the entrance to Club 33 was moved to 33 Royal Street at the Court of Angels.

In September 2010, Indiana Jones Adventure in Adventureland was updated with a new Audio-Animatronic figure of Indiana Jones. Two years later, the ride closed for a three-month refurbishment that included enhancement to lighting, paint, figure animation, and other special effects; the following year it was updated with new projection mapping effects for the idol of Mara. In 2015, the Matterhorn Mountain’s original Abominable Snowman was replaced with an even more Abominable Snowman, and new displays were added to the mountain’s interior. In January 2016, Disneyland’s oldest building, the Pope Residence, was relocated to a new site at the southeast corner of West Ball Road and Cast Place to accommodate construction of the new Star Wars attractions.

In the mid-2010s, events were set in motion for the introduction of a new 14-acre land, the first new land at Disneyland in over two decades. In January 2016, to make way for the construction of the new land, several attractions in Frontierland and Critter Country were closed. Big Thunder Ranch, including the event space, barbecue restaurant, and petting zoo, closed permanently, while other attractions like the Disneyland Railroad and Rivers of America closed temporarily as the Disneyland Railroad route was reconfigured and Rivers of America was reduced in size at the northwest. On May 31, 2019, the new 14-acre Star Wars: Galaxy’s Edge opened. Attractions opening as part of this land

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92 Smothers, 132-137.
93 The venue was also known as the Royal Suite.

In February 2020, Bob Iger stepped down as Chief Executive Officer of The Walt Disney Company, replaced by Bob Chapek. On March 14, 2020, Disneyland, Disney California Adventure, Downtown Disney, and all resort hotels closed due to the global COVID-19 pandemic. On April 30, 2021, Disneyland and Disney California Adventure reopened with limited capacities and enhanced safety measures in effect. In July 2021, after a refurbishment, Jungle Cruise reopened to riders.

In the 67 years since it opened, Disneyland has grown and changed considerably, adding and altering lands, attractions, restaurants, and stores, all while remaining true to its founder's original intent. Disneyland began as, and remains, a family-oriented amusement park where people of all ages can escape everyday life and enter a fantasy world wholly separate from the outside world.

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Disneyland Hotel

The land surrounding Disneyland when it was originally established was occupied by vast orange groves. The new theme park created the need for an associated hotel to cater to park guests unable or unwilling to drive to the park from their homes in a single day. However, Disney did not have the means to develop the hotel while also developing the Disneyland Park.

Entrepreneur Jack Wrather, a former oil industry worker and Captain in the United States Marine Corps, made a name for himself producing feature films for Hollywood Studios from 1946 to 1955. He diversified into the hotel business in 1954, making a deal with Walt Disney to construct a luxury family hotel on property adjacent to the new Disneyland Park.96

In March 1955, ground was broken for the Disneyland Hotel, designed by the architectural firm of Pereira and Luckman and constructed by builders Harold Hodges and Byron Vandergrift. Designs originally called for 300 motel and hotel rooms, suites, and garden apartments, as well as three swimming pools, tennis courts, a golf course, cocktail lounges, and four restaurants. There were indoor and outdoor registration desks, allowing guests the option of registering without stepping out of their vehicles.

Due to numerous labor and material shortages as well as other setbacks, when it opened for business in October 1955, the Disneyland Hotel was not yet complete. “The first night of operation saw only seven rooms available for paying customers with an eighth being used as a reservation area and lobby.”97 Soon after, the hotel offered 104 rooms in five two-story buildings.98 The hotel had its grand opening the following August, by that time comprising 204 guest rooms and suites, an Olympic-size swimming pool, 17 shops, a cocktail lounge, and several restaurants.

There were additions and expansions to the hotel starting in the 1960s. In 1960, the Disneyland Monorail was extended to link the hotel with the park, reopening in June 1961. The same year, a 40 acre golf course and a 13,000 square foot convention and exhibition center were added to the property. In October 1961, ground was officially broken for the construction of an 11-story high-rise hotel tower (the Sierra Tower) designed by Los Angeles architects Weber & Nicholson, and constructed by C.L. Peck Contractors and Engineers. The tower, constructed of pre-cast concrete, was inset with solar glass windows. “At the time of its completion, the 118-foot tower was the nation's tallest building constructed utilizing the post tension, lift slab method.”99 In 1965, the Disneyland Hotel announced the construction of an annex to the Sierra Tower, and a new shopping plaza building. The annex, a separate building that was connected to the northern side of the Sierra Tower at its completion, opened for business in June 1966, adding 160 guest rooms and suites to the hotel complex. The three-story shopping plaza building opened in November 1966. Shops were located on the first two floors; the third floor housed offices. In July 1968, ground was broken for a 3.5-acre marina area and a new 11-story tower. By December 1968, the Marina Tower was partially opened; it opened fully on January 15, 1969, adding a total of 319 guest rooms to the hotel complex. Once the Marina Tower was completed, the entrance to the Disneyland Hotel was relocated from West Street to the northern side of the property, as the new tower included a registration lobby with 16 computerized check-in stations.

In 1971, a 347,000 square foot convention center was added to the hotel, including an Exhibition Hall and Grand Ballroom. Five years later, a 13-story tower (the Bonita Tower) was added to the property, “the tallest structure in Anaheim.”100 The building was also “the first hotel building in the United States to be equipped with a solar water heating system.”101

In 1988, The Walt Disney Company purchased the Disneyland Hotel. In 1999, the original hotel buildings were demolished to make way for the new Downtown Disney entertainment and shopping district, and for parking areas for the expansion of The Disneyland Resort.

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In June 2009, The Disneyland Resort announced a major update to the Disneyland Hotel. The project, billed as a “significant renovation,” included “considerable changes to the exterior of the hotel.”102 The exterior updates to the towers included “large windows that will give the outside a sleek, radiant blue tint [replacing] the original sliding doors and faux balcony railings.”103 After the renovations were completed, the towers were renamed. The Sierra Tower (constructed 1962, expanded 1966, renamed the Dreams Tower in 2007, renovated 2010) became the Adventure Tower; the Marina Tower (constructed 1970, renamed the Magic Tower in 2007, renovated 2012) became the Fantasy Tower; and the Bonita Tower (constructed 1978, renamed the Wonder Tower in 2007, renovated 2011) became the Frontier Tower. Landscaping was updated, and the Looking Glass elevator, an exterior glass elevator at the east façade of the Sierra Tower (now the Adventure Tower), was removed.

7.0 HISTORIC CONTEXT

To understand the significance of potential historical resources, it is necessary to examine those resources within the appropriate historic, social, or architectural context. Disneyland was established as a theme park in Anaheim, California in 1955. It represents an important and influential example of the type and reflects a particular aspect of history in the United States after World War II. Therefore, in order to evaluate Disneyland for potential eligibility for historic designation the following narrative includes a brief summary of 20th century development in Anaheim; an overview of the history of amusement parks in general and in Orange County specifically, as the precursor to the modern theme park; and a discussion of the context within which Disneyland was envisioned and established.

Development of Anaheim in the 20th Century

Anaheim was a flourishing community by the early 20th century, with four theaters, an opera house, a Carnegie public library, and a hospital. The thriving commercial district was aided by stops on the Southern Pacific and Santa Fe railroad lines. A streetcar line linked the town to the railroad stations. Greater access had come with the connection by railroad from Anaheim to Los Angeles in 1875, which brought improved means for shipping goods and reliable and regular mail service. The main streets were paved in 1912 and electric streetlights were installed in 1915. In the early decades of the 20th century, Anaheim matured from an agricultural colony into a town of diverse building types, but agriculture remained its economic base. From 1920 to the end of this period in 1949, the area of the City grew from 2.6 to 4.4 square miles; this modest growth mostly consisted of industrial land north of La Palma Avenue that was annexed in the 1920s and other small annexations in the 1940s. The land in Anaheim's “sphere of influence,” which would later become a part of the City, remained mostly agricultural during this period.

Anaheim grew tremendously in both land area and population in the decades after World War II. The annexation process gained momentum in the 1950s, and eventually, by the 1990s, brought the City of Anaheim to its present size of over 50 square miles, making it among the largest cities in Orange County in terms of area. Much of the area incorporated was former ranch and farming lands that were miles from the City center, including Anaheim Hills and Santa Ana Canyon. This type of expansive development brought about the creation of a city with multiple centers of activity, with commercial, retail, and recreational uses pulling away from the historic downtown. New commercial development tended to cluster around the central-southern part of the City, where new freeways (State Route 57, Interstate 5, and Route 22) intersected, providing easy access from other parts of Los Angeles and Orange Counties. While this expansion of City boundaries was occurring, the population made similar strides. Anaheim began the 1950s with a modest population of 14,556. By 1960, the population had made a seven-fold increase to 104,184. The amount of building activity necessary to accommodate that level of growth clearly changed the face of nearly every corner of the City’s new land area, including the development of mass housing in new tract developments.

Recreational development in Anaheim before the 1950s was mostly small-scale due in part to the distances between towns in the days before the arrival of the freeways. Beginning in the mid-

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104 Excerpted from City of Anaheim, Citywide Historic Preservation Plan, prepared by Architectural Resources Group, 2010.
1950s, Anaheim was transformed into a regional center for recreation and tourism. The large tracts of land necessary for this type of development were still held by large landowners, usually still in agricultural use, and interfaced well with the expanding freeway system so that they could easily serve greater Orange County and beyond. The landmark event of this period was the premiere of Disneyland in July of 1955. In the following decade, the opening of Anaheim Stadium (1966) and the Anaheim Convention Center (1967) also made an impact on the cityscape and the culture of Anaheim. These were among the first of such large-scale venues in Orange County.

**American Amusement Parks**

The term *amusement park* is defined as a collection of rides and attractions for entertaining a large group of people. It can be temporary or permanent, seasonal or annual. Amusement parks were the precursor to modern theme parks and the terms are often used interchangeably; however, a *theme park* connotes the attractions are associated with a central motif or a series of themed areas.  

Outdoor amusement is as old as recorded history. From the Olympic Games to the pleasure gardens of 17th and 18th century Europe, people have always sought outdoor entertainment. In the latter half of the 19th century, European pleasure gardens became more fast paced and began to offer mechanized rides. During the late 19th century in America, the traveling carnivals and circuses became popular, and the transportation revolution gave rise to urban seaside resorts. The completion of streetcar lines was also associated with entertainment venues. To encourage weekend ridership, companies often built amusement attractions and mechanical rides at the end of the line, known as “trolley parks.”

The first American amusement park is generally considered to have been at the 1893 Columbian Exposition in Chicago, Illinois. Also known as the World's Fair, the Columbian Exposition was the first to have a Ferris wheel and an arcade midway alongside various concessions. The famous “White City” would influence architectural planning and development for the next 100 years. The accompanying Midway Plaisance was a mile-long corridor of concessions, games, sideshows, shops and restaurants. Some 6.8 million people attended, helping to cement the concept of an amusement park in the minds of Americans.

The first permanent modern amusement park was what became Coney Island. Sea Lion Park, built on Coney Island in 1895, had aquatic exhibits, rides, animal acts, and a ballroom. Steeplechase, created by George C. Tilyou, opened on Coney Island in 1897. Luna Park, themed to coincide with a famous illusion ride, was opened on Coney Island by Frederick A. Thompson and Elmer S. Dundy in 1903. While Steeplechase was little more than a collection of disparate mechanical rides, Luna Park structured its attractions around historical, cultural, or geographical themes—making it the first true theme park. Thompson, an architect and former carnival

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106 According to author Lawrence Culver in *The Frontier of Leisure*, there was a direct connection between Walt Disney and the Columbian Exposition. Walt's father, Elias Disney, was a carpenter who helped create the White City.
worker, combined his interests to make Luna Park “another world.”

As scholar Raymond Weinstein writes, “the new amusement parks did much to change the social climate at Coney Island. Previously a male culture flourished at the seaside resort with numerous salons, gambling dens, brothels, vaudeville theaters, and prizefighting clubs.”

Nighttime entertainment was introduced with the electrification of the park.

The rise of amusement parks coincided with the economic shift from labor and production to patterns of consumption and leisure that prevailed at the turn of the 20th century. The popularity of Coney Island spawned the development of amusement parks all across the country. By 1919, there were more than 1,500 amusement parks in the United States. Amusement parks reached their peak during the 1920s, a period of strong economic growth in America.

A significant amusement park development from the 1920s was Henry Ford's Greenfield Village in Dearborn, Michigan. The wealthy industrialist began by preserving, restoring, and relocating his childhood home, which was threatened with demolition. In 1927, he began moving old buildings to Dearborn that were central to the career of Thomas Edison. What followed was the relocation of dozens of historic buildings that presented an idealized view of American history and culture. Ford's assemblage of buildings celebrated America's craftsmanship, inventiveness, engineering, and work ethic.

However, as a result of the Great Depression, the amusement industry fell into decline. By 1936, only about 500 remained and attendance dwindled. An exception was Greenfield Village, which was unaffected due to Ford's great wealth. In contrast, by the 1930s, Coney Island had devolved into girlie shows and rigged skill games supported by an aging infrastructure. The reputation of Coney Island plummeted and became increasingly associated with violence, vice, and promiscuity. By the 1950s, with the advent of television home entertainment, amusement parks fell completely out of favor.

Scholars credit Walt Disney with singlehandedly saving the American amusement park industry in the 1950s and propelling it to the level of economic and cultural importance that it enjoys today.
Orange County Amusement Parks and Entertainment Venues

EARLY AMUSEMENT PARKS

Frederich Conrad was a prominent Anaheim brewer and saloon owner. In 1875, Conrad bought an acre of land on the south side of Lincoln Avenue between the railroad tracks and Manchester Avenue and built a miniature Tivoli Gardens (after Tivoli Gardens in Copenhagen, Denmark). Anaheim's Tivoli Gardens opened in 1876, making it the first amusement park in Anaheim and Orange County. Conrad's Tivoli grew to include a bar, dance pavilion, bowling alley, shooting gallery, and croquet court. It attracted patrons from far and wide. In 1921, Conrad sold the amusement park to the Anaheim Concordia Club, and it became Columbia Gardens.115

Orange County also had its version of the seaside amusement parks and pleasure piers. The Balboa Fun Zone opened in 1936 and remains an attraction to this day. Philip A. Stanton attempted to create “The Coney Island of the Pacific” in 1916 at the Seal Beach pier with the creation of “The Joy Zone.” Among The Joy Zone's most popular features was a rollercoaster known as The Derby.

In 1920, Walter and Cordelia Knott began to farm 20 acres of rented land in Buena Park. During the 1930s, Walter Knott became associated with growing boysenberries—a cross between a red raspberry, a loganberry, and a blackberry. Cordelia began selling jams and jellies based on the new berry and in 1934, started serving chicken dinners from their tearoom, called Knott's Berry Place.116 By 1940, she was serving as many as 4,000 dinners on a given Sunday night.117 Walter decided to give waiting restaurant patrons something to do and began buying and transporting abandoned buildings to establish a western “Ghost Town” attraction. During the 1940s, new buildings were constructed of handmade adobe blocks that both reinforced the Western romance theme and worked around wartime building materials shortages.

POST-WORLD WAR II THEME PARKS

Theme parks came into their own after World War II, as the postwar economy, population boom, and growth of a middle class with more time for leisure and recreation. In Orange County, this was facilitated by the construction of the freeway system, specifically the Santa Ana Freeway/Interstate 5 during the 1950s and early 1960s. The growth of the freeway system not only fueled development in Orange County, but it made Orange County's amusement parks and attractions easily accessible to regional tourists.

Orange County was home to several amusement parks in the immediate postwar era. In 1947, Walter Knott renamed his business Knott's Berry Farm and added the Pan For Gold attraction. In

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115 Harris, Early Amusement Parks of Orange County, 8.
117 Harris, Early Amusement Parks of Orange County, 17.
1952, he expanded the Ghost Town by adding the Ghost Town & Calico Railroad, the Calico Saloon, and the Schoolhouse. Other attractions like Boot Hill cemetery and the Bird Cage Theatre soon followed. In 1953, Joseph “Alligator Joe” Campbell and Francis Victor Earnest, Sr. relocated their Los Angeles-based Alligator Farm to Buena Park. It was a two-acre parcel located at 7671 La Palma Avenue, just across the street from Knott’s Berry Farm. The California Alligator Farm, as it was known, featured 500 alligators and crocodiles and 500 snakes. It closed in 1983 and the property was redeveloped.

But of course, the most significant postwar attraction was Walt Disney’s theme park established in Anaheim in 1955. According to author and historian Kevin Starr, the establishment of Disneyland captured the zeitgeist of the postwar period and held particular appeal for residents of the suburban residential tracts and communities that would grow up around it. Starr suggests that the combination of mythologized small-town America, the larger myth of the American West that was reflected in Frontierland, and the promise of technology and the future in Tomorrowland “…mirrored the themes and values that an entire generation was bringing to California and the West.” Disneyland also cemented Orange County’s reputation as a family-oriented, entertainment paradise. As Kevin Starr observes, “Disneyland was family-oriented and child-centered, definitely not Coney Island, which is to say raucous, demotic, spontaneous, alive with the fleshy exuberance of a Reginald Marsh painting and taking its vitality from the big city, like Playland at the Beach in San Francisco.” Architectural critic and historian Reyner Banham included Disneyland in his book, Los Angeles: The Architecture of Four Ecologies, as an example of the unique fantastical architecture that characterized the region’s propensity for “habitable fantasies.”

In the ensuing years, developers and entertainment entrepreneurs attempted to capitalize on the family vacation destination with other local attractions and venues. Allen Parkinson opened

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120 Banham, Los Angeles: The Architecture of Four Ecologies, 127.
Movieland Wax Museum at the Knott off-ramp of the Santa Ana/Interstate 5 Freeway in 1962. In 1967, Japanese Village, a Japanese-themed cultural and recreational theme park featuring a large deer park and other animal shows, was constructed in nearby Buena Park.

In the 1960s, Walter Knott began adding Western themed rides to complement his Ghost Town to try to compete with Disneyland. The Calico Mine Ride was added in November 1960, the Timber Mountain Log Ride opened in July 1969, and a new themed area, Fiesta Village, made its debut that same year. In 1968, Knott started charging admission for the first time. As more families flocked to Orange County for summer vacations, Knott’s and Disneyland consistently opened new rides and attractions to keep people coming back.

In 1970, yet another attraction opened in Buena Park, an auto museum known as Movie World Cars of the Stars/Planes of Fame, hoping to capitalize on the crowds drawn by Knott’s and the Wax Museum. Cars of the Stars/Planes of Fame lasted from 1970 until 1979.

The last major postwar theme park to open in Orange County was the Lion Country Safari, which opened in 1970 in Irvine. The experience recreated an African safari (with real animals, held in captivity, roaming freely within designated areas) from the relative safety of a personal automobile. Later, rides, shows, and a petting zoo were added. Lion Country Safari closed in 1984. A portion of the land was converted into Wild Rivers Water Park in 1986 (closed 2011); another portion was redeveloped with the Irvine Meadows Amphitheatre (constructed 1981; demolished 2016).122

Walt Disney

Walter Elias Disney (1901–1966) was born on December 5, 1901 in Chicago, Illinois. He was one of five children born to Elias Disney and Flora Call Disney. Walt spent the first years of his life in a small wood-frame workers’ cottage on Tripp Avenue in Chicago, which was built by his father, a carpenter by trade, in 1893.123 In February 1906, the Disney family sold their house and moved to a farm outside of Marceline, Missouri. They lived on the farm until 1911, when they moved to Kansas City, Missouri. Walt’s youth was divided between the farm in Marceline, Kansas City and Chicago, where the family would return in 1917.

For his senior year, Walt enrolled at McKinley High School in Chicago. Walt provided illustrations and photographs for the high school newspaper and yearbook and developed a strong interest in drawing. He also attended evening classes at the Chicago Academy of Fine Arts. During the fall of 1918, Disney attempted to enlist for military service, but he was rejected because he was only 16 years old. Instead, he joined the Red Cross and spent a year overseas chauffeuring Red Cross officials and driving an ambulance that he decorated with drawings and cartoons.

123 The cottage is located at 2156 North Tripp Avenue in Chicago, Illinois. It has been designated a local landmark in Chicago.
In 1919, Walt retuned to Kansas City where he began a career as a commercial artist. He took a job at Pesemen-Rubin Commercial Art Studios as an advertising cartoonist. The following year he formed the Iwerks-Disney Commercial Artists with Ub Iwerks. After the small company’s failure one month after its formation, Iwerks and Disney took jobs with the Kansas City Slide Company.

While employed by the Kansas City Slide Company, Walt used his newly discovered animation skills to create short, topical cartoons called “Newman Laugh-O-grams.” These Laugh-O-grams played during the weekly newsreels for Newman Theaters and were well-received, which led to more commissions for short animations. In May 1922, Walt incorporated Laugh-O-gram Films, Inc. and opened a studio space in the newly constructed McConahay Building, located in a regional commercial center in Kansas City.Prior to its bankruptcy, Walt and his team of animators created seven fairy tale cartoons (Little Red Riding Hood, The Four Musicians of Bremen, Jack and the Beanstalk, Jack the Giant Killer, Goldie Locks and the Three Bears, Puss in Boots, and Cinderella), and Alice’s Wonderland, the first of the famous Alice Comedies series. Shortly after it was founded, Laugh-O-gram Films declared bankruptcy; however, it is notable as an early venture by Walt Disney in the commercial film animation.

Realizing that the animation industry was flourishing in California, Walt relocated to Hollywood in 1923, and was reunited with his older brother, Roy O. Disney. The two brothers formed the Disney Brothers Studios and constructed a camera stand for their new venture in their uncle’s garage at 4406 W. Kingswell Avenue in Los Angeles. Shortly thereafter, they started production in the rear of a nearby real estate office. By 1924, Walt ceased animating, hired a team of animators, and began to focus on story development and direction. On July 13, 1925, Walt married Lillian Bounds, whom Walt met during Lillian’s employment at the Studios’ ink and paint department. Together, Walt and Lillian had two daughters, Diane and Sharon. That same year, the company established a new studio on Hyperion Avenue in Los Angeles. In 1926, the studio was renamed the Walt Disney Studios.

During the early years of the studio, Walt created two iconic animated characters, Oswald the Lucky Rabbit (1927) and Mickey Mouse (1928), that would catapult the studio to success. In 1932, the film Flowers and Trees won Walt the first of his 32 personal Academy Awards. By the late 1930s, Walt Disney Studios had become one of the largest animation studios and had earned a reputation for its revolutionary techniques. Technological advancements under Walt’s leadership included the first fully synchronized sound cartoon (Steamboat Willie, 1928); the first use of Technicolor in animation (Silly Symphonies, 1933); the multiplex camera technique (The Old Mill, 1937); the first full-length animated film (Snow White and the Seven Dwarfs, 1937); the creation of Fantasound, similar to stereo or surround sound (Fantasia, 1940); and the first animated feature filmed in wide-screen CinemaScope (Lady and the Tramp, 1955). In 1939, Walt received an honoring Academy Award. The 1945 musical The Three Caballeros combined live action with the cartoon medium, a process Walt used successfully in many other features including the highly

124 The McConahay Building was listed in the National Register of Historic Places in 1977.
126 The garage has been relocated to the Stanley Ranch Museum in Garden Grove, CA. The house remains in its original location and is designated City of Los Angeles Historic-Cultural Monument #1132.
acclaimed Mary Poppins, which was nominated for 13 Academy Awards. In all, 81 feature films were released by the studio during Walt’s lifetime.  

In 1938, following the success of Snow White, the Walt Disney Studios acquired a 50-acre lot in Burbank to significantly expand their studio operations. When construction on Disney’s Burbank studios was completed in 1940, the staff had grown to more than 1,000 employees. During World War II, the Walt Disney Company was deployed by the United States government to produce military training and propaganda films, and educational shorts that promoted an uplifting approach to patriotism. In addition, the Disney studio lot in Burbank was converted to a military base shortly after the attack on Pearl Harbor. By 1943, almost 90% of Disney’s work was related to the war effort.

After World War II, Walt turned his attention to developing a theme park and bringing Disney productions to the small screen. In 1946, Walt reassigned the role of Mickey Mouse’s voice after serving in the role himself for nearly 20 years. In December 1952, Walt founded WED Enterprises, to separate his new theme park project from the studios. In 1954, Disney contracted with American Broadcasting-Paramount Theatres, part of the American Broadcasting Company, to produce a one-hour television program in exchange for $500,000 in funding for Disneyland. Following this entrée into television, Walt continued to produce programs for ABC, including the Wonderful World of Color, one of the first full-color television productions. Disneyland opened on July 17, 1955, with over one million visitors estimated in the first two months. That same year, The Mickey Mouse Club premiered on ABC.

In 1964, President Lyndon Johnson presented Walt Disney with the Presidential Medal of Freedom. That same year, Walt worked with renowned urban planner and public official Robert Moses on the design of four exhibits for the World’s Fair in New York, including It’s a Small World.

Walt Disney died in Los Angeles on December 15, 1966, at the age of 65. Throughout his lifetime, Walt was at the forefront of technological advancements in the entertainment industry. He was a significant figure in the development of animation and continues to be a cultural icon – Walt Disney is a name synonymous with art and animation as well as its innovation. According to Marty Sklar, former Vice-Chairman and Principal Creative Executive of Walt Disney Imagineering, “Even Walt Disney would be rather surprised to find that today, the little seed he planted with a handful of Imagineers in 1952, when WED Enterprises was formed, has grown into what we believe is the largest creative design and development organization in the world.”

129 Chase, “How Disney Propaganda Shaped Life on the Home Front During WWII.”
130 In 1986, WED became Walt Disney Imagineering.
From Vision to Reality: A Walt Disney Amusement Park

During the summer of 1923, Walt Disney boarded a train for Hollywood. He had just lost his first attempt at a movie studio, Laugh-O-Gram Films, Inc. in Kansas City, Missouri. After arriving in Los Angeles, Disney worked in various spaces to create his sophisticated movie shorts starring Mickey Mouse, including the garage at his first Los Angeles home, where he made his first feature films. In 1937, the release of Disney's *Snow White and the Seven Dwarfs* earned him a special Academy Award and funded the development of a luxurious studio in Burbank. In 1939, with an eye toward establishing a park to complement his new studio, Disney visited Golden Gate International Exhibition in San Francisco, where “he was fascinated by the Thorne Collection display of architectural miniatures.”

The outbreak of World War II stalled several of his projects, including the concept of a family entertainment park. “We had about 30 acres [to build the new studio] and began to think about the land for an amusement park,” remembered Disney. His original idea was to have something to show people that visited the Disney Studios. “Then came the war and the plans were put aside.”

In the late 1940s, Disney resumed his planning efforts. A long-time railroad aficionado, he visited the Chicago Railroad Fair in the summer of 1948, along with studio animator Ward Kimball. The fair included a “frontier village,” an “Indian Village” sponsored by the Santa Fe Railroad, and “a replica of the French Quarter in New Orleans [...] all encircled by train tracks that could transport visitors from attraction to attraction. The themes of the exhibits were reflected in the workers’ costumes and the food served.” After visiting the Railroad Fair, Disney and Kimball took a side trip to the Henry Ford Museum and Greenfield Village in Dearborn, Michigan. Shortly after returning from the trip, Disney sent a memo to his production designers about a little village green ringed by shops, idealized building types from the heart of the Midwest, and other ideas. “I don’t want to just entertain kids with pony rides and swings,” Disney later said, “I want them to learn something about their heritage.” The trip was clearly inspirational, and several ideas gleaned from the fair were represented in the original designs for Disneyland.


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In the 1950s, Disney visited Madurodam, a Dutch amusement park featuring scale replicas of cities; Tivoli Gardens in Copenhagen; the tiny Beverly Park amusement park in Los Angeles; and Children’s Fairyland in Oakland. He also sent colleagues to these places and to Knott’s Berry Farm to observe patrons and park operations. Children’s Fairyland, in particular, proved inspirational, as it “featured costumed guides, fairy-tale sets, farm animals, and live entertainment. There was even an *Alice in Wonderland* attraction, a cartoony castle, and a big blue whale.”\(^{137}\)

By 1951, plans for a 16-acre park adjacent to Disney's Burbank Studio were on the books, but the channelization project for the Los Angeles River and the expansion of the Ventura Freeway a year later derailed the idea. Moreover, according to author and historian Chris Nichols, the Burbank City Council was not keen on “a carny atmosphere in Burbank.”\(^{138}\) For some lawmakers, it seemed, the idea of an amusement park was still tainted by the reputation of Coney Island.

Ultimately, the selection of the site of Disneyland in Orange County embodied the spirit of the popular, freeway accessible suburbia that marked 1950s residential development in Southern California and throughout the United States. These pre-planned, architecturally controlled, and optimistic neighborhoods for nuclear families with 2.5 children, a station wagon, and a dog were also an architecture of reassurance in rapidly changing times. On July 17, 1955, Disneyland officially opened with an inaugural crowd of over 28,000 people, five themed lands, 20 attractions, and a parade down Main Street, all telecast by ABC.

Although World War II delayed Disney’s park concept, its establishment after the war allowed it to flourish at a specific period in history. The horrors and sacrifices of the war, in which American democracy prevailed over totalitarianism, engendered a patriotic spirit and optimism that would soon be enabled by postwar prosperity, the “Baby Boom,” and emerging technologies. The 1950s, however, were a fast-changing decade. Although the conclusion of the War was described as “a clear victory for democracy and clean living...”,\(^{139}\) the optimism of the immediate postwar period would soon give way to cold war fears, a shift from American popular music to rock and roll, the emergence of television in people’s homes, the civil rights movement, and the beginning of a counterculture that would prevail during the 1960s. Therefore, the establishment of Disneyland in the mid-1950s captured the consciousness of the nation at a particular moment in time.

In creating his Magic Kingdom, Disney drew inspiration from American values that reassured people in the nuclear age. “In a myriad of ways that visitors encountered consistently but perceived only half consciously, the park offered a remarkable distillation and reaffirmation of postwar American culture.”\(^{140}\) Disneyland offered park visitors a much-needed escape and reassurance during increasingly uncertain times.

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\(^{137}\) Nichols, *Walt Disney's Disneyland*, 27.


8.0 SUMMARY OF EVALUATIONS

Disneyland Specific Plan

The City analyzed the environmental impacts of The Disneyland Resort Project, including the adoption of the DRSP, in EIR No. 311, which the City certified in 1993 along with the adoption of Mitigation Monitoring Program No. 0067. Records searches conducted at that time indicated that there were no historical resources located within a one-mile radius of The Disneyland Resort. In 1993, the Disneyland Theme Park had been in operation for less than 40 years. EIR No. 311 determined Disneyland would continue operation and would not jeopardize any historic status, and, as a result, determined there would be no impact to historical resources and no mitigation measures were required.141

Development History Report

In 2022, South Environmental prepared a report that analyzed the development history of the six Disney ARSP Properties and the DRSP Parking District East Parking Area. These properties are: 1515 and 1585 S. Manchester Avenue; 1530 and 1900 S. Harbor Boulevard; 333 W. Ball Road; 1717 S. Disneyland Drive; and the Pumbaa surface parking lot directly south of 1585 S. Manchester Avenue. Background research included a review of building permits on file with the City; historic aerial photographs of the Project site; and historic topographic maps. The report found that all of the properties were used as farmland during the late 19th century, with development of the first buildings/structures occurring between the 1950s and 1970s. As of 2022, six of the seven properties are parking lots, and one property is developed with a hotel, the Paradise Pier Hotel. The Paradise Pier Hotel was constructed in 1987 and is not yet 50 years of age. Based on a review of this research, these seven properties do not contain any buildings or structures that are potentially historically significant. The Paradise Pier Hotel was constructed in the recent past and there is no evidence to suggest that it is eligible for listing in federal, state, or local registers.

Citywide Historic Preservation Plan

The Citywide Historic Preservation Plan was adopted in 2010 and provides for the identification and protection of historic resources, both individual properties and districts, throughout the City. That study did not include a citywide historic resources survey, but instead provides guidance for the evaluation and local designation of historically significant properties and districts. Incorporated within the Citywide Historic Preservation Plan is a historic context statement which establishes significant development patterns in the City and the relevant themes for evaluating potential historic significance. The context statement includes the theme “Tourism, Suburbanization, and Industrial Growth, 1950 to 1970,” which acknowledges the impact of the 1955 establishment of Disneyland on the growth and development of Anaheim during this period and the City’s “rise as a regional center for recreation, entertainment, sports, and conventions.”142

To date, neither the Disneyland Theme Park nor any individual park features have been locally

141 EIR No. 311 states that Disneyland was recorded as a historic landmark by the County of Orange; however, this statement appears to be an error, as Orange County’s designation program is only applicable to properties located in unincorporated areas. Disneyland, which is located within the City of Anaheim, is therefore not eligible for designation as a County historical site, and it is not currently included on the list of the County of Orange, “Historical Sites,” https://www.ocgov.com/residents/communities- neighborhoods/historical-sites (accessed on November 15, 2022).
designated, and it is not included in the City’s List of Historically Significant Structures or the List of Structures of Historical Interest.

**National Historic Preservation Act**

In 2004, the Federal Communications Commission (FCC) implemented a Nationwide Programmatic Agreement to exclude from Section 106 review certain undertakings involving the construction and modification of facilities, and to streamline and tailor the required review under Section 106 of the National Historic Preservation Act (NHPA) for other such undertakings. Since the adoption of the Programmatic Agreement, three communications undertakings at the Disneyland Park, and one in proximity to the Anaheim Convention Center, have been evaluated for potential effects to historic resources. These evaluations resulted in the identification and designation of three individual features at Disneyland: the Main Street Railroad Depot; Pirates of the Caribbean; and the Hungry Bear Restaurant. In addition, the Anaheim Convention Center was identified as historically significant and subsequently listed in the California Register.

Concurrence letters from the State Historic Preservation Officer (SHPO) confirming the eligibility determinations for the three features within the Disneyland Park and the Anaheim Convention Center are included in Appendix F.

**MAIN STREET RAILROAD DEPOT**

In 2005, the Main Street Railroad Depot (referred to in the report as the “Disneyland Railroad Depot”) was identified as eligible for listing in the National Register of Historic Places under Criteria A, B, and C because it “appears eligible for association with significant events and persons as well as significance related to architecture and engineering within the amusement park property type.” The evaluation noted that the Depot is a “contributor to a potential National Register historic district.” Disneyland as a whole was found “eligible for National Register listing under Criteria A, B, C, and D [because it] retains its association with important historical events/pattern of events and personages, and continues to possess unique and distinctive design/construction/engineering qualities. It also has the potential to yield important information since it was the principal source of unique design, construction, and engineering techniques not yet fully researched or acknowledged.” The evaluation further noted that “over the years, many rides have come and gone in the Park, but the overall design, concept, setting, feeling, and historical associations have remained constant and unaltered.”

However, no additional information about a potential district (including boundary, period of significance, contributors/non-contributors), nor about the Main Street Railroad Depot, was included in the evaluation. The SHPO concurred with the evaluation of the Main Street Railroad Depot, and the building was assigned a status code of 2S2, which is defined as “Individual property determined eligible for National Register by a consensus through Section 106 process.

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Listed in the California Register.”

NEW ORLEANS SQUARE/PIRATES OF THE CARIBBEAN

In 2019, the Pirates of the Caribbean ride was identified as eligible for listing in the National Register of Historic Places under Criterion A as “part of the overall general development of the Disneyland Park in the first phase of renovation and expansion in the 1960s,” and under Criterion C as “a good example of the French Quarter New Orleans/Theme Park architectural style.”

The SHPO concurred with the evaluation of the Pirates of the Caribbean ride building, and it was assigned a status code 2S2.

HUNGRY BEAR RESTAURANT

In 2019, the Hungry Bear Restaurant was identified as eligible for listing in the National Register of Historic Places under Criterion A for “its association with the second phase of renovation and expansion of Disneyland in the 1970s,” and under Criterion C as “a good example of Rustic/Theme Park style architecture.”

The SHPO concurred with the evaluation of the Hungry Bear restaurant, and the building was assigned a status code 2S2.

ANAHEIM CONVENTION CENTER

The Anaheim Convention Center at 800 W. Katella Way was evaluated for eligibility for listing in the National Register of Historic Places as part of Section 106 review in 2014, 2019, and 2020. The 2014 evaluation found the Anaheim Convention Center ineligible for listing in the National Register.

In 2019, the building was re-evaluated by Crawford Historical Services, which found that the building was significant under National Register and California Register Criteria A/1 for its role in the “economic and tourism development of the City of Anaheim;” however, the evaluation found that the building did not retain sufficient integrity to convey its historic significance.

In response, the SHPO wrote that they could not concur that the property “meets National Register Criterion A because it no longer retains sufficient integrity.”

In 2020, the Anaheim Convention Center was re-evaluated by Crawford Historical Services. That evaluation found that the Anaheim Convention Center, constructed in 1967, was eligible for listing in the National Register and California Register under Criteria A/1 as “part of the broad patterns of the post-World War II changes that were taking place in Southern California, specifically in the City of Anaheim;” however, the evaluation again noted that the building did not...

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148 The definitions for the California Historical Resource Status Codes are found here: https://ohp.parks.ca.gov/pages/1069/files/chstatus%20codes.pdf.
150 Letter to Carrie Wills from Julianne Polanco, California State Historic Preservation Officer, March 29, 2019.
151 Wayne Bonner and Kathleen Crawford, “Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02856G (Anaheim Convention Center) 800 Katella Avenue, Anaheim, Orange County, California,” prepared by Crawford Historic Services, 2014.
153 Julianne Polanco, State Historic Preservation Officer, letter to Carrie Wills, EAS, April 18, 2019.
retain sufficient integrity to convey its historic significance.\textsuperscript{154} The evaluation did not specify which portion(s) of the building are historically significant; however, the evaluation references the 1967 Anaheim Convention Center, so it is presumed that later additions to the building were not found to contribute to its significance. On February 8, 2021, the SHPO wrote that they concurred with the findings that the property “meets National Register Criterion A as an example of the post-World War II growth and development of the City of Anaheim.”\textsuperscript{155} Unlike the correspondence from the SHPO in 2019, the 2021 letter does not mention historic integrity. The concurrence letter from the SHPO represents a formal determination of eligibility for listing in the National Register of Historic Places by consensus; properties that are formally determined eligible for the National Register are thereby officially listed in the California Register. Therefore, in 2021, the Anaheim Convention Center was assigned the status code 2S2, indicating designation in the California Register. Despite the conflicting evaluations, the 2S2 status code assigned in 2021 is the presiding determination.

**Built Environment Resources Directory (BERD)**

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state. The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs.

A search of the BERD found that there are five properties within the ARSP area that were evaluated as part of Section 106 review by the FCC: the three Disneyland Theme Park features discussed above, and two additional properties:\textsuperscript{156}

**TABLE 4. BUILDINGS AND FEATURES ON THE PROJECT SITE LISTED IN THE BERD**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>DATE</th>
<th>DESCRIPTION</th>
<th>RECORDER AND YEAR</th>
<th>STATUS CODE</th>
<th>RELATIONSHIP TO PROJECT SITE</th>
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<td>624 W. Convention Way</td>
<td>1971</td>
<td>Clarion Hotel</td>
<td>FCC, 2018</td>
<td>6Y (2018)\textsuperscript{157}</td>
<td>ARSP Area</td>
</tr>
</tbody>
</table>


\textsuperscript{155} Julianne Polanco, State Historic Preservation Officer, letter to Carrie Wills, EAS, February 8, 2021.

\textsuperscript{156} California Office of Historic Preservation, “Built Environment Resource Directory: Los Angeles County,” 2022. BERD reviewed for purposes of this study on October 1, 2022.

\textsuperscript{157} The 6Y status code is defined as: “Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.”

\textsuperscript{158} The 2S2 status code is defined as: “Individual property determined eligible for National Register by a consensus through Section 106 process. Listed in the California Register.” The 2S2 status code assigned in 2021 supersedes the 6Z assigned in 2014 in the report on file in the South Central Coastal Information Center listed in Table 5, below.
A records search was conducted at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton on October 11, 2022. The records search included a review of all previously documented historic or architectural resources located within the DRSP and ARSP areas.

There are three buildings and one structure outside of the Disneyland Theme Park but within the ARSP and DRSP areas that had been evaluated for potential historical significance. Two of the three buildings were evaluated as ineligible for historic designation; and the structure has been demolished. As outlined above, the third building, the Anaheim Convention Center, was listed in the California Register in 2021. These findings are summarized in Table 5 below:

**TABLE 5. SCCIC RECORDS FOR PROPERTIES ON THE PROJECT SITE**

<table>
<thead>
<tr>
<th>PRIMARY NUMBER</th>
<th>RESOURCE TYPE</th>
<th>DESCRIPTION</th>
<th>RECORDER AND YEAR</th>
<th>STATUS CODE</th>
<th>RELATIONSHIP TO PROJECT SITE</th>
</tr>
</thead>
<tbody>
<tr>
<td>P-30-176610</td>
<td>Historic Building</td>
<td>1842 Mountain View; Craftsman-style single-family residence</td>
<td>Marsh, D., 1987.</td>
<td>Recommended ineligible for National Register, California Register, or local listing (6Z)&lt;sup&gt;159&lt;/sup&gt;</td>
<td>ARSP Area</td>
</tr>
<tr>
<td>P-30-177039</td>
<td>Historic Structure</td>
<td>Sandpipe; used for flood irrigation</td>
<td>Glover, A., 2010.</td>
<td>Not evaluated; demolished during construction of Cars Land</td>
<td>DRSP Area</td>
</tr>
<tr>
<td>P-30-177545</td>
<td>Historic Building</td>
<td>Anaheim Convention Center</td>
<td>Crawford, K.A., 2014.</td>
<td>Recommended ineligible for National Register, California Register, or local listing (6Z)&lt;sup&gt;160&lt;/sup&gt;</td>
<td>ARSP Area</td>
</tr>
<tr>
<td>None (via email)</td>
<td>Historic Building</td>
<td>Anaheim Convention Center</td>
<td>Crawford, K.A., 2019</td>
<td>Recommended eligible for National Register and California Register listing. SHPO did not concur due to a lack of integrity (6Z)&lt;sup&gt;161&lt;/sup&gt;</td>
<td>ARSP Area</td>
</tr>
<tr>
<td>None (via email)</td>
<td>Historic Building</td>
<td>Anaheim Convention Center</td>
<td>Crawford, K.A., 2020</td>
<td>Recommended eligible for National Register and California Register listing. SHPO concurred. Listed on National Register and California Register (2S2)</td>
<td>ARSP Area</td>
</tr>
</tbody>
</table>

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<sup>159</sup> Status code 6Z defined as: “Found ineligible for National Register, California Register or Local designation through survey evaluation.”

<sup>160</sup> The 6Z assigned in the 2014 evaluation is superseded by the 2S2 assigned as a result of the 2020 evaluation.

<sup>161</sup> The 6Z assigned in the 2019 evaluation is superseded by the 2S2 assigned as a result of the 2020 evaluation.
9.0 HISTORIC RESOURCES EVALUATION

Disneyland Theme Park

The establishment of Disneyland in 1955 was a significant catalyst in the transformation of Anaheim after World War II, and it continues to play a principal role in the City’s economic and physical development. At the time of the adoption of the DRSP and ARSP, the Disneyland Theme Park had been in operation for less than 40 years. EIR No. 311 determined Disneyland would continue operation and would not jeopardize any current or potential historic status, and, as a result, determined there would be no impact to historical resources and no mitigation measures were required. As of 2022, the Disneyland Theme Park has been operating for 67 years, and EIR No. 311 was completed almost 30 years in the past. Therefore, this report analyzes whether the Disneyland Theme Park as it exists today should be treated as a historical resource for purposes of CEQA.

According to standard preservation practice and based on guidance from the National Park Service, the Disneyland Theme Park is evaluated as a potential historic district. No single attraction, building, or planning feature represents the potential historical significance of Disneyland; it is the collection of attractions and other supporting features that cumulatively comprise what is important about the site. A historic district derives its importance as a unified entity, which can be composed of a wide variety of resources, and the interrelationship of those resources.

As discussed further below, this report identifies a potential Disneyland Theme Park Historic District that appears eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Anaheim Historic District for its establishment as the earliest and most influential theme park in the United States; as the work of Walt Disney and reflecting his original vision for the park; and for its design characteristics. Following a discussion of the park’s eligibility under each criteria is a description of the boundary, period of significance, and identification of the contributing attractions and overall character-defining features within the district boundary.

CRITERION NR A/CR 1/LOCAL DISTRICT 1 (ASSOCIATION WITH EVENTS OR PATTERNS OF DEVELOPMENT)

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development:

...A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the events or historic trends, and it must retain historic integrity...Mere association with historic events or trends is not enough, in and of
Disneyland played a significant role in the development of entertainment and leisure in Orange County and America in the post-World War II era. In Anaheim, the completion of the Disneyland Theme Park played a significant role in the growth and identity of the City in the immediate postwar period. The Disneyland Theme Park influenced other local investment in commercial and recreational uses. This included commercial amenities to support the operation of the park, including hotel uses near the park, and the addition of other significant recreational uses in the area. The Disneyland Theme Park was therefore a significant catalyst for local development starting in the 1950s, and it played an important role in the cultural and economic development of the City in the post-World War II era.

Within the broader context of recreational development nationwide, the Disneyland Theme Park was the first of its type, offering immersive theme-based and family-centric entertainment that would go on to influence amusement park development in America and abroad. Opening in 1955, Disneyland directly capitalized on, and helped shape, the booming population and robust economic growth of post-war America. In the years following World War II, many Americans turned from the horrors of war towards a nostalgic past and optimistic future that came to permeate many aspects of daily life. Families had young children, possessed more disposable income, and had a greater interest in leisure-time activities. Disneyland was designed to provide an escape from the everyday, and to be a place where families could engage with, and be fully immersed into, an idealized rendering of nostalgic small-town America surrounded by fantastical, magical, natural, and futuristic lands. While drawing some inspiration from amusement parks, carnivals, and world’s fairs, in many ways Disneyland was a departure from older, outdated amusement parks, many of which had negative reputations and had fallen out of favor. Instead, Disneyland was a new kind of park, that was both familiar and fantastical, where children and parents could have fun together.

Dubbed “the happiest place on earth,” Disneyland was an immediate cultural and economic success. By the mid-1960s, Disneyland was considered the top tourist destination in the country, as families flocked to the highly publicized and internationally famous park. The establishment of Disneyland singlehandedly saved the American amusement park industry and catalyzed a new brand of entertainment in the postwar era. Disneyland combined amusement with immersion to create a wholly unique experience that went on to influence theme parks to the present day. Disneyland forever changed American culture and created a place-based entertainment empire.

Based on its significant contributions to commercial and recreational development in the United States after World War II, the potential Disneyland Theme Park Historic District appears eligible for listing in the National Register of Historic Places under Criterion A, the California Register of Historical Resources under Criterion 1, and for designation as a City Historic District under Criterion 1.

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162 National Register Bulletin 12.
CRITERION NR B/CR 2 (ASSOCIATION WITH AN IMPORTANT PERSON)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.163

Further, the National Park Service notes that in general, works by architects, artisans, artists, and engineers are most appropriately evaluated under Criterion C for architectural merit or as the work of a master practitioner. However, the homes and studios of significant designers may also be eligible for consideration under Criterion B because these are the properties with which they are most personally associated.

Disneyland is significant as the realization of Walt Disney's singular vision for a theme-based amusement park. Walt Disney was an internationally famous pioneer in the American animation industry and a significant early film producer. Disney started his career in the early 20th century as a commercial artist and quickly attained fame for creating magical and fantastical cartoon worlds in cinema. He was recognized for introducing extensive technological advancements, including the first fully synchronized sound cartoon, first use of Technicolor in animation, and first full-length animated film, among others. Over the course of his life, he was the recipient of 22 Oscars, two Golden Globes, and an Emmy award. By the 1950s, Disney had established himself as a household name via his popular films and characters. With the creation of Disneyland, Disney extended his influence from fantastical worlds on the screen to a three-dimensional fantastical world in Anaheim and beyond.

Disneyland represented Walt Disney’s concept for an immersive, family-friendly amusement park. The project was unprecedented in amusement park development, and Disney was singularly dedicated to the project. One of the first buildings constructed on site was the fire station, with the second floor serving as Disney’s personal apartment. Disney’s onsite apartment allowed him to easily remain at the park to monitor its progress, even long after initial construction was complete. Disney also personally financed the early development of the park, borrowing money and mortgaging his life insurance policy to help fund the enterprise. With the creation of WED, Disney also held substantial individual control over all aspects of the park’s operations, down to the smallest detail. He evolved with the park, recognizing the need to constantly meet the public's growing and changing expectations for entertainment.

Walt Disney was a prolific designer and visionary of entertainment in the United States, with Disneyland serving as one of his most noteworthy achievements. Just as Disney was a shaper of popular culture on the screen, his vision for Disneyland realized his ideals for inspiring and engaging visitors in real life by creating a totally immersive land of attractions. With Disneyland, Disney left his mark on Orange County and the world. Despite its close association with founder Walt Disney, the potential Disneyland Historic District is not eligible for listing in the National

Register of Historic Places under Criterion B or the California Register of Historical Resources under Criterion 2, according to guidance from the National Park Service.\textsuperscript{164} It is more appropriately evaluated under Criterion A/1 and C/3, as discussed herein.

**CRITERION NR C/CR 3/LOCAL DISTRICT 3 (STYLE, TYPE, OR METHOD OF CONSTRUCTION)**

According to guidance from the National Park Service, for a site to be considered eligible under Criterion C, it must possess high artistic value:

\...

High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. A property is eligible for its high artistic value if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.\textsuperscript{165}

Disneyland is significant as a groundbreaking example of planning and design that integrated both historical and fantastical-themed architecture with a meticulously designed, highly engineered, and pedestrian-scaled site to create a wholly unique and fully immersive experience. In its conceptualization, Walt Disney was adamant that the park be centered around the visitor experience, directly eschewing the top-down urban planning favored by many city planners at the time. The park was a completely controlled environment, with the perimeter berm effectively serving as a barrier between the park and the outside world. Disney worked with the City to ensure that no tall buildings that would be visible from the interior of Disneyland would be built near the site, thereby allowing the park to be completely spatially and visually divorced from the outside world, creating a feeling of isolation and safety.

Once inside the park, visitors’ movements were at first highly controlled and directed, with people tunneled through the primary axial entrance along Main Street, U.S.A., and later less restricted and ambulatory, to provide a feeling of exploration and adventure. This was accomplished by the adoption of a “wheel-shaped” layout with a central hub from which separate routes, or spokes, radiate. The hub of the park served as an important nodal point of interaction, from which the park opened so that visitors could meander between the different lands, creating their own individual experience. These lands, which were highly-immersive, harmonious in design, and kept fanatically clean, each served as microcosms or mini-cities of the park, providing amusements, services, and places to eat and shop. The park’s isolation, controlled use of directed and ambulatory routes, pedestrian-scale, and convergence of separate mini-sites combined to fully transport visitors into another world.

In addition to its groundbreaking design features, Disney also embraced modern forms of transportation and technologies that revolutionized the appearance and possibilities for amusement parks. Disneyland seamlessly integrated new forms of transportation both as a means for navigating the park, as in the case of the monorail, and as an amusement itself, as in the case

\textsuperscript{164} There is no corresponding local criterion for a significant association with important persons that applies to historic districts.  
\textsuperscript{165} National Register Bulletin 20.
of the PeopleMover. New technologies pioneered at Disneyland included robotics technology, the world’s first tubular-steel roller coaster, and audio-animatronic technologies.

Walt Disney enlisted the help of notable architects and landscape architects to inspire and realize the design of Disneyland, including Welton Beckett, Ruth Shellhorn, Joseph Linesch, Jack and Morgan “Bill” Evans, among others, on original design concepts at the park.166 These notable practitioners created fictive buildings and landscapes using modern materials. The park was also made possible by the efforts of a group of WED designers who sought to “imagineer” a park that was both familiar and nostalgic as well as fantastical and full of adventure. This was accomplished by replicating the essence of historic environments, meant to reflect comfort, alongside magical and fantastical sites that sought to elicit wonder and inspiration.

Disneyland has evolved over its almost 70 years of operation, as anticipated by Walt Disney: “Disneyland will never be completed. It will grow as long as there is imagination left in the world.”167 Even after its many changes, the park retains important elements of its original design and maintains the sense of fantasy as envisioned by Walt Disney. The principals of urban design that guided the initial development of Disneyland still contribute to its popularity and influence its growth. This includes the controlled visitor experience, wheel-shape layout of the park and internal circulation, pedestrian scale, and organization of attractions into separate lands or realms.

Disneyland represents a unique and influential example of the theme park property type as envisioned and established by Walt Disney. The potential Disneyland Theme Park Historic District appears eligible for listing in the National Register of Historic Places under Criterion C, the California Register of Historical Resources under Criterion 3, and for designation as a City Historic District under Criterion 3.

Pope House

Walt Disney moved what became known as the Pope House onto the park grounds during the initial development of Disneyland to serve as the residence of Owen and Dolly Pope, who oversaw the 10-acre Pony Farm (later Circle D Corral in Frontierland). The utilization of existing building stock was an early decision by Disney to house employees that needed to be on site beyond regular working hours. In 2016, the Pope House was relocated to a surface parking lot in the northwest corner of the northern back-of-house area to make way for the construction of Star Wars: Galaxy’s Edge. This relocation occurred after the period of significance for the potential Disneyland Historic District, and it has been moved outside of the boundary of the potential historic district.

CRITERION NR A/CR 1/LOCAL 1 (ASSOCIATION WITH EVENTS OR PATTERNS OF DEVELOPMENT)

As the earliest residence located in the park, and for its association with Walt Disney’s decision to reuse existing residences as part of his original vision for Disneyland, the Pope House is potentially eligible for representing an important development pattern associated with

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166 While original landscape features as designed by Ruth Shellhorn have been altered or removed, it is notable that Walt Disney utilized the services of multiple master practitioners in the original envisioning of the park.
Disneyland; notably the early development of Pony Ranch, and as one of the earliest extant components associated with the park. However, due to its relocation outside of the boundary of the theme park, which removed it from its historic context adjacent to the Circle D Corral, the Pope House does not meet Criteria Consideration B, required for listing in the National Register under Criterion A for buildings that have been relocated. Additionally, although the California Register does not have the same specific requirements, the removal of the Pope House from its original context, and its current location outside of the theme park indicate that it does not meet the significance threshold for listing in the California Register under Criterion 1.

However, the Pope House does appear to meet the eligibility standards for listing as a Historically Significant Structure under Local Criterion 1. It is a remnant example of the original development of Disneyland, and due to Disneyland's unique significance to the growth and development of Anaheim after World War II, the Pope House strongly represents a significant event in local history. The period of significance for the Pope House is 1955, the time it was moved to the park and began operating in association with the Pony Farm.

**CRITERION NR B/CR 2/LOCAL 2 (ASSOCIATION WITH AN IMPORTANT PERSON)**

The Pope House does not meet eligibility standards for designation for its association with Owen and Dolly Pope. The Popes made an important, long-term contribution to the management of a component of the Disneyland Theme Park; however, they did not make a significant contribution to history as required for designation under National Register Criterion B/California Register Criterion 2/Local Criterion 2.

**CRITERION NR C/CR 3/LOCAL 3 (STYLE, TYPE, OR METHOD OF CONSTRUCTION)**

The Pope House is a modest example of a Craftsman bungalow. It does not represent an excellent or very good example of a significant architectural style; and it does not have distinctive features or high quality of design. Therefore, it does not meet eligibility standards for designation for its architectural merit under National Register C/California Register Criterion 3/Local Criterion 3.

**Team Disney Anaheim**

Team Disney Anaheim (TDA) was designed by Frank Gehry and constructed in 1996. It was not constructed during the period of significance for the potential historic district, and it is not associated with Walt Disney's original vision for the park. Therefore, it is not considered a potential feature of the potential historic district, and it is not located within the potential district boundary. Further, it has not yet reached the age threshold required for consideration for individual historic significance based on its architectural merit. The National Register Criteria generally exclude properties that may have achieved significance within the last 50 years unless they are of exceptional importance. According to the National Park Service, 50 years is a general estimate of the time needed to develop historical perspective and to evaluate significance. Further, National Park Service guidance states that a property is not automatically eligible for designation as the work of a master simply because it was designed by a prominent architect. Frank Gehry is still a practicing architect, and sufficient time has not passed to determine whether this building meets the required threshold of “exceptional importance.” It must be shown that the building represents a new or distinct phase of the architect's career, and at this time there is insufficient historical perspective to place the building within the context of Gehry's
career overall. For these reasons, TDA is not considered a historical resource for purposes of CEQA at the time of this study.

**Potential Disneyland Theme Park Historic District Boundary**

The recommended boundary of the potential Disneyland Theme Park Historic District is the property that currently comprises the public components of the theme park, and the portions of the back-of-house areas that contain the railroad roundhouse and the stables, which have been associated with the park since its early development.168 Although the monorail extends beyond the boundary of the theme park, it is considered a contributor to the potential historic district. The potential historic district boundary is shown in Figure 4 below.

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168 The back-of-house areas located outside of the potential historic district boundary do not contribute to the significance of Disneyland or are primarily developed with buildings and structures constructed outside of the period of significance.
FIGURE 4. POTENTIAL DISNEYLAND THEME PARK HISTORIC DISTRICT BOUNDARY

- Potential District Boundary
- Monorail Route (Contributor to potential district)
1. Disneyland Railroad Depot
2. Pirates of Caribbean
3. Hungry Bear Restaurant
4. Railroad Roundhouse
5. Horse stables
6. Pope House
Period of Significance

Based on research of the history of the park and the relevant contexts, the period of significance of the potential Disneyland Theme Park Historic District under Criterion A/1/1 and C/3/3 is 1955, the year that the park opened for business, through 1969, when the Haunted Mansion attraction opened, the last attraction that Walt Disney helped to design and the culmination of his original vision for the park.

Disneyland is significant for its establishment as the first theme park in the United States in the immediate post-World War II period, based on a specific vision of founder Walt Disney. The park captured the zeitgeist of the immediate postwar period: like the pre-planned, architecturally controlled residential areas that grew up around it, Disneyland was an architecture of reassurance in rapidly changing times. The close of the 1960s marked an important period of transition for Disneyland and ended a significant period in the history of the park. The 1969 completion of the Haunted Mansion, the final attraction in New Orleans Square, represented the culmination of Walt's original vision for the park; development moving forward would go beyond what Walt had initially conceived. The death of Walt Disney and Roy Disney's departure from the Walt Disney Company in the late 1960s, marked the first time in history that a member of the Disney family was not at the helm of the enterprise.

District Contributors & Character-Defining Features

Within a historic district, a building, structure, or feature is considered a contributor if it was constructed during the period of significance, contributes to the property's historic significance and character, and retains sufficient integrity to convey that significance. Non-contributors are those buildings or features that were constructed outside of the period of significance, do not contribute to the property's historic significance and character, and/or do not retain sufficient integrity. Guidance provided by the National Park Service acknowledges that all properties change over time, and it is not necessary for a property or district to retain all its historic physical features or characteristics to maintain eligibility for historic designation.

Because the nature of a theme park involves continuous maintenance, improvements, alterations to existing features and attractions, and addition of new features, and in order to provide a conservative analysis for purposes of CEQA, it is recommended that all extant features within the proposed boundary that were originally constructed between 1955 and 1969 be considered contributing to the potential historic district. If a feature or attraction that was constructed between 1955 and 1969 has been altered, re-named, or re-themed, it is still considered a potential contributor to the potential historic district for purposes of this analysis. Despite later changes, these features still collectively convey the significance of Disneyland. If the feature has been replaced with a new feature or attraction in its place, the new feature is considered non-contributing. Any feature or attraction within the district boundary that was completed after 1969 is considered non-contributing to the significance of the potential district.

The development of the attractions within the park over time is illustrated in the map in Figure 5 to provide a visual representation of those features that were initially established during the period of significance. There have been significant changes to the park, which started almost immediately after the park opened in 1955. Changes include demolition and/or significant
alterations to original attractions; significant re-branding of original attractions; addition of new features and amenities throughout the park; removal or replacement of original landscape and hardscape features; and expansion of the original park boundary. Two new lands added after the period of significance are Mickey’s Toontown, established in 1993 and located in the northern portion of the property, and Star Wars: Galaxy’s Edge, established in 2019 and located in the northwestern portion of the property. Both attractions were significant new additions to the park; however, the overall circulation patterns and historic character of the park have been maintained. Therefore, despite the many changes over time, the Disneyland Theme Park retains sufficient historic integrity and maintains the essential physical features that convey its significance in American culture.

The list of features that were completed during the period of significance, and therefore are considered contributors to the potential Disneyland Theme Park Historic District for purposes of this analysis, are shown in Table 6, below.

In addition to the individual features and attractions within the park, other characteristics that are integral to the historic character of the potential Disneyland Theme Park Historic District include:

- Controlled environment with perimeter berm forming a distinct separation between the park and the surrounding area, creating an internal “world”;
- Internal hierarchy of spaces, spatial arrangements, and circulation, including:
  - Choreography of the visitor experience through one main entrance to the park;
  - Central north-south axis and main circulation hub along Main Street, USA;
  - Wheel-shaped layout of attractions radiating out from the central hub; and,
  - Central plaza that provides direct access to the four original themed lands;
- Harmonious design within each themed land;
- Integration of landscape and hardscape features throughout the site; and,
- Change over time as specific to the operation of a theme park, including updating attractions, access and circulation, and visitor amenities.
FIGURE 5. DEVELOPMENT OF DISNEYLAND THEME PARK
### TABLE 6. CONTRIBUTING FEATURES TO THE POTENTIAL HISTORIC DISTRICT

<table>
<thead>
<tr>
<th>CURRENT NAME</th>
<th>DATE</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Adventureland (opened 1955)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adventureland Bazaar</td>
<td>1955</td>
<td>Remodeled into single commercial space, c. 1994</td>
</tr>
<tr>
<td>Bengal Barbecue</td>
<td>1955</td>
<td>Rethemed, 1962, 1990</td>
</tr>
<tr>
<td>Jungle Cruise</td>
<td>1955</td>
<td>Updated numerous times since opening</td>
</tr>
<tr>
<td>The Tropical Hideaway</td>
<td>1955</td>
<td>Opened as Plaza Pavilion (with an entrance from Main Street, USA) in 1955; rethemed 1962, 1993, 2018</td>
</tr>
<tr>
<td>Tropical Imports</td>
<td>1955</td>
<td>Originally Tiki Tropical Traders, renamed, c. 1995</td>
</tr>
<tr>
<td>Indiana Jones Adventure Outpost</td>
<td>1956</td>
<td>Originally Guatemalan Weavers; renamed, 1986, 1995</td>
</tr>
<tr>
<td>Tarzan's Treehouse</td>
<td>1962</td>
<td>Originally the Swiss Family Treehouse; altered 1999</td>
</tr>
<tr>
<td>Walt Disney's Enchanted Tiki Room</td>
<td>1963</td>
<td>Renovated 2005</td>
</tr>
<tr>
<td><strong>Disneyland Railroad (opened 1955; reconfigured 2016)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C.K. Holliday engine</td>
<td>1955</td>
<td>Engine specifically built for Disneyland</td>
</tr>
<tr>
<td>E.P. Ripley engine</td>
<td>1955</td>
<td>Engine specifically built for Disneyland</td>
</tr>
<tr>
<td>Fred G. Gurley engine</td>
<td>1958</td>
<td>Engine dates to 1894; refurbished for service at Disneyland</td>
</tr>
<tr>
<td>Grand Canyon Diorama</td>
<td>1958</td>
<td></td>
</tr>
<tr>
<td>Ernest S. Marsh engine</td>
<td>1959</td>
<td>Engine dates to 1925; refurbished for service at Disneyland</td>
</tr>
<tr>
<td>Primeval World Diorama</td>
<td>1966</td>
<td></td>
</tr>
<tr>
<td><strong>Fantasyland (opened 1955; renovated 1983)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alice in Wonderland Mushroom</td>
<td>1955</td>
<td>Original ticket booth – one of few remaining</td>
</tr>
<tr>
<td>Casey Jr. Circus Train</td>
<td>1955</td>
<td>Track replaced, 1989</td>
</tr>
<tr>
<td>Casey Jr. Circus Train Station</td>
<td>1955</td>
<td>Original ticket booth – one of few remaining</td>
</tr>
<tr>
<td>Dumbo the Flying Elephant</td>
<td>1955</td>
<td>Relocated within Fantasyland, 1983; renovated c. 1959; refurbished 1990</td>
</tr>
<tr>
<td>Fantasyland Popcorn Stand</td>
<td>1955</td>
<td>Original ticket booth – one of few remaining</td>
</tr>
<tr>
<td>Mad Tea Party</td>
<td>1955</td>
<td>Relocated within Fantasyland, 1983</td>
</tr>
<tr>
<td>Mr. Toad's Wild Ride</td>
<td>1955</td>
<td>Refurbished, 1961, 1983; exterior renovation, 1983</td>
</tr>
<tr>
<td>Pinocchio's Daring Journey</td>
<td>1955</td>
<td>Originally Mickey Mouse Club Theater; renamed, 1964; reused for ride, 1983</td>
</tr>
<tr>
<td>Snow White's Enchanted Wish</td>
<td>1955</td>
<td>Renovated and expanded, 1983; refurbished, 2021</td>
</tr>
<tr>
<td>Storybookland Lighthouse</td>
<td>1955</td>
<td>Original ticket booth – one of few remaining</td>
</tr>
<tr>
<td>Storybookland Canal Boats</td>
<td>1956</td>
<td>Updated, 1994, 2014</td>
</tr>
<tr>
<td>Bibbidi Bobbidi Boutique</td>
<td>1957</td>
<td>Originally Tinker Bell Toy Shoppe; rethemed 2002, 2009; remodeled, 2009</td>
</tr>
<tr>
<td>Alice in Wonderland</td>
<td>1958</td>
<td>Renovated and expanded, 1983; renovated, 2014</td>
</tr>
<tr>
<td>Snow White Wishing Well and Grotto</td>
<td>1961</td>
<td>Lighting scheme altered, 2012</td>
</tr>
<tr>
<td>It's a Small World</td>
<td>1966</td>
<td>Refurbished, 2008</td>
</tr>
<tr>
<td>Topiary Garden</td>
<td>1966</td>
<td></td>
</tr>
<tr>
<td><strong>Frontierland (opened 1955)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bonanza Outfitters</td>
<td>1955</td>
<td>Originally Pendleton Woolen Mills Dry Goods Store; rethemed, 1990</td>
</tr>
<tr>
<td>Pioneer Mercantile</td>
<td>1955</td>
<td>Originally Davy Crockett Arcade; renamed 1985</td>
</tr>
<tr>
<td>Mark Twain Riverboat and Dock</td>
<td>1955</td>
<td></td>
</tr>
<tr>
<td>CURRENT NAME</td>
<td>DATE</td>
<td>NOTES</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Rivers of America</td>
<td>1955</td>
<td></td>
</tr>
<tr>
<td>The Golden Horseshoe</td>
<td>1955</td>
<td></td>
</tr>
<tr>
<td>Westward Ho Trading Co.</td>
<td>1955</td>
<td>Originally Frontier Trading Post; renamed, 1987</td>
</tr>
<tr>
<td>Davy Crockett’s Explorer Canoes</td>
<td>1956</td>
<td>Originally Indian War Canoes; renamed 1971; now part of Critter Country</td>
</tr>
<tr>
<td>Rafts to Tom Sawyer Island</td>
<td>1956</td>
<td></td>
</tr>
<tr>
<td>Rancho del Zocalo Restaurant</td>
<td>1956</td>
<td>Originally Casa de Fritos (opened 1955, different location); relocated to present site, 1956; renovated, 1982, 2001</td>
</tr>
<tr>
<td>Stage Door Café</td>
<td>1956</td>
<td>Originally the Oaks Tavern; renamed, 1978</td>
</tr>
<tr>
<td>Pirate’s Lair on Tom Sawyer Island</td>
<td>1956</td>
<td>Remodeled, 1992, 2016; renovated and renamed, 2007; also includes Tom &amp; Huck’s Treehouse (closed, 2013) and Fort Wilderness (rebuilt and closed)</td>
</tr>
<tr>
<td>Frontierland Shootin’ Exposition</td>
<td>1957</td>
<td>Originally Frontierland Shooting Gallery; refurbished 1985, 1996</td>
</tr>
<tr>
<td>Petrified Tree</td>
<td>1957</td>
<td></td>
</tr>
<tr>
<td>Fowler’s Harbor</td>
<td>1958</td>
<td></td>
</tr>
<tr>
<td>Sailing Ship Columbia</td>
<td>1958</td>
<td></td>
</tr>
<tr>
<td>The Briar Patch</td>
<td>1962</td>
<td>Originally Indian Trading Post; renamed, 1988; now part of Critter Country</td>
</tr>
<tr>
<td><strong>Main Street, USA (opened 1955, refurbished 2018)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20th Century Music Company</td>
<td>1955</td>
<td>Originally Fine Tobacco; renamed, 1990</td>
</tr>
<tr>
<td>Carnation Café</td>
<td>1955</td>
<td>Originally Carnation Ice Cream Parlor; renamed, 1997; expanded, 2012</td>
</tr>
<tr>
<td>Candy Palace and Candy Kitchen</td>
<td>1955</td>
<td>Renovated, 1997</td>
</tr>
<tr>
<td>Castle Brothers</td>
<td>1955</td>
<td>Originally Kodak Camera Center; renamed, 1994</td>
</tr>
<tr>
<td>China Closet</td>
<td>1955</td>
<td>Originally Ruggles China and Glass Shop; expanded, 1956; renamed, 1964</td>
</tr>
<tr>
<td>City Hall</td>
<td>1955</td>
<td></td>
</tr>
<tr>
<td>Crystal Arcade</td>
<td>1955</td>
<td>Remodeled and expanded, 1995; renovated, 2005</td>
</tr>
<tr>
<td>Crystal Arts</td>
<td>1955</td>
<td>Originally Watches &amp; Clocks; opened as Crystal Arts, 1972</td>
</tr>
<tr>
<td>Disneyana/The Disney Gallery</td>
<td>1955</td>
<td>Originally Jewelry Shop and Yale &amp; Towne Lock Shop</td>
</tr>
<tr>
<td>Disney Clothiers, Ltd.</td>
<td>1955</td>
<td>Originally multiple shops; opened as Disney Clothiers, Ltd., 1985</td>
</tr>
<tr>
<td>Emporium</td>
<td>1955</td>
<td>Refurbished, 2011</td>
</tr>
<tr>
<td>Entrance Gates</td>
<td>1955</td>
<td></td>
</tr>
<tr>
<td>Fire Station/Walt’s Apartment</td>
<td>1955</td>
<td></td>
</tr>
<tr>
<td>Flaggpole</td>
<td>1955</td>
<td></td>
</tr>
<tr>
<td>Fortuosity Shop</td>
<td>1955</td>
<td>Originally Upjohn Pharmacy; renamed, 1972, 2008</td>
</tr>
<tr>
<td>Lincoln Theater</td>
<td>1955</td>
<td>Originally the Opera House; used as a lumber mill through 1961</td>
</tr>
<tr>
<td>Main Street Theater</td>
<td>1955</td>
<td></td>
</tr>
<tr>
<td>Main Street Railroad Station</td>
<td>1955</td>
<td>Listed in the California Register, 2005</td>
</tr>
<tr>
<td>Main Street Vehicles</td>
<td>1955</td>
<td>Red horseless carriages added, 1956; omnibus added, 1956; second omnibus added, 1957; motorized fire truck added, 1958; fire wagon retired, 1960; horse-drawn surrey retired, 1971</td>
</tr>
<tr>
<td>Market House</td>
<td>1955</td>
<td>Starbucks added, 2013</td>
</tr>
<tr>
<td>CURRENT NAME</td>
<td>DATE</td>
<td>NOTES</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>--------</td>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td>Newstand</td>
<td>1955</td>
<td></td>
</tr>
<tr>
<td>Plaza Inn</td>
<td>1955</td>
<td>Originally the Red Wagon Inn; renamed, 1965; renovated, 1998</td>
</tr>
<tr>
<td>Police Station</td>
<td>1955</td>
<td></td>
</tr>
<tr>
<td>Refreshment Corner</td>
<td>1955</td>
<td>Remodeled, 2012</td>
</tr>
<tr>
<td>Silhouette Studio</td>
<td>1955</td>
<td>Originally Grandma's Baby Shop; renamed, 1956</td>
</tr>
<tr>
<td>Baby Care Center</td>
<td>1957</td>
<td></td>
</tr>
<tr>
<td>Main Street Magic Shop</td>
<td>1957</td>
<td></td>
</tr>
<tr>
<td>Kennel Complex</td>
<td>1958</td>
<td></td>
</tr>
<tr>
<td>Mad Hatter of Main Street</td>
<td>1958</td>
<td>Relocated within Main Street, 1963; expanded, c. 1972</td>
</tr>
<tr>
<td>Tour Garden</td>
<td>1962</td>
<td></td>
</tr>
<tr>
<td><strong>New Orleans Square (opened 1966)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Orleans Square/ Frontierland</td>
<td>1955</td>
<td>Originally Frontierland Railroad Station; renamed, 1996</td>
</tr>
<tr>
<td>Railroad Station</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Café Orleans</td>
<td>1966</td>
<td>Originally Creole Café; renamed, 1972; expanded, 1988</td>
</tr>
<tr>
<td>Cristal d'Orleans</td>
<td>1966</td>
<td></td>
</tr>
<tr>
<td>French Market</td>
<td>1966</td>
<td></td>
</tr>
<tr>
<td>La Mascarade D'Orleans</td>
<td>1966</td>
<td>Originally Le Chapeau; renamed, c. 1974, c. 1985</td>
</tr>
<tr>
<td>Mint Julep Bar</td>
<td>1966</td>
<td></td>
</tr>
<tr>
<td>Royal Street Veranda</td>
<td>1966</td>
<td></td>
</tr>
<tr>
<td>Blue Bayou Restaurant</td>
<td>1967</td>
<td></td>
</tr>
<tr>
<td>Club 33</td>
<td>1967</td>
<td>Remodeled and expanded, 2013</td>
</tr>
<tr>
<td>Pieces of Eight</td>
<td>1967</td>
<td>Originally Pirate's Arcade Museum; renamed, 1980</td>
</tr>
<tr>
<td>Pirates of the Caribbean</td>
<td>1967</td>
<td>Entrance modified, 1987; attraction altered, 1997, 2006, 2018; ride building listed in California Register, 2019</td>
</tr>
<tr>
<td><strong>Tomorrowland (opened 1955, renovated 1967 and 1998)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alien Pizza Planet</td>
<td>1955</td>
<td>Originally Rocket to the Moon; refurbished, 1967, 1975; opened as Redd Rockett's Pizza Port, 1998; renamed, 2018</td>
</tr>
<tr>
<td>Star Tours – The Adventures Continue</td>
<td>1955</td>
<td>Originally Hall of Chemistry and 20,000 Leagues under the Sea Exhibit; rethemed Adventure Thru Inner Space, 1967</td>
</tr>
<tr>
<td>Star Trader</td>
<td>1955</td>
<td>Originally Hall of Chemistry; rethemed Character Shop, 1967</td>
</tr>
<tr>
<td>Tomorrowland Railroad Station</td>
<td>1958</td>
<td>Additions, 1958, 1966</td>
</tr>
<tr>
<td>Disneyland Monorail</td>
<td>1959</td>
<td>Route extended, 1961; Disneyland Hotel stop replaced by Downtown Disney stop, 2001; cars updated numerous times</td>
</tr>
<tr>
<td>Finding Nemo Submarine Voyage</td>
<td>1959</td>
<td>Rethemed, 2007</td>
</tr>
<tr>
<td>Little Green Men Store Command</td>
<td>1963</td>
<td>Originally the Premiere shop; renamed, 2005</td>
</tr>
<tr>
<td>Autopia Winner's Circle</td>
<td>1967</td>
<td>Originally Mad Hatter</td>
</tr>
<tr>
<td>The Star Trader</td>
<td>1967</td>
<td>Originally the Character Shop; renamed, 1986</td>
</tr>
<tr>
<td><strong>Back-of-house</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Horse Stables</td>
<td></td>
<td>Located in the West Service Area</td>
</tr>
<tr>
<td>Railroad Roundhouse</td>
<td></td>
<td>Located in the North Service Area</td>
</tr>
</tbody>
</table>
10.0 ANALYSIS OF POTENTIAL IMPACTS

Significance Threshold

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.” According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
B. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

According to CEQA Guidelines Section 15064.4 (1-3), in evaluating the significance of the potential environmental effect of a project on historical resources, both direct physical changes to the environment and reasonably foreseeable indirect physical changes are considered:

1. A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project;
2. An indirect physical change in the environment is a physical change in the environment which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment; and,
3. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative or unlikely to occur is not reasonably foreseeable.

As applied to the evaluation of potential impacts to historical resources, direct impacts are those that occur during construction and would include the demolition, material alteration, relocation, or conversion of a historical resource and/or its important character-defining features. Direct impacts may also involve potential damage related to adjacent underground excavation and general construction activities that could undermine the stability of a historical resource. Indirect impacts may involve new construction that results in the alteration of the surroundings of a historical resource that could remove part or all of the associated setting of an historical resource,

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169 State CEQA Guidelines, Section 15064.5(b)(1).
170 State CEQA Guidelines, Section 15064 (d)(1-3).
remove character-defining features or spaces surrounding the historical resource, or substantially impair or obscure the ability of the resource to convey its historical significance.

CUMULATIVE IMPACTS

A cumulative impact is defined as “the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.” Cumulative impacts are two or more individual effects that are considerable when taken together, or that compound or increase other environmental impacts. Development of related projects can affect historical resources if such projects adversely alter and/or demolish historical resources that may be interrelated, such as historical resources that are part of a historic district or historical resources that are significant within the same historic context, and the Project’s contribution to the impact would be cumulatively considerable.

A significant cumulative impact associated with a project and related projects would occur if the impact would render a historical resource no longer eligible for historic listing or designation. Cumulative impacts have the potential to affect resources with the same level or type of designation or evaluation, resources that are significant within the same historic context, or contributing properties to the same historic district.

In the case of this Project, instead of looking at potential cumulative impacts as a result of the Project and related projects, this report considers the potential for cumulative impacts as a result of multiple phases of the Project to identified historical resources in the ARSP area, as well as the potential for multiple changes over time to the identified potential Disneyland Theme Park Historic District to result in a cumulative impact to the potential historic district.

Summary of Historical Resources

ARSP

None of the seven Disney ARSP Properties are historical resources as defined by CEQA. The only property that has been identified as historically significant within the ARSP area is the Anaheim Convention Center, which was listed in the California Register of Historical Resources by consensus as a result of review under Section 106 of the NHPA in 2021. Therefore, it is a historical resource as defined by CEQA. Otherwise, there are no individual properties or historic districts that are considered historical resources as defined by CEQA within the ARSP area.

DRSP

Within the DRSP, outside of the boundary of the Disneyland Theme Park, there are no individual properties or historic districts that are considered historical resources as defined by CEQA.

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171 California Code of Regulations C.C.R. Section 15355.
172 CEQA Guidelines, Section 15355.
DISNEYLAND THEME PARK

The Disneyland Theme Park has been evaluated herein as potentially eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and for local designation as a historic district. Additionally, this study identified the Pope House, located in the back-of-house area outside of the potential district boundary, as potentially eligible for listing under Local Criterion 1. Therefore, the potential Disneyland Theme Park Historic District and the Pope House are treated as historical resources for purposes of analysis of potential impacts under CEQA.

Within the Disneyland Theme Park, the Hungry Bear Restaurant, Pirates of the Caribbean, and the Main Street Railroad Depot (Disneyland Railroad Depot) were formally determined eligible for listing in the National Register of Historic Places as part of review under Section 106 of the NHPA and were listed in the California Register of Historical Resources by consensus. These three attractions are therefore historical resources as defined by CEQA.

Evaluation of Potential Impacts

PROJECT FEATURES

The Project proposes updates to the DRSP and ARSP areas to guide development of The Disneyland Resort and the Disney ARSP Properties. For purposes of analysis, it is assumed Disney would implement the Project in multiple phases over the next 40 years or more. As this a programmatic analysis of potential impacts, and not an evaluation of a specific project, this report considers potential impacts that may result from the following potential Project features:

- Two conceptual development scenarios for the DRSP Theme Park District and ARSP Theme Park West Overlay and for the DRSP Southeast District and ARSP Theme Park East Overlay;
- Flexibility in the placement of theme park, hotel, and other retail, dining, and entertainment uses with the DRSP area and the Disney DRSP properties;
- Enhanced pedestrian mobility opportunities and amenities;
- Additional vehicular circulation and parking; other potential changes to transportation and circulation patterns;
- Expansion of theme park uses within the identified areas in the DRSP and potential changes to the footprint and boundary of the Disneyland Theme Park; and,
- Changes to features and attractions within the Disneyland Theme Park.

Based on the definition of potential direct, indirect, and cumulative impacts as specified by CEQA; the location of historical resources on the Project site; and the components of the Project as proposed, this report evaluates potential impacts to historical resources resulting from the Project as summarized in Table 7, below.
TABLE 7. SUMMARY OF IMPACTS ANALYSIS

<table>
<thead>
<tr>
<th>HISTORICAL RESOURCE</th>
<th>PROJECT FEATURES IN ARSP/DRSP AREAS OUTSIDE THE THEME PARK</th>
<th>PROJECT FEATURES WITHIN DISNEYLAND THEME PARK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anaheim Convention Center</td>
<td>Direct</td>
<td>No potential for impact</td>
</tr>
<tr>
<td></td>
<td>Indirect</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cumulative</td>
<td></td>
</tr>
<tr>
<td>Disneyland Theme Park Potential Historic District</td>
<td>Indirect</td>
<td>Direct Cumulative</td>
</tr>
<tr>
<td>Main Street Railroad Depot (Disneyland Railroad Depot)</td>
<td>No potential for impact</td>
<td>Direct</td>
</tr>
<tr>
<td>Pirates of the Caribbean</td>
<td>No potential for impact</td>
<td>Direct</td>
</tr>
<tr>
<td>Hungry Bear Restaurant</td>
<td>No potential for impact</td>
<td>Direct</td>
</tr>
<tr>
<td>Pope House</td>
<td>No potential for impact</td>
<td>Direct</td>
</tr>
</tbody>
</table>

POTENTIAL IMPACTS TO HISTORICAL RESOURCES IN THE ARSP/DRSP AREAS (OUTSIDE OF THE DISNEYLAND THEME PARK)

Based on a review of all previous evaluations of properties on the Project site, excluding the Disneyland Theme Park, there are no other historical resources controlled by Disney or Disney affiliates within the ARSP or DRSP areas. The Anaheim Convention Center, located at 800 W. Katella Avenue within the ARSP area, which is not a Disney ARSP Property, is listed in the California Register of Historical Resources. Therefore, potential impacts to the Anaheim Convention Center are considered as part of this analysis.

In general, historical resources located in immediate proximity of a proposed project are more likely to be adversely impacted, specifically by construction activities that have the potential to de-stabilize adjacent properties or by alteration to the immediate setting of the historical resources in the vicinity. Setting is the character of the physical environment surrounding a historical resource and includes how a historical resource is situated and its relationships to surrounding buildings, features, and open space. Resources physically separated from proposed new construction by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

The Project would adjust the boundaries of the Theme Park, Parking, and Southeast Districts. It would create a Theme Park East Overlay within the ARSP for the existing Toy Story Parking Lot and a Theme Park West Overlay within the ARSP for the existing Paradise Pier Hotel. The Project would provide flexibility as to the location for permitted uses within the DRSP and at Disney ARSP Properties.

Potential Direct Impacts
The Project does not propose to demolish, alter, relocate, or convert the Anaheim Convention Center. Because there is the potential for new construction to take place in proximity to the Anaheim Convention Center, there is the potential that it could be impacted as a result of construction activity associated with the Project. However, the Anaheim Convention Center is
separated from the sites that have been identified for potential development activity by major streets and intervening buildings. The Anaheim Convention Center is located south of the Theme Park District and southeast of the Theme Park West Overlay, separated by W. Katella Avenue, a seven-lane road that measures 105 feet at its closest point. The Anaheim Convention Center is separated from the Theme Park East Overlay by several buildings on Hotel Way and Harbor Boulevard, a distance of approximately 750 feet. It is therefore physically separated from these sites to such an extent that there are no reasonably foreseen potential impacts to the Anaheim Convention Center as a result of construction activity from the Project. There are no proposed aspects of the Project that would materially alter the Anaheim Convention Center, and it would retain the essential physical characteristics that convey its historic significance. Therefore, there would be no direct impacts to the Anaheim Convention Center as a result of the Project.

**Potential Indirect Impacts**

The Project allows for the Theme Park District/Hotel District to accommodate up to 6,850,000 square feet of theme park uses, up to 5,600 hotel rooms, and accessory retail, dining, and entertainment uses, recreational uses, and landscaped areas. The Project also permits new theme park uses within the current Hotel District. Disney would be able to develop up to 840,000 square feet of theme park uses within the Theme Park East Overlay and up to 80,000 square feet of theme park uses within the Theme Park West Overlay. Additionally, the Project would potentially introduce new pedestrian and vehicular patterns through the Project site, including unknown changes to transportation. Because the Theme Park District, Theme Park East Overlay, and Theme Park West Overlay areas are located in proximity to the Anaheim Convention Center, the Project has the potential to indirectly impact the setting of the Anaheim Convention Center, the Project has the potential to indirectly impact the setting of the Anaheim Convention Center.

The Project allows the general development of the areas surrounding the Anaheim Convention Center and has the potential to introduce new construction and uses within its immediate vicinity. The ARSP includes tourist and entertainment-related industries including theme parks, hotels, tourist-oriented retail, movie theaters, and other visitor-serving facilities. The areas governed by the DRSP and ARSP are surrounded by a variety of land uses including hotel, motel, retail, restaurant, single-family residential, multi-family residential, and recreational land uses. The area does not represent a cohesive collection of buildings with a unified character, but rather reflects the continued growth and change of the area to support Disneyland, the Anaheim Convention Center, and related commercial uses. Moreover, construction located within the Theme Park District/Hotel District, which is the area in closest proximity to the Anaheim Convention Center, would be completed under the design review constraints adopted in the DRSP. These constraints include zoning standards and regulations, including density, height, and setbacks. New construction would be required to follow design criteria, including appropriate architectural treatments. The height of new buildings closest to the Theme Park District are limited to 75 feet. This would ensure that any potential new construction in proximity to the Anaheim Convention Center would be appropriately scaled and designed. Even if a six-story building were constructed directly across Katella Avenue from the Anaheim Convention Center, it would be appropriately scaled for the area and over 100 feet away from the Anaheim Convention Center, on the opposite side of Katella Avenue, creating a physical separation between the historical resource and the new construction.
The Anaheim Convention Center is located on Katella Avenue and is highly visible from the public right-of-way; it would remain highly visible despite the potential introduction of significant new construction in the vicinity. The significance of the Anaheim Convention Center is expressed through its physical features, which would not be altered or obscured by the Project. The Anaheim Convention Center would retain the essential features that convey its historic significance, and it would not be materially impaired as a result of new construction as proposed by the Project. Therefore, there would be no potential indirect impacts to the Anaheim Convention Center as a result of the Project.

Potential Cumulative Impacts
The Project would be completed in phases over approximately 40 years. It provides for significant new theme park uses, additional hotel rooms, and new accessory retail, dining, and entertainment uses, recreational uses, and landscaped areas. Therefore, there is the potential for a cumulatively considerable impact to the Anaheim Convention Center as a result of individually minor but potentially collectively significant implementation of the Project over time.

However, even if the maximum allowable new uses as identified by the Project were completed, the Anaheim Convention Center would continue to convey its historic significance. No aspect of the Project, individually or collectively, would result in alteration or demolition of the Anaheim Convention Center or its important physical characteristics. New construction proposed by the Project would be located across Katella Avenue, a distance of over 100 feet from the historical resource and would be subject to the design review constraints adopted in the DRSP, which would ensure cohesive development within the area. Therefore, potential impacts to the Anaheim Convention Center that may result from the Project would not be cumulatively considerable.

Potential Indirect Impacts
The Project allows for the Theme Park District/Hotel District to accommodate up to 6,850,000 square feet of theme park uses, up to 5,600 hotel rooms, and accessory retail, dining and entertainment uses, recreational uses, and landscaped areas. The Project also permits new theme park uses within the current Hotel District. Additionally, the Project would introduce new pedestrian and vehicular patterns through the Project site, including currently unknown potential changes to transportation. The Project therefore has the potential to introduce new construction and uses within the immediate vicinity of the potential Disneyland Theme Park Historic District.

However, altering the wider setting outside the boundaries of the potential historic district would not result in a material change such that the district would no longer convey its historic
significance. Potential new construction would be completed under the design review constraints adopted in the DRSP. These include zoning standards and regulations, including density, height, and setbacks. New construction would be required to follow design criteria, including appropriate architectural treatments. The height of new buildings closest to the Theme Park District are limited to 75 feet. This would ensure that new construction bordering the potential historic district would be appropriately scaled and designed.

Disneyland is significant as a groundbreaking example of planning and design that integrated both historical and fantastical-themed architecture with a meticulously designed, highly engineered, and pedestrian-scaled site to create a wholly unique and fully immersive experience. The park is a completely controlled environment, with a perimeter berm that effectively serves as a barrier between the park and the outside world. The individual lands within the park are highly immersive, harmonious in design, and each serve as microcosms or mini-cities of the park, providing amusements, services, and places to eat and shop. The park’s isolation, controlled use of directed and ambulatory routes, pedestrian-scale, and convergence of separate mini-sites combine to fully transport visitors into another world.

The significance of the potential historic district is conveyed by the physical characteristics and interrelationship of the district contributors within its boundary. These characteristics would not be materially altered by any potential new construction outside of the park, regardless of the height and density, and the historic configuration within the theme park would remain intact. The potential Disneyland Theme Park Historic District would retain the features and design characteristics that convey its historic significance, and it would not be materially impaired as a result of potential changes outside of the potential historic district boundary. Therefore, the Project would not result in indirect impacts to the potential Disneyland Historic District as a result of new construction or other proposed changes in the DRSP or ARSP areas outside of the potential historic district boundary. Further, because there is no potential for indirect impacts due to the nature and significance of the potential Disneyland Theme Park Historic District, changes proposed by the Project outside of the potential district boundary would not be cumulatively considerable.

POTENTIAL IMPACTS TO THE POTENTIAL DISNEYLAND THEME PARK HISTORIC DISTRICT FROM CHANGES WITHIN THE THEME PARK BOUNDARY

The potential Disneyland Theme Park Historic District appears eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City Historic District for its establishment as the earliest and most influential theme park in the United States; for its association with Walt Disney and his original vision for the park; and for its design characteristics. In addition to those attractions that were completed between 1955 and 1969 included in Table 5, character-defining features of the theme park overall include the insular nature of the theme park and the perimeter berm, separating the park from the outside world; the interior hierarchy of spaces; the overall circulation patterns and the “wheel-shaped” plan emanating from the central axis along Main Street, U.S.A.; the integration of landscape and hardscape features throughout the park; and the harmonious design within each land.

There have been continuous changes to the park that started upon its opening. These include improvements to enhance the visitor experience, address accessibility issues, re-brand attractions
as needed, and the removal and addition of attractions to reflect evolving Disney creative content. It was never the intention that Disneyland, as envisioned in 1955, would remain static; in fact, the opposite is true. It is intended as an extension of the Disney creative endeavors, maintaining its original feeling of American nostalgia and optimism with new and improved attractions. Despite significant changes to the park over time, it maintains attractions and other character-defining features that reflect Walt Disney’s original vision for the park, and it retains eligibility for historic designation.

The Project will guide development for approximately the next 40 years, including changes within the boundary of the identified potential theme park historic district. In enacting previous changes to the park, Disney has balanced the need for improvements with the goal of maintaining those features and attractions that are significant to visitors and that reflect the original character, history, and intent of Disneyland. A theme park is a unique type of historical resource, in that changes and improvements are a necessary and expected part of its history. Disney is the steward of its history, but also responsible for sustaining the viability of the theme park and ensuring that it is maintained and updated in order to reflect current needs and expectations. Previous expansion of attractions within the park, for example the addition of Mickey’s Toon Town in 1993 and Star Wars: Galaxy’s Edge in 2019, did not disrupt the organization and internal relationships among the attractions, or the spatial organization and original circulation patterns, which are important historic features of the park.

Due to geographic limitations within the existing theme park boundary, there is limited opportunity for future growth or the addition of new attractions that would also enable Disney to maintain the original organization and spatial relationships within the park. Therefore, the Project includes the expansion of the Theme Park District to areas outside of the current boundary, including the potential to incorporate theme park uses within the current Hotel District immediately west of the park. The expansion of the geographic area that can include theme park uses will provide increased potential for maintaining the current features and character within the existing park.

The Disneyland Theme Park is significant as a potential historic district. A historic district derives its importance as a unified entity composed of multiple resources, and the identity of a district results from the interrelationship of its resources and the overall character within its boundary. The historical resource for purposes of CEQA is the potential historic district overall, and not any one of its contributors. Therefore, there is the potential for change within the boundary of the potential Disneyland Theme Park Historic District that would still maintain the eligibility of the district. Consistent with the types of changes that have been undertaken within the district boundary to date, altering or re-branding existing attractions, replacing attractions that date to the period of significance, or updating landscape or hardscape features within the boundary would not necessarily result in a loss of integrity such that the park could no longer convey its significance.

There are no specific plans outlined by the Project that would result in substantial changes within the current park boundary, including alteration or removal of a significant number of features or attractions that contribute to the significance of the potential historic district. However, because of the duration of the Project and the need to maintain the future viability of the Disneyland
Theme Park, there is the potential for substantial changes to the park over the next 40 years. This could include the removal of contributing features and attractions, changes to circulation patterns and the potential for new park ingress/egress, required updates for accessibility or to accommodate new technology, and changes necessitated by new Disney creative content. The very nature of theme parks, driven by technological advancements, environmental changes, advances in transportation systems, and significant shifts in visitor expectations and requirements, could necessitate significant changes to the physical features within the park.

Although Disney’s intention is to honor and maintain the legacy and important character-defining features that contribute to the significance of the park, this report acknowledges that there is the potential for significant adverse impacts to the potential Disneyland Theme Park Historic District resulting from the Project, based on the potential need for substantial changes in the next 40 years. If any single phase of the Project results in substantial changes to multiple important attractions or features within the potential historic district boundary, this would result in a direct adverse impact to a historical resource as defined by CEQA, even if those changes are implemented in order to improve Disneyland in response to guest preferences and expectations. Additionally, if there are multiple changes over time that would cumulatively impact the ability of the potential historic district to convey its significance, the result would be cumulatively considerable. The Project could therefore result in a significant adverse impact on historical resources as defined by CEQA.

CEQA requires the consideration of feasible mitigation measures in order to lessen or avoid the significant adverse impacts of a Project on the environment. The CEQA Guidelines define mitigation as those measures which could avoid the impact altogether or minimize the impact by limiting its degree or magnitude. Demolition of a historical resource cannot be mitigated to a less than significant level; however, this Project includes recommended mitigation measures in order to document those features or attractions that are proposed for demolition or alteration as part of the Project.

POTENTIAL IMPACTS TO INDIVIDUAL HISTORICAL RESOURCES WITHIN DISNEYLAND THEME PARK

Three individual features have been listed in the California Register of Historical Resources: the Main Street Railroad Depot (Disneyland Railroad Depot); Pirates of the Caribbean; and the Hungry Bear Restaurant. As acknowledged above, there is the potential for the Project to result in significant adverse impacts to the potential Disneyland Theme Park Historic District. Although there are no current plans to alter or remove any of these features, due to the duration of the Project and the potential for unforeseen requirements to operate and maintain the viability of the Disneyland Theme Park, this report acknowledges the potential for substantial alterations or removal of any or all of the three designated historical resources located within the theme park boundary. Because these three features are listed in the California Register of Historical Resources, this would result in a significant adverse impact to historical resources as defined by CEQA.

173 CEQA Guidelines, Section 15370.
The Pope House has been identified in this study as potentially individually eligible for local designation as a Historically Significant Structure. The Pope House is located within the Disneyland Theme Park but outside of the potential Disneyland Theme Park Historic District. Although there are no current plans to significantly alter or demolish the Pope House, due to the duration of the Project and the potential for unforeseen requirements to operate and maintain the viability of the Disneyland Theme Park, this report acknowledges the potential for the redevelopment of the surface parking lot on which the Pope House is located that could result in substantial alterations or demolition of the residence. Because the Pope House is potentially eligible for local designation, this would result in a significant adverse impact to a historical resource as defined by CEQA.

In addition, the TDA building, designed by Frank Gehry and constructed in 1996, is not currently eligible for historic designation and therefore is not identified as a historical resource as defined by CEQA for purposes of this report. There are no current plans to significantly alter or demolish the TDA building. However, given the duration of the Project, the TDA building may be identified as historically significant as part of a future study when sufficient time has passed for it to be reviewed within the appropriate historical context. Therefore, this report acknowledges that there could be a significant adverse impact to the TDA building as defined by CEQA if there are future unforeseen requirements to alter or demolish this building to support the functionality of the Disneyland Theme Park.

**Summary of Potential Impacts**

The Project proposes updates to the DRSP and ARSP to guide development of The Disneyland Resort. For purposes of analysis, it is assumed Disney would implement the Project in multiple phases over the next 40 years or more. Based on a review of identified and potential historical resources on the Project site, this report analyzes potential impacts to the Anaheim Convention Center, individually listed in the California Register of Historical Resources; the Pope House, evaluated as potentially eligible for purposes of this report; the TDA building which may be considered historically significant when sufficient time has passed; the potential Disneyland Theme Park Historic District, evaluated as potentially eligible for purposes of this report; and the Main Street Railroad Depot, (Disneyland Railroad Depot), Pirates of the Caribbean, and Hungry Bear Restaurant, which are each individually listed in the California Register of Historical Resources.

As a result of this analysis, there are no potential impacts resulting from the Project to the Anaheim Convention Center. The Project features within the ARSP or DRSP areas would not materially impair the Anaheim Convention Center such that it would no longer convey its historic significance.

The Project does not currently intend to implement substantial changes within the current boundary of the Disneyland Theme Park, including alteration or removal of a significant number of features or attractions that contribute to the significance of the potential Disneyland Theme Park Historic District, the three individually designated attractions within the potential historic district boundary, the Pope House, or the TDA building. However, because of the duration of the Project and the need to maintain the future viability of the Disneyland Theme Park and any ancillary buildings that support the operations of the park, it is acknowledged that the Project
could result in significant adverse impacts to both the district overall and the individually designated or eligible features. Therefore, this report finds that the Project could have a significant effect on the environment as defined by CEQA.
11.0 RECOMMENDED MITIGATION MEASURES

The Project has the potential to substantially alter or demolish the individually eligible or potentially individually eligible historical features, or any contributing features within the potential Disneyland Theme Park Historic District that could result in a significant adverse impact to historical resources. CEQA requires that all reasonable and feasible mitigation be undertaken even if it does not mitigate below a level of a significant effect on the environment. Therefore, the following mitigation measures are recommended:

1. If an individual development project within the potential Disneyland Theme Park Historic District proposes to substantially alter or demolish a contributing feature to the potential Disneyland Theme Park Historic District, that contributing feature shall be documented in the outline format as specified in the HABS History Guidelines, and photographed according to the HABS Photography Guidelines prior to the issuance of building permits. The documentation shall be prepared by a historian or architectural historian who meets the Secretary of the Interior’s Historic Preservation Professional Standards in the relevant discipline. Digital copies of the documentation shall be submitted to the Planning and Building Department, Planning Services Division for storage with Heritage Services, and housed in the WDC archives.

2. If any of the individually designated or potentially individually eligible features or buildings within the theme park are proposed for substantial alteration or demolition, that feature or building shall be documented individually in the outline format as specified in the HABS History Guidelines, and photographed according to the HABS Photography Guidelines, prior to the issuance of building permits. The documentation shall be prepared by a historian or architectural historian who meets the Secretary of the Interior’s Historic Preservation Professional Standards in the relevant discipline. Digital copies of the documentation shall be submitted to the Planning and Building Department, Planning Services Division for storage with Heritage Services, and housed in the WDC archives.

12.0 CONCLUSION

The Project would allow the continued, long-term growth of The Disneyland Resort by allowing flexibility in the placement of permitted theme park, hotel, and other retail, dining, and entertainment uses within the DRSP and at Disney ARSP Properties to support a fully integrated, multi-day vacation destination. The Project proposes updates to the DRSP and ARSP to guide development of The Disneyland Resort and the Disney ARSP Properties. For purposes of analysis, it is assumed Disney would implement the Project in multiple phases over the next 40 years or more.

This report considers potential impacts to historical resources, including the Anaheim Convention Center (not a Disney ARSP Property, but located within the ARSP Area); the potential Disneyland Theme Park Historic District; the Pope House (located outside the boundary of the potential historic district, but within the theme park property); and the Hungry Bear Restaurant, Pirates of the Caribbean, and the Main Street Railroad Depot (Disneyland Railroad Depot), all located within the Disneyland Theme Park.

This report finds that there would not be potential impacts resulting from the Project to the Anaheim Convention Center. The Project features within the ARSP area would not materially impair the Anaheim Convention Center such that it would no longer convey its historic significance.

This report further finds proposed Project features for changes within the ARSP area or DRSP area outside of the boundary of the Disneyland Theme Park would not result in significant impacts to the potential Disneyland Theme Park Historic District.

Finally, while there are no current specific plans that would result in substantial changes within the boundary of the potential Disneyland Theme Park Historic District, because of the duration of the Project and the need to maintain the future viability of the Disneyland Theme Park through the ability to change features within the theme park or within the back-of-house areas, the Project could result in significant adverse impacts to the district overall or the individually eligible or potentially eligible features. Therefore, this report finds that the Project could have a significant effect on the environment as defined by CEQA. Recommended mitigation measures are included to document those features and attractions that may be proposed for demolition or significant alteration; however, these mitigation measures would not reduce potential impacts to a less-than-significant level. Therefore, the Project could result in significant and unavoidable impacts to historical resources under CEQA.
13.0 REFERENCES


City of Anaheim. Building permits.


Historic aerial photographs. University of California, Santa Barbara Aerial Photography Collections.


“Santa Fe Plans Indian Village at Chicago Railroad Fair This Summer.” Gallup Independent. April 9, 1948.


## APPENDIX A

### DEVELOPMENT CHRONOLOGY

<table>
<thead>
<tr>
<th>DATE</th>
<th>DEVELOPMENT</th>
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<tbody>
<tr>
<td><strong>1950s</strong></td>
<td>Plans begin in earnest to build Walt Disney’s dream: an amusement park designed for families. He secures independent funding for the theme park and a plot of land larger than the Walt Disney Productions’ existing facilities to realize his vision.</td>
</tr>
<tr>
<td><strong>1952</strong></td>
<td><strong>April:</strong> Walt Disney invites architects Charles Luckman and William Pereira to the studio to discuss the development of a theme park. <strong>October:</strong> Walt Disney meets with literary agent Mitchell Gertz to obtain the television rights to the Zorro stories to generate revenue for park funding. <strong>December:</strong> Walt Disney Enterprises (eventually known as WED Enterprises), a privately held company to oversee development of the theme park, is incorporated on December 16.</td>
</tr>
<tr>
<td><strong>1953</strong></td>
<td><strong>January:</strong> Disney dismisses Pereira and Luckman in lieu of his own designers but retains Pereira’s idea to only have one entrance for a controlled visitor experience. <strong>WED designers visit local amusement parks for inspiration.</strong> <strong>February:</strong> Walt Disney finalizes a contract securing the screen and merchandise rights to fifty-two Zorro stories. <strong>June:</strong> Walt Disney commissions the Stanford Research Institute (SRI) to select a site in Southern California for the potential development of a theme park. <strong>August:</strong> SRI recommends Anaheim as the best location for a theme park after evaluating seventy-one sites across five countries. <strong>September:</strong> Herb Ryman prepares the first large-scale concept rendering of Disneyland. ABC becomes part owner of Disneyland and exhibits a weekly television program called Walt Disney Presents produced by the studio in exchange for making a direct investment in the park and guaranteeing the loans to finish its construction. C. V. Wood and Bill Cottrell work with two local Anaheim realtors to secure the seventeen separate plots of land that will eventually become the site of Disneyland.</td>
</tr>
<tr>
<td><strong>1954</strong></td>
<td><strong>March:</strong> An advertising executive’s suggestion of “sponsorship” with local and national companies becomes the early hallmark of early operations at Disneyland. In late March, Cerritos Avenue is closed, and construction of Disneyland begins.</td>
</tr>
</tbody>
</table>

1 Pierce, 28, 31.  
2 Gabler, 494; Snow, 64-65.  
3 Pierce, 33, 35.  
4 Snow, 83.  
5 Pierce, 37.  
7 Pierce, 35.  
8 Pierce, 48, 262.  
9 Strodder, 159; see also Pierce, 48-53.  
10 Pierce, 70.  
11 Gabler, 501; Pierce, 91-93; and Snow, 80-81.  
12 Pierce, 94-95; see also Gabler, 526-527.
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<tr>
<th>DATE</th>
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<tbody>
<tr>
<td>April:</td>
<td>ABC and WDP contracts are finalized by the Disney board on April 2. The deal includes production of a half-hour weekly television program to promote Disney films and Disneyland using live-action filming and animation.</td>
</tr>
<tr>
<td>May:</td>
<td>WDP makes a public announcement that Walt Disney will be developing an amusement park.</td>
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<tr>
<td>June:</td>
<td>WED designers conduct a round of intensive field research.</td>
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<tr>
<td>July:</td>
<td>Ground is broken for the construction of Disneyland.</td>
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<tr>
<td>October:</td>
<td>The Disneyland television show premieres on October 27, one of the first original television series produced by a motion picture studio.</td>
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<tr>
<td>December:</td>
<td>The City of Anaheim annexes 768 acres of unincorporated Orange County land surrounding the site of the park on December 30.</td>
</tr>
<tr>
<td>1955</td>
<td>July 17: Disneyland Opening Day for special guests and a live television audience.</td>
</tr>
<tr>
<td>1955</td>
<td>February: At Welton Becket’s suggestion, Disney hires landscape architect Ruth Shellhorn to create designs for Main Street, Tomorrowland, and the castle courtyard, and quickly expands her scope to encompass other lands.</td>
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<tr>
<td></td>
<td>July: Following the live telecast, the park opens to the public the following day on July 18. Additional attractions open.</td>
</tr>
<tr>
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<td>August: Dumbo the Flying Elephant opens August 16.</td>
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<td></td>
<td>October: The Disneyland Hotel opens on October 5.</td>
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<tr>
<td>1956</td>
<td>June: The Storybookland Canal Boats open in Fantasyland on June 16. Tom Sawyer Island opens in Frontierland on June 16.</td>
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<tr>
<td></td>
<td>October: Disneyland welcomes its five-millionth guest on October 4.</td>
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<td></td>
<td>Date Unknown: A railroad station for the Disneyland Railroad is added in Fantasyland. The Oaks Tavern is opened in Frontierland. It is later reopened as the Stage Door Café on September 1, 1978.</td>
</tr>
<tr>
<td>1957</td>
<td>April: The Sleeping Beauty Castle Walkthrough opens in Fantasyland on April 29.</td>
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<tr>
<td></td>
<td>July: The Frontierland Shooting Gallery opens on July 12.</td>
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<tr>
<td></td>
<td>September: Walt Disney’s wife, Lillian presents a petrified tree to Disneyland.</td>
</tr>
<tr>
<td></td>
<td>June: Alice in Wonderland opens in Fantasyland on June 14. The sailing ship Columbia is also launched in Frontierland on June 14.</td>
</tr>
<tr>
<td></td>
<td>Date Unknown: A platform station for the Disneyland Railroad is added in</td>
</tr>
</tbody>
</table>

13 Pierce, 97-98.  
14 Gabler, 509-512.  
15 Gabler, 509.  
16 Pierce, 118.  
17 Faessel, 25.  
18 Nichols, *Walt Disney’s Disneyland*, 46.  
19 Strodder, 363.
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<tr>
<th>DATE</th>
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<tr>
<td></td>
<td>Tomorrowland and additions are made to the station later the same year. The Fred G. Gurley engine, which dates from 1894, is refurbished and placed into service on the Disneyland Railroad.</td>
</tr>
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</table>
| 1959 June | The Matterhorn Bobsleds open in Fantasyland on June 14. The Disneyland Monorail and Submarine Voyage attractions also open in Tomorrowland on June 14, along with two new Autopia freeways.  
**Date Unknown:** The Ernest S. Marsh engine, which dates from 1925, is refurbished and placed into service on the Disneyland Railroad. |
| 1960s     | In 1959, Disneyland celebrated five years of operation and opened some of the park’s most iconic attractions, including Matterhorn Bobsleds, the Monorail, and Submarine Voyage. Walt Disney’s focus on innovation and technological advancements through the 1960s help define the character and identity of the park as well as the park experience. By the mid-1960s, the park is considered to be the top tourist destination in the country.  
**20 Date Unknown:** The Ernest S. Marsh engine, which dates from 1925, is refurbished and placed into service on the Disneyland Railroad. |
| 1961 April | The Monorail temporarily closes on April 10 so it can be extended outside Disneyland to link the Disneyland Hotel to the park property.  
**June:** The Monorail reopens on June 1, and service now extends to a new station constructed at the Disneyland Hotel |
| 1962 November | The Swiss Family Treehouse opens in Adventureland on November 28. |
| 1963 June | The Enchanted Tiki Room opens in Adventureland on June 23. |
| 1964 | WED works with the Anaheim City Council to adopt height contours to set a maximum height limit for buildings immediately surrounding Disneyland.  
**1964-1965 New York World’s Fair** | April: WED artists pioneer technological innovations at the 1964-65 New York World’s Fair on April 22 that would come to play a critical role in future Disneyland Park design. Four new attractions are debuted as a part of the Fair’s exhibits that display Disney’s advancements in Audio-Animatronic technology. |
| 1965 Date Unknown | The Fantasyland railroad station is removed to construct “It’s a Small World.” |
| 1966 May | “It’s a Small World” opens in Fantasyland on May 28. An adjacent Topiary Garden also opened at the same.  
**July:** The Primeval World Diorama is added to the Santa Fe & Disneyland Railroad in the Tomorrowland area on July 1.  
New Orleans Square opens on July 24.  
**December:** Walt Disney dies on December 15. Following his passing, Roy Disney assumes the positions of Chairman, Chief Executive Officer, and President of the Walt Disney Company. |

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20 Sklar, 91-92.  
21 As quoted in Strodder, 164-165.  
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<tr>
<th>DATE</th>
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<tr>
<td>Date Unknown:</td>
<td>Further additions are made to the Tomorrowland railroad station.</td>
</tr>
<tr>
<td>Circa 1966:</td>
<td>Around this time, some of the railroad cars are converted to an open-walled design with side-facing seats that affords better views of the newly-constructed dioramas.</td>
</tr>
</tbody>
</table>
The Blue Bayou Restaurant also opens in New Orleans Square on March 18. |
| 1969 | July: The Apollo 11 moon landing is televised live from the Tomorrowland stage.\(^{23}\)  
August: The Haunted Mansion opens in New Orleans Square on August 9. |
| 1970s | Going forward, new attractions are devised by a team of Walt Disney’s most trusted associates who have remained with the company. The decade also marks the first expansion of the Disneyland Theme Park empire with the opening of Walt Disney World in Florida in 1971. Several lands and attracted that debuted at Disneyland during this time are modeled after similar offerings that first opened in Walt Disney World. |
| 1971 | June: Disneyland welcomes its 100-millionth guest on June 17.\(^{24}\)  
October: Walt Disney World opens near Orlando, Florida, on October 1.  
December: Roy Disney dies on December 20. |
| 1974 | Date Unknown: The Santa Fe Railroad, which has transitioned entirely to freight operations, ceases its sponsorship of Disney’s passenger railroad. |
| 1976 | Dole begins sponsoring the Enchanted Tiki Room in Adventureland and also opens an adjacent snack bar known as the Tiki Juice Bar. |
| 1979 | September: Big Thunder Mountain Railroad opens in Frontierland on September 2. |
| 1980s | By this time, the core group of designers that originally worked with Walt Disney retire and a new generation of Imagineers begin to envision a rejuvenated Disneyland.  
The 1980s also signal a shift in management and operations, with the park welcoming a new CEO of The Walt Disney Company, Michael Eisner, as well as introducing new policies regarding opening hours and ticketing. |
| 1982 | June: Disneyland eliminates ticketing system in favor of all-inclusive, unlimited-attraction Passports on June 16.  
October: EPCOT opens at Walt Disney World on October 1. |
| 1983 | The entire Fantasyland area is refurbished and reopens this year.  
April: Tokyo Disneyland opens in Japan on April 15.  
May: Pinocchio’s Daring Journey opens in Fantasyland on May 25.  
The Village Haus also opens in Fantasyland on the same day. |

\(^{24}\) Walt Disney Productions, *Disneyland: The First Quarter Century*, 91.
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<th>DATE</th>
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<tr>
<td>Circa 1983</td>
<td>Around this time, Dumbo the Flying Elephant is relocated approximately 75 feet northeast to its present location.</td>
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<tr>
<td>1984</td>
<td><strong>September:</strong> Michael Eisner becomes Chief Executive Officer of The Walt Disney Company on September 24.</td>
</tr>
</tbody>
</table>
| 1985      | **February:** Disneyland, which until now had remained closed on Mondays and Tuesdays, expands its opening hours to seven days a week on February 6.  
**Date Unknown:** The Videopolis railroad station is added in Fantasyland. |
| 1988      | **November:** Bear Country is revamped and reopens as Critter Country on November 23.                                                    |
| 1989      | **July:** Splash Mountain opens in Critter Country on July 17. Harbour Galley also opens in Critter Country this month.                    |
| 1990s     | Under Michael Eisner’s leadership, the company embarks upon “The Decade of Disney,” a campaign of aggressive global expansion across all media platforms and at all Disney theme parks. |
| 1992      | **January:** Professor Barnaby Owl’s Photographic Studio opens in Critter Country on January 31.                                          
**April:** Disneyland Paris opens on April 12.                                                                                       |
**May:** Fantasmic! opens at the Rivers of America in Frontierland on May 13.                                                        |
**December:** The “It’s a Small World” Toy Shop opens in Fantasyland on December 18.                                                 |
**Date Unknown:** The Videopolis railroad station becomes the Mickey’s Toontown railroad station.                                   |
| 1993      | **January:** Mickey’s Toontown opens on January 24.                                                                                     |
| 1994      | **January:** Roger Rabbit’s Car Toon Spin opens in Mickey’s Toontown on January 26.                                                     
**Circa 1994:** Around this time, the Adventureland Bazaar is temporarily closed as part of a larger Adventureland renovation.       |
| 1995      | **March:** Indiana Jones Adventure opens in Adventureland on March 3.                                                                     |
| 1996      | **February:** Completion of Team Disney Anaheim, designed by architect Frank Gehry.                                                   |
**Date Unknown:** The original Frontierland railroad station is renamed the New Orleans Square/Frontierland station.                  |
| 1997      | **Date Unknown:** Le Petit Chalet Gifts opens in Fantasyland.                                                                            
The last original employee to have worked at Disneyland since its opening in 1955 retires.                                             |
| 1998      | The entire Tomorrowland area is refurbished and reopens this year.                                                                       |
| 1999      | **March:** The Swiss Family Treehouse in Adventureland closes on March 8.                                                               
Tarzan’s Treehouse opens on June 23 in its place.                                                                                    |

21 Sklar, 76.
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<tr>
<th>DATE</th>
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<tbody>
<tr>
<td>2001</td>
<td><strong>February</strong>: Disney’s California Adventure opens on February 8.</td>
</tr>
<tr>
<td>2003</td>
<td><strong>April</strong>: The Many Adventures of Winnie the Pooh opens in Critter Country on April 11.</td>
</tr>
<tr>
<td>2005</td>
<td><strong>May</strong>: Buzz Lightyear Astro Blasters opens on May 4.</td>
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<tr>
<td></td>
<td><strong>September</strong>: Michael Eisner is replaced by Bob Iger as Chief Executive Officer of The Walt Disney Company.</td>
</tr>
<tr>
<td></td>
<td><strong>Date Unknown</strong>: The <em>Ward Kimball</em> engine is refurbished and placed into service on the Disneyland Railroad. The <em>Lily Belle</em>, a parlor car that originally appeared in the 1970s, is also placed on display.</td>
</tr>
<tr>
<td>2007</td>
<td><strong>June</strong>: Finding Nemo Submarine Voyage opens on June 11.</td>
</tr>
<tr>
<td>2008</td>
<td><strong>October</strong>: Pixie Hollow opens in Fantasyland on October 28.</td>
</tr>
<tr>
<td>2009</td>
<td><strong>April</strong>: The Bibbidi Bobbidi Boutique opens in Fantasyland on April 17.</td>
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<tr>
<td>2010s</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td><strong>September</strong>: Indiana Jones Adventure in Adventureland is updated with a new Audio-Animatronic figure of Indiana Jones.</td>
</tr>
<tr>
<td>2012</td>
<td><strong>September</strong>: Indiana Jones Adventure in Adventureland closes for a three-month refurbishment that includes enhancement to lighting, paint, figure animation, and other special effects. The attraction reopens in December.</td>
</tr>
<tr>
<td>2013</td>
<td><strong>August</strong>: Indiana Jones Adventure in Adventureland is updated with new projection mapping effects for the idol of Mara.</td>
</tr>
<tr>
<td>2014</td>
<td>The Tiki Juice Bar is refurbished to make service more efficient.</td>
</tr>
<tr>
<td>2015</td>
<td>The Matterhorn Mountain’s original Abominable Snowman is replaced with an even more Abominable Snowman and new displays are added to the mountain’s interior.</td>
</tr>
<tr>
<td>2016</td>
<td><strong>January</strong>: Disneyland’s oldest building, the Pope Residence, is relocated to a new site at the southeast corner of West Ball Road and Cast Place to accommodate construction of the new Star Wars attractions.26</td>
</tr>
<tr>
<td>2019</td>
<td><strong>May</strong>: Star Wars: Galaxy’s Edge opens on May 31. Attractions opening as part of this land on this day include:</td>
</tr>
<tr>
<td></td>
<td>• Millennium Falcon: Smugglers Run</td>
</tr>
<tr>
<td></td>
<td><strong>February</strong>: Bob Iger steps down as Chief Executive Officer of The Walt Disney Company. He is replaced by Bob Chapek.</td>
</tr>
<tr>
<td></td>
<td><strong>March</strong>: Disneyland, Disney California Adventure, Downtown Disney, and all resort hotels close on March 14 due to the COVID-19 pandemic.</td>
</tr>
<tr>
<td>2021</td>
<td><strong>April</strong>: Disneyland and Disney California Adventure reopen on April 30 with limited capacities and enhanced safety measures in effect.</td>
</tr>
</tbody>
</table>

APPENDIX B

HISTORIC AERIAL PHOTOGRAPHS

1955 aerial photograph of Disneyland. Source: Orange County Archives.
1969 aerial photograph of Disneyland. Source: Mark Hurd Aerial Surveys, Inc., Frame 1, 1:10,000, HB-OD. University of California Santa Barbara Aerial Photography Collection.
1980 aerial photograph of Disneyland. Source: County of Orange.
1990 aerial photograph of Disneyland. Source: County of Orange.
2021 aerial photograph of Disneyland. Source: Google.
APPENDIX C
HISTORIC PARK MAPS

1954 Concept Map of Disneyland

1955 Map of Disneyland
1964 Map of Disneyland

1968 Map of Disneyland
1969 map of Disneyland

1972 Map of Disneyland
Santa Fe Railroad Map
APPENDIX D

HISTORIC PHOTOGRAPHS

MAIN STREET, U.S.A.

Main Entry Plaza & Main Street Railroad Station, view facing northeast, c. 1956. Source: Charles R. Lympney, courtesy of Chris Taylor, via Yesterland.

Main Entry Plaza, view facing north, May 1957. Source: Clinton H. Bentz, via Los Angeles Public Library.

Main Street Depot, view facing southeast, July 12, 1955. Source: Howard D. Kelly, via Los Angeles Public Library.
Aerial view of Main Street, view facing southwest, September 20, 1955. Source: Los Angeles Public Library.

Tournament of Roses Queen and Court in Town Square, view facing southeast, December 19, 1960. Source: Daveland.
Main Street prior to opening day, view facing northeast, July 12, 1955. Source: Los Angeles Public Library.

Town Square, view facing east, 1955. Source: Daveland.
To

Town Square, facing northeast, 1956. Source: Daveland.

Town Square Fire Department and Walt’s Apartment (second floor), view facing northwest, 1955. Source: Daveland.
City Hall, view facing west, May 1957. Source: Los Angeles Public Library.

Sunkist Citrus House (presently Gibson Girl Ice Cream Parlor), view facing west, 1964. Source: Ron Fleischer, via Yesterland.


Carnation Ice Cream Company, view facing northwest, 1955. Source: Disney, via Yesterland.
Main Street Shops, view facing northeast, 1975. Source: Marion Caswell, courtesy of Dennis Caswell, via Yesterland.

Red Wagon Inn (presently the Plaza Inn), view facing southwest, 1957. Source: Los Angeles Public Library.

Main Street, facing south from Central Plaza, May 1957. Source: Los Angeles Public Library.
ADVENTURELAND

Adventureland Entrance Sign, view facing west, March 1956. Source: Daveland.

Tahitian Terrace, view facing east, July 18, 1955. Source: Daveland.
Tahitian Terrace, view facing east, July 18, 1955. Source: Los Angeles Public Library.

Adventureland, view facing southeast, 1950s. Source: Daveland.

Jungle Cruise, view facing northwest, May 1957. Source: Los Angeles Public Library.

Casa de Huespedes, view facing west, July 18, 1955. Source: Daveland.
Adventureland Bazaar, facing north, 1950s. Source: Daveland.

Guatemalan Weavers (presently part of the Adventureland Bazaar), facing west, February 1971. Source: Daveland.

Tropical Cantina (presently Bengal Barbecue), view facing north, September 1958. Source: Daveland.

NEW ORLEANS SQUARE

http://davelandweb.com
New Orleans Square, view facing southwest, December 1968. Source: Daveland.

davelandweb.com
Royal Court, view facing south, 1975. Source: Daveland.

Frontierland Station (presently New Orleans Station), view facing east, May 1957. Source: Los Angeles Public Library.

**BEAR COUNTRY (PRESENTLY CRITTER COUNTRY)**

Indian War Canoes (presently Davy Crockett's Explorer Canoes), view facing west. Source: Charles Lympany, courtesy of Chris Taylor, via Yesterland.


FRONTIERLAND

Dancing in the streets of Frontierland, in front of the Miniature Horse Corral (presently the Frontierland Shootin' Exposition), view facing north, September 20, 1955. Source: Los Angeles Public Library.
Casa de Fritos (presently Rancho del Zocalo Restaurante), facing northwest. Source: Yesterland.

Rainbow Caverns Mine Train (presently Big Thunder Mountain Railroad), view facing north, May 1957. Source: Los Angeles Public Library.
Mark Twain Riverboat traveling on the Rivers of America, view facing west, May 1957. Source: Los Angeles Public Library.

Tom Sawyer Island Cemetery, June 25, 1958. Source: Los Angeles Public Library.

Sailing Ship Columbia traveling on the Rivers of America, view facing west, November 27, 1959. Source: Orange County Archives.
Golden Horseshoe, view facing northeast, May 1957. Source: Los Angeles Public Library.

**FANTASYLAND**

Sleeping Beauty Castle, view facing northeast, May 1957. Source: Los Angeles Public Library.

Sleeping Beauty Castle, entrance to Fantasyland, view facing north, May 1957. Source: Los Angeles Public Library.
Sleeping Beauty Castle, view facing northwest, circa 1958. Source: Orange County Archives.

Sleeping Beauty Castle, view facing north, 1966. Source: Orange County Archives.
Sleeping Beauty Castle (rear), view facing south, 1957. Source: Daveland.

Ticket booth and castle, view facing southwest, c. 1955. Source: Daveland.


Mad Tea Party (presently Mad Hatter's Mad Tea Party) and Fantasyland rides, top view facing south, 1966. Source: Disney via Yesterland.

Fantasyland Skyway, Chicken of the Sea Pirate Ship restaurant (site of present day Red Rose Tavern), and Dumbo the Flying Elephant, view facing north, July 1960. Source: Daveland.

Fantasyland Motor Boats Loading Dock (presently a seating area), view facing northeast. Source: Yesterland.

It’s a Small World presented by Bank of America, view facing north, October 1966. Source: Daveland.
Matterhorn Bobsleds from hub, view facing west, 1959 (left), present day, undated (right). Source: Charles Lypany, courtesy of Chris Taylor, via Yesterland.

Matterhorn Bobsleds and Skyway over Fantasyland, view facing east, 1959. Source: Orange County Archives.

Mickey Mouse Club Theatre, view facing southwest, no date. Source: Yesterland.

Mr. Toad's Wild Ride, view facing east, 1956. Source: Charles Lympany, courtesy of Chris Taylor via Yesterland.
Mr. Toad's Wild Ride, view facing southeast, May 1983. Source: Daveland.

TOMORROWLAND

Monorail (red) in Tomorrowland over Submarine Voyage, view east, November 26, 1959. Source: Orange County Archives.
Submarine Voyage (presently Finding Nemo Submarine Voyage) and Monorail photographed from Skyway, view facing southeast, 1959. Source: Fred M. Nelson Sr., via Yesterland.

Submarine Voyage and Monorail, view facing north, September 1959. Source: Daveland.

Richfield Autopia sign (presently Autopia), view facing northeast, 1950s. Source: Daveland.

Autopia, Skyway, and Matterhorn, view facing west, 1959. Source: Daveland.

Flight to the Moon (presently Pizza Port), view facing east, circa 1960s. Source: Charles R Lympamy, courtesy of Chris Taylor, via Yesterland.


Astro Jets, view facing east, no date. Source: Charles Lympany, courtesy of Chris Taylor, via Yesterland.
People Mover and Autopia, view facing northwest, June 29, 1967. Source: Los Angeles Public Library.

Mary Blair murals and People Mover, view facing west, July 1968. Source: Daveland.
BACK-OF-HOUSE

Frontierland back-of-house. Source: Tom Nebbia, via Getty Images.


DISNEYLAND HOTEL

Disneyland Hotel, facing west, 1956. Source: Daveland.
Disneyland Hotel and Restaurants sign, view facing west, October 1964. Source: Daveland.

Airport coach service at Disneyland Hotel, view facing north, c. 1960s. Source: Orange County Archives.
Hotel Tram and Arcade Shops, view facing northwest. Source: Yesterland.

Hotel Coffee Shop, view facing northwest, June 1, 1956. Source: Orange County Archives.
Hotel Tower, view facing west, 1962. Source: Don Ballard via Yesterland.

Hotel Tower, view facing southwest, no date. Source: Los Angeles Public Library.
Hotel expansion to 300 rooms; 3 towers and pool, view facing east. Source: Don Ballard via Yesterland.

Hotel Tower, October 1977. Source: Daveland.
Historic Resources Group               DisneylandForward

Hotel pool with rooms in the background, February 1959. Source: Daveland.


Golf course, circa 1960s. Source: Collection of Don Ballard, via Yesterland.
APPENDIX E

EXISTING CONDITIONS PHOTOGRAPHS (HISTORIC RESOURCES GROUP, JUNE 15, 2021)

MAIN STREET, U.S.A.

Entrance Gates, view facing southeast.

Newsstand, view facing west.
West entrance, view facing north.

Main Street Railroad Station, view facing north.
East entrance, view facing north.

Disney Gallery, view facing east.
Lincoln Theater, view facing east.

Main Street Livery and Mad Hatter, view facing northeast.
Disney Showcase, view facing northeast.

Main Street Circulation, view facing north.
Emporium, view facing northwest.
Fire Station and Walt's Apartment (second floor), view facing west.

City Hall, view facing west.
Tour kiosk, view facing west.

Main Street Railroad Station, view facing south.
Main Street Town Square, view facing south.

Main Street, view facing northeast.
Crystal Arcade, view facing west.

Main Street Buildings, view facing west.
Carnation Café, view facing west.

Carnation Café, view facing northwest.
Penny Arcade/Bakery, view facing west.

Bakery/Arcade, view facing west.
Bakery/Arcade, view facing southwest.

Jolly Holiday Bakery Café, view facing southwest.
Hub, view facing west.

Hub and Fantasyland Royal Theatre, view facing northwest.
Hub, view facing northeast.

Partners Statue and Sleeping Beauty's Castle, view facing north.
Main Street, view facing south.

Plaza Inn, view facing southwest.
Main Street Buildings, view facing south.

Photo Supply, view facing southeast.
Photo Supply Company, view facing east.

Main Street Buildings, view facing southeast.
Clothiers, view facing northeast.

Market House, view facing southeast.
Market House, view facing northeast.

Main Street Cinema and Magic Shop, view facing east.
Main Street Magic Shop, view facing east.

ADVENTURELAND

Adventureland Sign, view facing west.
Small scale features and Enchanted Tiki Room, view facing south.

Small scale features, view facing north.
Overall vegetation, view facing northeast.

Adventureland buildings and spatial organization, view west.
Adventureland spatial organization, view facing east.

Tiki Room Complex, Enchanted Tiki Room, view facing east.
Tiki Room Complex, view facing west.

Adventureland topography, view facing west.
Tropical Imports, view facing southwest.

Tropical Imports, view facing southeast.
Jungle Cruise, view facing southeast.

Indiana Jones Adventure, view facing south.
Adventureland vegetation, view facing south.

Tarzan's Treehouse, view facing west.
Tarzan's Treehouse, view facing west.

Adventureland buildings, view facing east.
Bengal Barbecue, view facing northeast.

Adventureland Buildings, view facing north.
Adventureland Traders, view northeast.

Adventureland Buildings, view facing northwest.
Adventureland Bazaar, view facing north.

NEW ORLEANS SQUARE

Pirates of the Caribbean, view facing southwest.
Pirates of the Caribbean, view facing south.

New Orleans Square Buildings, view facing south.
Topography and vegetation, view facing southwest.

Spatial organization, view facing north.
New Orleans Square buildings, view facing south.

Pirates of the Caribbean exit, view facing east.
Blue Bayou Restaurant, view facing east.

Le Bat en Rouge, view facing west.
Buildings, view facing southwest.

Parfumerie, view facing northwest.
Café Orleans, view facing southeast.

Buildings and structures, view facing southwest.
French Market, view facing south.

New Orleans Square Railroad Station, view facing south.
New Orleans Square Railroad Station, view facing east.

Vegetation, view facing west.
Haunted Mansion, view facing west.

Haunted Mansion, view facing south.
CRITTER COUNTRY

Harbour Galley, view facing northwest.

Harbour Galley, view facing north.
Critter Country Sign, view facing west.

Signage, view facing east.
Splash Mountain, view facing south.

Briar Patch, view facing south.
Splash Mountain, view facing southeast.

Spatial Organization, view facing west.
Splash Mountain, view facing south.

Photographing Art Studio, view facing south.
Topography, view facing west.

Pooh's Corner, view facing north.
Structures and vegetation, view facing north.

Buildings and structures, view facing north.
Vegetation, view facing north.

The Many Adventures of Winnie the Pooh, view facing northwest.
Hungry Bear Restaurant, view facing north.

Hungry Bear Restaurant, view facing northwest.
Spatial organization and circulation, view facing north.

Hungry Bear Restaurant, view facing south.
FRONTIERLAND

Frontierland sign, view facing west.

Spatial organization, view facing northeast.
Westward Ho Trading Company, view facing northwest.

Shootin' Exposition, view facing north.
Rancho del Zocalo Restaurante, view facing northwest.

Vegetation, view facing northeast.
Topography, view facing north.

Mark Twain Riverboat, view facing west.
Topography, view facing southwest.

Petrified Tree, view facing east.
Tom Sawyer Island, view facing east.

Rivers of America and Sailing Ship Columbia, view facing east.
Davey Crockett's Explorer Canoes, view facing northeast.

River Belle Terrace, view facing northeast.
River Belle Terrace seating, view facing east.

River Belle Terrace, view facing south.
The Golden Horseshoe, view facing northeast.

The Golden Horseshoe, view facing south.
Dry Goods, view facing southwest.

Bonanza Outfitters, view facing south.
Pioneer Mercantile, view facing south.

FANTASYLAND

Sleeping Beauty's Castle (rear), view facing south.
Bibbidi Bobbidi Boutique, view facing west.

Buildings and structures, view facing west.
Buildings and structures, view facing south.

King Arthur Carousel, view facing north.
King Arthur Carousel, view facing north.

Dumbo the Flying Elephant, view facing north.
Casey Jr. Circus Train, view facing north.

Storybook Land Canal Boats, view facing northwest.
Storybook Land Lighthouse, view facing northeast.

Fantasyland Theatre, view facing west.
Fantasyland Theatre, view facing west.

It's a Small World Toy Shop, view facing south.
It's a Small World, view facing north.
Matterhorn Bobsleds (view from Tomorrowland), view facing northwest.

Alice in Wonderland, view facing southwest.
Mad Hatter’s Mad Tea Party, view facing south.

The Mad Hatter, view facing southwest.
Mr. Toad's Wild Ride, view facing northeast.

Buildings and structures, view facing southeast.
TOONTOWN

Toontown entrance, view facing north.

Toontown Railroad Depot, view facing northeast.
Structures and vegetation, view facing north.

**TOMORROWLAND**

Finding Nemo Submarine Voyage, view facing southeast.
Finding Nemo Submarine Voyage, view facing north.

Autopia, view facing northwest.
Tomorrowland Expo Center, view facing south.

Alien Pizza Planet, view facing southeast.
Space Mountain, view facing south.

Vegetation and structures, view facing south.
Starcade, view facing south.

Star Trader, view facing south.
Buildings and Structures, view facing northwest.

Tomorrow Landing, view facing west.
Astro Orbitor, view facing east.

Tomorrowland Stage and Galactic Grill, view facing north.
Magic Eye Theatre, view facing east.

**BACK-OF-HOUSE DISNEYLAND**

Team Disney Anaheim building and North Service Area, view facing northwest.
Team Disney Anaheim building, view facing northwest.

Team Disney Anaheim Building, view facing northeast.
Parking structure and Team Disney Anaheim Building, view facing northwest.

Team Disney Anaheim building, view facing northeast.
Horse Stables, Back-of-house at Adventureland and Corral, view facing northeast.

Railroad Roundhouse Building, view facing southeast.
Railroad Roundhouse Building, view facing northeast.
Back-of-house at Main Street, USA, view facing southeast.

Back-of-house at Main Street, USA, view facing northeast.
Back-of-house at Main Street, USA, view facing north.

Back-of-house at Main Street, USA, view facing south.
Back-of-house, view facing southwest.
FDS West, view facing south.

West Service Road and Westsider Grill, view facing northwest.
Westsider Grill, view facing southwest.

Back-of-house at New Orleans Square, view facing southeast.
Outside Vending, view facing northwest.

West Service Road, view facing northeast.
West Service Road, view facing north.


Back-of-house at Star Wars: Galaxy's Edge, view facing southeast.
Back-of-house at Star Wars: Galaxy's Edge, view facing south.

North Service Area, view facing northwest.
North Service Area, view facing northwest.

Back-of-house at Fantasyland, view facing southwest.
Back-of-house at Fantasyland, view facing southwest.

Back-of-house at Tomorrowland, view facing northeast.
Back-of-house at Tomorrowland including Grand Canyon Diorama building, view facing northeast.

Back-of-house at Tomorrowland, view facing southwest.
Back-of-house at Tomorrowland including Harbor House, view facing southwest.

East Service Area, view facing southwest.
East Service Area, view facing southwest.

Access road, view facing south.
North Service Area including It's A Small World, view facing southwest.

North Service Area, view facing southwest.
Pope House, view facing northwest.

DISNEYLAND HOTEL

Disneyland Hotel, view facing southeast.
Adventure Tower and vegetation, view facing southeast.

Fantasy Tower, view facing northwest.
Frontier Tower, view facing southwest.

Trader Sam's Enchanted Tiki Bar, view facing northwest.
Tangaroa Terrace Tropical Bar & Grill, view facing south.

Fantasy Tower, view facing northwest.
Tangaroa Terrace Tropical Bar & Grill, view facing southeast.

Hotel Pool, view facing west.
Pools and vegetation, view facing southwest.

Fantasia Shop, view facing northeast.
Disneyland Convention Center, view facing northwest.

Convention Center, view facing west.
Rose Court Garden Gazebo, view facing west.
APPENDIX F

PREVIOUS EVALUATIONS
ATTACHMENT TO SHPO REVIEW OF PROPOSED FCC UNDERTAKING

Project Identifier: FCC050824H
Property location: Disneyland Railroad Depot
1313 S Harbor Blvd Anaheim, Orange County

FCC
Reviewer: Kelly Hobbs
016-653-6036
khobbb@ohp.parks.ca.gov

☐ SHPO REQUESTS ADDITIONAL INFORMATION AS FOLLOWS:

☐ SHPO DISAGREES WITH RECOMMENDED ELIGIBILITY DETERMINATION BECAUSE:

☐ SHPO OBJECTS TO/DISAGREES WITH RECOMMENDED FINDING OF EFFECT BECAUSE:

☐ SHPO CONCURS WITH ELIGIBILITY DETERMINATION

PROPERTY ADDRESS: Disneyland Railroad Depot 1313 S Harbor Blvd, Anaheim, Orange County

☐ Not eligible
☐ Loss of integrity due to:
☐ Does not meet NR criteria because:

☐ Listed
☒ Eligible under Criteria ABC because

Appears eligible for association with significant events and persons as well as significance related to architecture and engineering within the amusement park property type.

☐ SHPO CONCURS WITH RECOMMENDED FINDING OF NO ADVERSE EFFECT BECAUSE:

The antenna will be stealthed on the depot's tallest flagpole; while the flag pole will have a larger diameter at its base it will taper to a smaller diameter and it will retain its 14'6" height. The resulting pole will have a limited effect at best. Equipment cabinets are to be placed in non public attic spaces.

☐ SHPO CONCURS WITH RECOMMENDED FINDING OF ADVERSE EFFECT, RESOLUTION REQUIRES:

8/31/05
Dear FCC Applicant,

Section 106 FCC submissions will not be accepted unless this cover sheet is completed and attached.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>New Orleans Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address</td>
<td>1311 South Harbor Boulevard, Anaheim, CA 92803</td>
</tr>
</tbody>
</table>

Based on the information provided on the accompanying FCC Form 520 or Form 621 the following information applies to this project:

- [x] There are buildings or structures over 45 years of age within this project’s direct/indirect area of potential effect (APE).
- [ ] There is an archaeological site located within this project’s direct APE.
- [ ] A qualified archeologist has determined that the proposed project area is considered moderately to highly sensitive for archeological resources.

If the above boxes are blank, there are no historic properties within the direct or indirect project area. Therefore, pursuant to Stipulation VII.B.2 of the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission as quoted below, your Section 106 responsibilities are complete:

If the SHPO/THPO does not provide written notice to the Applicant that it agrees or disagrees with the Applicant’s determination of No Historic Properties Affected within 30 days following receipt of a complete Submission Packet, it is deemed that no Historic Properties exist within the APE or the Undertaking will have no effect on Historic Properties. The Section 106 process is then complete and the Applicant may proceed with the project, unless further processing for reasons other than Section 106 is required.

- [x] Yes, this submission contains an eligibility determination requiring SHPO concurrence.  
- [ ] Yes, this submission contains tribal responses.

This project will: Not  Not Adversely  X  Adversely  affect Historic Properties.
The qualified project archeologist acknowledges that a pedestrian survey has been conducted, a record search has been conducted at the appropriate California Historic Resources Information Center (CHRI) and that all submitted information is true.

Archeologist’s signature: [Signature] State: February 27, 2019

Please note, this letter pertains only to FCC projects being submitted to the California SHPO for comment.

Sincerely,

Julianne Polanco  
State Historic Preservation Officer
April 2, 2019

Reply In Reference To: FCC_2019_0301_008

Carrie Wills
EAS
16485 Laguna Canyon Rd., Suite 150
Irvine, CA 92618

RE: New Orleans Station, 1313 South Harbor Blvd., Anaheim, Orange County, Collocation

Dear Ms. Wills:

Thank you for initiating consultation with me on behalf of the Federal Communications Commission (FCC) regarding your efforts to comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as amended, and its implementing regulation found at 36 CFR Part 800. You do so under the terms of the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission, September 2004 (PA). You are requesting I concur that the above-referenced undertaking will not adversely affect historic properties.

The FCC’s licensee or the tower company named as the applicant proposes to construct and operate an unmanned cellular communications facility at the above-referenced address. In addition to your project description, you have submitted maps, photographs, the results of a records search conducted at the regional information center, evidence of Native American consultation, and evidence of public notification.

On behalf of the FCC, the applicant’s consultant has prepared DPR523 forms for the subject property and is seeking my concurrence on the eligibility determination. The applicant consultant’s has evaluated the subject property built 1966 for the National Register determining that the property meets National Register Criterion A and C.

I concur that the subject property, New Orleans Station, located at 1313 South Harbor Blvd., Anaheim, Orange County subject building meets National Register Criterion A for its association with the first phase of expansion and development of Disneyland in the 1960s. The subject building meets National Register C as a good example of French Quarter New Orleans/Theme Park style architecture.
Having reviewed the documentation provided, I concur that the undertaking as described will not adversely affect historic properties.

Be advised that under certain circumstances, such as an unanticipated discovery or a change in project description, you may have additional future responsibilities for this undertaking under 36 CFR Part 800.

Should you encounter cultural artifacts during ground disturbing activities please halt all work until a qualified archaeologist can be consulted on the nature and significance of such artifacts.

Should you have any questions, please contact Michelle C. Messinger of my staff at (916)445-7005 or at Michelle.Messinger@parks.ca.gov.

Sincerely,

[Signature]

Julianne Polanco
State Historic Preservation Officer
Dear FCC Applicant:

Section 106 FCC submissions will not be accepted unless this cover sheet is completed and attached.

**Project Name**: Hungry Bear Restaurant  
**Project Address**: 1313 South Harbor Boulevard, Anaheim, CA 92803

Based on the information provided on the accompanying FCC Form 620 or Form 621 the following information applies to this project:

- [X] There are buildings or structures over 45 years of age within this project’s direct/indirect area of potential effect (APE).
- [ ] There is an archeological site located within this project’s direct APE.
- [ ] A qualified archeologist has determined that the proposed project area is considered moderately to highly sensitive for archeological resources.

If the above boxes are blank, there are no historic properties within the direct or indirect project area. Therefore, pursuant to Stipulation VII.B.2 of the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission as quoted below, your Section 106 responsibilities are complete:

If the SHPO/THPO does not provide written notice to the Applicant that it agrees or disagrees with the Applicant’s determination of No Historic Properties Affected within 30 days following receipt of a complete Submission Packet, it is deemed that no Historic Properties Exist within the APE or the Undertaking will have no effect on Historic Properties. The Section 106 process is then complete and the Applicant may proceed with the project, unless further processing for reasons other than Section 106 is required.

- [X] Yes, this submission contains an eligibility determination requiring SHPO concurrence.  
- [ ] Yes, this submission contains tribal response.

This project will: Not [ ] Not Adversely [X] Adversely [ ] Affect Historic Properties.

The qualified project archeologist acknowledges that a pedestrian survey has been completed, a record search has been conducted at the appropriate California Historic Resources Information Center (IC) and that all submitted information is true.

Archeologist’s signature: [Signature]  
Date: February 26, 2019

Please note, this letter pertains only to FCC projects being submitted to the California SHPO for comment.

Sincerely,

[Signature]

Julianne Polanco  
State Historic Preservation Officer

RECEIVED
FEB 28 2019
OHP
March 29, 2019

Reply In Reference To: FCC_2019_0228_002

Carrie Wills
EAS
16485 Laguna Canyon Rd., Suite 150
Irvine, CA 92618

RE: Hungry Bear Restaurant, 1313 South Harbor Blvd., Anaheim, Orange County, Collocation

Dear Ms. Wills:

Thank you for initiating consultation with me on behalf of the Federal Communications Commission (FCC) regarding your efforts to comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as amended, and its implementing regulation found at 36 CFR Part 800. You do so under the terms of the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission, September 2004 (PA). You are requesting I concur that the above-referenced undertaking will not adversely affect historic properties.

The FCC’s licensee or the tower company named as the applicant proposes to construct and operate an unmanned cellular communications facility at the above-referenced address. In addition to your project description, you have submitted maps, photographs, the results of a records search conducted at the regional information center, evidence of Native American consultation, and evidence of public notification.

On behalf of the FCC, the applicant’s consultant has prepared DPR523 forms for the subject property and is seeking my concurrence on the eligibility determination. The applicant consultant’s has evaluated the subject property built 1972 for the National Register determining that the property meets National Register Criterion A and C.

I concur that the subject property located at 1313 South Harbor Blvd., Anaheim, Orange County subject building meets National Register Criterion A for its association with the second phase of renovation and expansion of Disneyland in the 1970s. The subject building meets National Register C as a good example of Rustic/Theme Park style architecture.
Having reviewed the documentation provided, I concur that the undertaking as described will not adversely affect historic properties.

He advised that under certain circumstances, such as an unanticipated discovery or a change in project description, you may have additional future responsibilities for this undertaking under 36 CFR Part 800.

Should you encounter cultural artifacts during ground disturbing activities please halt all work until a qualified archaeologist can be consulted on the nature and significance of such artifacts.

Should you have any questions, please contact Michelle C. Messinger of my staff at (916)445-7005 or at Michelle.Messinger@parks.ca.gov.

Sincerely,

[Signature]

Julianne Polanco
State Historic Preservation Officer
April 18, 2019

Reply In Reference To: FCC_2019_0321_001

Carrie Wills
EAS
16485 Laguna Canyon Rd., Suite 150
Irvine, CA 92618

RE: IEYH081A (Anaheim Convention Center) 800 West Katella Ave., Anaheim, Orange County, Collocation

Dear Ms. Wills:

Thank you for initiating consultation with me on behalf of the Federal Communications Commission (FCC) regarding your efforts to comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as amended, and its implementing regulation found at 36 CFR Part 800. You do so under the terms of the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission, September 2004 (PA). You are requesting I concur that the above-referenced undertaking will not affect historic properties.

The FCC’s licensee or the tower company named as the applicant proposes to construct and operate an unmanned cellular communications facility at the above-referenced address. In addition to your project description, you have submitted maps, photographs, the results of a records search conducted at the regional information center, evidence of Native American consultation, and evidence of public notification.

On behalf of the FCC, the applicant’s consultant has prepared DPR523 forms for the subject property and is seeking my concurrence on the eligibility determination. The applicant consultant’s has evaluated the subject property built 1967 and determined that the property is eligible under National Register Criterion A.

I cannot concur that the property, located at 800 West Katella Ave., Anaheim, Orange County, meets National Register Criterion A because it no longer retains sufficient integrity.
Having reviewed the documentation provided, I concur that the undertaking as described will not affect historic properties. If you do not agree with this finding, please contact my staff upon receipt of this letter.

Be advised that under certain circumstances, such as an unanticipated discovery or a change in project description, you may have additional future responsibilities for this undertaking under 36 CFR Part 800.

Should you encounter cultural artifacts during ground disturbing activities please halt all work until a qualified archaeologist can be consulted on the nature and significance of such artifacts.

Should you have any questions, please contact Michelle C. Messinger of my staff at (916)445-7005 or at Michelle.Messinger@parks.ca.gov.

Sincerely,

Julianne Polanco
State Historic Preservation Officer
February 8, 2021

Reply In Reference To: FCC_2021_0105_009

Carrie Wills
EAS
16485 Laguna Canyon Rd., Suite 150
Irvine, CA 92618

RE:IE94497A (aka LA02856G) [Anaheim Convention Center] 800 West Katella Ave.,
Anaheim, Orange County, Collocation

This letter is being sent in electronic format only. Please confirm receipt of this letter. If you would like a hard copy mailed to you, respond to this email to request a hard copy be mailed.

Dear Ms. Wills:

Thank you for initiating consultation with me on behalf of the Federal Communications Commission (FCC) regarding your efforts to comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as amended, and its implementing regulation found at 36 CFR Part 800. You do so under the terms of the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission, September 2004 (PA). You are requesting I concur that the above-referenced undertaking will not adversely affect historic properties.

The FCC’s licensee or the tower company named as the applicant proposes to construct and operate an unmanned cellular communications facility at the above-referenced address. In addition to your project description, you have submitted maps, photographs, the results of a records search conducted at the regional information center, evidence of Native American consultation, and evidence of public notification.

On behalf of the FCC, the applicant’s consultant has prepared DPR523 forms for the subject property and is seeking my concurrence on the eligibility determination. The applicant’s consultants have evaluated the subject property, the Anaheim Convention Center, built in 1967, and determined that the property meets National Register Criterion A.
I concur that the subject property, located at 800 West Katella Ave., Anaheim, Orange County meets National Register Criterion A as an example of the post-World War II growth and development of the City of Anaheim.

Having reviewed the documentation provided, I concur that the undertaking as described will not adversely affect historic properties.

Be advised that under certain circumstances, such as an unanticipated discovery or a change in project description, you may have additional future responsibilities for this undertaking under 36 CFR Part 800.

Should you encounter cultural artifacts during ground disturbing activities please halt all work until a qualified archaeologist can be consulted on the nature and significance of such artifacts.

Should you have any questions or concerns, please contact Michelle C. Messinger, of my staff at (916) 445-7005 or at Michelle.Messinger@parks.ca.gov.

Sincerely,

Julianne Polanco
State Historic Preservation Officer
CHRISTINE LAZZARETTO
Managing Principal

Experience Profile
Years of Experience: 19

Christine Lazzaretto has been with HRG since 2008 and has worked in historic preservation in Southern California since 2003.

At HRG, Christine works on environmental review, policy development, historic resources surveys, historic context statements, and federal tax credit projects. She has worked on numerous large-scale historic resources surveys, authored a wide range of historic context statements and successful National Register nominations. Her deep understanding of CEQA principles, significance, context and environmental impacts make her a leading expert in cultural resources analysis for environmental review and she is a frequent guest speaker at USC on CEQA.

Christine also manages teams of professional colleagues on large-scale planning projects. Christine Lazzaretto meets the Secretary of the Interior's Professional Qualifications Standards in History and Architectural History.

Selected Projects
Archer School for Girls Master Plan, Los Angeles
CBS Columbia Square Adaptive Reuse
City of Goleta Comprehensive Preservation Planning
Forum Rehabilitation and Historic Tax Credit Project, Los Angeles
Herald-Examiner Technical Report, Los Angeles
Hill & Fifth Technical Report, Los Angeles
Hotel Cecil Historic Tax Credit Project, Los Angeles
Modernism in Riverside Survey
Paramount Pictures Master Plan, Los Angeles
South Glendale Historic Context and Survey
SurveyLA City of Los Angeles Citywide Survey
University of Southern California Master Plan

Speaking Engagements
California Preservation Foundation, Seminar Speaker
University of Southern California, Lecturer

Education
Master of Heritage Conservation, University of Southern California, Los Angeles
Bachelor of Arts Degree w/ High Distinction, Art History, The Pennsylvania State University, State College
Phi Beta Kappa

Professional Affiliations
California Preservation Foundation, Past President & Committee Member
DOCOMOMO Southern California, Founder & VP
Los Angeles Conservancy
National Trust for Historic Preservation
Society of Architectural Historians
JOHN LOCASCIO, AIA
Principal Architect

Experience Profile
Years of Experience: 29

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993. John's California Architect license number is C24223.

John’s areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior’s Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the Secretary of the Interior’s Professional Qualifications Standards in Architecture and Historic Architecture.

Selected Projects
28th Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles
Academy Museum of Motion Pictures Rehabilitation, Hollywood
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood
Century 21 Coliseum Architectural Consultation, Seattle
Constance Hotel Historic Tax Credit Project, Pasadena
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale
Forum Rehabilitation and Historic Tax Credit Project, Inglewood
Los Angeles International Airport Preservation Plan and HSRs
Painted Desert Visitors’ Center Rehabilitation, Arizona
Venice High School Comprehensive Modernization, Los Angeles

Professional Affiliations
American Institute of Architects
HEATHER GOERS  
Senior Architectural Historian

Experience Profile
Years of Experience: 12

Heather has been with Historic Resources Group since 2012. She holds a Bachelor of Arts in Humanities from the University of Chicago and a master’s degree in Historic Preservation from the University of Southern California, where her master’s thesis discussed the work of Buff & Hensman in relation to the cultural landscape of the Arroyo Seco.

At HRG, Heather specializes in technical reports and cultural landscape reports as well as research analysis for commercial, industrial, and institutional properties containing multiple resources. She also drafts Los Angeles Historic-Cultural Monument nominations and prepared survey report contexts for SurveyLA, and has developed research for a wide variety of projects. Her most recent projects include the Entertainment Industry Support Services Historic Context Statement and the SurveyLA Entertainment Context.

Heather meets the Secretary of the Interior’s Professional Qualifications Standards in History and Architectural History.

Selected Projects
City of Alhambra Historic Context Statement  
SurveyLA City of Los Angeles Citywide Survey  
Freeman House Historic Structures Report Update  
Gamble House Cultural Landscape Report  
Hollyhock House Supplemental Historic Structures Report  
Holmby Westwood HPOZ Survey  
Sunset Gower Studios Preservation Planning  
Thacher School Survey & Assessment

Speaking Engagements
California Preservation Foundation  
CalPoly Pomona  
Hollywood Heritage  
University of Southern California

Education
Master’s Degree, Historic Preservation, University of Southern California, Los Angeles  
Bachelor of Arts, Humanities, University of Chicago  
Attingham Summer School, Attingham Trust, Great Britain

Professional Affiliations
California Garden and Landscape History Society  
California Preservation Foundation, Guest Speaker & Workshop Leader  
Hollywood Heritage, Board of Directors  
Los Angeles Conservancy, Member and Volunteer
ALEXANDRA ISABEL MADSEN  
Senior Architectural Historian

Experience Profile
Years of Experience: 6

Experience Profile
Alexandra Madsen has been working as an architectural historian in the historic preservation field since 2016 and joined HRG in 2021.

Alexandra’s areas of focus at HRG include preparing documentation in support of NEPA, Section 106, CEQA, and local ordinances. Alexandra is also a Registered Professional Archeologist (RPA) and has assisted in archaeological surveying and monitoring. Alexandra has worked on a variety of projects involving historic buildings and structures in Southern California, including the Cultural Resource Assessment for the LA County Department of Parks and Rec, in which she evaluated over 20 parks and golf courses. Other projects include the Central Terrace Section 106 HUD Study in Oxnard, Caltrans State Route 55 HSPR and HRER in Orange County, and the National Register nomination for Descanso Gardens.

Alexandra has worked on a variety of projects involving historic buildings and structures in Southern California meets the Secretary of the Interior's Professional Qualifications Standards in History, Architectural History, and Archaeology.

Selected Projects
California State University, Fullerton, Historic Context, Survey & Evaluation
City of South Pasadena On-Call Certificate of Appropriateness
University of California, Riverside, Historic Context, Survey & Evaluation
South of 24th Street Historic District HABS, Bakersfield
Bubbling Springs Cultural Resources Assessment, Port Hueneme
Fort Ord Hammerhead Barracks Evaluation, Seaside

Honors and Awards
Los Angeles Conservancy Preservation Award, County of Los Angeles Department of Parks and Recreation Cultural Resource Assessment, 2020
ROBBY ARANGUREN
Planning Associate/GIS Specialist

Experience Profile
Years of Experience: 12

Robby Aranguren has been with HRG since 2009 and specializes in database management, GIS, and research.

At HRG, Robby provides mapping, database creation and management, photography, and research for historic assessments. He also assists with character-defining features inventories and paint analysis studies. He is proficient with the Microsoft Access Database, FigSS GIS Survey System, Photoshop, Google SketchUp, ESRI ArcMap and ArcCatalog. He has worked on numerous large-scale historic resources surveys, building and manipulating large databases.

Prior to joining HRG, Robby worked at the City of Los Angeles, Office of Historic Resources, Department of Planning. Robby also served as acting secretary at Cultural Heritage Commission meetings and conducted building permit research. Robby Aranguren meets the Secretary of the Interior’s Professional Qualifications Standards in History and Architectural History.

Selected Projects
SurveyLA City of Los Angeles Citywide Survey
CBS Columbia Square Paint Sampling
City of Riverside Modernism Survey
City of Palm Springs Citywide Survey
City of South Pasadena Citywide Survey Update
Glendale Central Air Terminal Paint Sampling
South Glendale Historic Context Statement, Historic Resources Survey
Jordan House Rehabilitation & Construction Monitoring,
Lincoln Place Apartments Historic Tax Credit
Villa Elaine Character-Defining Features (CDF) Inventory
UC Riverside Citrus Experiment Station CDF Inventory
Wallace Annenberg Center for the Performing Arts Adaptive Reuse and Historic Tax Credit, Beverly Hills

Honors and Awards
California Preservation Foundation, Wallis Annenberg Center for the Performing Arts
California Preservation Foundation, Lincoln Place Apartments

Professional Affiliations
Los Angeles Conservancy
Los Angeles GIS Data Portal
California Preservation Foundation

Education
Bachelor of Arts in Interdisciplinary Studies: Architecture, Urban Planning, and Business (Real Estate)
University of Texas, Arlington