

Attachment 1

**220 W. Elm St.
Site No. 21
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: Hilda Wicks was the owner of this residence during the 1930's.

Architecture: This residence is of simple Craftsman design. Having a rectangular plan, the gables face toward the sides. A small newer porch centered at the front has three columns on each side that support a lower roof. The house features a pitched roof and manicured hedges along the front of the porch. This home was noted as having asbestos siding in the 1980's that has now been removed as part of rehabilitation of the structure.

Historical Significance:

- ❖ It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
- ❖ It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

Attachment 2

**321 S. Madrona Ave.
Site No. 22
Constructed 1924**



Conditional Use Permit No. CUP 06-13

History: The initial owners of this Revival-style residence were Fred and Dayle Gale; Fred was a rig builder in the oil fields. Later, Lawrence and Elsie Gordon resided here.

Architecture: Located in the historic Union Oil neighborhood in Brea, the house has a high-pitched roof and an "L" plan characterizing this Provincial Revival style home. The roof of the front-facing gable slopes down to cover the porch space. A single wood column supports the porch roof. Brick forms the porch base and stairs. A flower box has been added to the front windows.

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Attachment 3

**323 S. Madrona Ave.
Site No. 23
Constructed 1923**



Conditional Use Permit No. CUP 06-13

History: Bill and Maud Anderson were the first owners of this house. Bill was a cement worker.

Architecture: This Craftsman bungalow has double front facing gables and the full porch is formed by the front most gable. A series of wood columns project up to support the porch gable. The porch gable has horizontal venting and exposed purlins. The home has seen little change over the years, with the addition of new landscaping and an arbor in the front yard.

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Attachment 4

**328 S. Madrona Ave.
Site No. 24
Constructed 1913**



Conditional Use Permit No. CUP 06-13

History: This Craftsman Style Bungalow belonged to William and Susan Hodkins, who moved to the home in 1918. William was an oil worker for Union Oil on the Stearns Lease. They lived here until their death (1948 – William, 1976 – Susan). The home was then inherited by Myrtle Hodkins Howe and upon her death in 1988, Ralph Howe inherited the property. Mr. Howe passed away in the early 2005, at which time 328 South Madrona residence was passed on to the current owner Barbara Howe Kamphefner, the granddaughter of the original owners. The house has been in this family for nearly 90 years and recently, due to the many fond memories of days past, the home has been revitalized back to its near original appearance through the efforts of the current tenant, Tim Leventry and owner, Barbara Kamphefner. See attached page for additional history.

Architecture: A Craftsman Style Bungalow with a rectangular plan is located at this address. The front-facing gable has a full porch below. Two (2) square wood columns bolster the gable overhang. The vertical venting of the front gable adds a decorative Craftsman touch. Windows and doors are framed in wood.

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Attachment 5

**329 S. Madrona Ave.
Site No. 25
Constructed 1935**



Conditional Use Permit No. CUP 06-13

History: Tom and Verna Slaton were the first residents of this house and at the time of the 1990 historic survey, Verna still resided here. According to Ms. Slaton's records, local contractor, Arthur Van Tuyle, who resided just down the street, built this house.

Architecture: The house is a Provincial Revival residence having a high-pitched roof and a rectangular plan. The gables face towards the sides and the half-port column. At the top of the roof is a small gable dormer vent. The exterior of the home is covered with asbestos siding that hides clapboard siding below. The porch has been extended since the 1980 survey of this home.

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Attachment 6

**335 S. Madrona Ave.
Site No. 26
Constructed 1938**



Conditional Use Permit No. CUP 06-13

History: David and Gladys Goodwill were the initial residents of this residence. At the time of the 1990 historic survey, Gladys still lived in the dwelling. David was employed as a dentist.

Architecture: The Provincial Revival structure with double facing clipped gables. The forward most gable to one side of the other front gable forms the porch area below. Square wood posts support the porch gable, but at the time of the survey, were hidden behind tall hedges. The high pitched roof is a contrast to the low pitched roofs of the Craftsman designs on this block.

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**400 S. Madrona Ave.
Site No. 27
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: The original residents of this revival house were Harry and Liva Van Denburgh. Harry worked for the Union Oil Company. The current homeowner has shared an oral history about the house and its age. The home is reported to have been moved from the Stearns oil lease above Lambert Road in the teens by mule team. See an attached description for additional history provided by the current homeowner.

Architecture: Considered a Colonial Revival, this house has a centered portico and side-facing clipped gables. The front facade is symmetrical with two Doric columns supporting a clipped pedimented portico with returns. Pergolas, two more columns and windows flank each side of the portico, adding to the symmetry. The gables are clipped and sidelights are on either side of the front door. The property has a second unit that dates from the 1950's. The original chimney, which was between the two small windows shown in the right picture above, was severely damaged from the Northridge earthquake so it was removed and replaced with siding that matched the existing clapboard treatment.

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**405 S. Madrona Ave.
Site No. 28
Constructed 1921**



Conditional Use Permit No. CUP 06-13

History: James and Olive Heagerty were the initial residents of this bungalow; he worked as a clerk for the Union Oil Company.

Architecture: This is a Craftsman bungalow with double front facing gables. The forward most gable is to one side and frames the porch below. Clinker brick piers, now painted, have wood columns which rise up to the porch roof. A bungalow of distinction, it has vertical venting, exposed purlins, clipped front gables, and a clinker brick chimney.

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**406 S. Madrona Ave.
Site No. 29
Constructed 1921**



Conditional Use Permit No. CUP 06-13

History: The first residents of the bungalow were John and Wilhelmina Pfeiffer. He worked as an electrician for the Union Oil Company. This home is an integral part of the Union Oil neighborhood and has had little or no structural change since its construction in 1921.

Architecture: This Craftsman bungalow has a rectangular plan with double front facing gables. The forward most gable fashions the porch below, and square wood columns and brick piers provide support. The exposed purlins are an additional Craftsman architectural feature. The home was recently painted. The property was granted approval for a second unit in 1992.

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**408 S. Madrona Ave.
Site No. 30
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: Howard and Frances Smithies were the initial residents of this bungalow. He worked for Union Oil.

Architecture: A craftsman bungalow residence with side facing gables and a gabled front porch is located at this address. Square columns project from two brick piers to brace the porch roof. An elaborate cut-out pattern at the gable, formed by the placement of struts, is a unique feature of this residence's styling. The garage is located behind the home which has a ribbon-style driveway for vehicle access.

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Attachment 12

**409 S. Madrona Ave.
Site No. 31
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: Martha Remp, a widow, was the first resident of this house. She worked as a bookkeeper for the Union Oil Company.

Architecture: A rectangular plan with double front facing gables characterizes this craftsman bungalow. Square wood columns support the porch roof which is the forward most gable. Other craftsman stylistic features include vertical gable venting and grouped windows. The carefully maintained landscaping enhances the informal character of the site.

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Attachment 13

**412 S. Madrona Ave.
Site No. 32
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: The first residents of this bungalow were Willy and Margaret Lance. Willy was employed as a driller for the Union Oil Company.

Architecture: This Craftsman bungalow has an "L" plan with the half-porch adjacent to the front-facing gable. The roof extends over the porch and is bolstered by a series of square wood posts. The home is an integral part of the Union Oil Neighborhood and its character is more on display by the removal of ornamentation added to the home in the 1960's.

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**401 S. Madrona Ave.
Site No. 33
Constructed 1921**



Conditional Use Permit No. CUP 06-13

History: Harry and Elizabeth Becker were the first owners of this residence; he worked as a superintendent with the Union Oil Company. Harry served as Brea's second Mayor from October 1922 to November 1924.

Architecture: This beautiful Craftsman bungalow has a rectangular plan with side-facing gables. Four piers support the porch roof extension. At some point in time the front porch was enclosed except for the entryway between the middle piers. This area has now been opened up so that the front façade of the home can be seen. The porch roof has a series of exposed rafters and a shed attic dormer that faces the street from above the porch. The property was granted approval for a second unit in 1989, although it has not been built.

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**420 S. Madrona Ave.
Site No. 34
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: Charles and Ella Miller were the initial owners of this bungalow. Charles was employed by the Union Oil Company

Architecture: A rectangular plan with double front facing gables characterizes this Craftsman bungalow. The forward most gable fashions the porch below, and wood posts project from brick piers. Vertical venting at the gable apex provides further distinctiveness. The property features a newer second unit that was designed to be complimentary to the historical main dwelling.

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**424 S. Madrona Ave.
Site No. 35
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: Robert and Mildred Phelps were the initial residents of this residence; he worked as a geologist for the Union Oil Company.

Architecture: Symmetry and formality characterize this Colonial Revival residence. The gables are side facing with the plan being rectangular. Centered at the front is a pedimented portico supported by two round Doric columns. Windows to either side of the portico enhance the formal styling of the residence.

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**428 S. Madrona Ave.
Site No. 36
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: The initial owners of this residence were Alex and Rose Cordiner. Alex was a machinist with the Union Oil Company.

Architecture: A rectangular plan with side facing gables characterizes this Craftsman bungalow. The front gabled porch is supported by paired square columns. The exposed purlins add an additional Craftsman touch to the building. The landscaping, well maintained, enhances the informality of the site.

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**432 S. Madrona Ave.
Site No. 37
Constructed 1921**



Conditional Use Permit No. CUP 06-13

History: Walter Hyde was the first owner of this bungalow. He was an employee of the Union Oil Company.

Architecture: A rectangular plan with side facing gables characterizes this Craftsman bungalow. A gabled frontal porch is bolstered by brick piers and tapered square columns. Other Craftsman stylistic features include grouped windows on either side of the porch and exposed purlins. This address was granted approval for a second unit in 1991, which currently exists on the back alley behind the historic residence.

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**435 S. Madrona Ave.
Site No. 38
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: Lester and Marguerite Lemmon were the first residents of this bungalow. He was a foreman for the gas division at the Union Oil Company.

Architecture: A Craftsman bungalow having a rectangular plan with the front gable shaping the porch. Four brick piers faced with stucco have paired wood posts protruding up to support the gable overhang. Exposed purlins accent the Craftsman styling. The house is clad in stucco, the original sheathing materials of the home.

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**436 S. Madrona Ave.
Site No. 39
Constructed 1921**



Conditional Use Permit No. CUP 06-13

History: Howard and Jennie Jenness first lived here. Howard was an installer for Union Oil.

Architecture: This residence, possibly of Colonial Revival origins, having simple style characteristics. The building has a rectangular plan with side facing gables. There is no porch, but the doorway is framed with glass brick that is centered at the front façade. Sash windows with shutters are to each side of the door. Clapboard siding sheaths the home with brick along the base of the front façade.

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**444 S. Madrona Ave.
Site No. 40
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: The home was built for George and Clara Carman. George was employed as a machinist for Union Oil.

Architecture: This single-story, Craftsman Style bungalow, built in 1922 is another of the homes part of the Union Oil employee subdivision. Currently this 1,100 square foot structure is being restored to its original look including restoration of the original redwood siding, which had been covered over with stucco, installation of Craftsman Style posts and columns at the entry porch, and exposure and cleaning of the original decorative concrete block foundation trim along the bottom edge of the front façade. The interior has also undergone restoration including the wood flooring, fireplace, and other amenities. See attached sheet for additional information provided by the homeowner.

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**448 S. Madrona Ave.
Site No. 41
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: Robert and Edna Critchlow were the initial residents of this bungalow. Robert was an employee of the Union Oil Company.

Architecture: This is a carefully maintained Craftsman bungalow which appears to have little or no alterations. Having an "L" plan, the half-porch is juxtaposed to the front-facing gable. Wood columns emanate from square brick piers. The porch roof is a continuation of the house roof (low pitched). Interior does consist of original oak floors, 5-panel doors throughout with glass door knobs, built-in linen closet in hallway, original glass knobs, built-in bookcases in living area with small French doors, casement windows, original front door with original door handle hardware, fireplace on outside wall to immediate right of entry, clapboard siding (outside), dining room buffet server and original swinging kitchen door. All typical of period bungalows. The home features original windows throughout – lots of light. A second unit is on the property which was granted approval in 1992.

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**546 S. Madrona Ave.
Site No. 42
Constructed 1928**



Conditional Use Permit No. CUP 06-13

History: Florence and Henry Smith were the initial residents of this attractive house; Henry was employed as an electrician.

Architecture: A high pitched roof and an "L" plan characterize this Provincial Revival residence. The porch, next to the front-facing gable, is covered by a sloping roof of the gable. A lone column supports the roof, and the windows are framed in wood. The home is clad in 6" redwood siding.

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**418 Sievers Ave.
Site No. 43
Constructed 1923**



Conditional Use Permit No. CUP 06-13

History: Oilworker, Lewis Wilson, was the earliest known resident of this structure.

Architecture: This Craftsman bungalow has double front facing gables with the forward most gable forming the porch. The house has a rectangular plan and brick square tapered columns that support the porch roof. The residence features extended purlins that are below the front bargeboards and gables that are clipped. Since the 1980 historic inventory, an inappropriate aluminum awning has been removed from the front left window and the two porch piers are fully covered in brick, previously they were made of two-tone brick at the base and a square tapered wooden column above.

Historical Significance:

- ❖ It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
- ❖ It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

Attachment 24

**420 Sievers Ave.
Site No. 44
Constructed 1923**



Conditional Use Permit No. CUP 06-13

History: This home was built for Fred and Ora Hunter.

Architecture: A craftsman style bungalow built in the 1920's. The exterior conforms to Craftsman period workmanship and design.

Historical Significance:

- ❖ It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
- ❖ It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

**321 S. Walnut Ave.
Site No. 45
Constructed 1922**



Conditional Use Permit No. CUP 06-13

History: The initial residents of this bungalow were Johan and Goldie Isbell. John was a lumber salesman.

Architecture: A rectangular plan with a side porch characterizes this Craftsman bungalow. Several large windows grace the front façade and the gabled side porch is supported by wood posts. The gable is clipped, and vertical venting is visible. A concrete wall surrounds the yard and a series of steps lead up to the porch. The property has a second unit on the back portion of the property.

Historical Significance:

- ❖ It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
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**331 South Walnut
Site No. 46
Constructed 1921**



Conditional Use Permit No. CUP 06-13

History: This attractive Craftsman bungalow was built in 1921 for John and Hilda Wicks. John was employed as an Oil Pumper.

Architecture: This bungalow is characterized by a rectangular plan and front facing gable. The house sits on a small incline with a masonry retaining wall that surrounds the front edge of the lot. A porch is beneath the front gable. Two wood columns support the roof gable and porch railings that connect to the porch. Extended purlins are below the gable barge boards. A matching 850 square foot garage built in 2001 sits in the backyard and faces the alley. A complete renovation of the interior and exterior was completed in 2004.

Historical Significance:

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- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
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**333 S. Walnut Ave.
Site No. 47
Constructed 1921**



Conditional Use Permit No. CUP 06-13

History: Frank and Cora Stewart were the first owners of this bungalow. Frank was a driver for the Union Oil Company. Current owner is only the 3rd owner of the home.

Architecture: Similar to 331 S. Walnut, this rectangular plan Craftsman bungalow has double front gables. The foremost gable forms the porch below and brick is utilized in the piers and foundation. Tapered porch columns support the gable of the roof. Porch railing ties the two piers together. A second unit is located on the back of the lot.

Historical Significance:

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- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
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**447 S. Walnut Ave.
Site No. 48
Constructed 1939**



Conditional Use Permit No. CUP 06-13

History: The original owners of the home were Mildred and William Williams. The current home owner believes that Dr. Charles Westerhout lived in the home. Dr. Westerhout came to Brea in 1931 to practice medicine with Dr. Glen Curtis. He spent two years in practice before volunteering in World War II to serve in the Medical Corps. He passed away in 1946 from leukemia. Dr. Westerhout was a member of the Brea Lions Club, the Congregational Church, and Brea American Legion Post 181.

Architecture: This simple Regency Revival residence was constructed in the late 1930's. The house is clad in stucco and has an "L" plan. A bay window is at the forward façade, and the porch is to one side of the bay window. The house has a hipped roof with exposed eaves.

Historical Significance:

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- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
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**449 S. Walnut Ave.
Site No. 49
Constructed 1938**



Conditional Use Permit No. CUP 06-13

History: It's believed that Edward and Lillian Peterkin are the original owners of the home. Edward worked at Orange County Transfer. The current owner has heard the story that Robert Gumm, uncle to Judy Garland, born Francis Gumm, owned the home in 1938. Robert Gumm was the owner of Brea's first theater, the Red Lantern. Neighbors remember Judy's visit and performance at The Red Lantern in 1938, near when the Wizard of Oz was released. This information will require additional research and verification before it can be deemed valid for official record purposes.

Architecture: Like the home to the north, this residence is a one-story Regency Revival residence of late 30's vintage. The house as an "L" plan with an attached garage at the rear of the lot. The house has a hopped roof, and shutters flank the front windows. The house is clad in stucco.

Historical Significance:

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- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
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**523 S. Walnut Ave.
Site No. 50
Constructed 1924**



Conditional Use Permit No. CUP 06-13

History: A fine example of a multi-family residential development with 11 apartments in four buildings. This request to list the Royal Court Apartments on the Brea Historic Register is the first request the City has received for a multi-family residential project.

Architecture: This is a large, multi-unit Mediterranean Revival, one story bungalow court. The buildings have elongated rectangular plans with four to six units per structure. Three of the buildings face toward the sides with the entries facing onto small courtyards. At the rear of the courtyard is a structure which faces front. Continuous canopies run above the doors and windows, creating a strong linear accent to the complex. The building roofs are flat with tiles outlining the extended wall parapets. The structures are set back from the street and landscaping at the front and in the courtyard provide an attractive and more intimate setting.

Historical Significance:

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- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
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**553 S. Walnut Ave.
Site No. 51
Constructed 1926**



Conditional Use Permit No. CUP 06-13

History: Charles and Dora Smith lived at this location in 1933. Charles was a local oil worker.

Architecture: This is a Craftsman bungalow which has side-facing gables and a full gabled porch at the front. Two-toned brick is utilized in the porch piers and paired wood columns emanate from the piers to support the porch roof. The house has an original crafted door, and the windows are wood framed. Vertical venting under the front gable is also a typical architecture feature of the craftsman style.

Historical Significance:

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- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
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**120 S. Redwood Ave.
Site No. 52
Constructed 1923**



Conditional Use Permit No. CUP 07-13

History: The initial owners of this Provincial Revival residence were Jay and Grace Van Ness; Jay was employed as a machinist.

Architecture: This unique and attractive Provincial Revival residence has a rectangular floor plan and double front-facing gables. The front-most gable has a gable return at one side, while the other side slopes down to form the porch entry. Red brick forms an arch at this entryway. The rear front gable also has a gable return. The house is clad in stucco and the original wood crafted door is visible at the entry.

Historical Significance:

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- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
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**210 W. Elm St.
Site No. 53
Constructed 1927**



Conditional Use Permit No. CUP 07-15

History: Ray and Kathleen Burns were the initial residents of this attractive revival style house. Ray was employed by the Brea Plumbing Company. In 1935, the home was purchased by Ralph and Edytha Barnes who were active in the community and lived in the home until 1991. Ralph Barnes was a Manager for the Oilfield National Bank, served as City Treasurer for six years, and a member of the Brea's Jr. Chamber of Commerce and the Lions Club.

Architecture: This Provincial Revival residence has double side-by-side front facing gables. The small porch entry is between the two gables and the roof of the west gable slopes down to cover the porch area. The porch is further defined by a screen wall and a single post. A large picture window rests in the middle of the west gable.

Historical Significance:

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- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
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**127 S. Redwood Ave.
Site No. 54
Constructed 1923**



Conditional Use Permit No. CUP 08-08

History: The initial owners of this California Craftsman bungalow residence were Glen and Dessie Dunkle; Glen was an oil worker for Union Oil.

Architecture: This unique and attractive California Craftsman residence has a "L" floor plan and double front-facing gables. The front-most gable delineates the porch area. Wrought iron columns support the porch overhang. The house has wood-framed doors and windows, which have been well maintained throughout the years.

Historical Significance:

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- ❖ It is identified with persons or events significant to local, state, or national history;
- ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
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**533 S. Walnut Avenue
Proposed Site No. 55
Constructed 1925**



Historical Resource Designation. HRD 09-01

History: The earliest known owner of this Pueblo revival residence is Ida Henry.

Architecture: This unique and attractive Pueblo Revival style features a small front porch centered at the front façade, a flat parapet room with extended corner wall parapets covered with tiles. A series of arched openings provides a decorative accent to the porch. The house retains all of its original construction from 1925.

Historical Significance:

- ❖ It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
 - ❖ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
 - ❖ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
 - ❖ It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
-

Attachment 36
Exhibit A

**440 S. Madrona Ave.
Site No. 56
Constructed 1922**



Historic Resources Designation No. HRD 13-01

History: The initial residents of the home were Paul and Ruth McGurn. Paul was a clerk for the Union Oil Company.

Architecture: This single-family residence is eligible for listing under criteria 1, 3, 5, 6 or 7. The home is found to embody distinctive architectural characteristics as well as its association within the Union Oil Subdivision. The subject property is a Craftsman Bungalow constructed in 1922 and is identified with an early time period associated with Brea's local history. It is further found that the subject property is a valuable example of the craftsmanship associated with early construction techniques. The Craftsman bungalow house features an "L" floor plan with a half-porch to one side of the front-facing gable. The front porch roof is an extension of the house with a series of wood posts bracing the porch roof. Exposed purlins add further Craftsman character to the home.

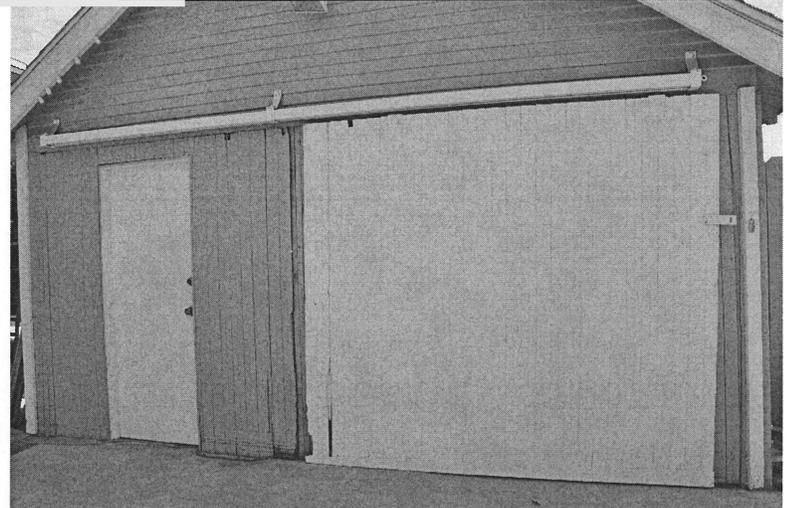
Historical Significance:

- ✓ It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
 - ✓ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
 - ✓ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
 - ✓ It embodies elements of architectural design, detail, material, or craftsmanship that represent a significant structural or architectural achievement or innovation;
 - ✓ It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
-

Attachment 37

Exhibit A

**548 S. Walnut Ave.
Site No. 57
Constructed 1929**



Historic Resources Designation No. HRD 13-02

History: The initial residents of the home were Carl and Beatrice Helmick. Carl was an oil worker for the Union Oil Company.

Architecture: This single-family residence is eligible for listing under criteria 1, 3, 5, 6 or 7. The home is a Provincial Revival architecture constructed in 1929. The Provincial Revival bungalow features a “U” floor plan with side-by-side front facing gables and a porch between the two gables. Included is a detached, originally built garage located to the rear of the property that features a barn door that slides open. The main house and garage exhibits exposed eaves with unenclosed rafters and steeply-pitched roofs. The main house has a front-facing gable that flares down to one side, forming the porch entryway which is typical of the Provincial Revival characteristic. As part of the small porch, there is a partial, wood post that is supported by a screen wall which further defines the porch space. Other features such as wood window casings and multi-paned window patterns are also consistent with this time period.

Historical Significance:

- ✓ It exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- ✓ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- ✓ It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
- ✓ It embodies elements of architectural design, detail, material, or craftsmanship that represent a significant structural or architectural achievement or innovation;
- ✓ It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

Attachment 38

Exhibit A

**909 East Elm Street
Site No. 58
Constructed 1930**



Historic Resources Designation No. HRD 16-01

History: The home was originally built for and inhabited by Carl Harvey, a locally significant educator during the early 20th century who played an important role in the city's social and political history. Mr. Harvey served as Principal of Brea Olinda High School from 1927 to 1946, and resided in the house from 1930 to 1946. Mr. Harvey also played a significant role in education in Santa Ana and Orange County as a whole. In 1946, he moved to Santa Ana to become Assistant Superintendent for the Santa Ana School District. While serving there, he strongly supported efforts to establish a school for the physically handicapped in Orange County. In 1948, the first such school opened in Santa Ana and was named the Carl Harvey School in his honor.

Architecture: This home embodies distinctive characteristics of Spanish Colonial Revival architecture. The house is a traditional rectangular plan with the east corner of the front façade projecting forward from the rest of the front elevation. A small porch is located at the west front corner adjacent to the entry and covered by the roof. The porch features traditional exposed, stained wood beams as part of its design. A molded chimney at the middle of the front elevation rises above the low-pitched terra cotta tile roof, and casement windows are found on all elevations. While many elements of the home's interior have been altered over time, many original and significant features remain. These include arched doorways, exposed ceiling beams, inset bookshelves, and a fireplace and dining room chandelier designed in the original architectural style. All of these interior and exterior architectural elements showcase a valuable example of Spanish Colonial Revival architecture and the craftsmanship associated with that time.

Historical Significance:

- ✓ It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- ✓ It is identified with persons or events significant to local, state, or national history.
- ✓ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

Attachment 39

Exhibit A

315 South Flower Avenue Site No. 59 Constructed 1938



Historic Resources Designation No. 2022-01

History: The home was built in 1938, by Donald U. Shaffer, son of William D. Shaffer, one of the largest employers of early Brea. Shaffer Tool Works was a family-owned business opened in 1922 which expanded into a worldwide corporation but retained their main plant and offices in Brea. By 1968, Shaffer Tool Works employed nearly 1000 local citizens and was a significant contributor to local economic growth. The Shaffers invented many tools used in the oil industry. The concept of tools used for blowout prevention became synonymous with the name "Shaffer". In 1968, Shaffer Tool Works was sold to Rucker Company which continued operations at the Brea facility on Birch Street (at Redwood Ave) until 1981.

Architecture: The existing single-family residence was designed by R.L. Warren, Architect and Civil Engineer of Whittier, CA. in 1937. Final construction of the 2472-square foot home was completed in 1938, and its architectural footprint has not changed from the original blueprints. The home, designed in Craftsman, Prairie, and Spanish Colonial Revival design, has 3 bedrooms, 2.5 bathrooms, a 2-car attached garage, and an attached workshop. The home has crown molding, cornice molding, custom built-ins, wood dentils, and wooden doors in the Craftsman style. The decorative and exposed rafter tails are Craftsman-like details included in the original blueprints. The loggia at the front door exhibits flagstone flooring indicated in the original blueprints, and there is matching flagstone under the bay window. The home has archways and tilework in the Spanish Colonial Revival style. The Philippine mahogany front door with side lights and clay tile sill are also original. The exterior horizontal lines created by the rustic wood siding on the second floor and the low-pitched, hipped roof are in the Prairie style.

Historical Significance:

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- ✓ It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
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- ✓ It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning