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BREA ARCHITECTURAL STYLE GUIDE

SEPTEMBER, 1980

Cover Drawing: This residence, located at 300 S. Madison Ave. is a classic example of the Colonial Revival bungalow found in Brea's neighborhoods. It remains as one of the unique examples of Brea's architectural heritage.

BREA ARCHITECTURAL STYLE GUIDE

"Like the star which rises unexpectedly from some secret hiding place, to suddenly burst its brilliancy upon the dark heavens, so there has come, all unexpected, upon the map of Orange County and the State, a thriving new town, come to stay; a wonder created on necessity and born spontaneously with the discovery and development of the richest oil fields in California. Such is Brea."

L.A. Times, 1913

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INTRODUCTION

The City of Brea is very fortunate to have obtained the resources of the Historic Preservation Services of the Environmental Coalition of Orange County, Inc. in order to establish a community survey of architectural history in Brea. This effort strongly reinforced by volunteers within our community not only contributes important information and data for historic purposes, but also emphasizes the continuing need for public education about our City of Brea. On behalf of the Brea City Council, I would like to express our appreciation to the Environmental Coalition and all the local volunteers who ultimately participate in the Brea Historic Survey.

PERIOD REVIVAL STYLES

Mayor Donald L. Fox

Mayor Pro Tem Melvin J. Le Baron

Councilmember Sal F. Gambina

SPANISH MEDITERRANEAN

Councilmember Norma D. Hicks

Spanish Mediterranean

Councilmember Ron Isles

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MODERNE STYLE

SEPTEMBER, 1980

Moderne Commercial Style 1935-1950

Moderne Public Buildings

Cover Drawing: This residence, located at 300 S. Madrona Ave. is a classic example of the Colonial Revival bungalow found in Brea's neighborhoods. It remains as one of the unique examples of Brea's architectural heritage.

INTRODUCTION

BREA ARCHITECTURAL STYLE GUIDE

Text By Denver Miller
Drawings By Diann Marsh

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INTRODUCTION

This Architectural Style Guide has been prepared as a guide to general architectural styles in Brea. It is to serve as the primary working tool for volunteers participating in the citywide Historic Survey being conducted from August, 1980 to August, 1981.

The purpose of the survey is multiple and the results can be utilized to meet a variety of needs. One purpose is to increase the community's awareness of its architectural and historical resources. The survey data can be utilized by the city government to channel and focus new development projects and Federal agencies will be able to meet their planning responsibilities to protect historical resources. Furthermore, the survey will establish a list of structures eligible for the National Register of Historic Places. Certain such sites are eligible for special tax advantages and can apply for California State Preservation Grants. The usages of the survey are varied but all are beneficial to Brea.

Pure forms of stylistic trends which took place throughout Brea's architectural history are shown in this Style Guide. Prior to World War II, structures were built largely on an individual basis and were highly subjected to a mirage of artistic influences and personal touches which resulted in very few pure stylistic buildings.

While this blending and sharing of various architectural styles

contributes to the unique personality of historical architecture most of Brea's is comprised of residences and buildings that draw heavily from one style and incorporate, on a minor level, influences from other styles.

The Brea Historic Survey is inventorying all of the pre-1940 building stock and is aiming to define the pattern and character of urban development which is unique to Brea. The survey is not just looking for the most outstanding landmarks, but for the collective architectural trends which give Brea its own unique identity. Hence, everything from bungalows to churches constructed prior to 1940 will be surveyed in order to determine what remains of Brea's architectural heritage.

The architectural styles discussed in this guide are the most common examples found in Brea. Utilizing this style guide with participation in the Historic Survey and for general information on Brea's architecture will provide a greater awareness of the community's architectural past.

A city's historic architecture is influenced by a variety of forces including economics, politics, geography, and prevailing architectural trends. In order to better understand the context in which the architecture of Brea evolved, a brief history of the city follows.

BREA: A BRIEF HISTORY

The architectural development of the city of Brea is closely intertwined with the history and cultural development of the community. A brief insight into the city's background can aid one in better understanding the architectural styles which prevail in Brea.

In the mid-1890's, the Union Oil Company purchased 1200 acres of land from Abel Stearns, a large property owner, for the purpose of drilling oil. Located in the Brea area, these oilfields were the first to be developed in the Los Angeles area. Numerous settlers were attracted to the Brea oilfields by the prospect of high wages and continuing jobs. In 1908, a subdivision map was filed establishing the community of Randolph. Within two years, a new subdivision map was filed that included the area of Randolph; this new subdivision was named Brea. Brea means 'tar' in Spanish, and the community was so named because of the abundance of tar in this area.

Between 1910 and 1917, the development of Brea continued. In 1912, the Pacific Railroad extended a line from Los Angeles to Yorba Linda. A station was constructed in the community of Brea giving it access to Los Angeles. During this period a constant reliable water supply was established via La Habra. This insured Brea's continued development.

As the surrounding Olinda oilfields began to decline, oil workers began to migrate to the prosperous Brea oilfields often moving their houses into Brea. By 1917, the population had reached 732

citizens, more than enough for the community to begin incorporation procedures. By late 1917, local elections were held to determine whether Brea should be incorporated as a city. Voters overwhelmingly approved the establishment of the city of Brea and it became the 8th city in Orange County.

The twenties saw a continued growth of the community reflecting the prosperity of the American economy. Oil had become a much-in-demand product, and the Brea oilfields continued to supply this product to the Los Angeles area. During the twenties Brea's commercial and residential areas continued to grow. The commercial core had developed along Brea Blvd. north of Imperial Blvd. By the late twenties, the city had begun to construct its new city hall complex. While the thirties saw a decrease in construction due to the depression, the oil industry still continued to employ the bulk of the Brea population.

Brea remained a small town up into the fifties and sixties, but by that time increased development saw the expansion of the commercial center and the residential neighborhoods. Many of the older oilfields gave way to tract homes, shopping centers and freeways. Brea's population jumped from 3,215 in 1950 to 21,650 in 1970. This tremendous growth brought enumerable changes to the city. While Brea's appearance has changed, the small town character still remains, a reminder of the early years of the city's development.

CRAFTSMAN AND MISSION REVIVAL STYLES 1900-1920

The Craftsman style was one of the most popular styles in California. It developed out of an anti-industrial movement that had begun in England and later spread to the United States. The movement emphasized the importance of workmanship with the Craftsman artist working in a variety of mediums.

The architectural aspects of the Craftsman movement included structures which were informal, horizontal in emphasis, and sited with an abundance of landscaping. In the large Craftsman homes, artists would design furniture, stained glass windows, lamp fixtures, and even tiles for fireplaces. The style was primarily used for residential structures, but occasionally churches and commercial buildings were designed in the style.

In Brea, whole blocks of Craftsman bungalows still exist. These Craftsman bungalows were the middle class version of the larger Craftsman house. Built by contractors who specialized in such houses, the bungalows were the first mass produced middle class housing in Southern California. Reasonable in cost, such houses

could be chosen from a plan book and then constructed. These houses served the needs of Brea's growing middle class, working in the oil industry.

The Craftsman commercial style was simple, having minimal detail and with a functional purpose in mind. While its major similarity to the Craftsman bungalow was its wood sheathing, it freely combined stylistic features from other sources.

The Mission Revival style also developed during this period. Its popularity developed out of a renewed interest in California's Mission architecture. Mission features such as bell towers, stucco walls, scalloped parapets, and arcades were utilized in the designs of churches, houses, commercial structures and schools. The style was occasionally combined with Craftsman features. Because the style was at its height of popularity before Brea developed, few examples of the style exist in the community. After 1910, the style declined in popularity and was replaced by the Spanish-Mediterranean style.

Low pitched

Extended eaves and exposed rafters

Occasionally will have dormers

Additional Features:

Use of checker block

Tapered porch columns

Gable roofing

Location of Stylistically Styled Buildings:

111 S. Walnut

110 S. Main (ca. 1910)

Craftsman Bungalow Style 1905-1920

Structural Form:

- Asymmetrical with large front porch
- Horizontal massing
- One to one and a half stories

Materials:

- Exterior walls of clapboard or shingles
- Frequently uses brick, concrete boulders or stucco

Windows and Doors:

- Windows have horizontal emphasis
- Windows are often grouped into threes
- Windows can have stained or beveled glass
- Doors can have glass panes

Roof:

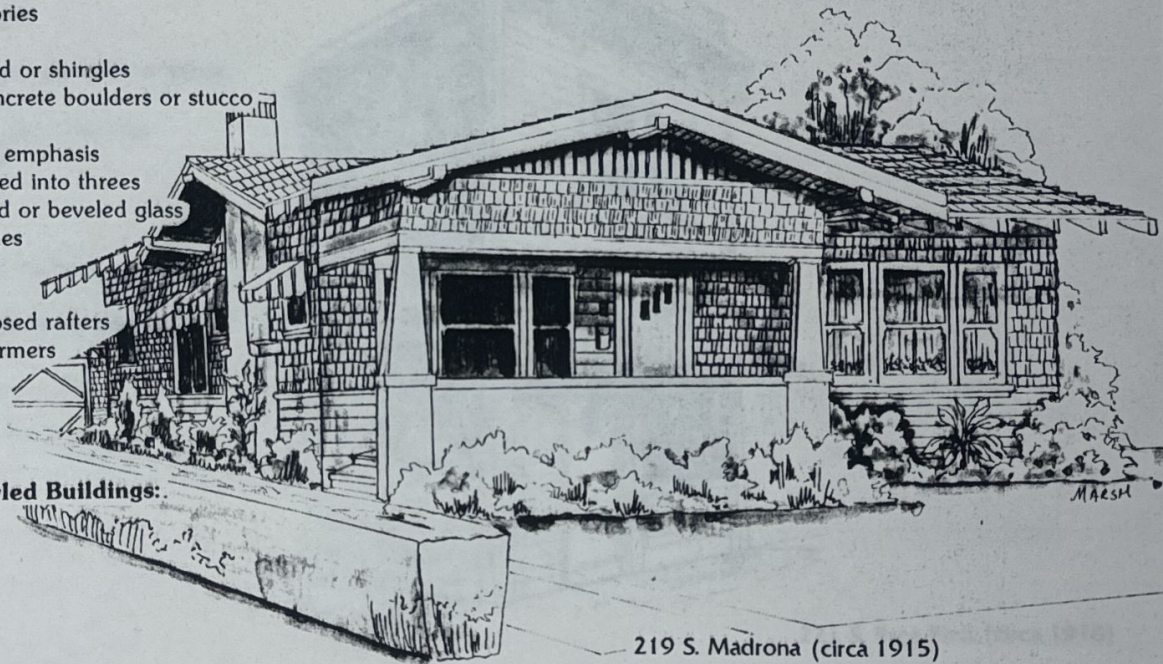
- Low pitched
- Extended eaves and exposed rafters
- Occasionally will have dormers

Additional Features:

- Usage of clinker brick
- Tapered porch columns
- Gable venting

Location of Similarly Styled Buildings:

- 111 S. Walnut



219 S. Madrona (circa 1915)

Craftsman Commercial Style 1910-1920

Structural Form:

- Square or rectangular shape to accommodate lot
- Facade is the focus of detail
- One to two stories in height

Materials:

- Wood, clapboard, or tongue and groove siding

Windows and Doors:

- Simple wood doors with glass windows
- Plate glass store windows

Roof:

- Flat

Additional Features:

- Simple, wood brackets at the front cornice
- False front with cornice

Location of Similarly Styled Buildings:

- 112-116 Ash St.



221 S. Brea Blvd. (circa 1918)

Mission Revival Church Style 1900-1915

Structural Form:

- Rectangular or cross shaped
- One to two stories in height

Materials:

- Usually wood and stucco

Windows and Doors

- Windows are simple double hung variety
- Arched openings

Roof:

- Flat or low pitched roof
- Use of small bell tower

Additional Features:

- Arcades
- Exposed wood struts



Brea Congregational Church (1915)
300 E. Imperial Highway

PERIOD REVIVAL STYLES 1917-1930

The Twenties have frequently been referred to as the Period Revival decade due to the number of popular styles that were transplanted from other locales. Along with the Spanish-Mediterranean, the most popular of the Period Revival styles were the Colonial Revival, the English Tudor, and the Cotswold style.

The Colonial Revival style was imported from the East, as a renewed interest in this country's architecture and history sparked a revival of the style. The imported Tudor and Cotswold styles are said to have become popular after many American soldiers returned from England after World War I.

Those structures in Brea that are Colonial in style are primarily

one story residences built for Brea's working class families. Like the Craftsman bungalows, these Colonial bungalows were constructed in the same fashion. Purchasers would choose a house from bungalow books and then the house would be constructed by a contractor. While the Colonial Revival bungalow replaced the Craftsman bungalow in popularity, it was in turn replaced by the small Spanish-Mediterranean residence.

The English Tudor and Cotswold styles are exceptionally rare in Brea. The community had completed its initial phase of growth by the time this style became popular.

Period Revival Residential Style 1919-1930

Structural Form:

- Rectangular in shape
- One to two stories in height
- Front facade can be symmetrical

Materials:

- Can have wood or clapboard siding
- Occasionally uses stucco

Windows and Doors:

- Windows are wood casement
- Doors are simple

Roof:

- Pitched gable roof
- Can have clipped gables
- Medium to high pitch
- Roof can curve under the eaves in Cotswold variety

Additional Features:

- Small front porch
- Use of dentils in porch roof
- Use of columns in the Colonial Revival variety
- Occasional use of stone

SPANISH MEDITERRANEAN STYLE 1920-1930

Popular throughout the Twenties, the Spanish-Mediterranean style is the second most prevalent style found in Brea. The style was imported from Europe, the assumption being that Southern California had similar weather to the Mediterranean area, therefore the architecture should be similar.

The Spanish Mediterranean style incorporated many of the design elements of the Mission style, including the use of stucco arches and arched windows. The style was commonly used in a variety of buildings, including residential, commercial buildings, and public buildings. Materials used include the use of brick, wood, and stone.

The style went through a development phase in the early 1920s.

In the initial phase, the style was simple, symmetrical and had flat roofs, and stepped parapets. In the second stage, the style was asymmetrical, had pitched tile roofs and utilized exposed wood. In the third and final phase, ornamentation was applied to the facades of the buildings. This decorative feature is called Churrigueresque and is derived from Spanish architecture of the 18th Century.

The style was popular in Brea primarily for residential buildings, although a number of commercial buildings, churches, and public buildings were designed in the style. The first two phases of the style are the most frequent. The style has begun to regain its popularity in the late 1990s and early 2000s for both commercial and residential buildings.

Spanish-Mediterranean Style 1920-1930

Structure:

Rectangular

One to two stories

Can be built with stucco

Can be built with brick

Can be built with wood

Materials:

Stucco

Brick

Wood

Stone

Tile

Arch

Window

Door

Parapet

Churrigueresque

Tile roof

Exposed wood

Stucco arch

Arched window

Stepped parapet

Symmetrical

Asymmetrical

Ornamentation

Churrigueresque

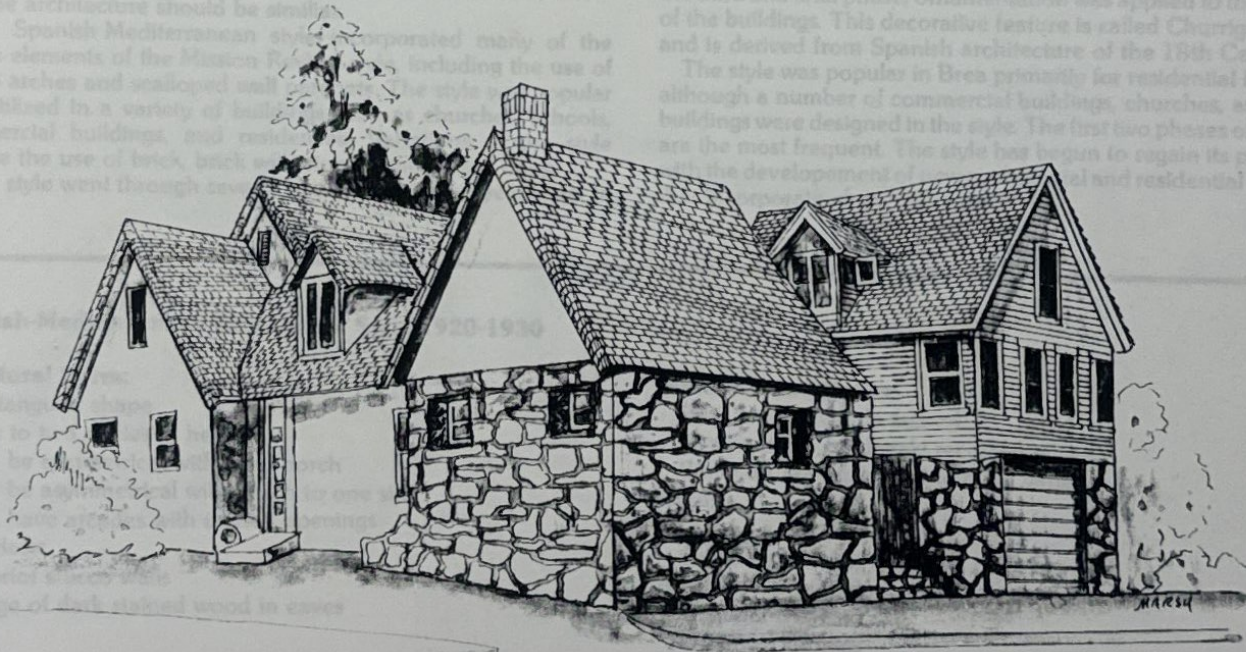
Tile roof

Exposed wood

Stucco arch

Arched window

Stepped parapet



Locations of Spanish-Mediterranean Style Buildings
315 Imperial Highway

108 E. Date St. (circa 1927)

SPANISH MEDITERRANEAN STYLE 1920-1930

Popular throughout the Twenties, the Spanish Mediterranean style is the second most prevalent style found in Brea. The style was imported from Europe, the assumption being that Southern California had similar weather to the Mediterranean area, therefore the architecture should be similar.

The Spanish Mediterranean style incorporated many of the design elements of the Mission Revival style, including the use of stucco arches and scalloped wall parapets. The style was popular and utilized in a variety of buildings such as churches, schools, commercial buildings, and residences. Variations of the style include the use of brick, brick with stucco, and glazed brick.

The style went through several phases over its ten year span. In

the initial phase, the style was simple, symmetrical and had flat roofs, and stepped parapets. In the second stage, the style was asymmetrical, had pitched tile roofs and utilized exposed wood. In the third and final phase, ornamentation was applied to the facades of the buildings. This decorative feature is called Churrigueresque and is derived from Spanish architecture of the 18th Century.

The style was popular in Brea primarily for residential buildings, although a number of commercial buildings, churches, and public buildings were designed in the style. The first two phases of the style are the most frequent. The style has begun to regain its popularity with the development of new commercial and residential buildings that incorporate elements of the style.

Spanish-Mediterranean Residential Style 1920-1930

Structural Form:

- Rectangular shape
- One to two stories in height
- Can be symmetrical with front porch
- Can be asymmetrical with porch to one side
- Can have arcades with arched openings

Materials:

- Exterior stucco walls
- Usage of dark stained wood in eaves

Windows and Doors:

- Both are frequently arched
- Windows can be deeply recessed
- Windows are often double hung variety

Roof:

- Can be a low pitched tile roof
- Can be a flat roof with tiled parapets

Additional Features:

- Wrought Iron
- Window canopies

Locations of Similarly Styled Buildings:

- 315 Imperial Highway

Spanish Mediterranean Commercial Style 1920-1930

Structural Form:

- Variety of shapes to accommodate lot
- Front facade is focal point
- One to two stories in height

Materials:

- Stucco or brick with stone
- Ornamentation of tile

Windows and Doors:

- Large windows
- Decorative

Roofs:

- Low-pitched
- Decorative

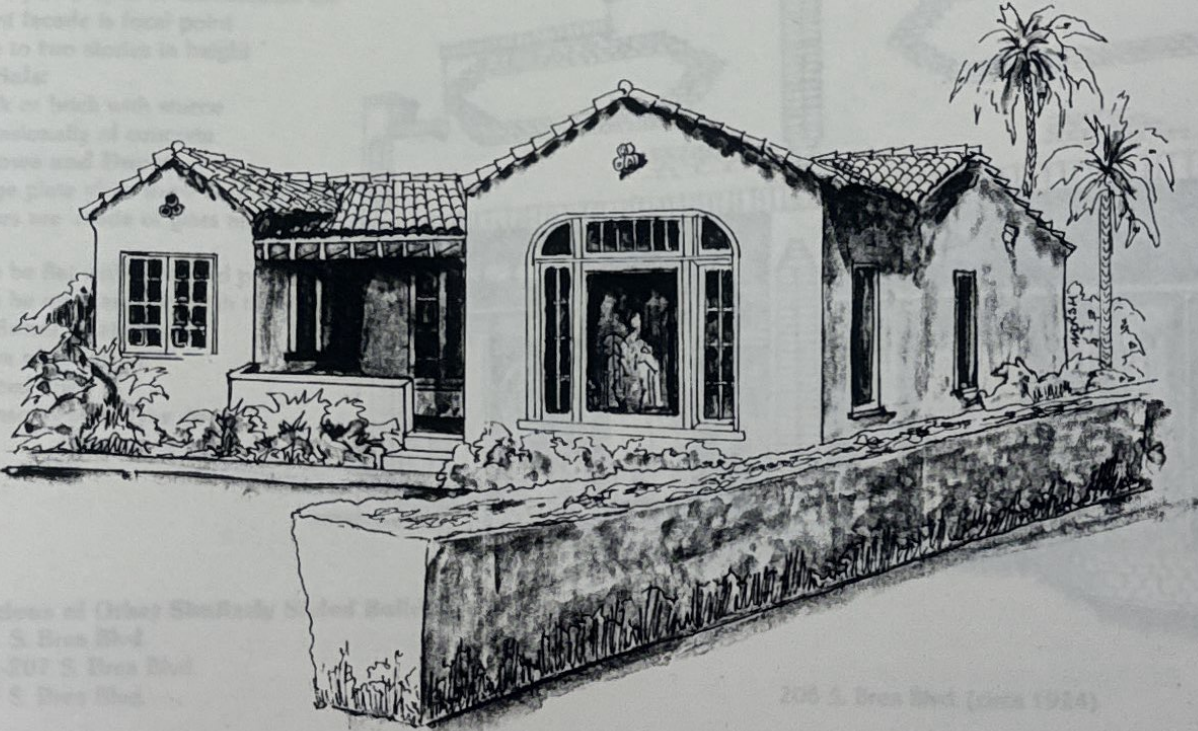
Exterior:

- Stucco
- Decorative

Locations of Other Structures:

- 221 S. Main Blvd.
- 222-227 S. Main Blvd.
- 129 S. Main Blvd.

220 S. Main Blvd. (circa 1924)



221 S. Madrona Ave. (circa 1929)

Spanish Mediterranean Commercial Style 1920-1930

Structural Form:

- Variety of shapes to accommodate lot
- Front facade is focal point
- One to two stories in height

Materials:

- Brick or brick with stucco
- Occasionally of concrete

Windows and Doors:

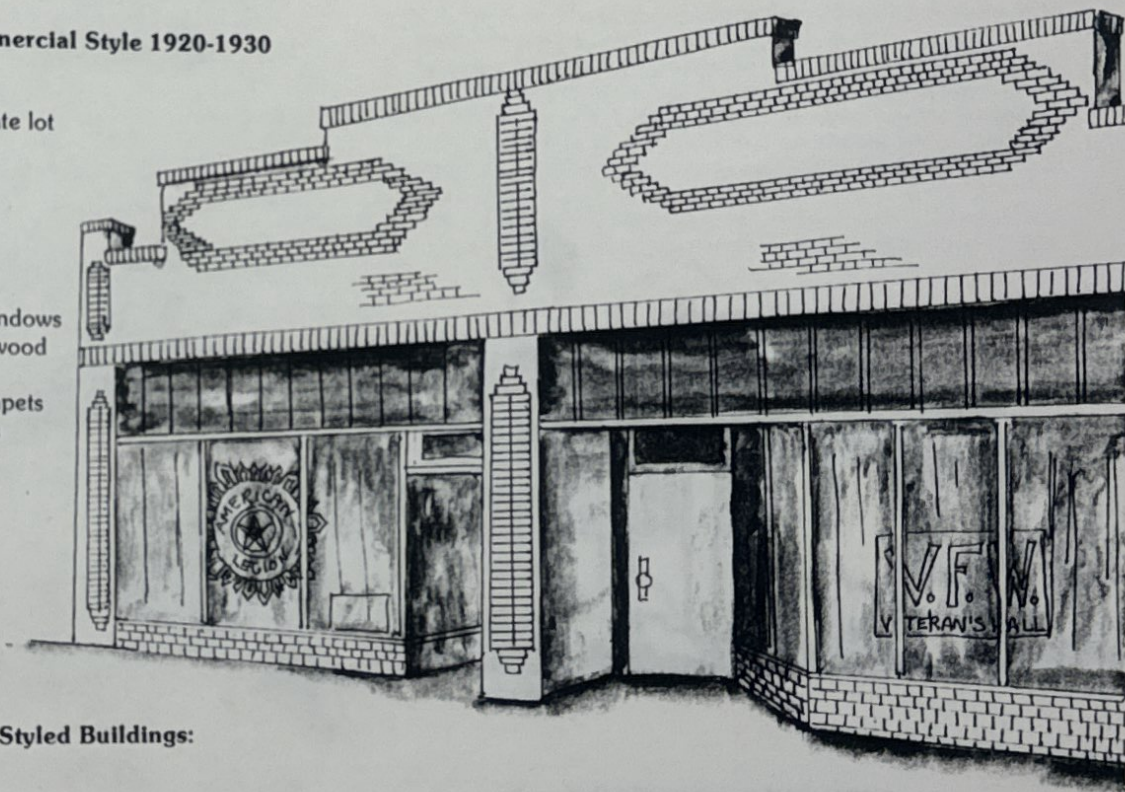
- Large plate glass show-case windows
- Doors are made of glass and wood

Roof:

- Can be flat with extended parapets
- Can be mansard roof with tiles

Additional Features:

- Terra cotta facing
- Glazed brick
- Transoms above the doors



Locations of Other Similarly Styled Buildings:

- 221 S. Brea Blvd.
- 201-207 S. Brea Blvd.
- 129 S. Brea Blvd.

206 S. Brea Blvd. (circa 1924)

MODERNE STYLE 1935-1950

Spanish Mediterranean Public Style 1920-1930

Structural Form:

- Irregular massing
- One to two stories in height
- Arched openings

Materials:

- Exterior stucco walls
- Occasionally of brick or concrete

Windows and Doors:

- Windows are deeply recessed
- Doors can be of wood

Roof:

- Low pitched tile roof

Additional Features:

- Wrought iron
- Churrigueresque ornament



Locations of Similarly Styled Buildings:

Brea City Hall
401 S. Brea Blvd.

Brea Police Department (circa 1930)
495 S. Brea Blvd.

MODERNE STYLE 1935-1950

Utilized during the thirties and forties, the Moderne style was most popular as a commercial style but was frequently used for public buildings and for apartment structures. The style developed from a modern design movement during the twenties in Germany. This movement was called the Bauhaus movement and emphasized designing buildings that had little or no decoration and utilized materials that were modern such as glass, steel, or concrete.

Of the various styles that developed from the Bauhaus movement, the Moderne was one that was most popular in the United States. This style frequently incorporated stylistic features from ships or trains such as ship railing or porthole windows. Occasionally, other

styles such as the Spanish-Mediterranean were incorporated into the Moderne style.

During the thirties, the American government was involved in a massive effort to provide jobs as a result of the Depression. One of the projects of this period was the W.P.A. program, and it constructed a variety of public buildings throughout the United States. Because so many of the buildings were Moderne, the Moderne style has often been called the W.P.A. style.

In Brea only a handful of Moderne buildings exist. While they are rare they are nevertheless important as unique architectural sites in the community.

Moderne Commercial Style 1935-1950

Structural Form:

- Horizontal in style
- Curved corners
- One to two stories in height

Materials:

- Walls are of stucco or concrete
- Can have glass brick

Roof:

- Flat

Additional Features:

- Little or no ornament
- Can have round ship railing

Location of Similarly Styled Buildings:

- 124 S. Brea Blvd.

Modern Public Style 1935-1950

Structural Form

Horizontal emphasis

Curved corners

One to two stories

Materials:

Walls are brick

Occasional

Windows

Occasional

Doors are

Roof

Flat

Additional

Planting



342 S. Brea Blvd. (circa 1938)

Brea Clade High School (remodelled, circa 1938)
803 E. Birch St.

Moderne Public Style 1935-1950

Structural Form:

- Horizontal emphasis
- Curved corners
- One to two stories in height

Materials:

- Walls are of concrete with stucco
- Occasional use of glass brick

Windows and Doors:

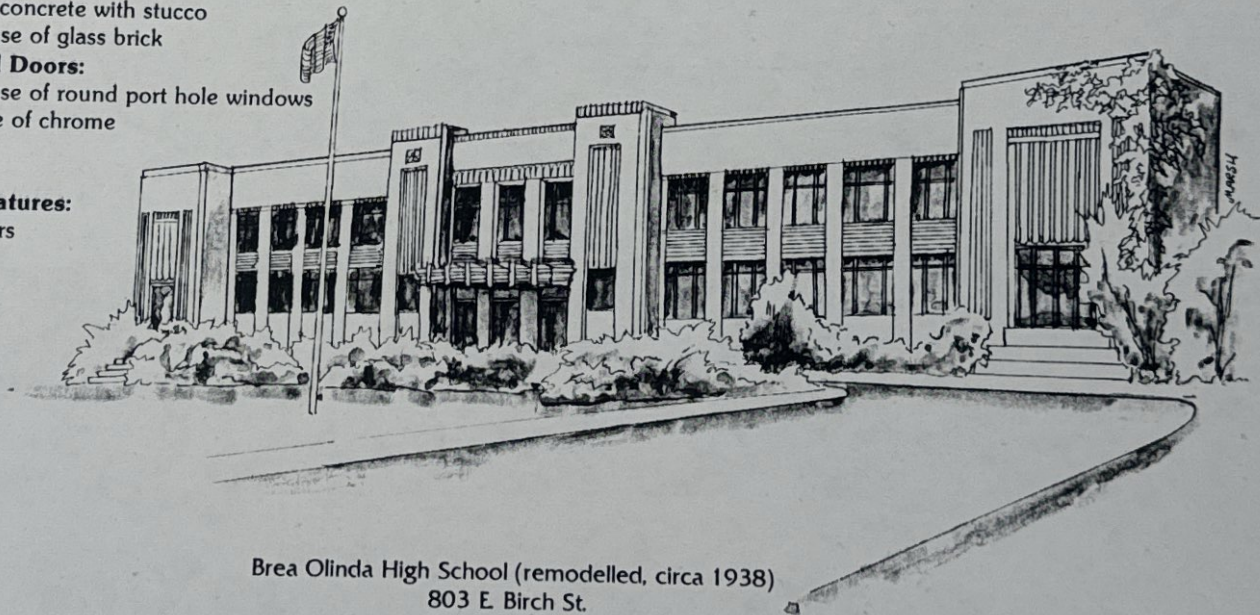
- Occasional use of round port hole windows
- Doors can be of chrome

Roof:

- Flat

Additional Features:

- Fluted Pilasters



Brea Olinda High School (remodelled, circa 1938)
803 E. Birch St.