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July 23, 2025

Eva Choi  
City of Yorba Linda  
Planning Department  
4845 Casa Loma Avenue  
Yorba Linda, CA 92886

Re: 4815 Main Street, Yorba Linda, Orange County

Dear Ms Choi;

Please accept this letter as an Addendum to the our communication of April 24, 2025 regarding the property at 4815 Main Street in Yorba Linda, Orange County, CA. Pamela Daly, Principal Architectural Historian of Daly & Associates, has prepared this Addendum letter report regarding the proposed alterations to the interior and exterior of the building located at 4815 Main Street. The property is currently used as the office of State Farm Insurance. Ms. Daly is teamed with John Loomis, Principal Architect of Thirtieth Street Architects from Newport Beach, CA, for this review.

The building at 4815 Main Street is listed as a property contributing to the Main Street Historic District in Yorba Linda (Status Code 5D3), as identified in the *City of Yorba Linda Citywide Historic Property Survey: Historic Context & Survey Report* (HPS), adopted in 2010. In 2010, the subject building was recorded in the HPS as a property potentially eligible on a local level for being a contributor to Yorba Linda's Main Street Historic District. Based upon our site visit, we were able to determine that the subject building would be eligible for listing in the National Register of Historic Places and/or the California Register of Historical Resources under Criterion A/1 and C/3 for its association with the historic commercial district and as a rare example of a one-story, "Western false front" type building with Italianate style influence on its front (street) façade. The building has retained a significant amount of its physical integrity that includes its design, materials, workmanship, location, setting, feeling, and association.

In our letter of April 24, 2025, we recommended that the future of the subject building include plans for it's continued for retail or office use, which would allow for the existing historic characteristics of the building to be preserved for future generations. To retain the building, through preservation and rehabilitation, would support the City's goal that "Main Street will remain as the heart of Yorba Linda with its charming, pedestrian scaled buildings and streets."<sup>1</sup>

The owner of the subject property has chosen to retain and preserve the historic front façade of the building and to rehabilitate the entirety of the rest of the building with new construction. The architects for the owner of the building at 4815 Main Street, Dennis J. Flynn Architects, Inc., have provided to Daly & Associates six pages of drawings presenting the proposed project to rehabilitate the subject property that will continue to preserve its front façade and entranceway.<sup>2</sup> Two of the pages of the revised plans

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<sup>1</sup> *Yorba Linda Town Center Specific Plan (Ordinance No. 2011-962)*, page 3-29.

<sup>2</sup> The six pages of architectural drawings prepared by Dennis J. Flynn Architects, Inc. presented the revised plans for the building, but the 2025 revision date has not been added to current drawings for the project.

for alterations to the property (A1.00 and A3.02) that present the retention of the historic front façade and entrance to the building, are attached to this letter.

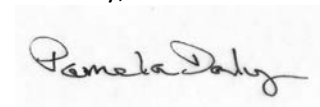
The rehabilitation and preservation of the subject property, as presented in the recent drawings by Dennis J. Flynn Architects, is designed to retain the original historic front façade, and allow the demolition of the remainder of the building. The front façade includes the bulkheads, retail window fenestration, front entrance way, and the Western false-front design and materials (including cornice and brackets.)

With the historic front façade being retained and protected per the Preservation Guidelines of the *Secretary of the Interiors' Treatment for Historic Properties*, the proposed project will *not* cause a substantial adverse effect to the building under CEQA. The new construction is allowable under the Rehabilitation Guidelines as it will allow the historic property to (1) serve its original function (retail building) within the historic district; (2) retain its character defining features; (3) and will retain the aspects of integrity of design, materials, workmanship, setting, association, feeling, and location.

To mitigate the removal of a portion of the original building, the owner should submit a full-set of “as-built” drawings of the historic building (as it currently appears) to be deposited in a local archival repository (i.e. Local History Room of the Main Library or the Orange County Archives.) The “as-built” drawings will provide future historians valuable information about the alterations to the subject building.

Please do not hesitate to contact me if you have any follow-up questions, or need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Daly". The signature is written in dark ink on a light-colored, slightly textured background.

Pamela Daly, M.S.H.P.  
Principal

Attachment: Dennis J. Flynn Architects, Inc., 4815 Main Street, Yorba Linda: pages A1.00 and A3.02



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05/31/24 OWNER REVIEW

07/19/24 ALL NEW CONSTRUCTION

08/13/24 PLANNING SUBMITTAL

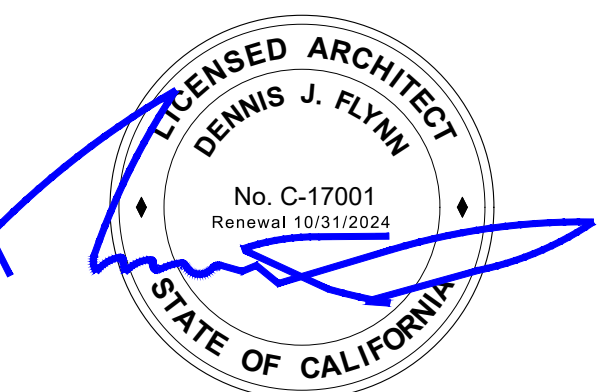
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**BRAD CAMPBELL**  
**STATE FARM OFFICE BUILDING**

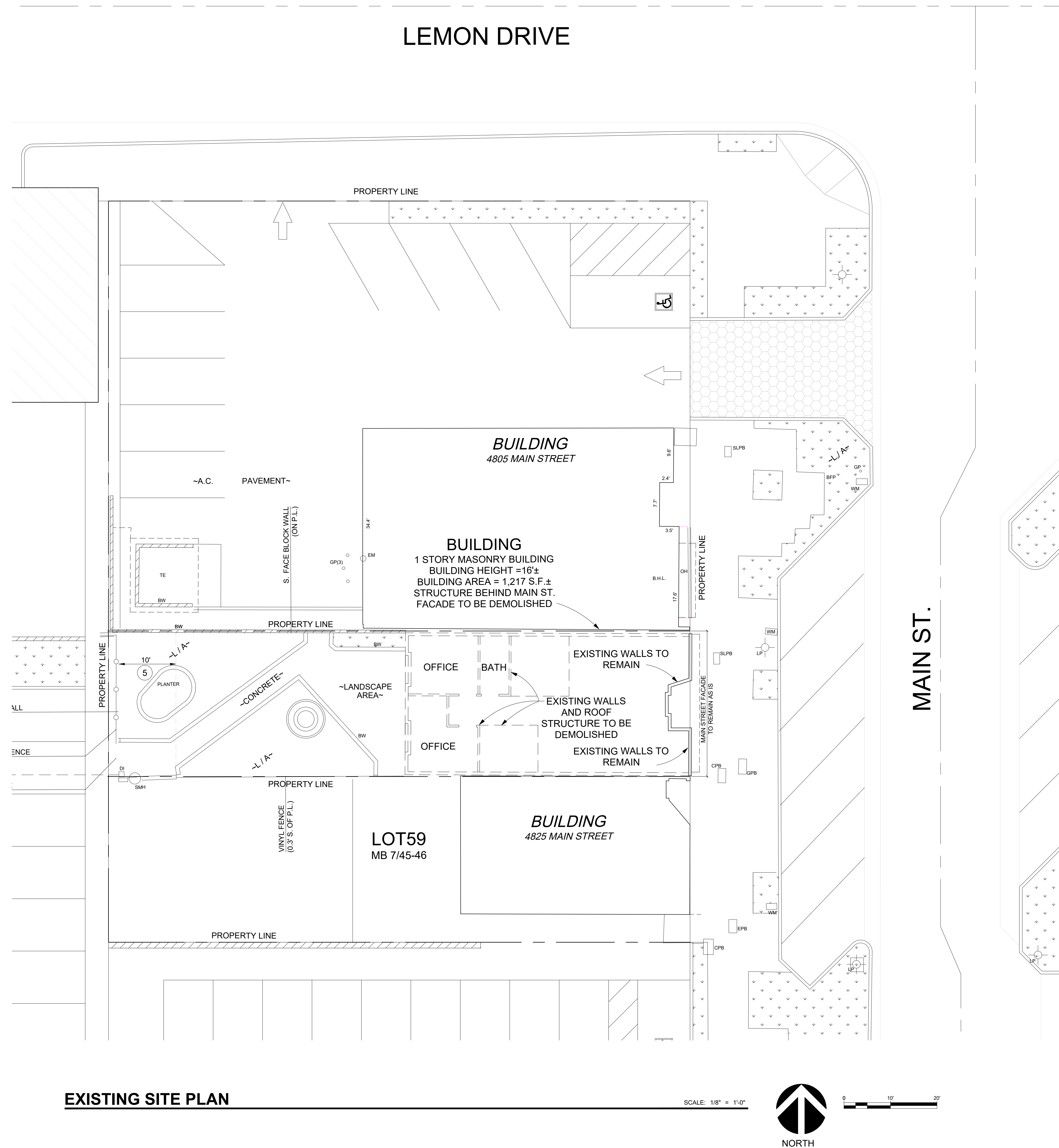
**4815 MAIN ST, YORBA LINDA, CA 92886**

# EXISTING /DEMOLITION SITE PLAN

PROJECT NUMBER:



## A1.00







DENNIS J. FLYNN  
ARCHITECTS, INC.

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05/31/24 OWNER REVIEW

07/19/24 ALL NEW CONSTRUCTION

08/13/24 PLANNING SUBMITTAL

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BRAD CAMPBELL  
STATE FARM OFFICE BUILDING  
4815 MAIN ST., YORBA LINDA, CA 92886  
EXTERIOR RENDERINGS

PROJECT NUMBER:

