

53945 Avenida Obregon – property history and improvements

Brief history of the home and the improvements that have been made since purchasing the double lot property in 2012.

The home is composed of two structures, the front portion was originally the “Breedlove Residence” designed and built by postmodern architect Walter White. White constructed the residence for his mother-in-law, Esther Breedlove in 1944. The 670 sf structure was a small, open plan, mid-century modern bungalow consisting of kitchen, bathroom, dining area and living / sleeping area. I have the original architectural plans and little has changed from the original. It still functions as the living area of the home, the one change is that it no longer has to function as a sleeping area.

Mrs. Breedlove either moved away or passed away within a few years and in 1948 Walter White took possession of the property, constructed the back bedroom wing and moved there with his wife and children. The original bedroom wing consisted of two equal size bedrooms, both served by a Jack and Jill ensuite. It also housed an outdoor laundry closet. A walled garden patio was connected to the bedrooms at each end of the building. In the 1980’s there was a fire in the bedroom wing and the owner at the time renovated the structure and expanded the footprint to include the former patio areas. The existing 701 sf bedroom wing now includes a master bedroom, guest bedroom (both served by the original shared ensuite), and a third smaller guest bedroom/office as well as the original laundry closet.

The improvements that have been made since purchasing the property in 2012 are:

2013 – completely gutted and refinished the interior of the original Breedlove residence, save the bathroom and the existing kitchen cabinets. An existing flat ceiling was removed so that the original vaulted roof could be reclaimed. The original masonry walls were exposed on the interior where possible. The house was completely re-wired and repainted and a new spray-foam roof was installed. The existing ceramic tile flooring was retained.

2014 – New masonry planting beds, a patio and sidewalks were added to the front of the

house. A new water service was installed from the street to the rear of the house.

2015 – The perimeter masonry walls enclosing the property were patched and repainted. Full landscaping and a small citrus orchard, all with an automatic irrigation system, was installed. At time of purchase the only green thing on the property were the two existing Washington palm trees by the pool. The pool equipment was refurbished and moved to the back of the property and a new propane fired pool heater was installed.

2016 – Exterior painting was completed on both buildings.

2018 – A new 240 sf shade shelter was added at the back of the property to act as a covered poolside patio when the home was occupied, and a carport when we were away.

2019 – The patios at the rear of the house were removed and redone and a patio was added between the pool deck and the shade shelter.

2023 – Pool deck was refinished and the roof over bedroom wing was re-sealed