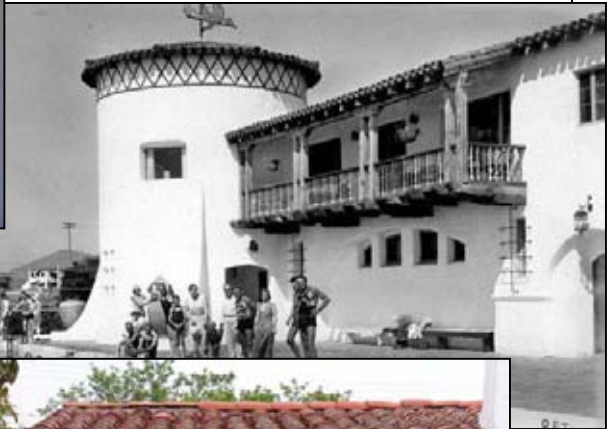


Historic Resources Survey Update

City of San Clemente, California



Prepared by Historic Resources Group
for the City of San Clemente

August 2006

Historic Resources Survey Update

City of San Clemente, California

Prepared for

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Table of Contents

EXECUTIVE SUMMARY	1
I. INTRODUCTION	3
Locating San Clemente.....	3
Previous Survey Efforts	3
Preservation in San Clemente.....	5
II. METHODOLOGY	12
Survey Objectives.....	12
Survey Process.....	12
Scope of the Survey	13
Property Data.....	15
Definitions	16
III. HISTORIC CONTEXT	18
Purpose	18
Introduction.....	18
Development History and Associated Property Types.....	20
Selected Chronology.....	41
Significant Persons.....	44
IV. SURVEY RESULTS	46
Evaluation Process.....	46
Potential City Landmarks.....	48
Potential Historic Districts	49
Historic Objects, Sites, and Landscape Features	51
Changes to the Historic Structures List.....	52
VI. RECOMMENDATIONS	54
For Further Study	54
Property Designation	58
BIBLIOGRAPHY	60

FIGURES

Figure 1. Location Map of San Clemente.	4
Figure 2. Concentration of Historic Properties.	14

TABLES

Table 1. Properties Listed in or Determined Eligible for the National Register.	9
Table 2. Potential City Landmarks.....	48
Table 3. Potential North Beach Historic District.	50
Table 4. National Register Eligible Properties.	51
Table 5. Properties Recommended for Addition to the HSL.	52
Table 6. Properties Recommended for Removal from the HSL.	52

APPENDICES

Appendix A: Field Survey Form

Appendix B: Property Data for Surveyed Properties

Appendix C: Summary Listing of Surveyed Properties

Appendix D: State DPR 523 Forms for Surveyed Properties

EXECUTIVE SUMMARY

The information presented in this report represents the results of a Historic Resources Survey Update conducted in the City of San Clemente, California. The Survey Update was initiated by the City Council in order to update its existing inventory of historic resources (Historic Structures List), to provide complete documentation of all surveyed properties on State DPR forms, and to make recommendations to the City Council with regard to its ongoing efforts to designate historic resources in the City of San Clemente.

Specific project tasks included (1) Conducting a reconnaissance survey of all properties currently listed on the City's Historic Structures List (HSL); (2) Documenting historic properties on State DPR forms; and (3) Revising and expanding an existing historic context statement.

This Survey Update was conducted between February and August of 2006 by Historic Resources Group (HRG) of Hollywood, California. Research and documentation were prepared by HRG staff, including Christy McAvoy, Kari Fowler, Marcelle Boudreaux, and Erica Kachmarsky, all of whom meet the Secretary of the Interior's qualifications in historic preservation.¹ The project was administered by Jim Pechous and Marie Luna at the City of San Clemente.

Approximately 230 unique properties were examined over the course of this Survey Update, including all properties currently listed on the City's Historic Structures List as amended by the Planning Commission on October 17, 2000. Of these properties, 213 have been fully surveyed and documented on State DPR forms.²

Of the 213 surveyed properties, nineteen were evaluated as eligible for local designation as individual landmarks. Eight properties appear eligible for listing in the National Register, in addition to six properties that are already listed or have been determined eligible for National Register listing.

The Survey Update identified two potential local historic districts. The North Beach Historic Thematic District is composed of four contiguous amusement-related properties. A Spanish Colonial Revival Historic Thematic District contains 207 non-contiguous properties, 149 of which also appear to contribute to a National Register eligible district.

The City's Historic Structures List currently lists 203 properties.³ This Survey Update recommends the addition of eleven properties, and the

¹ Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.

² Properties not previously listed on the City's Historic Structures List, and determined ineligible for designation at the local, State, or National level, were not documented on State DPR forms and are not included the number of surveyed properties.

³ The City's Historic Structures List currently lists the Sea Cliff Villas/Robison House twice under separate addresses (525 Avenida Victoria and 402-404 Pasadena Court). This Survey Update includes this property once, under its Pasadena Court address.

removal of five properties, for a revised total of 209 historic structures in the City of San Clemente.

As this Survey Update indicates, San Clemente boasts a substantial number of historically, architecturally, and culturally significant properties within its borders. With the information compiled in this report and associated appendices, the City will be well-prepared to pursue its ongoing efforts to protect and preserve evidence of its vibrant past.

I. INTRODUCTION



This residence at 418 Cazador Lane appears to contribute to a National Register district.

LOCATING SAN CLEMENTE

San Clemente is a coastal city located in the southernmost part of Orange County. The City is bordered to the south and east by Camp Pendleton Marine Corps Base and San Onofre State Beach in San Diego County, and to the north and west by San Juan Capistrano and Dana Point. The City comprises approximately 18 square miles of gently sloping hillsides stretching along five miles of Southern California coastline (See Figure 1).

San Clemente is bisected on a northwest/southeast axis by the San Diego Freeway (Interstate 5). Most of the City's development is concentrated west of the freeway, although large developments such as Forster Ranch and Talega have expanded the City into the hills east of the Interstate in recent decades. El Camino Real remains the City's major commercial thoroughfare, and Avenida Del Mar its historic main street. The City is largely characterized by low-rise residential and commercial development along meandering streets that follow the natural contour of the hillsides.

San Clemente boasts "the World's Finest Climate" with over 342 days of sunshine and less than 10 inches of rain per year.⁴ The City's surfing beaches are world famous and beach activities center around the Pier Bowl area at the base of the 1,200-foot Municipal Pier. The population of San Clemente has increased steadily since its founding in 1925. As of 2006, the City was estimated to have approximately 66,900 residents.⁵

PREVIOUS SURVEY EFFORTS⁶

This Survey Update was initiated by the City Council in order to update its existing Historic Structures List (HSL), as adopted by City Council on May 1, 1996, and amended by Planning Commission October 17, 2000; and to provide complete documentation of all properties determined eligible for designation.

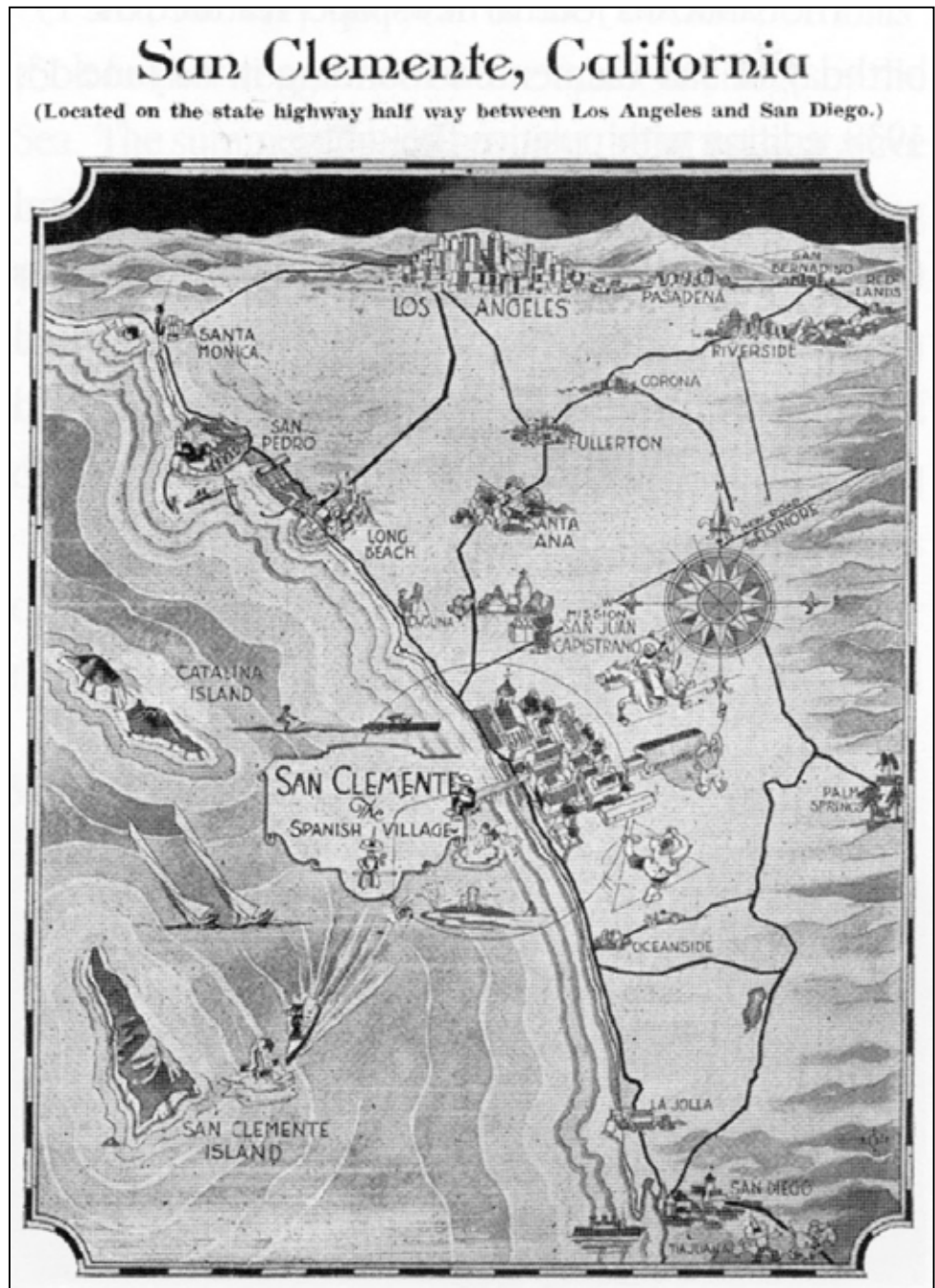
San Clemente's first list of historic resources was prepared in the late 1970s by the San Clemente Historical Society and local resident Marion Moon. Called the *Inventory of San Clemente Historic Places*, this list would form the basis for subsequent survey efforts. This inventory was first amended

⁴ San Clemente Chamber of Commerce website, www.scchamber.com.

⁵ State Department of Finance. City of San Clemente, Community Development Department.

⁶ Agenda Report, San Clemente City Council Meeting, May 1, 1996. Prepared by the Community Development Department, City of San Clemente.

Figure 1. Location Map of San Clemente.



1920s Promotional Sales Brochure. (Walker, Doris I. The Heritage of San Clemente). p. 131.

in November of 1992 to reflect property relocations, demolitions, and topographical inaccuracies. The revised inventory was adopted as the City's *Historical Structures List* and contained 234 properties. At this time, City staff began the process of a documented inventory, drafting approximately two dozen inventory forms. The City had previously developed a Historical Photograph Log, compiling photos and addresses of historic properties. This photographic log is dated April 1988.

In April of 1993, the City of San Clemente received Certified Local Government status from the National Park Service, allowing it to apply for funding to conduct a comprehensive update of the Historical Structures List, and development of criteria for designation of historic properties. The City received a matching grant in August 1994 to complete a Comprehensive Historic Resources Survey. In 1994, survey consultant Leslie Heumann & Associates was hired to conduct a comprehensive historic resources survey updating the City's list of historically designated structures.

The 1995 Heumann Survey and revised list of historic properties was adopted by the City Council in May of 1996. Of the 202 identified historic properties, only 40% were documented on State DPR forms. The remaining 60% were not documented. Subsequently the City amended its zoning ordinance to adopt the criteria for designation of historical structures identified by the survey; adopted an ordinance to allow the City to enter into Mill Act contracts with historic property owners; and adopted a procedure for property owners to be added to or deleted from the Historical Structures List.

The City's Designated Historic Structures List, as amended by the Planning Commission in October of 2000, contains 204 properties and serves as the City's current inventory of historic resources.



*The Goldschmidt Residence
is listed in the National
Register.*

PRESERVATION IN SAN CLEMENTE

o *Zoning Ordinance*

San Clemente's Municipal Code Section 17.16.160, entitled *Designation of Historic Properties*, contains the City's local designation criteria as follows:

In designating any place, site, building, structure or object in its natural setting as being of historical or cultural significance, and worthy of protection under this section, the property shall have been found to have historical, cultural, or special character or interest for the general public and not be limited in interest to only a special group of persons.

The criteria to be used in determining historical, cultural or special character or interest is that the place, site, building, structure or object is at least fifty (50) years old; possesses integrity of location, design, setting, materials, and workmanship; and meets one (1) or more of the following:

- a. Is associated with events that have made a significant contribution to the pattern of local, state, or national history;
- b. Is associated with the lives of persons or with institutions significant in local, state, or national history;
- c. Embodies the distinctive characteristics of an architectural style, type, material or the use of indigenous materials or craftsmanship, or is the work of an architect, designer, or builder significant in local, state, or national history;
- d. Retains character-determining architectural features and materials;
- e. Exhibits Spanish Colonial Revival architectural style.

In addition to designation criteria, the Municipal Code includes design review procedures, notification procedures for the designation of deletion of properties from the Historic Structures List, and review procedure and penalties for the demolition of historic properties. Additional code sections address special permitting requirements for properties identified as having architectural, historical, and/or cultural value (17.16.100); incentives for historic preservation, including provisions for Historic Property Preservation Agreements (17.16.175), and fee waivers for historic properties (17.16.180).

o *General Plan & Cultural Resources Element*



Spanish Colonial Revival details characterize this commercial building at 122-124 Avenida Del Mar.

The City's General Plan lists among its stated goals "to promote the preservation and restoration of the sites, structures, and districts which have architectural, historical, archaeological, and/or cultural significance to the City of San Clemente."

In 1993, a Cultural Resources Element was included in a comprehensive revision of the City's General Plan. Its stated objectives are to:

- Ensure that the City's historically and archaeologically significant resources are protected in a manner that preserves and/or enhances the resource's inherent value(s).
- Provide incentives to private owners of historic resources to maintain and/or enhance their properties in a manner that will conserve the integrity of such resources in the best possible condition.
- Promote community appreciation for the unique history of the San Clemente area and community involvement in its retention and preservation.
- Commemorate San Clemente's historical significance as the location of "The Western White House."

- *Certified Local Government*

The City of San Clemente is a Certified Local Government (CLG) under the National Historic Preservation Act. As such, the City maintains standards for designation that are consistent with California Register criteria. In addition, the City must "maintain a system for the survey and inventory of historic properties, consistent with guidelines provided by the State Office of Historic Preservation."⁷ The City currently maintains a Historic Structures List, most recently amended by the Planning Commission October 17, 2000.

PREVIOUS EVALUATIONS

As part of the process of identifying and evaluating historic properties in the City of San Clemente, it was necessary to determine which properties had previously been designated, reviewed, studied, or otherwise evaluated for historic significance at the local, state, or national level. Previous evaluations were reviewed and considered in determining local eligibility in this study.

- *National Register of Historic Places*

The National Register of Historic Places is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment." The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties through: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for Federal or federally assisted projects; eligibility for Federal tax benefits; consideration in the decision to issue a surface coal mining permit; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or

⁷ *National Register Bulletin 24. Guidelines for Local Surveys: A Basis for Preservation Planning.* Washington, D.C.: National Park Service, U.S. Department of the Interior, 1985.

inappropriate alteration of National Register eligible structures may be subject to provisions of the California Environmental Quality Act (CEQA).

The criteria for listing in the National Register follow the standards for determining the significance of properties. Sites, districts, structures, or landscapes of potential significance are eligible for nomination. In addition to meeting any or all of the criteria listed below, properties nominated must also possess integrity of location, design, setting, feeling, workmanship, association, and materials:

- A. Associated with events that have made a significant contribution to the broad patterns of our history
- B. 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
- D. Yield, or may be likely to yield, information important in prehistory or history



Originally a local branch of the Bank of America, this Spanish-Moorish building defines the "Top of Del Mar."

The evaluation of integrity is grounded in an understanding of a property's physical features and how these features relate to its historic significance. It is through the retention of original character-defining features that the significance of a resource is conveyed. The National Register recognizes seven aspects or qualities that, in various combinations, define the integrity of a property. They include:

- Location - Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design - Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting - Setting is the physical environment of a historic property.
- Materials - 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 - Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling - Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association - Association is the direct link between an important historic event or person and a historic property.

According to the National Register Information System database, six properties in the City of San Clemente have been listed in or determined eligible for the National Register.

Table 1. Properties Listed in or Determined Eligible for the National Register.

Street Address	Property Name	Status Code	Evaluator	Date of Listing
105 W Avenida Pico	Ole Hanson Beach Club	1S	Listed in the NR	1981
101 S El Camino Real	Easley Building	1S	Listed in the NR	1983
114 Avenida Del Mar	Hotel San Clemente	1S	Listed in the NR	1989
415 Avenida Granada	Casa Romantica	1S	Listed in the NR	1991
1426 N El Camino Real	San Onofre Inn	2D2	Eligible for Listing	1998
243 Avenida La Cuesta ⁸	Goldschmidt House	1S	Listed in the NR	2004



The Community Clubhouse was one of the first buildings erected in San Clemente.

o *California Register of Historical Resources*

The California Register of Historical Resources is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

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 California properties listed in the National Register, those formally Determined Eligible for listing in the National Register, California Registered Historical Landmarks from No. 0770 onward, and those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion in the California Register. Other resources which may be nominated for listing in the California Register include historical resources with a significance rating of Category 3 through 5 in the State Inventory, individual historical resources, historical resources contributing to historic districts, and historical resources designated or listed as a local landmark.

The criteria for eligibility for listing in the California Register are based upon National Register criteria and may include any resource that:

- 1) 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.
- 2) Is associated with the lives of persons important to local, California or national history.

⁸ The Goldschmidt House was listed on the National Register since the 1995 Survey.

- 3) 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.
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Properties listed on or formally determined eligible for the National Register are automatically listed in the California Register.

- o *San Clemente Historic Structures List*

There are 203 properties listed on the City's Designated Historic Structures List, as amended by the Planning Commission on October 17, 2000. During the 1995 Heumann Survey, each property was assigned a California Historic Register Status Code ("Status Code"). Assigned codes indicate the level of designation for which the property has been determined eligible (National Register or local), and similarly distinguishes between those properties that have been determined eligible individually versus those that contribute to a potential historic district.

At the time of this Survey Update, it does not appear that this list of properties has been submitted to the State Office of Historic Preservation for inclusion in the Historic Resources Inventory, and the property evaluations are not included on the State Historic Resources Inventory. In practice, the City of San Clemente uses the Historic Structures List as an inventory of historic properties in the City, and does not distinguish between individual landmarks and district contributors.

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II. METHODOLOGY



St. Clement's Episcopal Church is the City's oldest religious building.

SURVEY OBJECTIVES

The current Survey Update was designed to answer several key questions regarding the historic resources in the City of San Clemente. These questions include:

1. What is the current status of properties previously listed on the City's Historic Structures List? Do these properties retain enough historic integrity to remain eligible for listing?
2. Are there any geographic or thematic groupings of properties that would comprise a potential historic district, particularly in the older sections of the City? If so, which properties within these areas are eligible as contributors to the potential district?
3. Which previously identified properties, if any, are eligible for listing as individual landmarks?
4. Which previously identified properties, if any, are no longer eligible for listing, due to alterations or demolition? Which properties remain eligible despite alterations?
5. Are there properties that have not been surveyed or evaluated in the past that are eligible for listing individually or as contributors to a potential historic district?

SURVEY PROCESS

This Survey Update was conducted using a 5-step approach. This approach is based upon current professional methodology standards and procedures developed by the National Park Service, the California Office of Historic Preservation, and preservation professionals over the past three decades.⁹

1. **Historical Research:** Research was conducted on the history of San Clemente. Sources of research included the San Clemente Public Library history files; San Clemente Historical Society archives; published books and pamphlets; historic maps and photographs; previous surveys and other studies; city and county property records; and online research. This research formed the basis of a historic context statement from which to consider and evaluate extant resources.

⁹ See, for example: *National Register Bulletin 24. Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1985.

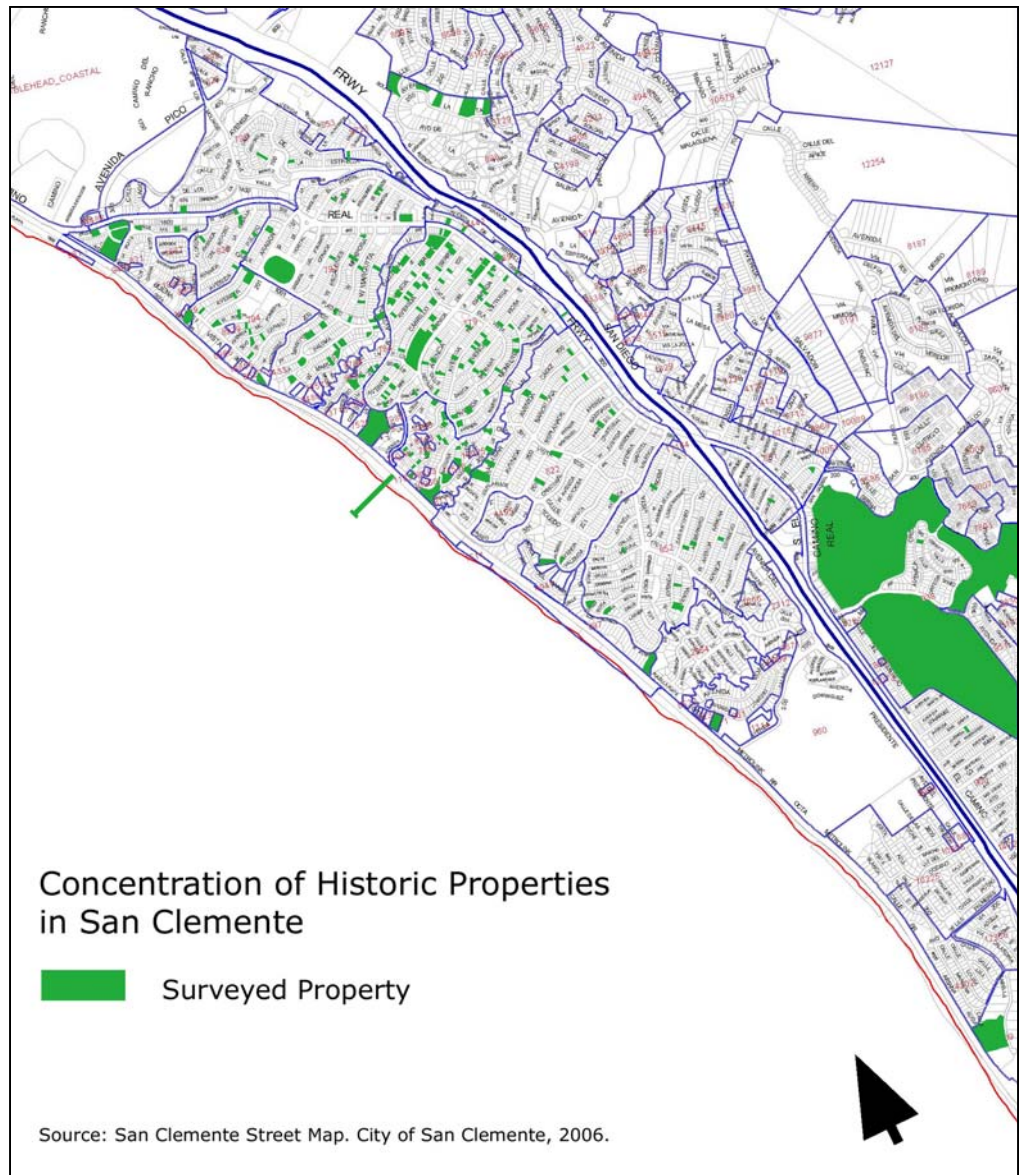
2. **Fieldwork:** A “reconnaissance” survey of the properties listed on the City’s Historic Structures List was conducted. Additional properties were surveyed as needed. Properties were observed, recorded, and photographed by HRG staff from the public right-of-way. This information was used to evaluate material and architectural integrity and to corroborate other property-specific data. Preliminary evaluations were verified with on-site field work during subsequent visits to San Clemente by HRG staff. A sample Field Survey Form is attached. (See Appendix A).
3. **Data Management:** Results of the reconnaissance survey and property-specific research were compiled into a spreadsheet for sorting and analysis.
4. **Analysis:** Analysis of the data was conducted, enhanced by the development of an historic context statement. Factors included in the analysis included historic integrity, architectural style, neighborhood cohesion, and relationships to larger development patterns in the area. A preliminary determination of significance was made for each surveyed property based upon all of the data collected. Groupings of properties were analyzed for geographic or thematic relationships.
5. **Final Evaluation and Documentation:** Informed by all of the previous steps, each property was assigned a final evaluation. For properties that received an Historic Resources Inventory form during the 1995 Heumann Survey, documentation has been amplified and updated on Continuation Sheets. Properties for which no forms were completed in 1995, and those not previously surveyed, have been documented on State DPR 523 forms (Primary Record and Building, Structure and Object Record). All documentation includes color photographs. Completed forms for all surveyed properties are attached. (See Appendix D).

SCOPE OF THE SURVEY

This Survey Update is not a comprehensive examination of a defined geographic area. Instead, it is a re-examination of properties previously identified as historic throughout the City. The final list of properties surveyed was compiled from the City’s current Historic Structures List, the proposed Historical Structures List prepared during the 1995 Survey, City zoning maps, requests from City staff, and field observations.

Because of the planned nature of San Clemente’s development during its first decades, the vast majority of historic structures are located west of Interstate 5, between Avenida Pico to the north and Avenida Calafia to the south. (See Figure 2). Within this general area of concentration, historic properties are not contiguous and do not tend to occur in clusters.

Figure 2. Concentration of Historic Properties.





The Sea Cliff Villas was built in 1927 for socialite sisters Bertha and Emma Wierk. (Walker, 77).

PROPERTY DATA

The data compiled during this Survey Update is being provided to the City in two formats: (1) State DPR 523 forms, and (2) an Excel spreadsheet. As this Survey Update is funded in part by a Certified Local Government grant, the California Office of Historic Preservation requires State DPR 523 forms as the standard format for survey recordation.

All property-specific information gathered during the course of this Survey Update has been compiled into an Excel spreadsheet. In this format, property data can easily be sorted for analysis, or linked with the City's internal mapping and database systems. This Property Data Spreadsheet is being provided to the City and will be a critical tool in the on-going administration of San Clemente's preservation program. A printed version of this document is attached. (See Appendix B).

The information compiled in the Property Data Spreadsheet is described below.

- **HSL Address (Alternate Address):** The address assigned to a property in the City's Historic Structures List, as well as additional addresses compiled from field observations, City building permits, County tax assessor records, 1995 Inventory forms, published materials, and other sources.
- **Property Name:** The common or current name used to identify a property.
- **Historic Name:** Original or past names used to identify a property.
- **APN:** The assessor parcel number, assigned by the Orange County Assessor, derived from the City's online digital mapping system.
- **Previous Evaluation:** The evaluation assigned to a property by the 1995 Historic Resources Survey, prepared by Leslie Heumann and Associates.
- **New Forms:** State DPR 523 Forms prepared for the property. Primary Records and Building, Structure and Object Records were prepared for properties that were not documented in the 1995 Survey. Continuation Sheets were prepared for previously documented properties, to update the 1995 Inventory forms. All DPR forms are accompanied by current color images of the property taken from the public right-of-way.
- **Year Built (F/E) Source:** The property's date of construction (factual or estimated) as derived from City building permits, County tax assessor records, historic photographs, maps, published materials, and other sources.
- **Original Owner:** Property owner at the time of construction, derived from City building permits.

- **Architect:** Original designer of the building, derived from City building permits.
- **Builder:** Original contractor or construction company who erected the building, derived from City building permits.
- **Original Use:** Initial use of the building, if different from its current use.
- **Status Code:** The final California Historical Resource Status Code assigned to the property.
- **Local Evaluation:** The final evaluation of the property at the local level. "S" - as a separate or individual property; "D" - as a district contributor; or "B" - as *both* a separate property and a district contributor.
- **Change to HSL:** Change to the City's Historic Structures List, if any, resulting from the property's status code. Properties are recommended for retention on, addition to, or removal from the HSL. Properties recommended for retention with the *same* evaluation are distinguished from those to remain with a *changed* evaluation.



The San Clemente Theater was designed in 1937 by prolific theater architect C. A. Balch. (Walker, 121).

DEFINITIONS

This report uses established historic preservation principles and concepts, based in cultural resources law at the federal, state, and local levels. These principles and concepts are based upon guidelines and standards developed by the National Park Service, the Department of the Interior, and professional practitioners, including historians, architects, archeologists, and urban planners. Some of these principles and concepts are defined below.

Character-Defining Features are those physical aspects of a property's design and form which identify it as belonging to a specific time and place. Design, materials, form, and style of decorative features and spaces, both interior and exterior, make up the character-defining features of a building.

Designation is the act of recognizing, labeling, or listing a property as being historic. Properties in the City of San Clemente may be designated at the Federal level as a National Historic Landmark or listed in the National Register of Historic Places; at the state level as a California Historical Landmark, California Point of Interest, or listed in the California Register of Historical Resources; or at the local level as a Designated Historic Structure. Designation formally establishes by law or ordinance that a building or site has significance. Designation does not create

significance, but is the formal recognition process used by government entities.

Historic Context is the area or domain within which a property has historic significance. Historic contexts allow for an understanding of how the property is a part of an important historic development or event.

A **Historic District** is a group of sites, buildings, structures, or objects - often within a definable geographic area - that are united historically or aesthetically by plan or physical development.

A **Historic Resources Inventory** lists by address all properties in a city that have been evaluated through historic resources surveys or other evaluations, including those properties that have been identified as non-historic. Numerical evaluation codes developed by the State Office of Historic Preservation are frequently used to categorize properties listed in the inventory and their significance or non-significance.

Historic Significance is the reason a property should be considered historic. Establishing historic significance is important because it demonstrates that the determination that a building is historic is based on appropriate criteria. An argument for historic significance must be based upon legally established criteria such as those required for listing in the National Register of Historic Places, the California Register of Historical Resources, or a local landmark program.

Integrity is the ability of a property to convey its significance, or the authenticity of a property's historic identity, evidenced by the survival of physical characteristics and materials that existed during the property's historic or pre-historic period of significance.

A **Landmark** is a site, building, structure, or object worthy of designation at the local level individually.

The **Secretary of the Interior's Standards and Guidelines** are the standards used in the preservation, rehabilitation, restoration, or reconstruction of a historic property. "The Standards" delineate accepted treatments for the protection and rehabilitation of materials.

A "**Reconnaissance**" Survey is a survey of properties that includes a historic context statement, field observations, photographs, analysis, and recommendations.

III. HISTORIC CONTEXT



This residence at 304 Avenida Cabrillo is the last known adobe brick home in San Clemente.

PURPOSE

In order to understand the significance of historic resources, it is necessary to examine those resources within a series of contexts. By placing these resources in the appropriate historic, social, and architectural context, the relationship between an area's physical environment and its broader history can be established. For this reason, the building types and architectural styles represented on the City's Historic Structures List must be considered in relation to the building trends and development patterns of the City of San Clemente as a whole.

An historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in National Register Bulletin 16. The Bulletin defines an historic context as "a body of information about historic properties organized by theme, place, and time." An historic context statement is linked with tangible built resources through the concept of "property type," a "grouping of individual properties based on shared physical or associative characteristics." The purpose of such a context statement is to provide decision-makers and the community with a framework for the identification of historic resources and the determination of their relative significance.¹⁰

An historic context statement should identify the various historical factors that shaped the development of the area. It may include, but need not be limited to:

- Historical activities or events
- Historic personages
- Building types and architectural styles
- Building materials
- Patterns of physical development

INTRODUCTION

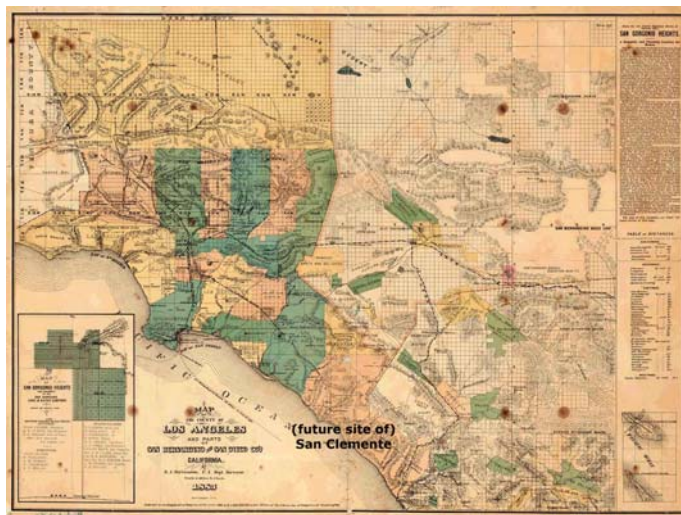
The information in this historic context statement is a revision and expansion of a context statement developed for the City of San Clemente by Leslie Heumann & Associates in 1995.¹¹ Portions of that statement have been summarized here for continuity. The emphasis of this revision is on

¹⁰ *National Register Bulletin 16A. How to Complete the National Register Registration Form.* Washington D.C.: National Park Service, U.S. Department of the Interior, 1997.

¹¹ Draft Final Survey Report, San Clemente Historic Resources Survey. Leslie Heumann & Associates, 1995.

the broad patterns of development that relate specifically to extant historic properties.

This historic context statement is organized into chronological periods of development and provides a narrative historical overview of the City of San Clemente from its earliest known settlement through the Nixon residency. This context utilizes the periods of development established by Leslie Heumann & Associates in the 1995 context statement. Broad historical themes and associated property types outlined here include residential development; commercial development; civic buildings and public infrastructure; social, recreational, cultural and religious institutions; military installations; transportation patterns; community planning; and the Spanish Colonial Revival style in Southern California.



Map of the County of Los Angeles and parts of San Bernardino and San Diego Co's, California, 1885. (H. J. Stevenson, U.S. Dept. Surveyor).

The primary category of extant historic resources in San Clemente includes those that were built during the original *Ole Hanson/Spanish Village by the Sea* period, between 1925 and 1936, and are Spanish Colonial Revival in architectural style. A second period of significance encompasses those buildings built from 1937 to 1949. Although the buildings in the latter category post-date the City's mandatory architectural restrictions, these buildings are now 50 years of age or older and continue the tradition of the Spanish Colonial Revival style in San Clemente.

An historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight trends and patterns critical to the understanding of the built environment, and to act as a framework for the continuing process of identifying historic, architectural, and cultural resources in San Clemente. It may also serve as a guide to enable citizens, planners, and decision-makers to evaluate the relative significance and integrity of individual properties. Specific examples referred to in this



Santa Fe Steam Train in what would become San Clemente State Park, 1920. (Robert Kutcher Collection. Walker, 57).

document are included solely to illustrate physical and associative characteristics of each resource type. Exclusion from this report does not diminish the significance of any individual resource.

Information included in this context statement was compiled from many sources, including published local histories, the San Clemente Library collections, the San Clemente Historical Society archives, the Los Angeles Public Library California Index and photograph collections, city building permits, county tax assessor records, tract maps, Sanborn fire insurance maps, field work, as well as discussions with long-time residents and community groups.

The understanding of each historical theme identified in this section will benefit from future research. Primary sources, such as city directories and census data, may contain further information about early development patterns and property ownership.

Each individual community and neighborhood is rich in resources. Individuals with expertise in each area's significant social and cultural institutions should be consulted to broaden the texture of the historical themes discussed here and to assist in identifying further examples of each resource type. Residences and other resources associated with important persons, community leaders, and social and cultural institutions will be better understood as they are individually identified and continually researched.

DEVELOPMENT HISTORY AND ASSOCIATED PROPERTY TYPES

o *Native American Inhabitants*

Prior to European settlement, the coastal region of Southern California was characterized by rolling hills covered with coastal sagebrush. The region's first human inhabitants were members of the Shoshone Native American tribe. These early residents occupied small villages of dome-shaped huts called "kiitcas," sustained by hunting, gathering, and fishing.¹² One of the largest Native American settlements discovered in Orange County, consisting of several hundred people, was located just five miles north of San Clemente near the mouth of San Juan Creek, overlooking Capistrano Bay.

There are no built resources in San Clemente from this period, though much archaeological evidence of these first inhabitants has been recovered.

¹² Walker, Doris I. The Heritage of San Clemente: Celebrating the 75th Anniversary of the Spanish Village by the Sea 1925-2000. San Clemente: The Heritage of San Clemente Foundation, 2000. p. 24.



*San Clemente,
Promotional Sales
Brochure, 1920s.*

- o *European Settlement (1542-1924)*

As is the case throughout California, the introduction of Europeans to the Capistrano Bay region came with the establishment of the Spanish Missions and Mexican ranchos. In 1542, Portuguese navigator Juan Rodriguez Cabrillo led an expedition for Spain to explore the California coast, making him the first European to arrive in Alta California. On October 3 of that year, he sighted what was the southernmost of the eight California Channel Islands, and named it for his vessel, the "Vitoria."

Some sixty years later, Spanish merchant Sebastian Vizcaino sailed the same area, coming upon the island on November 23rd, 1602, the feast day of Saint Clement. Known for ignoring the discoveries of his predecessors, Vizcaino renamed the island "San Clemente," in honor of the martyred Roman pope, a common practice among explorers at that time.¹³

King Carlos III of Spain eventually acquired a great expanse of land along the California coast, and sought to establish a chain of missions to protect the land from invading Russians. In 1769, Captain Gaspar de Portola volunteered to lead an expeditionary force north from Mexico through Alta California. Portola left the small village San Diego on July 14th, reaching what would later become the San Clemente town site on July 22nd. It was on this date that the first recorded baptism took place in California, as two dying Native America infant girls were christened by Fathers Juan Crespi and Francisco Gomez. Over the next thirty years, twenty-one Franciscan missions and various military presidios and pueblos would be established along El Camino Real ("The King's Road") from San Diego to Sonoma.

The Mission at San Juan Capistrano, located just six miles north of what would become San Clemente, was the seventh mission to be established in Alta California. Initially founded by Father Fermin Lausen in 1775, it was short-lived due to Native rebellion at the first mission in San Diego.¹⁴ The following year, however, it was re-established by Father Junipero Serra. The mission held vast expanses of surrounding land which it used for agriculture and grazing cattle. The holdings of Mission San Juan Capistrano stretched as far south as Mission San Luis Rey, including the land that would later become San Clemente.¹⁵

Following Mexico's independence from Spain in 1821, the Californios became the region's ruling class, many of whom were first generation descendents of the Portola expedition.¹⁶ Pio Pico, the last Mexican Governor of California, ordered all of the Missions secularized in 1834, and soon began awarding generous land grants to prominent businessmen, officials, and military leaders. One of the largest parcels, Rancho Mission

¹³ "The Early History of San Clemente." San Clemente Historical Society, no date.

¹⁴ Historic Context Statement. Draft Final Survey Report, San Clemente Historic Resources Survey. Leslie Heumann & Associates, 1995.

¹⁵ "The Early History of San Clemente."

¹⁶ "Camp Pendleton Base History." Camp Pendleton website, www.cpp.usmc.mil.

Viejo, was awarded to John Forster, an English seaman who had come to California in 1833 and later married one of Pico's sisters.

When Pico was forced to leave California and return to Mexico, Forster acquired Rancho Santa Margarita. Rancho Los Desechos, a coastal property that comprised most of the land that would become San Clemente, was granted to Felipe Carrillo, a member of one of California's earliest families. In 1883, some 1,500 acres of the old Rancho Los Desechos came to be owned by John Forster's son, Marcus, a portion of which comprised what would later become the Hamilton H. Cotton Estate and municipal golf course at southern tip of San Clemente. Marcus would also take ownership of Rancho Boca de la Playa, which makes up part of what is now San Clemente. In 1887, John Forster acquired the remainder for the Rancho Los Desechos property. Eventually, father and son would own some 300 square miles of the former ranch lands.¹⁷

In 1906, Los Angeles distillers and winemakers Max and Herman Goldschmidt formed a partnership with Cornelio Echenique, husband of John Forster's granddaughter, making the brothers half owner of some 10,500 acres of the Forster's land.¹⁸ Eventually the property was divided, with the Goldschmidts taking the coastal grazing lands, including the present town site of San Clemente. With the advent of Prohibition in 1919, the Goldschmidts fell into financial troubles and their land was acquired by a syndicate headed by Los Angeles millionaire Hamilton H. "Ham" Cotton.

The completion of Transcontinental Railroad in 1869, and its eventual extension to Southern California 1876, led to the founding of hundreds of new towns in the region. While population and building booms were taking place in Los Angeles and San Diego in the 1880s and 1890s, the land that would become San Clemente remained unimproved. It was traversed first by stagecoach route which followed El Camino Real, California's main travel route until the arrival of the Santa Fe Railroad in 1888, which linked the region to San Juan Capistrano to the north and San Diego in the south.¹⁹

As with the Native Americans before them, Spanish and Mexican settlers left little evidence of their presence in the area that would become San Clemente. There are no known built resources in San Clemente from this period, though archaeological resources may be present. However, two significant sites are memorialized with historical markers. The La Cristianita Monument (California Historical Landmark #562) at the San Clemente Civic Center commemorates the first Christian baptism in Alta California.²⁰ Also, El Camino Real is marked by Mission bell markers throughout the State of California, including in San Clemente.

¹⁷ *The San Clemente Story*. 2nd edition. Revised by L. W. Smiser and Ray Benedictus. San Clemente Historical Society, 1999. p. 7.

¹⁸ Walker, 58.

¹⁹ Heumann.

²⁰ "The Early History of San Clemente."

- *Ole Hanson and the Spanish Village (1925-1936)*

The physical character of San Clemente is largely attributable to the vision of a single individual, a real estate developer and sometimes politician named Ole Hanson. Between 1925 and 1936, Hanson and his supporters worked to carry out this vision for a “Spanish Village by the Sea.”



San Clemente founder Ole Hanson. (Walker, 66).

- **Ole Hanson**

Ole Hanson was born in Racine, Wisconsin on January 6, 1874, to Norwegian immigrant parents.²¹ An advanced student, he passed the Wisconsin Bar Exam at the age of 19. Prevented from practicing law until age 21, he left Racine, traveling throughout the United States selling druggist supplies. While on the road in March 1903, he was the victim of a railroad accident in Texas that killed one of his young daughters and left him partially paralyzed.²² To recuperate, he moved west to Seattle with his wife and remaining children.

Hanson soon became active in local politics, getting elected to the Washington state legislature in 1908 by an overwhelming majority. After a single term in the Legislature, he turned his attention to real estate, becoming involved in the successful development of a waterfront property on the north shore of Lake Washington called Lake Forest Park.²³ His departure from politics was short-lived, however. On March 5, 1918, he became mayor of Seattle, running on moral issues such as ending police corruption and eliminating the city’s red-light district.

January 21, 1919, a wage dispute in Seattle’s shipbuilding industry led to the first general strike in American history. Credited with breaking the strike, Hanson emerged as a national figure.²⁴ Later that year, he resigned as mayor to travel the United States, writing and lecturing about his political views. Hanson was an early and outspoken opponent of the Socialist movement in Russia. In 1920, he published a book on this topic entitled “Americanism Against Bolshevism.”²⁵ During this time, he also traveled throughout Europe, relating his impressions of “home life in the old world” in a column that was syndicated in thousands of newspapers.²⁶

Hanson made a great deal of money in Seattle real estate during World War I, owning a significant amount of land around the Puget Sound Naval Yard. With the economic downturn that followed the war, he lost his fortune and closed his offices, saying that “war-made money is stained with blood.”²⁷ Heavily in debt, Hanson left Seattle for Mexico. While in Mexico, he gained

²¹ *The San Clemente Story*, 3.

²² *The San Clemente Story*, 4.

²³ Leiren, Terje I. “Ole and the Reds: The ‘Americanism’ of Seattle Mayor Ole Hanson.” Norwegian American Historical Association website, www.naha.stolaf.edu.

²⁴ Leiren.

²⁵ Leiren.

²⁶ *The San Clemente Story*, 5.

²⁷ Walker, 67.



Headline in the Los Angeles Examiner, November 8, 1925.

fifty percent ownership in 52,000 acres of oil fields worth half a million dollars. But when the oil market took a sudden dive, his land became virtually worthless.²⁸ He returned to the United States to start over yet again.

Hanson's first California real estate venture was the development of the Slauson Avenue Tract in Los Angeles. Hanson purchased the tract in November 1921 and built some 2,000 homes, all with red tile roofs and white stucco walls. His next project was the Potter Hotel in Santa Barbara. Hanson was part owner of the luxurious hotel when it was destroyed by a severe earthquake in 1925.²⁹ The quake destroyed much of the city, in fact, allowing Santa Barbara to be rebuilt in a planned and deliberate manner, and in the Spanish style. Witnessing the transformation of Santa Barbara surely inspired Hanson and his own vision for a Spanish village by the sea.

It was at about this time that Ole Hanson was contacted by his longtime business associate, millionaire financier and oil man Hamilton Cotton. Cotton was heading up a syndicate of bankers and businessmen to purchase the land that would become San Clemente. Hanson saw his opportunity and became the largest investor in the syndicate, owning 2,000 acres of land.

Cotton had been associated with Hanson in several real estate ventures in the past, and knew of his friend's dream of developing the perfect seaside community.³⁰ Hanson had articulated his vision for a Spanish-style planned city in these words:

I vision a place where people can live together more pleasantly than any other place in America. I am going to build a beautiful city on the ocean where the whole city will be a park; the architecture will be of one type, and the houses will be located on site where nearly everyone will have his view preserved forever. The whole picture is very clear before me. I can see hundreds of white walled homes bonneted with red tile...I can see gay walks of red Spanish tile and streets curving picturesquely over the land. I want plazas, playgrounds, schools, clubs, swimming pools, a golf course, a fishing pier and a beach enlivened with people getting a healthy joy out of life.³¹

Hanson had first seen this area of the California coast years earlier on a train trip from Los Angeles to San Diego. In fact, he had paid John Forster a deposit for Capistrano Beach but later changed his mind, determining that the site was not ideal for his new town.³² However, Hanson soon found

²⁸ Walker, 68.

²⁹ Schmidt, Laura. "Spanish Colonial Revival Architecture." *The Archi*, November 2004. p. 27.

³⁰ "The Early History of San Clemente."

³¹ *The San Clemente Story*, 1.

³² *The Life Story of Ole Hanson*.

another stretch of coastline in the region that he determined to be perfectly suited for the building of his dream city. Located exactly midway between Southern California's two great cities, the property was linked to Los Angeles and San Diego by the main line of the Santa Fe Railroad and El Camino Real.³³ Yet its relative isolation had protected the land from any uncontrolled development. Additionally, the site was unique on the Southern California coast, consisting of rolling hills that sloped gently down to the ocean, as opposed to the high cliffs that characterized much of the region's coastline.



El Camino Real at Avenida Del Mar, 1927. (First American Title Co. Walker, 73).

– City Founding

On November 8, 1925, the *Los Angeles Examiner* announced the founding of the new city this way:

Completing one of the largest purchases of land in the Southland in recent months, Ole Hanson, subdivider and town builder, yesterday announced the founding of a new city to be known as San Clemente, the Spanish Village. Site for the new town comprises 2,000 acres between the state highway and the ocean six miles below Mission San Juan Capistrano...Extensive plans for development were worked out while purchase of the property was being negotiated, according to Mr. Hanson, and are now being carried out.³⁴

In the summer of 1925, the last of the cattle had been herded off the former rancho lands and a fence erected around the tract so that the engineering could begin.³⁵ Hanson had hired aviators to photograph the site from the air, engineers to begin laying out the streets, and surveyors to subdivide the tract into lots. He insisted that the streets follow the natural contours of the land, and that each home site have an ocean view. By the time of the *Los Angeles Examiner's* announcement, the streets were being graded and paved, and construction of a restaurant and office building at the intersection of El Camino Real and Avenida Del Mar was imminent. The article went on to mention that "within a few days...work will be started on a clubhouse, residences, store buildings, a park and bridle trails."³⁶

Reaction to the announcement was mixed, with many, particularly those involved in real estate, openly questioning the wisdom of establishing a new town some 66 miles from Los Angeles or San Diego. According to Hanson's biographer, Homer Banks, some referred to plan as a "hair-brained scheme," while others said Hanson himself was "just plain crazy."³⁷

Not easily dissuaded, Hanson set up a sales tent at El Camino Real and Avenida Del Mar, which would become the town's central crossroads. He

³³ *The San Clemente Story*, 1.

³⁴ *Los Angeles Examiner*, November 8, 1925.

³⁵ Walker, 74.

³⁶ *Los Angeles Examiner*, November 8, 1925.

³⁷ Banks, as quoted in *The San Clemente Story*, 9.



This building, at El Camino Real and Avenida Del Mar, was erected as Ole Hanson's administrative offices. (Frasher Foto Postcards Collection).

named longtime friend and Seattle real estate man Thomas F. Murphine as tract sales manager, and his son, Ole Hanson Jr. as director of sales. However, the son was soon convinced his father was the only man who could sell his idea to the people, and that he should do so *en masse*: "If everyone who talks with you believes in your plan, why not talk from the platform to thousands, instead of wasting your energy and your vitality on a few?"³⁸

The elder Hanson agreed and from that point would be intimately involved in every aspect of the property's promotion and development, from delivering impassioned sales pitches, writing the copy for newspaper ads and marketing brochures, accompanying prospective buyers to available lots, assisting with the design of the buildings, and selecting the precise placement of the home on each lot.³⁹

On November 23, 1925, Ole Hanson officially christened his town "San Clemente," after the island that was so named exactly 323 years before. Two weeks later, on December 6th, the first lots in San Clemente went up for sale. Lot prices started at \$300, with the prime lots costing up to \$1,500.⁴⁰ Despite San Clemente's reputation for having the best climate in the world, opening day was a rainy one. Hanson provided a free hot lunch to anyone who would listen to his sales pitch. By noon, some 600 people had arrived at the site, traveling an average of 60 miles.⁴¹ By the end of the day, land sales totaled just over \$125,000.⁴² By the end of the year, foundations were being laid for the town's first buildings on El Camino Real.

In the first six months, a record 1,200 lots were sold for \$1,250,000. The first 125-acre tract was completely sold out in eight months, and a second tract of 330 acres was being offered. By the start of 1928 Hanson had formed a second syndicate with Cotton and the Goldschmidts to develop an additional 1,200 acres.⁴³ Total land sales had surpassed \$5 million, and would be double that after just three years.

On February 28, 1928, the San Clemente incorporated as an independent city. Thomas F. Murphine became its first mayor and sat on the first City Council, along with Ole Hanson Jr., contractor Oscar F. Easley, builder Leroy M. Strang, and Earl Von Bonhorst. At the time of its incorporation, the City had a population of 500. A year later, it would have over 1,000 residents and 500 buildings.⁴⁴ Sanborn maps from March 1929 indicate services in the town included a grocery, drug store, cobbler, bank, plumbing shop, bakery, auto repair shop, beauty shop, billiard hall, two restaurants, and three hotels.⁴⁵

³⁸ Banks, as quoted in *The San Clemente Story*, 10.

³⁹ *The San Clemente Story*, 11.

⁴⁰ Walker, 76.

⁴¹ Walker, 76.

⁴² *Los Angeles Examiner*, December 7, 1925, as quoted in *The San Clemente Story*, 14.

⁴³ Walker, 76.

⁴⁴ Heumann.

⁴⁵ Sanborn Insurance Maps, March 1929.



The Hotel San Clemente, erected in 1927, is recommended for designation as a city landmark. (Frasher Foto Postcards Collection).

Immediately following the opening of the first tract, the syndicate commenced construction of three buildings: an office building, a community clubhouse, and a grammar school. The Administration Building, which served as Ole Hanson's office, still stands at the northwest corner of El Camino Real and Avenida Del Mar, appearing much as it did when it was originally constructed in June 1926. The cornerstone for the Community Clubhouse was laid on July 31, 1926, and by the following January it was hosting dances on Saturday nights.⁴⁶ The original structure was almost completely destroyed by fire in 1970, with the exception of the Ole Hanson Room. The Community Center as it exists today is largely a rebuilt and expanded version of the original. The San Clemente Grammar School, which opened in 1927, was demolished and replaced by Las Palmas Elementary School in 1971.

By February 1927 the City had a complete water system, including a three-tiered reservoir that supplied San Juan Creek water to residents. In 1928, a hospital was opened at S El Camino Real at Avenida Barcelona, with appointments so impressive that it became known as a "hotel for sick people." This building has since been demolished and replaced by a Ralph's shopping center. The City's first religious building, St. Clement's Episcopal Church (202 Avenida Aragon), was completed in October of 1930 and continues to serve its local congregation. A city yard occupied a large site between Avenidas Miramar and Palizada and originally included a fire station, police station, and city jail. A blacksmith shop, warehouses, and maintenance shops were added later. The site served as a city maintenance yard until 1974 when it was converted into a shopping plaza.⁴⁷

In addition to providing facilities required for any successful town, Hanson wanted San Clemente to be a "paradise for the lover of sport."⁴⁸ Taking full advantage of the region's ideal climate, the syndicate spent thousands of dollars on a wide variety of first-rate social and recreational facilities, many of which continue to serve the City of San Clemente some 80 years later.

As early as 1926, Ole Hanson deeded 3,000 feet of accessible beachfront to the people of San Clemente, and soon constructed a 1,200-foot fishing and pleasure pier at a cost of \$75,000. The \$100,000 Community Clubhouse (100 N Calle Seville) opened in January of 1927. Plaza Park was developed adjacent to the grammar school. Renamed Max Berg Plaza Park, it opened in May of 1927 and was given to the people of San Clemente.

On May 27, 1928, the San Clemente Beach Club (105 Avenida Pico) was dedicated on the northern edge of town. Now known as the Ole Hanson Beach Club, its Olympic size swimming pool was considered to be one of the finest and most completely equipped in the United States, and hosted the tryouts for the 1932 Los Angeles Olympics.⁴⁹ A baseball diamond was

⁴⁶ Walker, 82.

⁴⁷ Walker, 92.

⁴⁸ 1920s Promotional Sales Brochure. Walker, 69.

⁴⁹ *The San Clemente Story*, 15.



The San Clemente Municipal Golf Course was designed in 1928 with 9 holes; an additional 9 holes were laid out in 1956.

constructed across from the Beach Club. Also considered one of the best in the country, Hanson offered use of the facility to his hometown Seattle Indians of the Pacific Coast League for spring training.⁵⁰

A municipal golf course, complete with an elegant clubhouse, was constructed at the southern end of town. Designed by renowned California golf course architect William P. Bell, it was touted as the only all-grass course between Long Beach and La Jolla.⁵¹ The clubhouse was subsequently demolished to make room for an apartment building, but the golf course is still in use today. Additional recreational facilities included barbecue pits, tennis courts, and 17 miles of bridle trails which ran along the beach and into town and the hills above, costing \$70,000.⁵²

All of these amenities were publicly owned without encumbrance, as they were sold to the City for \$1 each. Each home deed included a share of ownership in the beach, Beach Club, Municipal Pier, Community Clubhouse, Plaza Park, Municipal Golf Course, tennis courts, grammar school, and the hospital.⁵³ With the exception of the grammar school, tennis courts, and the hospital, all of these facilities are extant in San Clemente today. In addition, Hanson also provided the City with eight miles of paved streets, sidewalks, curbs and street lights.

A *Southern California Magazine* article of the time declared San Clemente “one of the few cities of the nation under 1,000 population that has public property within its borders to the value of more than \$2,000,000.” The article continued:

Nation-wide attention has been centered on San Clemente due to its recreational advances and facilities. The National Recreational Association has...informed city officials that the Spanish Village is one of the most fortunate and far-sighted cities in the United States in playground and recreational advancement.⁵⁴

As a result of Hanson’s comprehensive vision for his City, and his generous gifts to its people, by 1928 San Clemente was recognized as the richest city per capita in the United States.⁵⁵ The following year, *Sunset Magazine* would refer to San Clemente, as a “dream city on the Pacific.”⁵⁶

– Commercial Development

Among the city’s first commercial buildings were the Taylor Building, the Latham Building, the Bartlett Building, and the Hotel San Clemente, all

⁵⁰ Walker, 86.

⁵¹ Walker, 88.

⁵² *The San Clemente Story*, 15.

⁵³ Walker, 77.

⁵⁴ Walker, 88.

⁵⁵ *San Clemente and the Western White House*.

⁵⁶ *Sunset Magazine*, May 1929.

located in the 100 block of Avenida Del Mar. The Taylor (104-108 Avenida Del Mar), Latham (101-103 Avenida Del Mar), and Bartlett (100 S El Camino Real) buildings were all constructed in 1926. The latter, built by local contractor Edward R. Bartlett, housed the town's first general store, *La Tienda*, as well as the offices of its first newspaper, *El Herald de San Clemente*.⁵⁷ The 60-room Hotel San Clemente (114 Avenida Del Mar) opened in November 1927, touted for being "100 percent electrically equipped."⁵⁸ Many of the hotel's first guests were families awaiting the completion of their new homes.⁵⁹



Business District in the 1940s, looking east on Avenida Del Mar. (First American Title Co. Walker, 160).

At the top of Avenida Del Mar stands the Spanish/Moorish-designed Easley Building (101 S El Camino Real). Built by Oscar F. Easley in 1929, it was the home of the newly established Bank of San Clemente, later the Bank of America. In the 1930s, the building served as the City Hall, containing the judge's office and city jail. Today its tenants include the San Clemente Historical Society Museum.⁶⁰

– Residential Development

Among the earliest residential properties to be developed in San Clemente were the private mansions of city pioneers Hamilton Cotton, Ole Hanson, Adlai Goldschmidt, and Thomas Murphine. With the exception of the Murphine residence, which was destroyed in 1933, these elegant homes continue to represent the finest examples of Spanish Colonial Revival residential architecture in San Clemente. Characterized by their high-quality materials and craftsmanship, they feature hand-made roof and decorative tile work; thick wood-pegged doors and hand-carved furniture, hand-stuccoed walls, imported hardwood floors, and locally-forged wrought iron accents.⁶¹

⁵⁷ Walker, 89.

⁵⁸ "Community By Sea Expanding." *Los Angeles Times*, October 9, 1927.

⁵⁹ Walker, 89.

⁶⁰ Walker, 90.

⁶¹ Walker, 98.



The Goldschmidt House, at 243 Avenida La Cuesta, is listed in the National Register.

The Cotton Estate (4100 Calle Isabella) originally occupied a 110-acre site at the southernmost tip of San Clemente, overlooking the ocean at San Mateo Point (now known as Cotton's Point). The main house was designed in 1926 by renowned European architect Carl Lindbom. Lindbom had a thriving historical revival practice in Los Angeles in the 1920s, and had recently designed the new Santa Barbara City Hall. His designs for the Cotton Estate were based upon a country house in San Sebastian, Spain.⁶² The residence is square in plan with rooms opening onto a central outdoor courtyard. In addition to the expected clay tile roof and white stucco walls, details include rough-hewn beamed ceilings, tile wall murals, a tiled central fountain in the patio, and a wood-paneled library turret with panoramic ocean views.⁶³

Additional structures on the property included a guest house, detached card room, and the La Brea Stables and half-mile training track for Cotton's thoroughbred racing horses. The Card Room is of particular interest, occupying a circular structure some 200-feet from the main residence overlooking the railroad tracks at the base of the bluffs. During the 1930s, Franklin D. Roosevelt would visit his close friend Ham Cotton, enjoying a game of poker along with Ole Hanson. The Cotton Estate would also host many Democratic fundraisers, often with thousands of guests.⁶⁴

Cotton died in 1952 at the age of 71. His widow remained in the house until 1969 when it was purchased by Richard M. Nixon and renamed "La Casa Pacifica." In 1943, 62 acres of the original estate were sold to J. J. Elmore, who used the property as a horse farm. In 1976, his land would be subdivided and developed as the gated community of Cypress Shore, where original elements of the Cotton estate remain extant today. The Spanish-style stables serve as a recreation center for homeowners, and the estate's gardens and trout pond as the community's private park.⁶⁵

Ole Hanson's own bluff-top home (415 Avenida Granada) was built in 1928. Known then only as "the house," this sprawling 5,800 square foot building was constructed for Ole Hanson, his wife, and eight younger children. Also designed by Carl Lindbom, it contains fifteen rooms arranged around a central courtyard overlooking the Municipal Pier. Architectural features include thick white stucco walls and red clay tile roofing, hardwood floors and redwood ceilings, hand-painted Mexican floor tiles, Spanish wall murals, Italian marble fountains, multiple fireplaces, and a crystal chandelier. The main entrance is defined by a Moorish keyhole arch with a solid wood door and bronze hardware.⁶⁶

Ole Hanson lived in the residence until 1933, when financial troubles caused the bank to foreclose on the property and the family to vacate. The

⁶² McMillian, 197.

⁶³ Walker, 100.

⁶⁴ Walker, 100.

⁶⁵ Walker, 101.

⁶⁶ *The History of Casa Romantica.*



Main entrance to Ole Hanson's bluff-top residence, Casa Romantica. (Walker, 101).

home stood empty until it was purchased by Lambert Schuyler in 1945 and renamed Casa Romantica. The house had several more owners until 1989 when it was purchased by the City of San Clemente for \$2.5 million. In 1991, an anonymous donor contributed \$1.25 million for the rehabilitation of the property and the creation of an endowment for a cultural and arts center. Now the Casa Romantica Cultural Center and Gardens, the property is listed in the National Register of Historic Places.

The home of Adlai Goldschmidt (243 Avenida La Cuesta) was designed by Los Angeles architect Paul R. Williams in 1928. Williams had designed a number of residences for the Goldschmidt family over the years, including homes for brothers Max and Herman in the Holmby Hills and Hancock Park neighborhoods of Los Angeles. Williams was one of Los Angeles' premiere architects from the 1920s through the 1950s, and undoubtedly the most successful black architect of his day. He is responsible for some of that city's most recognizable landmarks, including the Beverly Hills Hotel and the Theme Building at Los Angeles International Airport. But he is perhaps best known as the "architect to the stars," designing elegant Period-style mansions for the Hollywood elite, including Frank Sinatra, Cary Grant, and Lucille Ball.⁶⁷ The Goldschmidt House is listed in the National Register of Historic Places.

The home of San Clemente's first mayor, Thomas F. Murphine, is no longer extant. This lavish two-story residence featured multiple terraces, balconies, and circular tower study with panoramic views. On March 10, 1933, the Long Beach earthquake opened a large fissure in the home site above Avenida De Los Lobos Marinos. After two months of on-going creaking the home finally collapsed into the fissure with only the rooftop left visible.⁶⁸ San Clemente sustained no other significant damage from the quake, and it is believed that unstable soil and the irrigation of the lavish gardens contributed to the structure's demise. A surviving portion of the Murphine residence was relocated to San Clemente State Beach.

– A Local Architecture

From its inception, San Clemente was intended to be Spanish in character. Each sales contract mandated strict adherence to the Spanish Colonial Revival style, including uniform handmade red tile roofing and whitewashed stucco walls. No deviation from the Spanish style was permitted, regardless of use, and a tile factory and wrought iron foundry were established in town to meet the needs of the rapidly growing community⁶⁹

It was further mandated that all building plans be submitted to an Architectural Committee for approval. The first architectural committee consisted of Hanson, Thomas Murphine, and Edward Bartlett. Every new building was reviewed and a signed building approval certificate issued prior to construction.

⁶⁷ Hudson, Karen E. Paul R. Williams, Architect: A Legacy of Style. New York, Rizzoli, 1993.

⁶⁸ Walker, 103.

⁶⁹ City of San Clemente, website.

Especially popular from the late 1910s through the 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions. The style first received wide attention at the 1915 Panama-California Exposition in San Diego and the designs of the prominent architect Bertram Grosvenor Goodhue. Well suited to Southern California's warm dry climate, the Spanish Colonial Revival style's exotic appearance and a sense of historic depth appealed to many Southern California residents, particularly those relocating from other locales across the country.⁷⁰



Ole Hanson-era residences exhibit typical Spanish Colonial Revival elements, including white stucco walls, hand-made clay roof tiles, wood-frame windows, and wrought-iron ornamentation. (Walker, 77).

The Spanish Colonial Revival style is most easily identified by its red clay roof tile and white stucco exterior wall surfaces. Other typical features of the style include asymmetrical facades, recessed windows and doors, arched openings, wrought iron balustrades and grilles, tapered stucco chimneys with decorative tops. As manifest in San Clemente, the Spanish style typically employs low-pitch gable and hip roofs, exposed rafter tails, conical towers, open patios defined by stucco garden walls, and three-light wood casements, often hung in pairs.

Ole Hanson set the stylistic tone early on by engaging Santa Barbara architect J. Wilmer Hershey to design San Clemente's public buildings. At this time, Hershey was already a very accomplished young architect, having been retained by the City of Santa Barbara to oversee its reconstruction in the Spanish style following the 1925 earthquake. Hanson hoped Hershey would do the same in San Clemente.

In poor health when he first began doing sketches for San Clemente, he partnered with fellow Santa Barbarans Richard Sears and W. E. Hill. Together, they developed designs for Ole Hanson's Administration Building, the Community Clubhouse, and the grammar school.⁷¹ Several major buildings were under construction on Avenida Del Mar and El Camino Real when Hershey died at the age of 32.⁷²

After Hershey's death, architect Virgil Westbrook was brought in from Santa Barbara to continue Hershey's vision. It would be Westbrook who ultimately would have the greatest influence on San Clemente's built

⁷⁰ McAlister, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000. p. 417-418.

⁷¹ Walker, 77-78.

⁷² J. Wilmer Hershey, website.



Park Plaza's original 1928 design included a pond and other water features. (San Clemente Online).

environment during its first decades.⁷³ Westbrook was involved in the design of San Clemente from its inception, and nearly all of his buildings were erected prior to 1930. He is responsible for some of San Clemente's most distinctive structures, including the Ole Hanson Beach Club (1927), the Easley Building (1929), and Saint Clement's Church. In addition, there are approximately two dozen extant residences attributed to Westbrook, as well as several other commercial structures.

Even more prolific in San Clemente's early years was Strang Brothers Construction Company. Strang Bros., and later Strang-Smith, was responsible for a great deal of the public, commercial and residential buildings erected in San Clemente in its first two decades. LeRoy and Arthur Strang promoted themselves as "builders of distinctive homes" in their book *Spanish Bungalows*, which contained sketches and plans for dozens of modest Spanish-style residences. Homes are five to six rooms, averaging between 1,000 and 1,500 square feet. In addition to being a prolific home builder in town, LeRoy Strang sat on the first City Council, and served as the first Commissioner of Fire and Police.

In the 1920s, Strang Bros. collaborate with Virgil Westbrook to realize the Ole Hanson Beach Club, the Easley Building building, Saint Clement's Church, and dozens of private residences. The builders remained active in San Clemente through the 1940s, also erecting the Casino San Clemente (1937), the San Clemente Theater (1937), and the Beachcomber Motel (1947).

– A Planned Community

Ole Hanson was not merely a real estate developer, but a community builder. His vision for his *Spanish Village by the Sea* was more than meandering streets and white stucco houses with red tiles roofs. Hanson's idea was comprehensive - an independent community complete with schools, churches, parks, shopping, and an array of recreational amenities to be enjoyed, free of charge, by everyone in town.

San Clemente was built on unimproved land. Before erecting a single structure, Hanson and his associates had surveyed the entire site, laid out a complete system of roads, and subdivided the land into lots. Eight miles of improved streets were provided, including paved roadways, red-tile sidewalks, concrete curbs and gutters, a sewer system, and street lighting. Certain sites were designated for the development of public amenities, to be designed and constructed at the expense of the land syndicate. The remaining property was divided into commercial and residential lots available for purchase.

Hanson promoted his comprehensive vision in his sales brochures: "At San Clemente, you have a modern well planned city with a natural and cultural

⁷³ Heumann.



Remnants of the original red-tiled sidewalks remain in the older parts of town.

background.”⁷⁴ Similarly, the *Los Angeles Times* reported in 1927 that after just 22 months, San Clemente “is today a complete modern community.”⁷⁵ As such, San Clemente is considered to be one of the earliest master planned communities in Southern California.

The idea of a comprehensively planned and architecturally homogenous community was not a new one. Rather, its implementation in San Clemente represented an evolution of late 19th century and early 20th century planning ideals.⁷⁶ One such ideal was the “Garden City” movement.

Conceived by Englishman Ebenezer Howard, the Garden City incorporated strict building, landscape, density, and growth requirements into an economically self-sufficient city surrounded by a greenbelt. Inspired by Howard, American businessmen soon began planning garden suburbs, one of the most notable being Forest Hills, New York, designed by eminent landscape architect Frederick Law Olmstead, Jr. Olmstead and others promoted respect for natural topography in their schemes for parks, subdivisions, and cities.

In Southern California, the evolution of city planning coincided with a new appreciation of the region’s Hispanic heritage. By the early 20th century, it was not uncommon for new towns to incorporate the ideals of the Garden City movement, while at the same time appropriating the architectural traditions of Old Spain.

The effect of these parallel trends in architecture and planning can be seen in the seaside community of Palos Verdes in southern Los Angeles County. In 1922, a group of investors formed the Palos Verdes Project to develop a model suburban community on the hillsides of the Palos Verdes Peninsula. The two project members that would have the greatest influence on the new town were Fredrick Law Olmstead, Jr. and preeminent Pasadena architect Myron Hunt.

Olmstead and Hunt were involved in the Palos Verdes Project from its inception and helped to establish the design guidelines that would largely determine the architectural character of the community. Hunt, in particular, sought to establish an architecture for Southern California that both responded to the region’s mild climate and evoked its Hispanic past. In the 1920s, Hunt became a great proponent of the Mediterranean Revival style, noted for white stucco walls and red clay roof tiles. Much of Palos Verdes displays this architectural style today.

In the years following a severe 1925 earthquake, tremendous efforts were made to transform the city of Santa Barbara with Spanish architectural imagery. Design controls were implemented by a Board of Architectural Review during the intensive rebuilding immediately following the temblor. The town of Ojai partially accomplished a similar metamorphosis through

⁷⁴ 1920s Promotional Sales Brochure. Walker, 69.

⁷⁵ “Community by the Sea Expanding.” *Los Angeles Times*, October 9, 1927.

⁷⁶ Heumann.



The "Orilla Del Mar" Apartments were built as housing for the Seattle Indians, who practiced on a nearby baseball diamond.

the unofficial efforts of a single property holder. A third approach was tried in the San Diego County town of Rancho Santa Fe in 1922. The town plan reflected garden suburb principles, and an architectural advisory committee was formed to ensure strict conformity to the Spanish style.

– Economic Downturn

The Stock Market Crash in October of 1929 had a devastating effect on the young city of San Clemente. As the economy began to slow in the months leading up to the crash, construction in San Clemente virtually ceased. No new subdivisions were recorded from end of 1931 until 1946.⁷⁷ Lacking any other substantial industry, most of the city's middle class residents lost their jobs and their homes, and were forced to move elsewhere for work. Between 1930 and 1940, San Clemente's population dropped from 1,200 residents to 479, a decline of 60 percent in a single decade.

Many of San Clemente's wealthiest citizens left town as well, often returning to their primary residences in Los Angeles. Among those who were forced to leave was Ole Hanson himself. His entire fortune had been tied up in the development of his "dream city." When the bank foreclosed on his house in 1932, he was forced to vacate the property and left San Clemente altogether.

As local residents left in large numbers, the City lost its tax base and was on the verge of bankruptcy. Eventually Bank of America, which had become the primary lending institution in town, would own much of the City's privately developed and undeveloped parcels.⁷⁸ Because the City's public amenities were gifts to the City from Hanson and were owned outright, they escaped repossession. By 1935, City announced that it could no longer pay its officials and was about to close down.⁷⁹

Believing that the architectural restrictions imposed upon development in San Clemente would make lots harder to sell, the Bank of America petitioned the courts to remove the clause from future sales agreements.⁸⁰ This request was granted in 1937, bringing an end to the assurance that the City would develop in accordance with Ole Hanson's vision of a Spanish Village, and ushering in a new period in San Clemente's history.

○ *A City in Transition (1937-1949)*

Unlike Ole Hanson, Hamilton Cotton had sufficient personal financial resources to preserve his property through the Depression years. Among those resources were Cotton's productive oil interests, sound investments, and strong political clout, especially with U.S. President Franklin D.

⁷⁷ Heumann.

⁷⁸ Heumann.

⁷⁹ Walker, 129.

⁸⁰ Heumann.



The Casino San Clemente drew dancers from throughout Southern California in the late 1930s. (Walker, 130).

Roosevelt.⁸¹ Cotton worked closely with the Bank of America through a slow revitalization process that saved San Clemente from complete financial ruin.

While Cotton was working to revitalize the seaside community, Ole Hanson and his son were in the Southern California desert developing a new model town. The community of Twenty-Nine Palms was established in 1937, and the project restored much of Hanson's personal fortune. However, his health began to decline and on July 6, 1940 he died of a heart attack at the age of 66.

The late 1930s saw America beginning to rebound from its economic crisis. During this time, local entrepreneurs sought new ways to attract visitors, and ultimately new residents, back to San Clemente. The two most striking extant examples of this effort are the Casino San Clemente (140 W Avenida Pico) and the San Clemente Theatre (1700 N El Camino Real).

On July 31st, 1937, some 5,000 dancers turned out for the much-anticipated grand opening of the Casino San Clemente, complete with Hollywood-style search lights.⁸² The occasion was widely publicized and attracted visitors from throughout Southern California. Built by the Strang Brothers at a cost of \$75,000, the Casino San Clemente featured a cocktail bar, a circular floating ballroom illuminated by changing lights, a state-of-the-art sound system, and air conditioning. On the exterior, the unique circular building was accented by a giant silver dome.⁸³

The Casino San Clemente soon became a popular entertainment destination, renowned for its name talent, such as Judy Garland, and live orchestras, including Sterling Young's Columbia Network Orchestra, Bert Smith and the NBC Orchestra, and Dean Holt and his Trocadero Orchestra.⁸⁴ The Casino also hosted live radio broadcasts six nights a week. Over the years, the facility would serve as a private gambling hall and a Moose Lodge, ultimately being reborn after World War II as Sebastian's West Dinner Theater.

Less than a year after the Casino's grand opening, San Clemente inaugurated another impressive entertainment venue just next door. The San Clemente Theatre, later renamed the Miramar Theatre, first opened its doors on May 12, 1938. At the time, it was touted as "one of the most elaborate developments of the kind on the south coast."⁸⁵ Advertisements for the theater noted its modern heating and air conditioning system, as well as its innovative seat design that permitted patrons to recline rather than sit upright.⁸⁶ It was also said that the seats were placed farther apart

⁸¹ Dana point online.

⁸² Walker, 131.

⁸³ Walker, 131.

⁸⁴ Walker, 131.

⁸⁵ "San Clemente Project Told," *Los Angeles Times*, June 27, 1937.

⁸⁶ Newspaper reprint in Walker, 133.



This residence at 319 Avenida Palizada is typical of the more modest Spanish designs of the late 1930s and 1940s.

than in any other theater in Southern California. It would remain the City's only movie theater until the 1990s.

The San Clemente Theatre was designed by prolific theater architect Clifford A. Balch. Balch designed dozens of elaborate movie theaters throughout Southern California during the 1920s, 1930s and 1940s. Of the San Clemente Theatre's interior appointments, he noted: "Seats, draperies and furniture have been carefully chosen for comfort and beauty, each element serving to create an intimate, restful atmosphere in keeping with the purpose of the building."⁸⁷ He described its exterior design as "an attempt to embody the informal lines and mass of early California buildings in a modern structure whose shape is generally set. The use of the typical tile roofs, hewn wood beams and textured plaster has created an effect in keeping with the natural setting." The San Clemente Theater's striking tower feature would become a visual icon of the San Clemente landscape, marking the City's northern entrance on El Camino Real.

On June 13, 1938, the *Santa Ana Journal* remarked of San Clemente: "Today, with a smart new dance casino and theater, as well as dozens of new homes and plans for many more, the city has weathered severe financial storms and seems riding toward success and prosperity."⁸⁸ Although Hanson's architectural restrictions were no longer in effect, both buildings were designed in the Spanish Colonial Revival style, embracing the founder's stylistic vision for San Clemente. The Casino San Clemente and San Clemente Theatre represent a period of transition in the development of San Clemente, responding to the architectural tradition of the community, while helping to usher in a new era of economic prosperity and growth.

By the early 1940s, the United States was gearing up for war. At this time, both the Army and Marine Corps were in search of a suitable location for a large military training base. In April 1942, it was announced that some 126,000 acres of the former Ranchos Santa Margarita and Las Flores would soon be transformed into the largest Marine Corps base in the nation.⁸⁹ On September 25th of that year, President Franklin D. Roosevelt attended the official dedication of Camp Pendleton, named for Major General Joseph H. Pendleton, who had long advocated for the establishment of a West Coast training base.

San Clemente's economic recovery benefited greatly from the new military presence located just south of the City limits. The base provided a steady stream of customers for local businesses, and fostered the City's beach tourism.⁹⁰ During World War II, some 50,000 Marine and Navy personnel were stationed at Camp Pendleton.⁹¹ At its peak, as many as one in six

⁸⁷ Walker, 132.

⁸⁸ Walker, 132.

⁸⁹ Camp Pendleton website.

⁹⁰ Heumann.

⁹¹ San Clemente State Beach, exhibit.



The 1947 Beachcomber Motel is recommended for designation as a local landmark.

students at San Clemente's Las Palmas Elementary School were military dependents.⁹²

Following the war, many who first came to San Clemente as a result of their military service chose to stay and raise their families, a pattern that was repeated in cities throughout Southern California. Those who were attracted to the City's Spanish charm often continued that tradition in the design of their own homes. However, with the abolition of mandated architectural restrictions that prescribed the City's looks in previous years, some opted for a looser translation of the Spanish style. The residence at 304 Avenida Cabrillo, for example, employed the customary red tile roofing, but traded the white stucco walls for adobe brick. Its simple horizontal form references the modest tract houses that were being constructed by the thousands in other cities like Los Angeles during the same period.

In the late 1940s, motels and apartments began appearing in the area around the Municipal Pier as tourists were drawn to the beach in larger numbers.⁹³ In 1947, William Tepper built a low-slung apartment court on the bluffs overlooking the Pier. The Tepper Apartments, later renamed "The Beachcomber" (525-535 Avenida Victoria), contains twelve units. Each unit includes its own kitchenette and covered porch, and was available for rent by the day or week. In contrast to its contemporaries in other cities, this unique example of roadside architecture in San Clemente embraced the Spanish Colonial Revival style, including red roof tiles, smooth white stucco wall, and simple wood porch supports.

By 1950, San Clemente's population had surpassed 2,000, more than double its size prior to the Crash of 1929. This increase would mark the beginning of a period of gradual and sustained growth that would continue for several decades.

- *Postwar Growth and the Nixon Years (1950-1980)*

During the 1950s, San Clemente grew significantly, from 2,000 residents in 1950 to 8,500 in 1960.⁹⁴ The City was also experiencing a new wave of commercial development free of architectural restriction, particularly on Avenida Del Mar and North El Camino Real. On Avenida Del Mar, previously undeveloped lots were filled in with boxy commercial storefronts featuring flat roofs, smooth stucco walls, and floor-to-ceiling glazing on the street façade. One of the most striking examples occupies the northeast corner of Avenida Del Mar at North Ola Vista. This building (166-176 Avenida Del Mar) is enhanced by a flat projecting canopy which shades the sidewalk and is perforated to accommodate four palm trees. Today, it is this combination of mid-century modern buildings and the City's earliest Spanish Colonial

⁹² Walker, 118.

⁹³ Walker, 142.

⁹⁴ Walker, 153.



Nixon and Brezhnev sign a Strategic Arms Limitation agreement at Casa Pacifica in June of 1973.

Revival structures that characterize San Clemente's historic business district.

El Camino Real contains some of the City's most whimsical buildings. The dynamic designs of the current Chamber of Commerce building (1100 N El Camino Real) and Pedro's Tacos (550 N El Camino Real) both reflect the postwar optimism that characterized much of the commercial architecture of the 1950s.

The completion of the San Diego Freeway (Interstate 5) through San Clemente in 1960 ushered in a new period of expansion in San Clemente. This improvement made San Clemente more accessible to surrounding communities and longer work commutes became more commonplace. The City's population swelled from 8,500 residents in 1960 to 17,000 a decade later, and the demand for housing increased dramatically. As a result, many of the original Ole Hanson-era homes were lost, replaced by newer, often higher-density buildings.⁹⁵

Just as important, the freeway changed the orientation of the City. For the first time in its history, El Camino Real was no longer the main thoroughfare through town, and the hills above opened for town for new tract development. The 500-residence Shorecliffs development, constructed between 1963 and 1965, was the first of what would be many large-scale housing tracts in San Clemente.⁹⁶

For many around the country and around the world, San Clemente is known as the home of President Richard Nixon's "Western White House." In 1969, the Nixons purchased the former Cotton Estate at the southernmost edge of town for \$340,000. The property was rehabilitated and renamed "La Casa Pacifica." Part of the rehabilitation included the construction of a 1,500-foot long, 8-foot tall red-tile topped wall around the perimeter of the property for added privacy, as well as a gazebo at each corner for Secret Service.⁹⁷ The street leading to the house was renamed "Del Presidente."

During President Nixon's residency, the estate hosted numerous heads of state, diplomats, and other distinguished guests, including South Vietnamese President Thieu and Prime Minister Sato of Japan. Without question the most significant official visit took place in June of 1973, when President Nixon and Soviet Premier Leonid Brezhnev signed a SALT agreement on front lawn, averting nuclear war.⁹⁸

In August 1974, Richard Nixon resigned the Presidency and returned home to San Clemente with his family. The Nixon family remained at La Casa Pacifica until 1980, when they sold the property and returned to the East Coast to be near their daughters and grandchildren.

⁹⁵ Heumann.

⁹⁶ Walker, 154.

⁹⁷ Walker, 164.

⁹⁸ Walker, 169-170.

- *San Clemente Today*

Today San Clemente remains a thriving coastal community. The City's long-time residents and retirees tend to live in the original Ole Hanson-era tracts, while more recent residents occupy newer housing in the "backcountry" east of the San Diego Freeway, often commuting to employment centers in other parts of Orange County.

SELECTED CHRONOLOGY

The following chronology is not a comprehensive history of the area. Rather, it is intended to highlight activities and events important to the understanding of the built environment within the City of San Clemente from the earliest settlement through the Nixon residency.

- 1542 On October 3rd, Portuguese navigator Juan Rodriquez Cabrillo sites an island off the coast of Alta California and names it for his ship, the "Vitoria."
- 1602 On November 23rd, the feast day of Christian martyr Saint Clement, Spanish explorer Sebastian Vizcaino encounters the same island and renames it "San Clemente."
- 1769 Gaspar de Portola leads an expedition of Alta California for Spain.

The first Christian baptism in Alta California occurs in nearby Cristianitos Canyon on July 22.
- 1776 Spanish missionary Father Junipero Serra establishes a permanent mission at San Juan Capistrano.
- 1834 All California missions are secularized and Spain's vast land holdings are granted to Mexican rancheros.
- 1849 Gold is discovered at Sutter's Mill in Northern California.
- 1850 California becomes the 31st state of the Union.
- 1874 Ole Hanson is born in Racine, Wisconsin.
- 1876 The Transcontinental Railroad, completed seven years earlier, is extended to Southern California.
- 1888 The Santa Fe Railroad links San Juan Capistrano and San Diego.
- 1901 A coastal railroad between San Francisco and Los Angeles is completed.
- 1915 The Panama-California Exposition in San Diego popularizes Spanish architecture in California.
- 1925 An early morning earthquake on June 29th destroys much of Santa Barbara, allowing the City to rebuild itself as a Spanish town.

In a November 8th article in the *Los Angeles Examiner*, Ole Hanson proclaims his vision for his own "Spanish Village" in San Clemente.

Nearly \$125,000 worth of land sales are made on the first day.
- 1926 In eight months, the first tract is sold out.

- 1927 The town of San Clemente boasts a post office, Chamber of Commerce, and a local newspaper, *El Heraldo de San Clemente*.
- 1928 San Clemente incorporates as a city on February 28th.
Municipal Pier is donated to the City by Ole Hanson.
- 1929 San Clemente is home to some 500 buildings and 1,000 residents.
El Camino Real was paved as Highway 1 through San Clemente.
The stock market crashes, ushering in the Great Depression.
- 1930 San Clemente has 1,200 residents.
- 1932 Having lost his fortune, Ole Hanson leaves San Clemente.
- 1933 A 6.3 earthquake centered in Long Beach is felt throughout Orange County, and leads to the collapse of Mayor Murphine's mansion.
- 1934 The Ortega Highway opens, connecting San Juan Capistrano with Riverside County.
- 1937 The architectural restrictions established by Ole Hanson are abandoned.
On July 31st, some 5,000 dancers turn out for the much-anticipated grand opening of the Casino San Clemente.
- 1938 On May 12th, the San Clemente Theatre opens, touted as "the most elaborate theater development on the entire south coast."
- 1940 On July 6th, Ole Hanson dies of a heart attack at age 66.
San Clemente's population has dwindled to 479 residents, a decline of 60% in a single decade.
A new 1,277 foot Municipal Pier opens on July 1st, just eight months after the original Pier was destroyed by severe storms.
- 1941 The Japanese bomb Pearl Harbor on December 7th, and the United States enters World War II.
- 1942 On September 25th, President Franklin D. Roosevelt attends the official dedication of Camp Pendleton.
- 1950 San Clemente's population rebounds, surpassing 2,000 residents.
- 1960 On November 7th, Interstate 5 is completed through San Clemente, replacing El Camino Real as the community's main thoroughfare.
Approximately 8,500 people live in San Clemente.
- 1965 San Clemente High School opens.

- 1968 The San Onofre Generating Station (SONGS), the world's largest nuclear power plant, is constructed just two miles south of San Clemente.
- San Clemente begins development of a General Plan, preparing for a future population of 75,000 or more.
- 1969 President Richard M. Nixon purchases the Cotton Estate for \$340,000, renaming it "La Casa Pacifica."
- 1970 San Clemente's population is over 17,000.
- 1971 President Nixon signs a bill giving the State of California 2.5 miles of beach from San Clemente to San Onofre, opening up the famed Trestles surfing spot.
- 1972 After a fire destroyed much of the Community Clubhouse, the rebuilt and expanded community center is dedicated on February 27th.
- 1973 President Nixon receives Soviet Premier Leonid Brezhnev at the Western White House.
- The San Clemente Historical Society holds its first meeting at the library on Avenida Granada.
- 1974 Nixon resigns the Presidency and returns to San Clemente with his family.
- 1980 San Clemente's population surpasses 27,000.
- The Nixons leave San Clemente.
- 1981 San Clemente reinstates architectural design review in the business district and the Pier Bowl areas, and for designated historic structures.
- 2000 San Clemente's population approaches 50,000 as the City celebrates the 75th anniversary of its founding.

SIGNIFICANT PERSONS

The following individuals are known to have played important roles in the history and development of San Clemente. Properties associated with these or any persons considered to be important to San Clemente's history may have historic or cultural significance based upon this association. The following list includes architects, builders, city pioneers, community leaders, and noted residents.

- **William A. Ayer** - first City Engineer; designed the Municipal Pier.
- **William J. Barry** - first City Clerk.
- **Edward R. Bartlett** - contractor; sat on City's Architectural Committee; first Electrical, Plumbing, and Building Inspector.
- **James H. Bennett** - first Fire Chief.
- **Harry H. Calvin** - first City Treasurer.
- **Felipe Carrillo** - established Rancho Los Desechos, which comprised most of the land that would become San Clemente.
- **Hamilton H. "Ham" Cotton** - millionaire financier and oilman; one of the original financial backers of San Clemente; President of the Bank of San Clemente.
- **Oscar F. Easley** - on the first City Council; first Commissioner of Streets and Sidewalks.
- **Forest J. Eaton** - first Chief of Police, from 1928 to 1930.
- **John and Marcus Forster** - father and son owned some 300 square miles of what would later become San Clemente.
- **William F. Gibson** - first Deputy City Clerk.
- **Ole Hanson** - founder and builder of San Clemente.
- **Ole Hanson Jr.** - Director of Sales for the Hanson tracts; on the first City Council; first Commissioner of Lights, Water, Parks and Playgrounds.
- **J. Wilmer Hershey** - Santa Barbara architect hired to design San Clemente's first public buildings.
- **Trafford Huteson** - partner in the real estate firm of Huteson and Murphine; tract sales manager for Ole Hanson.
- **Carl Lindbom** - architect of the Cotton Estate (Casa Pacifica) and the Hanson Estate (Casa Romantica).
- **Thomas F. Murphine** - partner in the real estate firm of Huteson and Murphine; tract sales manager for Hanson development; San Clemente's first mayor; on the first City Council; first Commissioner of Finance.

- **Leonard G. Nattkemper** - first City Police Judge; first City Recorder.
- **Richard M. Nixon** - purchased the Cotton Estate in 1969 as his "Western White House."
- **LeRoy M. Strang** - operated Strang Brothers Construction Company with brother Arthur; on the first City Council; first Commissioner of Fire and Police; mayor of San Clemente 1940-1947.
- **Charles D. Swanner** - first City Attorney
- **Earl von Bonhorst** - on the first City Council; first Commissioner of Health, Safety, and Public Morals.
- **Virgil Westbrook** - most prolific architect in San Clemente during the Spanish Village period, designing many private residences and public buildings.
- **Bertha and Emma Wierk** - sisters; leaders in the early San Clemente social community.

Below is a comprehensive listing of known architects and builders of properties examined in the course of this Survey Update.

Architects:

William Ayer	Paul McAlister
Clifford A. Balch	E.A. Myhre
William P. Bell	J. H. Nicholson
J. Wilmer Hershey	Richard Sears
W. E. Hill.	Eli Simonson
E. W. Klausen	Leo Smith
Wessel Kousen	Aubrey St. Clair
Herman Light	Fay R. Spangler
William Ayer	Virgil Westbrook
Clifford A. Balch	Paul R. Williams
Carl Lindbom	

Builders:

Bailey (Blaise?)	William Musch
O. M. Berg	Musch & Sullivan
Ben Cope	Leo Smith
Clemente Construction	Smith & Halseth
C. A. Ellison	South Coast Construction Co.
Oscar Ericson	A. M. Southwell
F. S. S. Hallberg	Strang Bros.
Hallberg & McCulloch	Strang-Smith
Halseth & Hossman	J. M. (G. M.? O. M.?) Sullivan
Oscar Koch	Joseph Thompson

IV. SURVEY RESULTS



This residence at 120 Avenida San Pablo appears eligible as a contributor to a potential National Register district.

Over the course of this Survey Update, 213 unique properties were fully examined, evaluated, and documented on State DPR forms. Of these surveyed properties, nineteen were evaluated as eligible for local designation as individual landmarks. Eight properties appear eligible for individual listing in the National Register, in addition to six properties that are already listed or have been determined eligible for National Register listing. In addition, the Survey Update identified a potential local historic district comprised of 207 resources, 149 of which also appear to contribute to a National Register eligible district.

The City's Historic Structures List currently includes 203 properties. This Survey Update recommends the addition of eleven properties, and the removal of five properties, for a revised total of 209 historic structures in the City of San Clemente. The following section details the conclusions of the Survey Update. A summary listing of all surveyed properties and their recommended evaluations is attached. (See Appendix C).

EVALUATION PROCESS

Properties Evaluated

Properties evaluated within this Survey Update include:

- All properties listed on the City's Historic Structures List, as amended on October 17, 2000.
- Properties marked "historic" on the City's zoning maps.
- Known properties related to the original *Ole Hanson/Spanish Village by the Sea* period of development, including municipal infrastructure.

Several additional properties were included at the request of City staff and members of the San Clemente Historical Society, and when historical research suggested that a property of note might be extant. When sufficient information could be obtained within the scope of this Survey Update, these properties were evaluated and documented on State DPR forms. Others still require additional research and/or field work in order to be properly evaluated. These properties are discussed in the recommendations section of his report.

Evaluations Assigned

Each surveyed property has been assigned a California Historical Resource Status Code ("Status Code"). These codes are used by the California Office

of Historic Preservation to reflect designations or eligibility for the National Register of Historic Places, the California Register of Historical Resources, and for local designation. Please note that effective August 2003, these status codes were revised and adopted by the State Office. Therefore, all properties evaluated for this Survey Update have been assigned a revised status code.⁹⁹

In addition, each surveyed property has been assigned a "Local Evaluation," indicating the evaluation of the property at the local level, as follows:

- "S" - eligible as a separate or individual property; a local landmark.
- "D" - eligible as a contributing property to a potential local historic district.
- "B" - eligible as *both* a local landmark and a local district contributor.

For a complete explanation of a property's evaluation status, refer to the the DPR forms.

- *Historic Significance*

The definition of historic significance used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register:

Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation. It is achieved in several ways: (1) Association with events, activities, or patterns; (2) Association with important persons; (3) Distinctive physical characteristics of design, construction, or form; or (4) Potential to yield important information. 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.¹⁰⁰

- *Periods of Significance*

This Survey Update confirms the periods of significance first identified by the 1995 Historic Resources Survey, conducted by Leslie Heumann &

⁹⁹ For a complete list of Revised California Historical Resource Status Codes, see the California Office of Historic Preservation website.

¹⁰⁰ *National Register Bulletin 16A: How to Complete a National Register Registration Form.* U.S. Department of the Interior, National Park Service, 3.

Associates. The first period of significance is defined as the *Ole Hanson/Spanish Village by the Sea* period from 1925 through 1936. This period extends from the City's founding until architectural restrictions mandating the Spanish Colonial Revival style were lifted.

A second period of significance comprises the years 1937 to 1949, inclusive. Referred to in the 1995 Survey as *San Clemente in the 30s and 40s*, this period reflects a city in transition as it emerges from the Great Depression and development is freed from previous architectural constraints.



San Clemente Municipal Pier, 1948. (Frasher Foto Postcards Collection).

POTENTIAL CITY LANDMARKS

At the present time, the City does not distinguish between individually eligible historic structures (landmarks), and properties eligible as contributors to a local historic district. This Survey Update makes that distinction.

Throughout the City, nineteen properties were identified as eligible for local designation as individual properties or City Landmarks. Note that some of these may also be eligible as contributors to a historic district. A property considered eligible for landmark designation was constructed between 1925 and 1949, retains good integrity, and:

- Has an association with a significant event in San Clemente; or
- Has an association with a significant person in San Clemente; or
- Is an excellent example of the Spanish Colonial Revival style as represented in San Clemente

Table 2. Potential City Landmarks.

Street Address	Property Name	Status Code	Local Evaluation
304 Avenida Cabrillo	L.S. Frasier House	5S	S
Avenida De Las Palmeras	Cotton Estate Gate	3B	B
114 Avenida Del Mar	Hotel San Clemente	1S	B
415 Avenida Granada	Casa Romantica	1S	B
233 Avenida La Cuesta	(none)	5S	S
243 Avenida La Cuesta	Goldschmidt House	1S	B
105 W Avenida Pico	Ole Hanson Beach Club	1S	B
140 W Avenida Pico	Casino San Clemente	3B	B
529-533 Avenida Victoria	Beachcomber Motel	3B	B
611 Avenida Victoria	Municipal Pier	5B	B
4100 Calle Isabella	Casa Pacifica (Cotton Estate)	3B	B
100 N Calle Seville	Community Clubhouse	5B	B

Street Address	Property Name	Status Code	Local Evaluation
412 Cazador Lane	Warner House	3B	B
100 S El Camino Real	Bartlett Building	3D	B
101 S El Camino Real	Easley Building	1S	B
104-118 N El Camino Real	Administration Building	3B	B
1426 N El Camino Real	San Onofre Inn	2D2	B
1700 N El Camino Real	San Clemente Theater	3B	B
402-404 Pasadena Court	Sea Cliff Villas (Robison House)	3B	B



The former Casino San Clemente, constructed in 1937, is recommended for designation as a local landmark.

POTENTIAL HISTORIC DISTRICTS

o *Spanish Colonial Revival Historic Thematic District*

This Survey Update has identified a potential local historic district comprising 207 properties. For the purposes of this district, historic significance was based upon architectural, historic, or cultural association with the *Ole Hanson/Spanish Village by the Sea* or *San Clemente in the 30s and 40s* periods of significance, from 1925 through 1949. Contributors to this potential historic district included those properties built during one of the above periods of significance, that retain good to fair material integrity, and that are designed in the Spanish Colonial Revival style.

Because of the planned nature of San Clemente's development during its first decades, the vast majority of these historic structures are located west of Interstate 5, between Avenida Pico to the north and Avenida Calafia to the south. However, the resources themselves are not clustered together, but rather scattered throughout this general area. For this reason, such an historic district would be a *thematic* - rather than a *contiguous* - district.

An historic district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by non-significant areas.¹⁰¹ A thematic district is a finite group of resources related to one another in a clearly distinguishable way for their thematic character related to architectural style, period of development, or other characteristics, although not within a geographically definable area. Such a district is comprised of properties related in time and historical significance through an established theme.

¹⁰¹ *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation.* Washington, D.C.: National Park Service, U.S. Department of the Interior, 1985. p. 6.

- *North Beach Historic District*

This Survey Update identified a potential local historic district in the North Beach area comprising four contiguous properties. Located at the historic northern entrance to San Clemente on El Camino Real, these properties are collectively referred to as the “amusement center” in the 1947 edition of the San Clemente City Directory.¹⁰² Taken together, they appear to reflect Ole Hanson’s intent for this area as a recreational and entertainment destination.

Table 3. Potential North Beach Historic District.

Street Address	Property Name	Status Code	Local Evaluation
105 W Avenida Pico	Ole Hanson Beach Club	1S	B
140 W Avenida Pico	Casino San Clemente	3B	B
150 W Avenida Pico	San Clemente Bowling Center	5D	D
1700 N El Camino Real	San Clemente Theater	3B	B

- *Ole Hanson/Spanish Village by the Sea Historic Thematic District*

This Survey Update has also identified a potential National Register eligible historic district, which is a subset of the Spanish Colonial Revival historic district described above. The district is composed of 149 properties, with architectural, historic, or cultural association with the *Ole Hanson/Spanish Village by the Sea* period of significance from 1925 through 1936, with good material integrity, and designed in the Spanish Colonial Revival style.

As is the case with the local historic district above, contributors to the National Register eligible district are not clustered in a definable geographic area, but instead are scattered over a large area, and therefore comprise a *thematic* district.

- *National Register Eligible Properties*

Eight properties have been identified as appearing eligible for the National Register individually, in addition to the six properties previously listed in or determined eligible for the National Register.

¹⁰² “The City Directory. San Clemente By-The-Sea, Orange County, California. San Clemente Chamber of Commerce, 1947. p. 5.

Table 4. National Register Eligible Properties.

Street Address	Property Name	Status Code	Local Evaluation
Avenida De Las Palmeras	Cotton Estate Gate	3B	B
140 W Avenida Pico	Casino San Clemente	3B	B
529-533 Avenida Victoria	Beachcomber Motel	3B	B
4100 Calle Isabella	Casa Pacifica (Cotton Estate)	3B	B
412 Cazador Lane	Warner House	3B	B
104-118 N El Camino Real	Administration Building	3B	B
1700 N El Camino Real	San Clemente Theater	3B	B
402-404 Pasadena Court	Sea Cliff Villas (Robison House)	3B	B



This tree-lined median indicates the former site of a bridle trail.

HISTORIC OBJECTS, SITES, AND LANDSCAPE FEATURES

Historic significance in the City of San Clemente is not evidenced in buildings alone. Much of the physical character of the City is a directly result of its history as a planned community. For this reason, this Survey Update recommends that several objects, former sites of significant resources, and elements of landscape design be added to the Historic Structures List for their association with the City's early planning and infrastructure.

- **Aqueduct** - The Municipal Aqueduct was built for the City of San Clemente in 1928 and is a remnant of the City's original Reservoir and Municipal Water Works system.
- **Sidewalks** - The original red tile sidewalks were likely installed between 1926 and 1928, and were part of the City's original infrastructure gifted to the people of San Clemente by Ole Hanson.
- **Golf Course** - The San Clemente Municipal Golf Course design in 1928 by renowned golf course architect William P. Bell, and today is considered one of the finest public courses in Southern California.
- **Max Berg Plaza Park** - Plaza Park retains its original use and boundaries as defined on Ole Hanson's plat map for the City.
- **Bridle Paths (sites of)** - Landscaped medians along S. Ola Vista, Esplanade, and Avenida Valencia demarcate the original location of the City's bridle paths.

As these features are not associated with a building, the process for recognizing and preserving these resources may be different. In the case of a site upon which no significant physical features remain, designation may include the placement of interpretive signage or a plaque.

CHANGES TO THE HISTORIC STRUCTURES LIST

This Survey Update recommends the following changes to the City's current Historic Structures List.

- *Properties to be Added*

The following eleven properties are recommended for addition to the City's Historic Structures List.

Table 5. Properties Recommended for Addition to the HSL.

Street Address	Property Name	Status Code	Local Evaluation
211 Avenida Cabrillo	(none)	3D	D
313 Cazador Lane	(none)	5D	D
222-224 W Marquita	(none)	5D	D
(none)	Aqueduct	3D	D
(none)	Bridle Paths (sites of)	5D	D
(none)	Historic Sidewalks	3D	D
104 Avenida Del Mar	Stanford Court	3D	D
150 E Avenida Magdalena	San Clemente Municipal Golf Course	3D	D
116 Avenida Serra	(none)	5D	D
1100 Calle Puente	Max Berg Plaza Park	3D	D
206 S El Camino Real	Goody's Tavern (White House Restaurant; El Faro Café)	5D	D

- *Properties to be Removed*

The following five properties are recommended for removal from the City's Historic Structures List due to poor integrity, an absence of typical Spanish Colonial Revival elements, or inconsistency with other properties from the same period.

Table 6. Properties Recommended for Removal from the HSL.

Street Address	Property Name	Status Code	Local Evaluation
103 Alameda Lane ¹⁰³	(none)	6Z	n/a
207 Avenida Miramar	(none)	6Z	n/a

¹⁰³ This property was under construction at the time of the Survey Update. Alterations in progress are being made under the property's Historic Property Preservation Agreement (HPPA).

Street Address	Property Name	Status Code	Local Evaluation
215 Avenida Miramar	(none)	6Z	n/a
204 Avenida Pelayo	(none)	6Z	n/a
157 Avenida Serra	(none)	6Z	n/a

VI. RECOMMENDATIONS



The Hotel San Clemente, opened in 1927, is listed in the National Register of Historic Places.

This section makes recommendations for the continued evaluation and designation of the City's historic resources. These recommendations are based upon standard preservation theory and practice as reflected in material from the National Park Service, the California Office of Historic Preservation, and the National Trust for Historic Preservation.

Recommendations are not limited to the activities of City staff and City Council. The business and professional community, educators, students, volunteers, and community organizations can be important partners in ongoing efforts to preserve San Clemente's significant resources. The San Clemente Historical Society, for example, maintains an impressive archive of materials relating to the region's early history which will contribute greatly to the continued understanding of the City's development and its citizens.

FOR FURTHER STUDY

This Survey Update was focused on re-evaluating properties previously identified as historic and listed on the City's Historic Structures List. However, a number of other historical themes and associative resources have been identified. These themes should be explored further, and their associative properties evaluated for their eligibility for local or National Register designation.

- o *Mid-Century Commercial Development*

San Clemente's earliest commercial buildings date to the founding of the town in the late 1920s. However, a second wave of commercial development occurred during the economic boom years following World War II. Evidence of this latter development remains in San Clemente today, particularly on El Camino Real and Avenida Del Mar.

Modern-style commercial structures from the 1950s and 1960s are typified by flat roof and wall planes; floor-to-ceiling glazing; and multiple wall claddings, including stucco, tile, and stone veneer. The more whimsical designs often display geometric shapes and patterns. These buildings provide a striking counterpoint to the soft lines and hand-crafted quality of the mandated Spanish Colonial Revival style development of the previous decades.

The list below is not comprehensive, but includes representative examples of intact Modern commercial buildings from the 1950s and 1960s.

Street Address	Date of Construction ¹⁰⁴
141-143 Avenida Del Mar	1951
145-147 Avenida Del Mar	1951
157-163 Avenida Del Mar	1958
166-176 Avenida Del Mar (Russell Stationers)	1954
210 Avenida Del Mar	1954
211 Avenida Del Mar	1957
216 Avenida Del Mar	1959
221 Avenida Del Mar	1949
223 Avenida Del Mar	1952
241 Avenida Del Mar	1959
550 N El Camino Real (Pedro's Tacos)	1953
709-711 N El Camino Real	1960
710-712 N El Camino Real	1961
808 N El Camino Real	1950
920 N El Camino Real	1947
1100 N El Camino Real (Chamber of Commerce)	Unknown

o *1950s Residential Development*

A cohesive and architecturally homogenous cluster of homes occupies the former site of a municipal baseball diamond. The baseball diamond was part of the recreational infrastructure developed by Ole Hanson at the town's founding and gifted to the people of San Clemente. In 1955, this site was subdivided into residential lots and developed with the steeply-gabled, modest homes that exist there today.¹⁰⁵

The approximate boundaries of this tract development are Calle De Las Bolas to the north, Avenida Florencia on the east, and Calle Sacramento on the south and west. The site is bisected by Avenida Hacienda. Due to its architectural cohesion, this tract may be eligible for local designation as an historic district.

o *San Clemente State Beach*

An expansive tract of land at the southernmost tip of the City was originally slated to be developed by Hamilton Cotton. Instead, the area has been preserved as urban open space with a mile-long beachfront as San Clemente State Beach. Today, the recreation area attracts campers and surfers from throughout Southern California.

¹⁰⁴ Construction dates are estimated based upon Orange County Tax Assessment Records.

¹⁰⁵ The date of the tract is based upon Orange County tax assessor data for the parcels.



This cluster of 1955 residences is a unique example of mid-century tract housing in San Clemente.

The park retains multiple features dating from the mid-1930s and the efforts of the Civilian Conservation Corps (CCC), including an adobe wall and hiking trails. The custodian's cottage (now the Visitor's Center) was salvaged from the Thomas Murphine's residence following the Long Beach Earthquake and relocated to the park in 1934. This property, as well as individual elements contained within it, may be eligible for designation at the local level. Because this property is owned by the State of California, the City should explore its role in preserving elements of the site that relate to the history of San Clemente.

- *Elements of the Cotton Estate*

The Hamilton Cotton Estate originally occupied some 110 acres of land containing multiple structures. In 1976, a substantial portion of this property was subdivided and developed as the gated community of Cypress Shore. The Cotton Residence, La Casa Pacifica, and the estate's main entrance gate are both recommended for designation as City landmarks. Other original features of the Cotton Estate may be extant as well within the Cypress Shore community. The Spanish-style horse stables serve as a recreation center for Cypress Shore residents. The estate's gardens and trout pond provide the community with a private park. These structures may be historically significant for their association with Hamilton Cotton and the founding of San Clemente.

- *Nixon-Related Properties*

Properties associated with President Richard Nixon may be historically significant. One example is the so-called "Nixon Wall" that surrounds the former Hamilton Cotton Estate. In 1969, an 8-foot tall wall was erected around the 1,500-foot perimeter of what was then the "Western White House," along with four Spanish gazebos for Secret Service personnel at each corner of the property. Although not an original feature of the property, this wall may be an alteration that has assumed significance over time. The Nixon residency and its impact on the built environment of San Clemente should be further explored.

- *Street Trees*

Mature palm trees line both side of El Camino Real from Avenida Barcelona in the south to Avenida Pico in the north. El Camino Real is important as San Clemente's original commercial thoroughfare. Landscape features that distinguish this street may also be significant.

- *Railroad-Related Properties*

The coastal railroad between Los Angeles and San Diego predates the founding of San Clemente by some 40 years. The Santa Fe Railroad arrived in the region in 1888. Properties or sites related to the railroad in San Clemente may be historical significant. An early railway depot was established near the Ole Hanson Beach Club at the northern end of town. A railroad underpass constructed by the WPA between 1935 and 1936 continues to provide pedestrian accesses to the Municipal Pier today.

- *Possible City Landmarks*

There are several properties that could not be recommended for designation as local landmarks due to insufficient information and/or limited visibility of the property from the public right-of-way. However, the evaluation of historic structures is an ongoing process. The following properties may become eligible for designation as local landmarks if (a) additional information is obtained establishing an association with an historic event or person, and/or (b) a more intensive survey of the site reveals substantial character-defining features.

Street Address	Property Name
255 Avenida Lobeiro	Casa De Marca
1209 Buena Vista	Moulton House
1815 Calle De Los Alamos	(Unknown)
418 Cazador Lane	(Unknown)
420 Cazador Lane	Ann Harding House
217 Esplanade	(Unknown)
230 W Marquita	Swigart House
267 W Marquita	Casa Marquita

- *Possible Historic Districts*

This Survey Update emphasizes the re-evaluation of previously-identified historic structures, and is not a comprehensive survey of a geographically-defined area. However, several sections of town appear worthy of a thorough, property-by-property survey. These areas include:

- **Business District:** San Clemente’s historic commercial core, oriented around the intersection of Avenida Del Mar and El Camino Real, includes early Spanish Colonial Revival buildings and mid-century modern structures.

- **Pier Bowl:** The area surrounding the Municipal Pier contains elegant early residences, as well as later tourism-related properties like the Beachcomber Motel.



Palm trees line El Camino Real, San Clemente's historic thoroughfare.

- o *Periods of Significance*

This Survey Update confirms the two principal periods of significance established in the 1995 Historic Resources Survey by Leslie Heumann and Associates. The first of these, the *Ole Hanson/Spanish Village by the Sea* period between 1925 and 1936, is well-defined by the founding of the town and the tenure of architectural restrictions.

The second period of significance is identified in the 1995 Survey as *San Clemente in the 30s and 40s*, between 1937 and 1949. This period begins with the abandonment of architectural restrictions mandating the Spanish Colonial Revival style. Despite the persistence of Spanish designs into the 1940s, development in San Clemente during this period is decidedly more varied. In many ways, San Clemente begins to reflect the development patterns and stylistic trends already at work elsewhere in Southern California.

It is recommended that this second period of significance be expanded to include the postwar development of the 1950s. The historic context for this period should be more fully developed and properties from this period more fully surveyed, with particular emphasis on those buildings designed in styles other than Spanish Colonial Revival.

SAN CLEMENTE PROTOCOLS AND PROCEDURES

- o *It is recommended that the City develop separate criteria and procedures for designating landmarks and historic districts.*

The City of San Clemente uses its Historic Structures List as an inventory of historic properties within the City. However, this list does not distinguish between landmarks and district contributors. The City should develop eligibility criteria for the designation of individual landmarks. In addition, the City should establish a mechanism for the establishment of historic districts.

- o *It is recommended that the City develop criteria and procedures for designating thematic historic districts.*

As is evident from this Survey Update, San Clemente's historic properties are scattered throughout the City. Therefore, it is recommended that the City establish the ability to designate non-contiguous or *thematic* historic districts, in addition to geographically-definable historic districts.

- *It is recommended that the City continue to pursue the objectives of the Landmarks Task Force.*

The Landmarks Task Force is in the process of developing recommendations relating to San Clemente's historic preservation procedures and process; zoning amendments; site plan permit process; and ordinance language, including economic hardship provisions.

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APPENDIX A

Field Survey Form

CITY OF SAN CLEMENTE – Field Survey Form

Survey Date: _____

Inventory Address:

Form # _____

Street address (if different):

Photos _____

<u>Stories</u>	<u>CURRENT USE</u>	<u>PLAN</u>	<u>CONSTRUCTION</u>	<u>STYLE</u>
1	Single family	Rectangular	Wood-frame	Spanish Col Revival
2	Multiple family	Irregular	Steel-frame	American Col Revival
3	Duplex	L-shape	Brick	Tudor Revival
4+	Commercial	U-shape	Masonry	Queen Anne
half	Educational	OTHER	Concrete	Craftsman
	Religious		OTHER	Art Deco
	Governmental			Minimal Traditional
	Recreational			Modern
	Industrial			Dingbat
	Secondary bldg			Ranch
	OTHER			OTHER

<u>ROOF SHAPE</u>	<u>ROOF MATERIAL</u>	<u>WALL CLADDING</u>	<u>WINDOWS</u>	<u>Other features</u>
Flat	Asphalt shingle	Stucco-smooth	Wood	Overhanging eaves
Flat with parapet	Rolled asphalt	Stucco-rough	Aluminum	Exposed rafter tails
Gable-front	Clay tile	Wood lap	Steel	Wood eave brackets
Gable-side	Clay tile parapet	Wood shingle	Vinyl	Projecting roof beams
Hip	Wood shingle	Board and batten	Double-hung	Boxed eaves
Hipped gable	Slate	Brick	Casement	Parapet
Gable on hip	OTHER	Concrete	Sliding-horizontal	Decorative cornice
OTHER		Asbestos	Divided-light	Clay tile roof at front
		Vinyl siding	OTHER	Porch
		OTHER		Wood balustrades
				Wood porch supports
				Balcony
				Chimney
				OTHER

ALTERATIONS

Windows Doors No alterations

Wall cladding Porch No alterations since 1995

Roof Addition

CONDITION

Good

Fair

Poor

INTEGRITY

Good

Fair

Poor

FIELD EVALUATION

- Remains eligible with little/no alteration
- Altered but remains eligible
- Altered - No longer eligible
- Demolished
- Other

Locally?

Yes

No

Don't know

NR?

Yes

No

Don't know

APPENDIX B

**Property Data
for Surveyed Properties**

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
(none)	Aqueduct		n/a	None	PR/BSO	1928 (E)	City of San Clemente			Municipal aqueduct	3D	D	ADD
(none)	Bridle Paths (sites of)		n/a	None	PR/BSO	1926-1928 (E)	City of San Clemente			Equestrian trails	5D	D	ADD
(none)	Cotton Estate Gate	Cotton Estate Gate		3D	PR/BSO	1928 (E)	Hamilton H. Cotton	Carl Lindbom			3B	B	CHANGE
(none)	Sidewalks		n/a	None	PR/BSO	1926-1928 (E)	City of San Clemente			Sidewalks	3D	D	ADD
103 Alameda Lane		"Alhambra By the Surf" boarding house	692-023-02	5S3	CS	1949 (F) Building Permit	John B. Bennett	E.A. Myhre		Boarding house	6Z	n/a	REMOVE
109 Alameda Lane			692-023-05	3D	CS	1927 (E) Tax Assessor					3D	D	SAME
166 W Avenida Alessandro			692-201-23	3D	CS	1928 (F) Building Permit	W. J. Moore	Virgil Westbrook			3D	D	SAME
120 Avenida Algodon			058-093-08	3D	CS	1926 (E) Tax Assessor)					3D	D	SAME
202 Avenida Aragon (210 Avenida Aragon)	Saint Clement's Episcopal Church	Saint Clement's Episcopal Church	692-113-22	3B	CS	1930 (F) Building Permit		Virgil Westbrook	Strang Bros.		3D	Possible religious exemption	CHANGE
224 Avenida Aragon			692-113-29	3D	CS	1927 (E) Tax Assessor					5D	D	CHANGE
105 Avenida Barcelona			692-151-21	3D	CS	1927 (E) Tax Assessor					3D	D	SAME
117 Avenida Cabrillo	Pacific Coast Realty		058-081-60	3D	CS	1927 (E) Tax Assessor					3D	D	SAME
202-204 Avenida Cabrillo	Cabrillo Playhouse		058-123-63	4R	CS	1928 (E) Historic photograph	R. Bevins		Smith & Halseth	Residence	5D	D	CHANGE
211 Avenida Cabrillo			058-111-20	4R	CS	1928 (E) Tax Assessor					3D	D	ADD
213 Avenida Cabrillo	Casa Luna		058-111-19	3D	CS	1927 (E) Tax Assessor					5D	D	CHANGE
246 Avenida Cabrillo			058-123-50	3D	CS	1928 (E) Tax Assessor					3D	D	SAME
304 Avenida Cabrillo	L. S. Fraser House		692-053-29	5S1	CS	1938 (F) Building Permit	Thomas. S. Loncono	Fay R. Spangler	South Coast Construction Co.		5S	S	SAME
316 Avenida Cabrillo			692-053-24	5S1	CS	1941 (F) Building Permit	Ed Ellenor		Strang Bros.		5D	D	CHANGE
319 Avenida Cabrillo			692-054-08	4R	CS	1926 (E) Tax Assessor					5D	D	CHANGE

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
325 Avenida Cabrillo			692-054-11	5S1	CS	1939 (F) Building Permit	Helen Mann Brown		Strang Bros.		5D	D	CHANGE
329 Avenida Cabrillo			692-054-13	3D	CS	1926 (E) Tax Assessor					3D	D	SAME
102 W Avenida Cadiz			692-142-45	3D	CS	1935 (F) Building Permit	T. Johnson	Leo Smith	Smith & Halseth		3D	D	SAME
109 W Avenida Cadiz			692-143-36	3D	CS	1928 (E) Tax Assessor					3D	D	SAME
137 W Avenida Cadiz			692-143-50	4R	CS	1929 (F) Building Permit	Luella Kale	Virgil Westbrook	F. S. S. Hallberg		3D	D	CHANGE
1314 Avenida De La Estrella			057-033-22	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
101-103 Avenida Del Mar		Latham Building; Post Office Building	058-082-18	3D	PR/BSO	1926 (E) Tax Assessor	Bert H. Latham				3D	D	SAME
104 Avenida Del Mar	Stanford Court		058-081-23	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	ADD
106-108 Avenida Del Mar	Stanford Court	Taylor Building	058-081-24	3D	PR/BSO	1926 (E) Tax Assessor					3D	D	SAME
114 Avenida Del Mar	Hotel San Clemente	Hotel San Clemente	058-081-25	1S	CS	1927 (E) Tax Assessor				Hotel	1S	B	SAME
122-124 Avenida Del Mar			058-081-28	3D	PR/BSO	1932 (E) Tax Assessor	Lillian V. Cal				3D	D	SAME
125-127 Avenida Del Mar			058-082-12	3D	PR/BSO	1930 (F) Building Permit	H. Stowell		Strang Bros.		3D	D	SAME
130-132 Avenida Del Mar			058-081-30	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
222 Avenida Del Mar			058-111-34	5S1	PR/BSO	1941 (F) Building Permit	A. Daner		Strang Bros.		5D	D	CHANGE
228 Avenida Del Mar	Law Offices of Lane & Lane		058-111-37	3D	CS	1928 (E) Tax Assessor					3D	D	SAME
229 Avenida Del Mar			058-112-16	3D	PR/BSO	1928 (E) Tax Assessor				Antoinette Apartments	3D	D	SAME
251 Avenida Del Mar			058-112-07	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
240 Avenida Del Poniente			692-063-27	3D	PR/BSO	1928 (E) Tax Assessor					5D	D	CHANGE
245 Avenida Del Poniente			692-081-02	5S1	PR/BSO	1938 (E) Tax Assessor					5D	D	CHANGE

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
135 Avenida Florencia			692-361-16	3D	PR/BSO	No verifiable construction date; moved onto site from 328 Avenida Sierra (1957).					5D	D	CHANGE
319 W Avenida Gaviota			692-281-12	3D	PR/BSO	1929 (E) Tax Assessor					3D	D	SAME
320 W Avenida Gaviota			692-282-13	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
130 Avenida Granada	Stepping Stone Pre-school		058-082-30	5S1	PR/BSO	1938 (F) Building Permit	R. M. Strang	Strang Bros.	Strang Bros.		5D	D	CHANGE
142 Avenida Granada			058-082-33	3D	PR/BSO	1926 (E) Tax Assessor					3D	D	SAME
143 Avenida Granada			058-083-06	3D	PR/BSO	1934 (E) Tax Assessor					3D	D	SAME
209 Avenida Granada			058-113-42	3D	PR/BSO	1945 (E) Tax Assessor					5D	D	CHANGE
246 Avenida Granada			058-112-52	3D	PR/BSO	1929 (F) Building Permit		Virgil Westbrook	Halseth & Hossman	Apartments (3 units)	3D	D	SAME
251 Avenida Granada			058-113-63	3D	PR/BSO	1930 (F) Building Permit	Karin Smith		C. A. Ellison		3D	D	SAME
310 Avenida Granada			692-055-11	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
410 Avenida Granada	Sophie's Casa		692-054-17	5S1	PR/BSO	1927 (E) Tax Assessor					3D	D	CHANGE
415 Avenida Granada	Casa Romantica; Casa Romantica Cultural Center and Gardens	Ole Hanson Estate; Casa Blanca	692-012-38	1S	CS	1928 (F)	Ole Hanson	Carl Lindbom		Residence	1S	B	SAME
7 W Avenida Junipero			690-445-24	5S1	PR/BSO	1941 (E) Tax Assessor	A. P. Brandenburg				5D	D	CHANGE
193 Avenida La Cuesta			057-063-02	5S1	PR/BSO	1940 (E) Tax Assessor					5D	D	CHANGE
199 Avenida La Cuesta			057-061-14	3D	PR/BSO	1928 (F) Building Permit	E. M. Gleason	Virgil Westbrook	O. M. Berg		3D	D	SAME
209 Avenida La Cuesta			057-061-17	5S1	PR/BSO	1945 (F) Building Permit					5D	D	CHANGE
233 Avenida La Cuesta			057-061-11	5S1	PR/BSO	1941 (E) Tax Assessor	C. C. Page	Aubrey St. Clair (attributed)	Strang Bros.		5S	S	SAME

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
243 Avenida La Cuesta	Casa Tres Vistas	Goldschmidt House	057-061-13	3B	CS	1928 (F) Building Permit	Adlai Goldschmidt	Paul R. Williams			1S	B	CHANGE
255 Avenida Lobeiro (255-261 Avenida Lobeiro)	Casa De Marca		936-37-035	3B	PR/BSO	1930 (F) Building Permit	Smith & Edwards	Leo Smith			3D	D	CHANGE
243 Avenida Madrid			058-104-10	3D	CS	1927 (E) Tax Assessor				Honeymoon Cottages, 3 single units.	3D	D	SAME
307 Avenida Madrid			692-044-22	3D	CS	1926 (E) Tax Assessor					5D	D	CHANGE
150 E Avenida Magdalena	San Clemente Municipal Golf Course		060-010-05	None	PR/BSO	1928 (F)	City of San Clemente	William P. Bell		Golf course	3D	D	ADD
131 Avenida Mateo			058-093-18	3D	PR/BSO	1929 (F) Building Permit	Anders Larson		F. S. S. Hallberg		3D	D	SAME
107 Avenida Miramar			058-072-48	3D	PR/BSO	1928 (F) Building Permit; moved to this site from 525-527 N El Camino Real (2001).	C. C. Holloway	Virgil Westbrook	Blaise	"Store and apartments"	3D	D	SAME
130 Avenida Miramar	Casa De Juan		058-071-31	3D	CS	1929 (E) Tax Assessor	Marjoria Callis	Virgil Westbrook	William Musch		3D	D	SAME
132 Avenida Miramar			058-071-32	3D	PR/BSO	1926 (E) Tax Assessor					5D	D	CHANGE
140-140 1/2 Avenida Miramar			058-071-33	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
154 Avenida Miramar			058-071-37	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
165 Avenida Miramar			058-072-01	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
202 Avenida Miramar			058-121-15	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
205 Avenida Miramar			058-122-17	3D	PR/BSO	1926 (E) Tax Assessor					5D	D	CHANGE
207 Avenida Miramar			058-122-16	5S1	PR/BSO	1947 (E) Tax Assessor					6Z	n/a	REMOVE
215 Avenida Miramar			058-122-12	4R	PR/BSO	1928 (F) Building Permit	Nathan A. Upham		Hallberg & McCulloch	Duplex	6Z	n/a	REMOVE
219 Avenida Miramar			058-122-10	3D	PR/BSO	1941 (F) Building Permit	Mrs. Detmers		Strang Bros.		5D	D	CHANGE

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
235 Avenida Miramar			058-122-02	3D	PR/BSO	1927 (E) Tax Assessor	Virgil Westbrook (attributed)				3D	D	SAME
206 Avenida Monterey	Bartlett House	Bartlett House	058-095-14	3D	CS	1928 (F) Building Permit	Edward R. Bartlett				3D	D	SAME
214 Avenida Monterey			058-095-10	3D	CS	1926 (E) Tax Assessor		Virgil Westbrook (attributed)	O. M. Sullivan (attributed)		3D	D	SAME
254 Avenida Monterey			058-103-42	3D	CS	1927 (E) Tax Assessor	S. S. Murphine				3D	D	SAME
312-314 Avenida Monterey			692-042-19	3D	CS	1928 (E) Tax Assessor				5 units	3D	D	SAME
323 Avenida Monterey			692-043-09	3D	CS	1926 (E) Tax Assessment					3D	D	SAME
111 W Avenida Palizada (104 Avenida Miramar)	Old City Plaza; Blue Danube Restaurant	Old City Yard; Fire Station; Police Department and City Jail	058-071-43	4R	PR/BSO	1928 (E) Fire station; 1940s Police Station and jail; 1970s shopping plaza.	City of San Clemente		Strang Bros.	First fire and police stations; first city jail. Blue Danube restaurant was original SC's first fire station	5D	D	CHANGE
125 W Avenida Palizada			058-071-11	3D	PR/BSO	1927 (F) Building Permit	Mr. & Mrs. Louis B. Brown	Virgil Westbrook	Strang Bros.		3D	D	SAME
162 W Avenida Palizada			058-063-14	5S1	PR/BSO	1941 (F) Building Permit	Lloyd (Floyd?) Creger		Strang Bros.		5D	D	CHANGE
202 W Avenida Palizada			058-063-15	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
210-212 W Avenida Palizada			058-063-17	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
236 W Avenida Palizada			058-133-21	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
316 W Avenida Palizada			692-052-15	5S1	PR/BSO	1939 (F) Building Permit	L. M. Strang		Strang Bros.		5D	D	CHANGE
119 Avenida Pelayo			692-382-34	3D	PR/BSO	No verifiable construction date; alteration permit 1947.					5D	D	CHANGE
121 Avenida Pelayo			692-382-16	5S1	PR/BSO	1940 (F) Building Permit		Herman Light	Oscar Koch		5D	D	CHANGE

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
130 Avenida Pelayo			692-381-45	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
146 Avenida Pelayo			692-381-53	3D	PR/BSO	1929 (E) Tax Assessor					3D	D	SAME
204 Avenida Pelayo			692-112-16	3D	PR/BSO	1931 (F) Building Permit	Miss Emina J. Ochsner	Eli Simonson			6Z	n/a	REMOVE
105 W Avenida Pico (112 Boca De La Playa)	Ole Hanson Beach Club	San Clemente Beach Club; The Plunge	057-192-20	1S	CS	1927 (F)	City of San Clemente	Virgil Westbrook & Paul McAlister	Strang Bros.	Beach club	1S	B	SAME
140 W Avenida Pico (100 W Avenida Pico)	CHI Institute	Casino San Clemente, Sebastian's West Dinner Theater, South Hampton Theater	057-193-02	4S7	PR/BSO	1937 (E) Tax Assessor			Strang Bros.	Casino, later dinner theater, dance hall	3B	B	CHANGE
150 W Avenida Pico	Bowling Alley	San Clemente Bowling Center	057-193-05	5S1	PR/BSO	1946 (F) Building Permit			Strang-Smith	Bowling alley	5D	D	CHANGE
138 Avenida Princesa			692-172-30	5S1	PR/BSO	No verifiable construction date; alteration permit 1939.					5D	D	CHANGE
147 W Avenida Ramona			692-203-12	3D	PR/BSO	1930 (F) Building Permit	Ms. Effie Johnston		Strang Bros.		3D	D	SAME
210 Avenida Rosa			058-101-33	3D	CS	1929 (F) Building Permit	Florence Nicklas	Virgil Westbrook	Ben Cope		3D	D	SAME
212 Avenida Rosa			058-101-32	3D	CS	1928 (F) Building Permit	C. L. Thompson	Virgil Westbrook	Musch & Sullivan	Duplex	3D	D	SAME
230 Avenida Rosa			058-101-23	3D	CS	1927 (E) Tax Assessor					3D	D	SAME
233 Avenida Rosa			058-102-16	3D	CS	1927 (E) Tax Assessor					3D	D	SAME
169 W Avenida San Antonio			692-201-02	3D	CS	1928 (F) Building Permit	J. L. Miller			Triplex	5D	D	CHANGE
217 W Avenida San Antonio			692-311-26	3D	CS	1929 (F) Building Permit	Don Acres	Virgil Westbrook	F. S. S. Hallberg		5D	D	CHANGE
124 Avenida San Dimas			060-092-12	3D	PR/BSO	1929 (F) Building Permit	Lester Abell		F. S. S. Hallberg		3D	D	SAME
120 Avenida San Pablo			690-423-15	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
233 Avenida Santa Barbara			058-103-09	3D	PR/BSO	1929 (F) Building Permit	Mrs. Sara A Doremus & Mrs. Frank Royer	Virgil Westbrook	F. S. S. Hallberg		3D	D	SAME
240 Avenida Santa Barbara			058-102-21	3D	PR/BSO	1936 (E) Tax Assessor					3D	D	SAME
110 Avenida Serra			058-072-17	3D	PR/BSO	1928 (F) Building Permit	Carl Jacobson	Virgil Westbrook	Musch & Sullivan		3D	D	SAME
116 Avenida Serra			058-072-16	None	PR/BSO	1947 (F) Building Permit	Lucius Campbell			Four-plex	5D	D	ADD
137 Avenida Serra			058-073-10	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
146 Avenida Serra			058-072-08	4R	PR/BSO	1927 (E) Tax Assessor					5D	D	CHANGE
157 Avenida Serra			058-073-05	4R	PR/BSO	1926 (E) Tax Assessor					6Z	n/a	REMOVE
202 Avenida Serra			058-122-20	5S1	PR/BSO	1941 (F) Building Permit	Fred Carlson		Smith & Halseth		5D	D	CHANGE
217 Avenida Serra			058-123-20	5S1	PR/BSO	1945 (F) Building Permit	J. W. Gillmor		Strang Bros.		5D	D	CHANGE
304 Avenida Sierra			692-102-09	3D	PR/BSO	1935 (E) Tax Assessor					3D	D	SAME
212 W Avenida Valencia			692-221-25	3D	PR/BSO	1929 (F) Building Permit	William Thorn	E. W. Klausen	O. M. Berg		3D	D	SAME
207 Avenida Victoria			058-101-04	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
215 Avenida Victoria			058-101-08	3D	PR/BSO	1926 (E) Tax Assessor					3D	D	SAME
219 Avenida Victoria			058-101-10	3D	PR/BSO	1926 (E) Tax Assessor					3D	D	SAME
234 Avenida Victoria			058-113-74	3D	PR/BSO	1929 (F) Building Permit	S. M. Clark				3D	D	SAME
235 Avenida Victoria			058-101-39	5S1	PR/BSO	1941 (F) Building Permit	O. H. Moore				5D	D	CHANGE
306 Avenida Victoria			692-025-24	5S1	PR/BSO	1941 (F) Building Permit	L. M. Strang		Strang Bros.		5D	D	CHANGE
308 Avenida Victoria			692-025-25	5S1	PR/BSO	1946 (F) Building Permit	Katherine Campbell				5D	D	CHANGE
309 Avenida Victoria			692-042-14	5S1	PR/BSO	1944 (F) Building Permit					5D	D	CHANGE
525 Avenida Victoria - see listing under 402-404 Pasadena Court													

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
529-533 Avenida Victoria	Beachcomber Motel	Tepper Apts; Breeding Hutches; Beachcomber's Apts.	692-031-03	5S1	PR/BSO	1947 (E) Tax Assessor	William Tepper		Strang Bros.		3B	B	CHANGE
606 Avenida Victoria			692-021-06	3D	PR/BSO	1929 (E) Tax Assessor					3D	D	SAME
611 Avenida Victoria	Municipal Pier	San Clemente Fishing Pier	058-240-15	3B	PR/BSO	1940 (F); substantially rebuilt 1983.	City of San Clemente	William Ayer		fishing and pleasure pier	5B	B	CHANGE
803 Buena Vista	Casa De Las Flores		692-082-42	3D	CS	1936 (F) Building Permit	G. H. Krukkert		Strang Bros.		3D	D	SAME
904 Buena Vista			692-081-19	3D	CS	1928 (E) Tax Assessor					3D	D	SAME
1102 Buena Vista			692-062-01	5S1	CS	1940 (E) Tax Assessor	Lt. Col. H. L. King		Strang Bros.		5D	D	CHANGE
1206 Buena Vista			692-113-43	3D	CS	1929 (E) Tax Assessor	A. A. Whiting		J. M. Sullivan		3D	D	SAME
1209 Buena Vista	Moulton House		692-111-03	3B	CS	1929 (E) Tax Assessor	H. G. Moulton	Virgil Westbrook	Strang Bros.		3D	D	CHANGE
1815 Calle De Los Alamos			692-301-07	3B	PR/BSO	1928 (F) Building Permit	Bent. Brown	Carl Lindbom			3D	D	CHANGE
2024 Calle De Los Alamos			692-304-22	3B	PR/BSO	1928 (F) Building Permit	Thomas Murphine	Virgil Westbrook	Strang Bros.		3D	D	CHANGE
429 Calle Gomez			060-051-06	3D	PR/BSO	1929 (F) Building Permit	Mr. & Mrs. Danny Henon				5D	D	CHANGE
4100 Calle Isabella	La Casa Pacifica	Cotton Estate; "The Clubhouse"; Western White House	060-311-16	3B	PR/BSO	1926 (E) Tax Assessor; construction completed 1928.	Hamilton H. Cotton	Carl Lindbom			3B	B	SAME
1608 Calle Las Bolas	Vista Del Mar Apartments		692-371-26	3D	PR/BSO	1929 (F) Building Permit	Clarence J. Munchow				3D	D	SAME
1638 Calle Las Bolas			692-371-40	3D	PR/BSO	1936 (F) Building Permit	W. W. Cameron (?)	Leo Smith			3D	D	SAME
212 Calle Marina			692-291-10	3D	CS	1929 (F) Building Permit	Oscar & Jessie Ericson	E. W. Klausen	Oscar Ericson		5D	D	CHANGE
1411 Calle Mirador			692-363-22	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
612 Calle Puente			058-131-38	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
704 Calle Puente			058-052-04	4R	PR/BSO	1928 (F) Building Permit	Mr. T. M. & T. C. Bailey	W. H. ____d (?)	Bailey		3D	D	CHANGE

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
1100 Calle Puente	Max Berg Plaza Park	Plaza Park	692-391-01	None	PR/BSO	1928 (E)	City of San Clemente			Public park	3D	D	ADD
165 Calle Redondel			057-161-09	3D	PR/BSO	1929 (F) Building Permit		Virgil Westbrook	F. S. S. Hallberg		3D	D	SAME
223 Calle Roca Vista			692-302-12	3D	PR/BSO	1930 (F) Building Permit	Mrs. Ella S. Hawkins	W. H. ____d (?)			3D	D	SAME
100 N Calle Seville (242 Avenida Del Mar)	Community Center	Community Clubhouse	058-111-55	4B7	PR/BSO	1927 (F)	City of San Clemente	J. Wilmer Hershey, Richard Sears, and W. E. Hill.			5B	B	CHANGE
205 S Calle Seville			058-113-03	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
208 S Calle Seville			692-026-11	5S1	PR/BSO	1946 (F) Building Permit	Arnold Dune				5D	D	CHANGE
210 S Calle Seville			692-026-12	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
115 E Canada			057-154-25	3D	CS	1929 (F) Building Permit	Winnifred P. Helliwell	Virgil Westbrook	G. M. Sullivan		3D	D	SAME
119 W Canada	Los Arcos		058-051-51	3D	CS	1928 (E) Tax Assessor					3D	D	SAME
238 W Canada			692-081-11	3D	PR/BSO	1929 (E) Tax Assessor					3D	D	SAME
313 Cazador Lane			692-045-06	4R	CS	1927 (E) Tax Assessor					5D	D	ADD
325 Cazador Lane (325-325 1/2 Cazador Lane)			692-031-12	5S1	CS	1945 (F) Building Permit	Ellis Muller		Strang Bros.		5D	D	CHANGE
412 Cazador Lane	Casa De Cazador	Warner House	692-032-22	3B	CS	1926 (E) Historic photograph	Fred A. Warner		Strang Bros.		3B	B	SAME
418 Cazador Lane			692-032-01	3B	CS	1926 (E) Tax Assessor					3D	D	CHANGE
420 Cazador Lane	Ann Harding House	Ann Harding House	692-032-02	3B	CS	1926 (E) Tax Assessor					3D	D	CHANGE
102 Corona Lane			692-034-15	3D	CS	1928 (E) Tax Assessor					3D	D	SAME
117 Coronado Lane (117A Coronado Lane)			692-022-08	4R	CS	1929 (F) Building Permit	W. J. Campbell				5D	D	CHANGE
100 S El Camino Real (91-99 Avenida Del Mar)	Bartlett Building	Bartlett Building	058-082-19	3B	PR/BSO	1926 (E) Tax Assessor	Edward R. Bartlett			"La Tienda" general store, "El Heraldo" newspaper	3D	B	CHANGE

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
101 S El Camino Real	Historic City Hall	Easley Building; Bank of America Building	692-402-02	1S	CS	1929 (F) Building Permit	Oscar F. Easley	Virgil Westbrook	Strang Bros.		1S	B	SAME
104-118 N El Camino Real (110 N El Camino Real)		Administration Building; Ole Hanson's Office	058-081-22	4B7	PR/BSO	1926 (E) Tax Assessor	Ole Hanson	J. Wilmer Hershey, Richard Sears, and W. E. Hill.			3B	B	CHANGE
105-107 S El Camino Real	Sun West; Law Offices of Donald S Dench		692-402-03	3D	PR/BSO	1929 (F) Building Permit	Fred A. Fay	J. H. Nicholson	Clemente Construction		3D	D	SAME
204 S El Camino Real	Duke's Griddle and Grill	Victor McLaglen's Café, "The Rendezvous"	058-083-17	5S1	PR/BSO	1930 (F) Building Permit	P. H. Philshizer				3D	D	CHANGE
206 S El Camino Real	Goody's Tavern	White House Restaurant; El Faro Café	058-083-41	None	PR/BSO	1929 (E) Tax Assessor	W. A. Hilmich	Virgil Westbrook			5D	D	ADD
215 S El Camino Real			692-402-10	5S1	PR/BSO	1945 (F) Building Permit			Strong-Smith		5D	D	CHANGE
313 N El Camino Real		Riley's Waffle & Coffee Shop	057-133-13	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
408-412 N El Camino Real			058-071-24	3D	PR/BSO	1928 (F) Building Permit	Strong and Swigart				3D	D	SAME
413-415 N El Camino Real			057-133-07	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
420 N El Camino Real			058-071-22	3D	PR/BSO	1926 (E) Tax Assessor					3D	D	SAME
525-527 N El Camino Real - historic structure relocated to 107 Avenida Miramar													
613 S El Camino Real			692-411-02	3D	PR/BSO	1932 (F) Building Permit	Earl Moore	Virgil Westbrook	Leo Smith	"Way Inn" (?)	3D	D	SAME
1426 N El Camino Real	San Onofre Inn		692-362-05	3D	CS	1928 (E) Tax Assessor					2D2	B	CHANGE
1533 N El Camino Real (1531 N El Camino Real)			057-170-26	4R	PR/BSO	1928 (F) Building Permit	R. F. Budinger	Virgil Westbrook		"Store and Apartments"	3D	D	CHANGE
1700 N El Camino Real (1720-1724 N El Camino Real)	Miramar Theater	San Clemente Theater	057-193-05	3S	PR/BSO	1937 (E) Tax Assessor		C. A. Balch	Strang Bros.		3B	B	CHANGE

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
1814 N El Camino Real	Ichibiri Restaurant	Aquarium Café; Anchor Inn; Margartia's Village	057-192-06	3D	PR/BSO	1931 (F) Building Permit					3D	D	SAME
505 Elena Lane			692-044-09	5S1	CS	1946 (F) Building Permit	Ralph Rusby		Strang & Smith		5D	D	CHANGE
508 Elena Lane			692-032-14	5S3	CS	1948 (F) Building Permit	Robert W. Carrick				5D	D	CHANGE
516 Elena Lane	Casa De Elena Bed & Breakfast		692-032-18	3D	CS	1927 (E) Tax Assessor				Residence	3D	D	SAME
116 E El Portal			057-154-04	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
234 W El Portal			692-062-17	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
235 W El Portal			692-063-14	3D	PR/BSO	1929 (F) Building Permit	Maud Ahern	Wessel Kousen	O. M. Berg		3D	D	SAME
327 Encino Lane			692-052-09	3D	CS	1928 (E) Tax Assessor					3D	D	SAME
332 Encino Lane			692-012-03	3D	CS	1932 (E) Tax Assessor					3D	D	SAME
101 W Escalones			058-052-40	3D	PR/BSO	1928 (F) Building Permit	Dr. Geo. H. Stanley	Virgil Westbrook			3D	D	SAME
121 W Escalones			058-052-50	3D	PR/BSO	1927 (E) Tax Assessor					3D	D	SAME
122 E Escalones			057-156-05	3D	PR/BSO	1923 (E) Tax Assessor					3D	D	SAME
126 E Escalones			057-156-03	3D	PR/BSO	1945 (F) Building Permit; moved to this site from 711 N El Camino Real (1955).					5D	D	CHANGE
201 Esplanade			692-242-10	5S1	PR/BSO	1938 (F) Building Permit	Mrs. M. J. Brew	Leo Smith	Leo Smith		5D	D	CHANGE
217 Esplanade			692-242-02	3B	PR/BSO	1927 (E) Tax Assessor					3D	D	CHANGE
215 La Paloma			939-30-520	3D	PR/BSO	1946 (F) Building Permit; Moved to this site 1989					5D	D	CHANGE
139-141 Loma Lane			058-063-02	3D	PR/BSO	1928 (E) Tax Assessor				Duplex	3D	D	SAME

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
128 W Mariposa			058-052-24	3D	CS	1928 (F) Building Permit	Juana Neal Levy	Virgil Westbrook	Strang Bros.		3D	D	SAME
129 W Mariposa			058-061-06	3D	CS	1928 (E) Tax Assessor					3D	D	SAME
210 W Mariposa			692-073-04	3D	CS	1928 (F) Building Permit	Ray Barnett	Virgil Westbrook	A. M. Southwell		3D	D	SAME
212 W Mariposa			692-073-05	3D	CS	1927 (E) Tax Assessor					3D	D	SAME
222 W Mariposa			692-073-28	3D	CS	1928 (E) Tax Assessor	Frank Ulrich				3D	D	SAME
239 W Mariposa			692-092-08	3D	CS	1928 (E) Tax Assessor	John McCune				3D	D	SAME
123 W Marquita			058-062-05	3D	PR/BSO	1931 (F) Building Permit	A. Akers		F. S. S. Hallberg		3D	D	SAME
154 W Marquita			058-131-14	3D	CS	1949 (F) Building Permit; moved onto site from 107 El Oriente (1957);					5D	D	CHANGE
161-161 ½ W Marquita			058-133-01	3D	CS	1947 (F) Building Permit; moved onto site from 104 E Canada (1959).					5D	D	CHANGE
201 W Marquita			058-132-14	3D	CS	1927 (E) Tax Assessor					5D	D	CHANGE
204 W Marquita			058-132-04	3D	CS	1929 (F) Building Permit	R. B. Burhans	Virgil Westbrook			3D	D	SAME
222-224 W Marquita			692-075-06	5S3	CS	1948 (F) Building Permit	Lucius Campbell (222); Harry Ogborn (224)			2 four-plexes	5D	D	ADD
230 W Marquita	Swigart House	Swigart House	692-075-10	3B	CS	1929 (F) Building Permit	Ralph E. Swigart	Virgil Westbrook			3D	D	CHANGE
236 W Marquita			692-094-15	3D	CS	1928 (F) Building Permit	E. L. Scheeberger	Virgil Westbrook	O. M. Berg		3D	D	SAME
267 W Marquita	Casa Marquita		692-095-04	3B	CS	1927 (E) Tax Assessor					3D	D	CHANGE
404 Monterey Lane	Nattkemper House	Nattkemper House	692-025-27	3D	CS	1927 (E) Tax Assessor	Leonoard G. Nattkemper				3D	D	SAME
411 Monterey Lane			692-034-05	3D	CS	1928 (E) Tax Assessor					3D	D	SAME

APPENDIX B - Property Data

HSL Address (Alternate Address)	Property Name	Historic Name	APN	Previous Evaluation	New Forms	Year Built (F/E) Source	Original Owner	Architect	Builder	Original Use	Status Code	Local Evaluation	Change to HSL
504 Monterey Lane			692-025-03	3D	CS	1927 (E) Tax Assessor			Strang Bros. (attributed)		3D	D	SAME
315 N Ola Vista			058-072-02	3D	PR/BSO	1928 (E) Tax Assessor					3D	D	SAME
402-404 Pasadena Court (525 Avenida Victoria; 420 Cazador Lane)	Sea Cliff Villas/Vista De Las Olas	Wierk House; Robison House	692-031-04; 692-031-05	3D/5S1	CS	1927 (E) Tax Assessor	The Misses Wierks	Virgil Westbrook	Joseph Thompson		3B	B	CHANGE
104 W Paseo De Cristobal			692-153-23	3D	CS	1929 (F) Building Permit	Ole Hanson	Virgil Westbrook	F. S. S. Hallberg		3D	D	SAME
114 W Paseo De Cristobal			692-153-28	3D	CS	1929 (F) Building Permit	D. D. McDonald	Virgil Westbrook	F. S. S. Hallberg		3D	D	SAME
141 Trafalgar Lane			692-142-04	3D	PR/BSO	1932 (E) Tax Assessor					3D	D	SAME
143 Trafalgar Lane			692-142-05	3D	PR/BSO	No verifiable construction date; alteration permit 1951.					5D	D	CHANGE
224 Trafalgar Lane			692-252-18	3D	PR/BSO	1929 (F) Building Permit	O. M. Berg	E. W. Klausen	O. M. Berg		3D	D	SAME

APPENDIX C

**Summary Listing of
Surveyed Properties**

Address (Alternate)	Property Name	Status Code	Local Evaluation	Change to HSL
(none)	Aqueduct	3D	D	ADD
(none)	Bridle Paths (sites of)	5D	D	ADD
(none)	Cotton Estate Gate	3B	B	CHANGE
(none)	Sidewalks	3D	D	ADD
103 Alameda Lane	"Alhambra By the Surf" boarding house	6Z	n/a	REMOVE
109 Alameda Lane	(none)	3D	D	SAME
166 W Avenida Alessandro	(none)	3D	D	SAME
120 Avenida Algodon	(none)	3D	D	SAME
202 Avenida Aragon (210 Avenida Aragon)	Saint Clement's Episcopal Church	3D	Possible religious exemption	CHANGE
224 Avenida Aragon	(none)	5D	D	CHANGE
105 Avenida Barcelona	(none)	3D	D	SAME
117 Avenida Cabrillo	Pacific Coast Realty	3D	D	SAME
202-204 Avenida Cabrillo	Cabrillo Playhouse	5D	D	CHANGE
211 Avenida Cabrillo	(none)	3D	D	ADD
213 Avenida Cabrillo	Casa Luna	5D	D	CHANGE
246 Avenida Cabrillo	(none)	3D	D	SAME
304 Avenida Cabrillo	L. S. Fraser House	5S	S	SAME
316 Avenida Cabrillo	(none)	5D	D	CHANGE
319 Avenida Cabrillo	(none)	5D	D	CHANGE
325 Avenida Cabrillo	(none)	5D	D	CHANGE
329 Avenida Cabrillo	(none)	3D	D	SAME
102 W Avenida Cadiz	(none)	3D	D	SAME
109 W Avenida Cadiz	(none)	3D	D	SAME
137 W Avenida Cadiz	(none)	3D	D	CHANGE
1314 Avenida De La Estrella	(none)	3D	D	SAME

Address (Alternate)	Property Name	Status Code	Local Evaluation	Change to HSL
101-103 Avenida Del Mar	Latham Building; Post Office Building	3D	D	SAME
104 Avenida Del Mar	Stanford Court	3D	D	ADD
106-108 Avenida Del Mar	Stanford Court; Taylor Building	3D	D	SAME
114 Avenida Del Mar	Hotel San Clemente	1S	B	SAME
122-124 Avenida Del Mar	(none)	3D	D	SAME
125-127 Avenida Del Mar	(none)	3D	D	SAME
130-132 Avenida Del Mar	(none)	3D	D	SAME
222 Avenida Del Mar	(none)	5D	D	CHANGE
228 Avenida Del Mar	Law Offices of Lane & Lane	3D	D	SAME
229 Avenida Del Mar	(none)	3D	D	SAME
251 Avenida Del Mar	(none)	3D	D	SAME
240 Avenida Del Poniente	(none)	5D	D	CHANGE
245 Avenida Del Poniente	(none)	5D	D	CHANGE
135 Avenida Florencia	(none)	5D	D	CHANGE
319 W Avenida Gaviota	(none)	3D	D	SAME
320 W Avenida Gaviota	(none)	3D	D	SAME
130 Avenida Granada	Stepping Stone Pre-school	5D	D	CHANGE
142 Avenida Granada	(none)	3D	D	SAME
143 Avenida Granada	(none)	3D	D	SAME
209 Avenida Granada	(none)	5D	D	CHANGE
246 Avenida Granada	(none)	3D	D	SAME
251 Avenida Granada	(none)	3D	D	SAME
310 Avenida Granada	(none)	3D	D	SAME
410 Avenida Granada	Sophie's Casa	3D	D	CHANGE
415 Avenida Granada	Casa Romantica; Ole Hanson Estate; Casa Blanca	1S	B	SAME
7 W Avenida Junipero	(none)	5D	D	CHANGE
193 Avenida La Cuesta	(none)	5D	D	CHANGE

Address (Alternate)	Property Name	Status Code	Local Evaluation	Change to HSL
199 Avenida La Cuesta	(none)	3D	D	SAME
209 Avenida La Cuesta	(none)	5D	D	CHANGE
233 Avenida La Cuesta	(none)	5S	S	SAME
243 Avenida La Cuesta	Casa Tres Vistas; Goldschmidt House	1S	B	CHANGE
255 Avenida Lobeiro (255-261 Avenida Lobeiro)	Casa De Marca	3D	D	CHANGE
243 Avenida Madrid	(none)	3D	D	SAME
307 Avenida Madrid	(none)	5D	D	CHANGE
150 E Avenida Magdalena	San Clemente Municipal Golf Course	3D	D	ADD
131 Avenida Mateo	(none)	3D	D	SAME
107 Avenida Miramar	(none)	3D	D	SAME
130 Avenida Miramar	Casa De Juan	3D	D	SAME
132 Avenida Miramar	(none)	5D	D	CHANGE
140-140 1/2 Avenida Miramar	(none)	3D	D	SAME
154 Avenida Miramar	(none)	3D	D	SAME
165 Avenida Miramar	(none)	3D	D	SAME
202 Avenida Miramar	(none)	3D	D	SAME
205 Avenida Miramar	(none)	5D	D	CHANGE
207 Avenida Miramar	(none)	6Z	n/a	REMOVE
215 Avenida Miramar	(none)	6Z	n/a	REMOVE
219 Avenida Miramar	(none)	5D	D	CHANGE
235 Avenida Miramar	(none)	3D	D	SAME
206 Avenida Monterey	Bartlett House	3D	D	SAME
214 Avenida Monterey	(none)	3D	D	SAME
254 Avenida Monterey	(none)	3D	D	SAME
312-314 Avenida Monterey	(none)	3D	D	SAME

Address (Alternate)	Property Name	Status Code	Local Evaluation	Change to HSL
323 Avenida Monterey	(none)	3D	D	SAME
111 W Avenida Palizada (104 Avenida Miramar)	Old City Plaza	5D	D	CHANGE
125 W Avenida Palizada	(none)	3D	D	SAME
162 W Avenida Palizada	(none)	5D	D	CHANGE
202 W Avenida Palizada	(none)	3D	D	SAME
210-212 W Avenida Palizada	(none)	3D	D	SAME
236 W Avenida Palizada	(none)	3D	D	SAME
316 W Avenida Palizada	(none)	5D	D	CHANGE
119 Avenida Pelayo	(none)	5D	D	CHANGE
121 Avenida Pelayo	(none)	5D	D	CHANGE
130 Avenida Pelayo	(none)	3D	D	SAME
146 Avenida Pelayo	(none)	3D	D	SAME
204 Avenida Pelayo	(none)	6Z	n/a	REMOVE
105 W Avenida Pico (112 Boca De La Playa)	Ole Hanson Beach Club	1S	B	SAME
140 W Avenida Pico (100 W Avenida Pico)	CHI Institute; Casino San Clemente	3B	B	CHANGE
150 W Avenida Pico	Bowling Alley; San Clemente Bowling Center	5D	D	CHANGE
138 Avenida Princesa	(none)	5D	D	CHANGE
147 W Avenida Ramona	(none)	3D	D	SAME
210 Avenida Rosa	(none)	3D	D	SAME
212 Avenida Rosa	(none)	3D	D	SAME
230 Avenida Rosa	(none)	3D	D	SAME
233 Avenida Rosa	(none)	3D	D	SAME
169 W Avenida San Antonio	(none)	5D	D	CHANGE
217 W Avenida San Antonio	(none)	5D	D	CHANGE
124 Avenida San Dimas	(none)	3D	D	SAME
120 Avenida San Pablo	(none)	3D	D	SAME

Address (Alternate)	Property Name	Status Code	Local Evaluation	Change to HSL
233 Avenida Santa Barbara	(none)	3D	D	SAME
240 Avenida Santa Barbara	(none)	3D	D	SAME
110 Avenida Serra	(none)	3D	D	SAME
116 Avenida Serra	(none)	5D	D	ADD
137 Avenida Serra	(none)	3D	D	SAME
146 Avenida Serra	(none)	5D	D	CHANGE
157 Avenida Serra	(none)	6Z	n/a	REMOVE
202 Avenida Serra	(none)	5D	D	CHANGE
217 Avenida Serra	(none)	5D	D	CHANGE
304 Avenida Sierra	(none)	3D	D	SAME
212 W Avenida Valencia	(none)	3D	D	SAME
207 Avenida Victoria	(none)	3D	D	SAME
215 Avenida Victoria	(none)	3D	D	SAME
219 Avenida Victoria	(none)	3D	D	SAME
234 Avenida Victoria	(none)	3D	D	SAME
235 Avenida Victoria	(none)	5D	D	CHANGE
306 Avenida Victoria	(none)	5D	D	CHANGE
308 Avenida Victoria	(none)	5D	D	CHANGE
309 Avenida Victoria	(none)	5D	D	CHANGE
525 Avenida Victoria	(See listing under 402-404 Pasadena Court)			
529-533 Avenida Victoria	Beachcomber Motel	3B	B	CHANGE
606 Avenida Victoria	(none)	3D	D	SAME
611 Avenida Victoria	Municipal Pier; San Clemente Fishing Pier	5B	B	CHANGE
803 Buena Vista	Casa De Las Flores	3D	D	SAME
904 Buena Vista	(none)	3D	D	SAME
1102 Buena Vista	(none)	5D	D	CHANGE
1206 Buena Vista	(none)	3D	D	SAME

Address (Alternate)	Property Name	Status Code	Local Evaluation	Change to HSL
1209 Buena Vista	Moulton House	3D	D	CHANGE
1815 Calle De Los Alamos	(none)	3D	D	CHANGE
2024 Calle De Los Alamos	(none)	3D	D	CHANGE
429 Calle Gomez	(none)	5D	D	CHANGE
4100 Calle Isabella	La Casa Pacifica; Cotton Estate; Western White House	3B	B	SAME
1608 Calle Las Bolas	Vista Del Mar Apartments	3D	D	SAME
1638 Calle Las Bolas	(none)	3D	D	SAME
212 Calle Marina	(none)	5D	D	CHANGE
1411 Calle Mirador	(none)	3D	D	SAME
612 Calle Puente	(none)	3D	D	SAME
704 Calle Puente	(none)	3D	D	CHANGE
1100 Calle Puente	Max Berg Plaza Park	3D	D	ADD
165 Calle Redondel	(none)	3D	D	SAME
223 Calle Roca Vista	(none)	3D	D	SAME
100 N Calle Seville (242 Avenida Del Mar)	Community Center; Community Clubhouse	5B	B	CHANGE
205 S Calle Seville	(none)	3D	D	SAME
208 S Calle Seville	(none)	5D	D	CHANGE
210 S Calle Seville	(none)	3D	D	SAME
115 E Canada	(none)	3D	D	SAME
119 W Canada	Los Arcos	3D	D	SAME
238 W Canada	(none)	3D	D	SAME
313 Cazador Lane	(none)	5D	D	ADD
325 Cazador Lane (325-325 1/2 Cazador Lane)	(none)	5D	D	CHANGE
412 Cazador Lane	Casa De Cazador; Warner House	3B	B	SAME
418 Cazador Lane	(none)	3D	D	CHANGE
420 Cazador Lane	Ann Harding House	3D	D	CHANGE
102 Corona Lane	(none)	3D	D	SAME

Address (Alternate)	Property Name	Status Code	Local Evaluation	Change to HSL
117 Coronado Lane (117A Coronado Lane)	(none)	5D	D	CHANGE
100 S El Camino Real (91-99 Avenida Del Mar)	Bartlett Building	3D	B	CHANGE
101 S El Camino Real	Historic City Hall; Easley Building; Bank of America Building	1S	B	SAME
104-118 N El Camino Real (110 N El Camino Real)	Administration Building; Ole Hanson's Office	3B	B	CHANGE
105-107 S El Camino Real	Sun West; Law Offices of Donald S. Dench	3D	D	SAME
204 S El Camino Real	Duke's Griddle and Grill; The Rendezvous	3D	D	CHANGE
206 S El Camino Real	Goody's Tavern; White House Restaurant	5D	D	ADD
215 S El Camino Real	(none)	5D	D	CHANGE
313 N El Camino Real	Riley's Waffle & Coffee Shop	3D	D	SAME
408-412 N El Camino Real	(none)	3D	D	SAME
413-415 N El Camino Real	(none)	3D	D	SAME
420 N El Camino Real	(none)	3D	D	SAME
525-527 N El Camino Real	(Historic structure relocated to 107 Avenida Miramar)			
613 S El Camino Real	(none)	3D	D	SAME
1426 N El Camino Real	San Onofre Inn	2D2	B	CHANGE
1533 N El Camino Real (1531 N El Camino Real)	(none)	3D	D	CHANGE
1700 N El Camino Real (1720-1724 N El Camino Real)	Miramar Theater; San Clemente Theater	3B	B	CHANGE
1814 N El Camino Real	Ichibiri Restaurant; Aquarium Café	3D	D	SAME
505 Elena Lane	(none)	5D	D	CHANGE
508 Elena Lane	(none)	5D	D	CHANGE
516 Elena Lane	Casa De Elena Bed & Breakfast	3D	D	SAME
116 E El Portal	(none)	3D	D	SAME
234 W El Portal	(none)	3D	D	SAME
235 W El Portal	(none)	3D	D	SAME

Address (Alternate)	Property Name	Status Code	Local Evaluation	Change to HSL
327 Encino Lane	(none)	3D	D	SAME
332 Encino Lane	(none)	3D	D	SAME
101 W Escalones	(none)	3D	D	SAME
121 W Escalones	(none)	3D	D	SAME
122 E Escalones	(none)	3D	D	SAME
126 E Escalones	(none)	5D	D	CHANGE
201 Esplanade	(none)	5D	D	CHANGE
217 Esplanade	(none)	3D	D	CHANGE
215 La Paloma	(none)	5D	D	CHANGE
139-141 Loma Lane	(none)	3D	D	SAME
128 W Mariposa	(none)	3D	D	SAME
129 W Mariposa	(none)	3D	D	SAME
210 W Mariposa	(none)	3D	D	SAME
212 W Mariposa	(none)	3D	D	SAME
222 W Mariposa	(none)	3D	D	SAME
239 W Mariposa	(none)	3D	D	SAME
123 W Marquita	(none)	3D	D	SAME
154 W Marquita	(none)	5D	D	CHANGE
161-161 ½ W Marquita	(none)	5D	D	CHANGE
201 W Marquita	(none)	5D	D	CHANGE
204 W Marquita	(none)	3D	D	SAME
222-224 W Marquita	(none)	5D	D	ADD
230 W Marquita	Swigart House	3D	D	CHANGE
236 W Marquita	(none)	3D	D	SAME
267 W Marquita	Casa Marquita	3D	D	CHANGE
404 Monterey Lane	Nattkemper House	3D	D	SAME
411 Monterey Lane	(none)	3D	D	SAME
504 Monterey Lane	(none)	3D	D	SAME

Address (Alternate)	Property Name	Status Code	Local Evaluation	Change to HSL
315 N Ola Vista	(none)	3D	D	SAME
402-404 Pasadena Court (525 Avenida Victoria; 420 Cazador Lane)	Sea Cliff Villas/Vista De Las Olas; Wierk House; Robison House	3B	B	CHANGE
104 W Paseo De Cristobal	(none)	3D	D	SAME
114 W Paseo De Cristobal	(none)	3D	D	SAME
141 Trafalgar Lane	(none)	3D	D	SAME
143 Trafalgar Lane	(none)	5D	D	CHANGE
224 Trafalgar Lane	(none)	3D	D	SAME