



## Design Review Subcommittee (DRSC)

Meeting Date: April 15, 2015

**PLANNER:** John Ciampa, Associate Planner *JC*

**SUBJECT:** **Cultural Heritage Permit 14-073, Santa Barbara Apartments**, a request to consider the construction of a three-unit residential building within 300 feet of multiple designated historic structures and located in the Residential High Density Zone and Coastal Zone Overlay (RH-CZ) at 407 Avenida Santa Barbara.

### **BACKGROUND:**

The Design Review Subcommittee (DRSC) completed a review of this project on October 29, 2014, and provided comments to the applicant. The DRSC's comments were related to the project's massing, compatibility with the adjacent historic structures, and an inadequate separation from the adjacent historic structures which could result in a canyonization effect.

On May 16, 2007, the subject property received an approval for the construction of a four story triplex with a subterranean garage. In 2009, the project approvals expired and now the applicant proposes a very similar project with an expansion of the fourth floor.

The 3,898 square-foot interior lot is improved with a one story, single-family home, built in 1947. The lot is significantly sloped upwards from the street with a series of low retaining walls and the house placed towards the back of the lot. The house would be demolished as part of this project. The property is located in the City's Residential High Density zoning district, and Coastal Zone (RH-CZ) and is surrounded by several multi-family structures. The lot abuts two designated historic properties at the rear, which face Avenida Victoria. The project's relationship to these structures is discussed later in the staff report.

### *Project Description*

The applicant proposes to construct a new triplex with a basement level garage. The structure would consist of four levels of habitable space over the garage. The three units range from 1,793 to 2,377 square feet in size. Each unit has a private deck and has access to the garage with an elevator.

*Why DRSC Review is Required?*

The project requires the approval of a Cultural Heritage Permit (CHP) because it is a residential project with three units within 300 feet of a historic structure. CHP applications are reviewed by the DRSC to ensure the project does not negatively impact the historic resources and complies with the Design Guidelines.

*Adjacent Historic Resources*

The project is located within 300 feet of nine designated historic structures. Of those nine, the project abuts two at 306 and 308 Avenida Victoria and is located in close proximity to 404 Monterey Lane. Staff has included the DPR forms for these properties. For additional information about their historic significance see Attachment 2. Attachment 1 identifies the locations of the historic structures within 300 feet of the project site. A cross-section is provided at Attachment 3 to depict the building separation and massing impacts of the project.

*Development Standards*

Table 1 details the project’s compliance with the Residential High (RH) development standards.

**Table 1- Development Standards**

<i>Standard</i>	<i>Zoning Ordinance</i>	<i>Proposed</i>
<u>Density</u> (Maximum)	3 units	3 units
<u>Setbacks</u> (Minimum)		
Front to Primary Structure	10'	10'
Front to Street-facing Garage spaces	18'	18'
Interior/Street Side	5'	5'
Rear	5'	8'
<u>Lot Coverage</u> (Maximum)	55%	55%
<u>Building Height</u> (Maximum)	45'	41'6"
<u>Parking</u> (Minimum)	8 spaces	8 spaces

**ANALYSIS:**

***Design Guidelines***

The CHP findings require the project to comply with the Design Guidelines. Below is an analysis of the most relevant Design Guidelines:

**Table 2 – Design Guidelines**

<b>Design Guideline or Policy</b>	<b>Project Consistency</b>	<b>Comments</b>
<p>1. All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. (Design Guidelines II.B)</p>	<p>Consistent. The proposed architecture and stepped design is consistent with the adjacent development. The rear and side elevations have been improved with building setbacks on the third and fourth floors as well as building pop-outs that provide articulation to breakup the larger wall plains.</p>	<p>The visual analysis shows that the separation between the structures should not result in massing impacts to the adjacent historic structures. The modified project design improves the visual appearance from the perspective of the historic properties.</p>
<p>2. Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.(Design Guidelines II.B)</p>	<p>Consistent. The structure’s size is consistent with the recent development in the neighborhood; the new articulation to the rear and side elevations avoids any massing impacts to the neighboring properties.</p>	<p>The proposed project would be one level taller than the adjacent historic houses. The 3<sup>rd</sup> and 4<sup>th</sup> floors are stepped back 14 &amp;17 feet from the rear property line, respectively. The additional pop-outs and setbacks on the upper floors reduce the massing of the project.</p>
<p>3. Step back the third story at least 10 feet from the street-facing property line, or 5 feet from the building face. (Design Guidelines II.C.3)</p>	<p>Consistent. The second and third floors are setback five feet from the building face. The fourth floor is setback six feet behind the third floor.</p>	<p>No comments.</p>

Design Guideline or Policy	Project Consistency	Comments
<p>4. Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provided strong shadow and visual interest. (Design Guidelines II.C.3)</p>	<p>Consistent. The front elevation provides significant articulation with the stepping back of the upper floors, decks, and architectural features. The side and rear elevations have been modified to comply with this guideline by providing additional pop-outs and articulation.</p>	<p>The modified design has breaks in the wall planes and shadow lines to creates visual interest and breakup the elevations.</p>
<p>5. Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture (Design Guidelines II.C.2)</p>	<p>Consistent. The project incorporates traditional Spanish Colonial Revival designs including smooth white stucco, terra cotta tile roof, vertical oriented windows, full arches, decorative corbels, and wood trellis</p>	<p>No comment.</p>
<p>6. The building's forms are one, two and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to the topography. (Design Guidelines II.C.2)</p>	<p>Consistent. Fourth stories are allowed in the RH zone. The fourth floor is stepped back six feet from the third floor to reduce the massing and the perceived height of the structure.</p>	<p>The upper floors are pushed back and provide additional articulation to reduce the project's massing and improve its compatibility with the historic houses and the neighborhood.</p>
<p>7. Articulate building forms and elevations by dividing building mass into smaller-scale components. (Design Guidelines II.C.3.b)</p>	<p>Consistent. All elevations provide articulation to break up the building mass. Additional roof segments have been added to comply with this guideline.</p>	<p>The additional articulation added to the rear and side elevations divides up the building mass. The modified design improves the architecture of the project and its compatibility with the historic houses.</p>

Design Guideline or Policy	Project Consistency	Comments
8. Varied roof heights are encouraged. (Design Guidelines II.C.3.b)	Consistent. The roof heights of the front, side and rear elevation are varied to provide distinction between the third and fourth floors.	The added roof areas to the rear and side elevations improves the architectural quality of the project and reduce the massing.

**General Plan Consistency**

The following are applicable General Plan policies that should be considered when reviewing the project. These policies are new and were not included in the analysis of the project that was approved in 2007, which was approved per the General Plan policies in effect at that time.

*UD-5.01. Outdoor Spaces. For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.*

The small size of the site hinders the use of courtyards; however the applicant has incorporated decks for all of the units to allow for outdoor spaces.

*UD-5.10. Scale and Massing. We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.*

The scale and massing of the project is discussed in Table 2 - Design Guidelines, under items two, six, and seven. The project is consistent with this policy.

*UD-5.14. Building Design with Topography. Building design shall consider the site's natural topography, public view corridors and adjacent building profiles so that canyonization is avoided.*

The discussion of the building's design with topography is discussed in Table - 2 Design Guidelines under item six and is consistent with this policy.

*HP-2.06 New Development. We require that all new single-family and multi-family residential development abutting historic resources, and new commercial and multi-family development of three or more units within a 300-foot radius from a historic*

*resource be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment.*

The discussion of the building’s compatibility with the historic resources is discussed in Table - 2 Design Guidelines under items one and two and in the sections below, and is consistent with this policy.

*LU-1.05. Multi-Family Residential Uses. We require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and Zoning Code. New multi-family housing development projects shall:… c. visually hide or buffer subterranean parking garages.*

The project is partially consistent with this policy because it does not hide or buffer the entire parking area from views from the street.

**Architecture**

The proposed triplex is designed with Spanish Colonial Revival architecture to be consistent with the adjacent historic structures and the newer development in the area. The applicant has incorporated traditional Spanish Colonial Revival materials such as single-barrel clay tile, wood rafter tails, smooth hand-trowelled stucco, vertically-oriented windows, copper gutters, a wood trellis, and wrought iron gates and railings. The project was modified to address the DRSC’s concerns regarding massing impacts and the project’s compatibility with the adjacent historic structures. To address these concerns the applicant modified the side and rear elevations with additional pop-out features and varied roof heights to break up the wall plains to create additional articulation.



**Proposed Front Elevation**

**Proposed Rear Elevation**

The adjacent property located at 409 Avenida Santa Barbara was improved with a similar four story, four-plex that was recently constructed with Spanish Colonial Revival

architecture. The project was also designed by this project's architect, Michael Luna, and is a similar design and height (40 feet) to the proposed project. Both projects utilized the height permitted in the RH zone and are terraced with the topography. The architectural design of the project is consistent with the mass and design of new development in the area.

**Compatibility with Historic Resources**

The project must be compatible with the adjacent and nearby historic structures and not create negative impacts to these resources. The project's Spanish Colonial Revival architectural is compatible with the historic structures. For the previously approved project on this site, the applicant provided a cross-section plan to show the building separation between buildings and that the project was only one story taller than the historic structures (Attachment 3). The cross-section illustrates how the historic houses' building pads are located on a higher elevation and therefore, the perceived height of the proposed structure is lower than the actual height to ensure proper perspective of light and air between the properties and no significant massing impacts. The modified rear and side elevations provide articulation with slight building step backs on each of the floors, building pop-outs, and varied roof heights. The third and fourth floors are setback 14 and 17 feet respectively from the rear property line to provide some additional separation from the adjacent historic resources. Staffs finds that the project's design modifications address the DRSC's concerns related to the project's massing on the adjacent single-story historic buildings and does not result in any negative impacts.

**Recommendations:**

Staff supports the project with a recommendation that the parking area be concealed or buffered from views from the street with a garage door, gate, or another material to comply with General Plan Policy *LU-1.05*. Staff seeks DRSC concurrence and any additional comments. Following feedback from the DRSC, the application will be forwarded to the Planning Commission for final action.

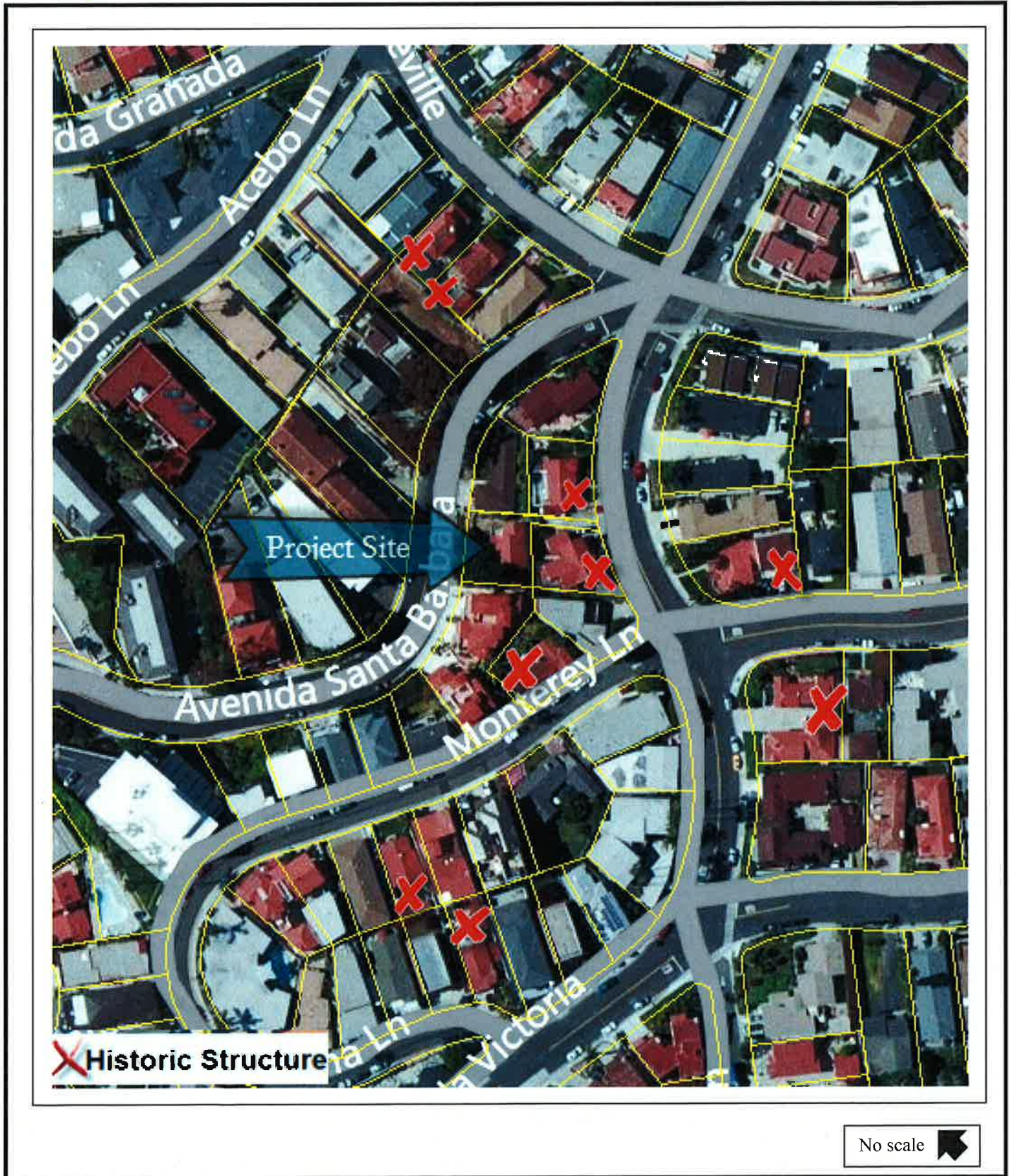
***Attachments:***

1. Vicinity Map
2. DPR Forms for Adjacent Historic Properties
3. Building Cross-Sections with Historic Property from 2007 Project
4. Photographs  
Plans



# LOCATION MAP

CHP 14-073, Santa Barbara Apartments  
407 Avenida Santa Barbara





HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Leonard G. Nattkemper House
2. Common or current name None
3. Number & street 404 Monterey Lane Cross-corridor \_\_\_\_\_  
City San Clemente Vicinity only \_\_\_\_\_ Zip 92672 County Orange
4. UTM zone 11 A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. \_\_\_\_\_ Parcel No. 692-025-27 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register Status 3D  
Local Designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A distinctive entry has made this one story, Spanish Colonial Revival residence a local landmark for generations. The house, sheathed in stucco and topped by a low-pitched, tiled, front and side gable roof, is marked by long, horizontal lines. More or less centered on the principal block of the facade, the entry is characterized by a raised, pointed arch surround set beneath a tiled extension of the roof. Within the archway, a planked wood door with wrought iron hardware and a small window, is flanked by casement windows which have been cut to fit the curve of the arch. Turned wood colonnettes frame the door and a spindle dado anchors the sidelights. In front of the entry, three, shallow, semicircular steps have been paved with brick. Wrought iron and glass lanterns are attached to the face of the arch. Circular windows with radiating muntins pierce the facade of the building on either side of the entry. A front-gabled wing to the east contains a large, fifteen-light, arched window. Historic photographs indicate that the double casement window on the facade to the west of the entry has been reglazed and a balconet removed from in front of it. Another modification is the



8. Planning agency City of San Clemente
9. Owner & address  
Peter M. & Barbara E. Jones  
404 Monterey Lane  
San Clemente, CA 92672
10. Type of ownership Private
11. Present use Residential
12. Zoning R-4
13. Threats Zoning

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1927 F Original location Same Date moved \_\_\_\_\_
- 15. Alterations & date Convert garage (1958).
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 02—Single Family Residence

**SIGNIFICANCE AND EVALUATION**

- 18. Context for evaluation: Theme The Spanish Village Area San Clemente  
 Period 1926-1936 Property type Residences Context formally developed? Yes

\*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This one story Spanish style home is not only a representative example of residential architecture in "The Spanish Village," but also was an oft-published showplace of the young community. As conceived by Ole Hanson, San Clemente was to be improved exclusively with white stucco buildings topped by red clay tile roofs. Hanson was the most articulate spokesperson for his ideals, but he was helped in his sales efforts by the original owner of this house, Leonard G. Nattkemper. Variousy referred to as "Judge" and "Professor," Nattkemper lectured three times weekly for the Hanson Organization and in 1927, when San Clemente was incorporated, he served as the first city recorder. Built in 1927, this house was pictured in most of the sales brochures which promoted San Clemente in the late 1920s. Both its massing, which fits the contour of the land, and its orientation to the ocean view are characteristic of this early period of development. More unusual are the details such as the entry treatment, evidence of the emphasis on individuality which frequently makes buildings of all types and sizes in San Clemente notable.

See continuation sheet.

- 20. Sources  
San Clemente Building Permits  
Orange County Tax Assessment Records  
M. Moon, Inventory of San Clemente Historic Places

21. Applicable National Register criteria A

22. Other recognition San Clemente Historical Structure  
 State Landmark No. (if applicable) \_\_\_\_\_

23. Evaluator Leslie Heumann  
 Date of evaluation 1995

24. Survey type Comprehensive

25. Survey name Historic Resources Survey

\*26. Year form prepared 1995  
 By (name) Leslie Heumann & Associates  
 Organization City of San Clemente  
 Address 100 Calle Negocio, Suite 100  
 City & Zip San Clemente 92672  
 Phone (714) 498 2533

\*Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc.  
 Name \_\_\_\_\_



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY  
CONTINUATION SHEET

LOCATION: 404 Monterey Lane

DESCRIPTION:

replacement of the original garage with its diagonally planked, double door with a tile roofed addition. An interior chimney, centered behind the entry, has had its arched double cap removed. In excellent condition, the house enjoys a beach view location.

SIGNIFICANCE:

Because of its construction during the period of significance, its unique Spanish Colonial Revival styling, its association with Nattkemper, and its relative integrity, 404 Monterey Lane contributes to a potential National Register district. It is recommended for retention on the Historical Structures List.

SOURCES:

Banks, Homer, The Story of San Clemente, 1929.

"San Clemente: The Spanish Village" brochures (1927, 1928, 1929).

El Heraldo de San Clemente Annual Edition (August 1928).

# CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 404 MONTEREY LANE

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation  Update

PROPERTY NAME	Nattkemper House
HISTORIC NAME	Nattkemper House
PROPERTY ADDRESS	404 Monterey Lane
ASSESSOR PARCEL NUMBER	692-025-27
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1927 (E) Tax Assessor
<hr/>	
INTEGRITY	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This one-story single family residence was built for Leonard G. Nattkemper, the City's first Police Judge and Recorder, in 1927. It is a distinctive example of the Spanish Colonial Revival style as represented in San Clemente. It appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936).
STATUS CODE	3D
STATUS	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.
Project	City of San Clemente Historic Resources Survey Update
Prepared for	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673
Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028

# CONTINUATION SHEET

Page 2 of 2

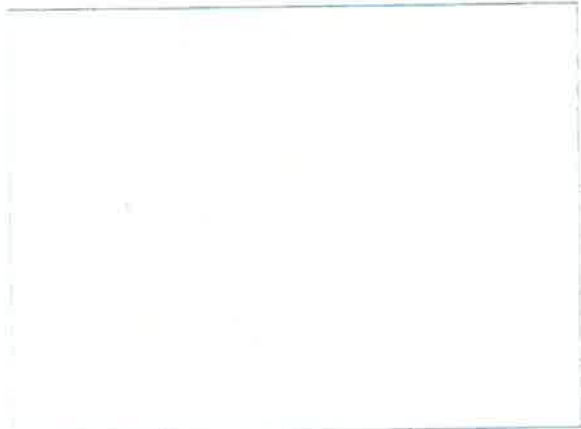
Resource Name or #: 404 MONTEREY LANE

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation  Update

**Photographs of the Subject Property:**



# PRIMARY RECORD

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: 306 AVENIDA VICTORIA

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Orange  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 306 Avenida Victoria City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-025-24

**P3a. Description:**

The property contains a one-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable roof over the main mass of the residence and low-pitch hip roofs with clay tiles over the projecting end bays. Wood slat vents are centered under the side-gables on the end elevations and the residence features exposed rafter tails. The primary (east) elevation is asymmetrical and consists of the entrance door and a window. A non-original metal balustrade runs between the projecting bays. Both projecting end bays include fenestration. The exterior walls are clad with original smooth stucco. Spanish Colonial Revival elements of the residence include exposed rafter tails and a stucco chimney. The fenestration consists of original wood casement and fixed windows throughout the residence. The residence includes an attached garage in a setback projection off of the south elevation under a flat roof with a clay parapet. The residence is in good condition. Its integrity is good.

**P3b. Resources Attributes:** 02 Single Family Property

**P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other



**P5b. Description of Photo:**

East elevation, west view. May 2006.

**P6. Date Constructed/Sources:**

Historic  Both  
 Prehistoric

1941 (F) Building Permit

**P7. Owner and Address:**

Bryant, Sharon M.  
Po Box 73276, San Clemente Ca 92673- 011

**P8. Recorded by:**

Historic Resources Group, 1728  
Whitley Avenue, Hollywood, CA  
90028

**P9. Date Recorded:** 8/10/2006

**P10. Survey Type:**

City of San Clemente Historic  
Resources Survey Update

**P11. Report Citation:** None.

**Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other:

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 306 AVENIDA VICTORIA

- B1. Historic Name: (Unknown)
- B2. Common Name: (Unknown)
- B3. Original Use: Single-family residential
- B4. Present Use: Single-family residential
- B5. Architectural Style: Spanish Colonial Revival
- B6. Construction History:

- B7. Moved?  No  Yes  Unknown      Date: Original Location:
- B8. Related Features:

- B9a. Architect: (Unknown)      b. Builder: Strang Bros.
- B10. Significance: Theme San Clemente in the '30s and '40s. Area City of San Clemente  
Period of Significance 1937-1949 Property Type Residential Applicable Criteria A

This one-story single family residence was built for L.M. Strang in 1941. It was constructed by Strang Bros. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

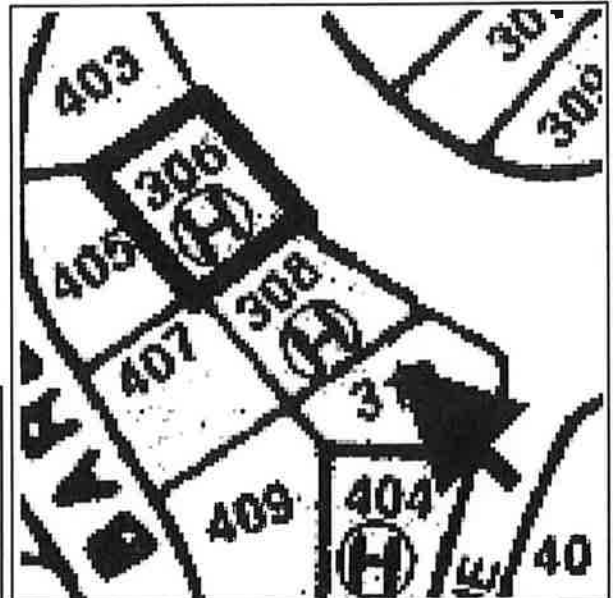
B11. Additional Resource Attributes: 02 Single Family Property

B12. References: San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA  
Date of Evaluation: 8/10/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 306 AVENIDA VICTORIA

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation  Update

**Photographs of the Subject Property, Continued:**





# PRIMARY RECORD

**Other Listings**

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: 308 AVENIDA VICTORIA

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted a. County Orange  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.  
c. Address 308 Avenida Victoria City San Clemente Zip 92672  
d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-025-25

**P3a. Description:**

The property contains a one-story single family residence with a rectangular plan and wood-frame construction. The building was converted from a single family residence to three apartments (1950). Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable roof with clay tiles. The exterior walls are clad with original smooth stucco. The fenestration consists of original wood fixed windows throughout the residence. One window has been replaced with louvers and the doors of the residence are also non-original. Spanish Colonial Revival elements of the residence include exposed rafter tails and a rounded projecting bay. A low stucco wall encloses a courtyard. The residence is in good condition. Its integrity is good.

**P3b. Resources Attributes:**

**P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other



**P5b. Description of Photo:**

East elevation, west view. May 2006.

**P6. Date Constructed/Sources:**

Historic  Both  
 Prehistoric

1946 (F) Building Permit

**P7. Owner and Address:**

Walsh, Molly K.  
308 Avenida Victoria

**P8. Recorded by:**

Historic Resources Group, 1728  
Whitley Avenue, Hollywood, CA  
90028

**P9. Date Recorded:** 8/10/2006

**P10. Survey Type:**

City of San Clemente Historic  
Resources Survey Update

**P11. Report Citation:** None.

**Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other:  
DPR 523A (1/95) HRG

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 308 AVENIDA VICTORIA

- B1. Historic Name: (Unknown)  
B2. Common Name: (Unknown)  
B3. Original Use: Single-family residential  
B4. Present Use: Single-family residential  
B5. Architectural Style: Spanish Colonial Revival  
B6. Construction History:

- B7. Moved?  No  Yes  Unknown      Date: Original Location:  
B8. Related Features:

- B9a. Architect: (Unknown)      b. Builder: (Unknown)  
B10. Significance: Theme San Clemente in the '30s and '40s. Area City of San Clemente  
Period of Significance 1937-1949 Property Type Residential Applicable Criteria A

This one-story single family residence was built for Katherine Campbell in 1946. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

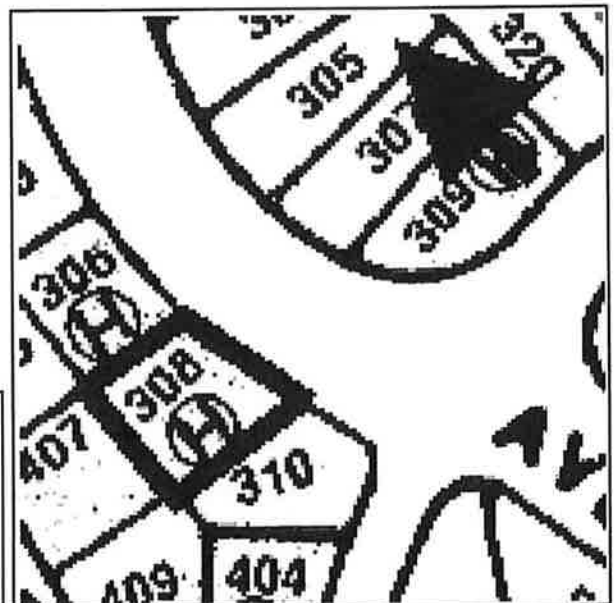
- B11. Additional Resource Attributes: 02 Single Family Property

- B12. References: San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

- B13. Remarks: (none)

- B14. Evaluator: Historic Resources Group, Hollywood, CA  
Date of Evaluation: 8/10/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 308 AVENIDA VICTORIA

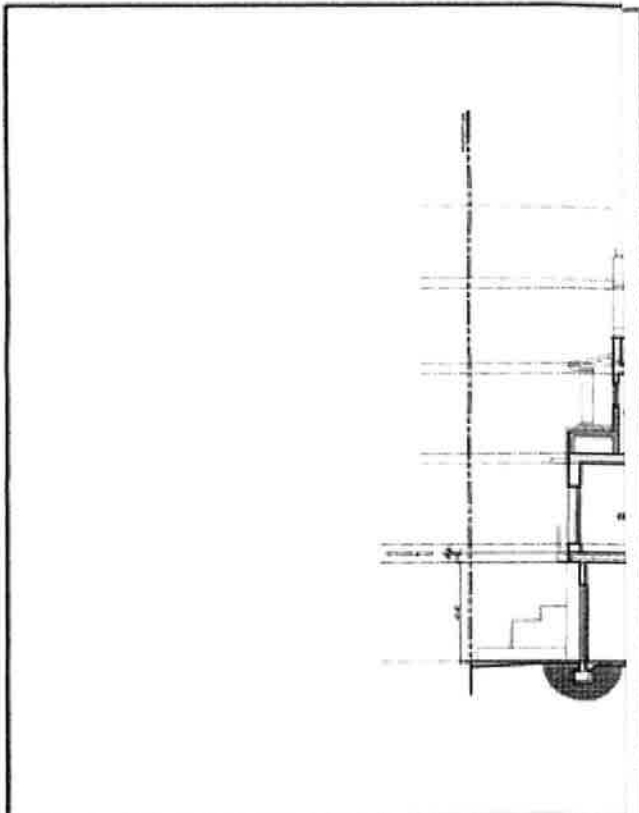
Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation  Update

**Photographs of the Subject Property, Continued:**





Michael  
Luna



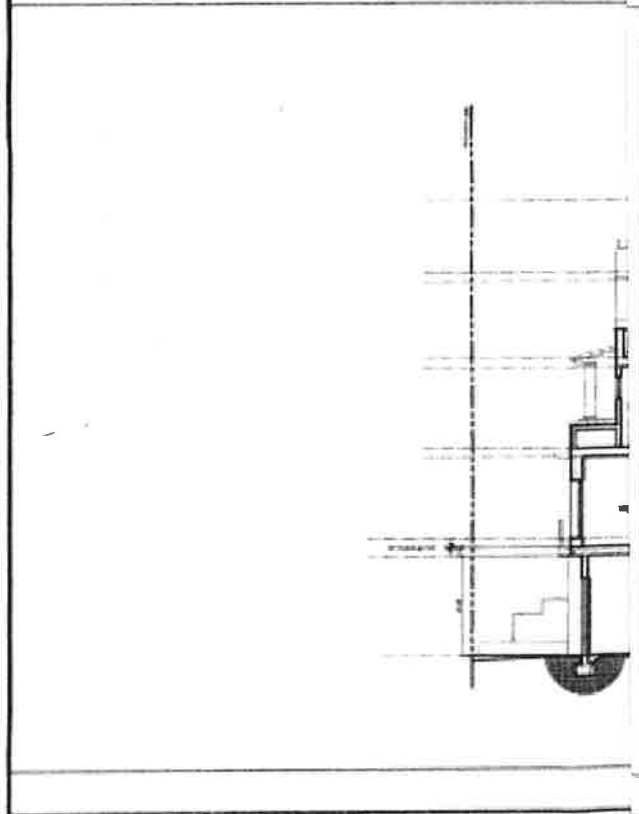
&  
Associates

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Photo Location Map





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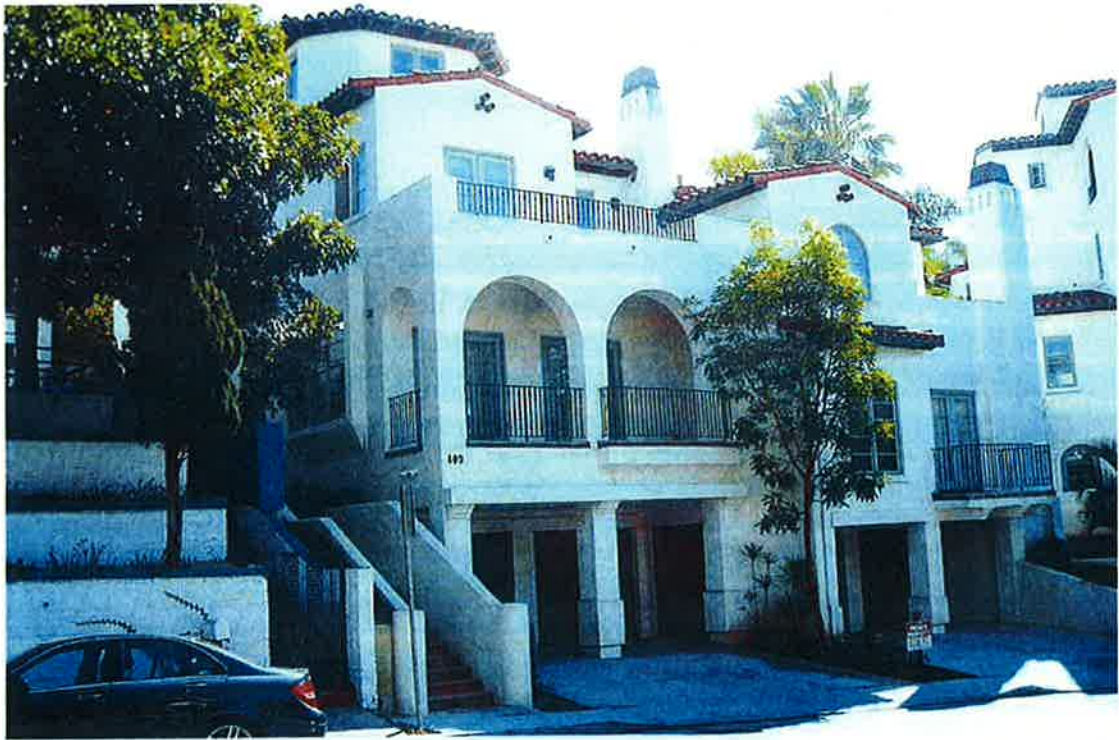




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