

# PRIMARY RECORD

Other Listings

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

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Resource Name or #: 408-412 N EL CAMINO REAL

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 Location:  Not for Publication  Unrestricted a. County Orange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 408-412 N El Camino Real City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-071-24

P3a. Description:

The property contains a one and two-story commercial building with a rectangular plan and wood-frame construction. The building occupies a downward-sloping site and is one story at the street and two stories at the rear. Designed in the Spanish Colonial Revival style, it has a multi-planed side-gable roof clad with clay tiles. The exterior walls are clad with smooth stucco. The primary (east) facade is composed of multiple store fronts. The northernmost portion of the facade features a pair of large arched window openings. A trio of large rectangular openings with divided-light transoms above characterizes the southernmost portion of the facade. A slender tower features with a hip roof occupies the facade's southern corner. The fenestration consists of both original wood and non-original metal windows throughout. The building is in good condition. Its integrity is fair.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

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

1928 (F) Building Permit

P7. Owner and Address:

Spillmann, Erich  
6201 E Hummingbird Ln, Paradise Valley Az  
85253- 3652

P8. Recorded by:

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

P9. Date Recorded: 9/18/2006

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

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NRHP Status Code 3D

Resource Name or #: 408-412 N EL CAMINO REAL

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Commercial

B4. Present Use: Commercial

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 Ole Hanson/Spanish Village by the Sea Area City of San Clemente

Period of Significance 1925-1936 Property Type Commercial Applicable Criteria A

This one-and two-story commercial building was built for Strong and Swigart in 1928, and at one time served at the City's civic center, with offices from the fire and police departments, and the Chamber of Commerce. This property is a unique example of the Spanish Colonial Revival style as represented in San Clemente. This property 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. It 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.

B11. Additional Resource Attributes: 06 Commercial Building, 1-3 stories

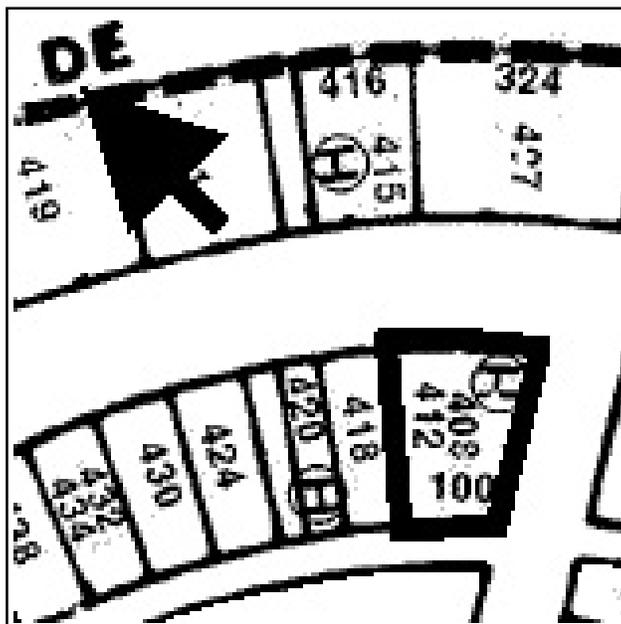
B12. References: San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/18/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

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Resource Name or #: 408-412 N EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

## Photographs of the Subject Property, Continued:

