PRIMARY RECORD

Primary #
HRI#
Trinomial
NRHP Status Code 3D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 3   **Resource Name or #:** 212 W AVENIDA VALENCIA

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 Location: ☐ Not for Publication ☒ Unrestricted   **a. County** Orange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 212 W Avenida Valencia   **City** San Clemente   **Zip** 92672
d. UTM: Zone ; mE/   mN

e. Other Locational Data: Assessor Parcel Number: 692-221-25

P3a. Description:
The property contains a two-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has both a hip roof and front-gable roof, clad with clay tiles. The exterior walls are clad with smooth stucco. The fenestration consists of original wood casement windows throughout the residence. There is also an original fixed round window. Spanish Colonial Revival elements of the residence include exposed rafter tails and a brick and tile chimney. The residence includes a breezeway with recessed entry and the original entrance door. A wing wall runs between the residence and a detached garage. 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
1929 (F) Building Permit

P7. Owner and Address:
Factor, Rebecca Joan
 212 W Avenida Valencia

P8. Recorded by:
Historic Resources Group, 1728 Whitley Avenue, Hollywood, CA 90028

P9. Date Recorded: 9/21/2006

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

Resource Name or #: 212 W AVENIDA VALENCIA

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: E.W. Klausen   **b. Builder:** O.M. Berg
B10. Significance: Theme Ole Hanson/Spanish Village by the Sea   **Area** City of San Clemente
    Period of Significance 1925-1936 **Property Type** Residential **Applicable Criteria** A

    This two-story single family residence was built for William Thom in 1929. It was designed by E.W. Klausen and constructed
    by O.M. Berg. This property is a distinctive 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: 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: 9/21/2006


```
(This space reserved for official comments.)
```

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

CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 **of** 3   **Resource Name or #:**   212 W AVENIDA VALENCIA

Recorded by: Historic Resources Group   **Date:** 9/21/2006   ☒ Continuation   ☐ Update

Photographs of the Subject Property, Continued: