

# PRIMARY RECORD

Other Listings

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

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Resource Name or #: 529-533 AVENIDA VICTORIA

**P1. Other Identifier:** Beachcomber Motel / Tepper Apts / Breeding Hutches / Beachcomber's Apts.

**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 Location:**  Not for Publication  Unrestricted a. County Orange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 529-533 Avenida Victoria City San Clemente Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-031-03

### P3a. Description:

The property contains a 12-unit motel designed in the Spanish Colonial Revival style. The property is comprised of two one-story buildings arranged facing a center lawn and separated by a surface parking lot. Each of the buildings is rectangular in plan with wood-frame construction. Low-pitch side-gable roofs clad with clay tiles cap the buildings. A shed roof extends over the full width the primary facades to form individual entry porches for each unit. A round tower with a parapet rises above the northern building. The exterior walls are sheathed in original smooth stucco. The fenestration consists of original wood windows throughout the property. Spanish Colonial Revival elements include exposed rafter tails and recessed porches with wood porch supports. The property is in good condition. Its integrity is good.

**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:

North view. May 2006.

### P6. Date Constructed/Sources:

Historic  Both  
 Prehistoric

1947 (E) Tax Assessor

### P7. Owner and Address:

Laidlaw Partnership  
610 Vaquero Rd, Arcadia Ca 91007- 6046

### 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

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NRHP Status Code 3B

Resource Name or #: 529-533 AVENIDA VICTORIA

**B1. Historic Name:** Tepper Apts; Breeding Hutches; Beachcomber's Apts.

**B2. Common Name:** Beachcomber Motel

**B3. Original Use:** Residential (apartments)

**B4. Present Use:** Residential (motel)

**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** Commercial

**Applicable Criteria** A

This one-story motel was built for William Tepper in 1947. Constructed by the Strang Bros., it is a distinctive example of the Spanish Colonial Revival style as represented in San Clemente. It is the only extant motel in San Clemente from the period, and is believed to be the oldest continuously operated business in the City. This property appears eligible for the National Register individually and as a contributor to a National Register eligible district. This property also appears eligible at the local level individually and as a contributor to a potential 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:** 06 Commercial Building, 1-3 stories

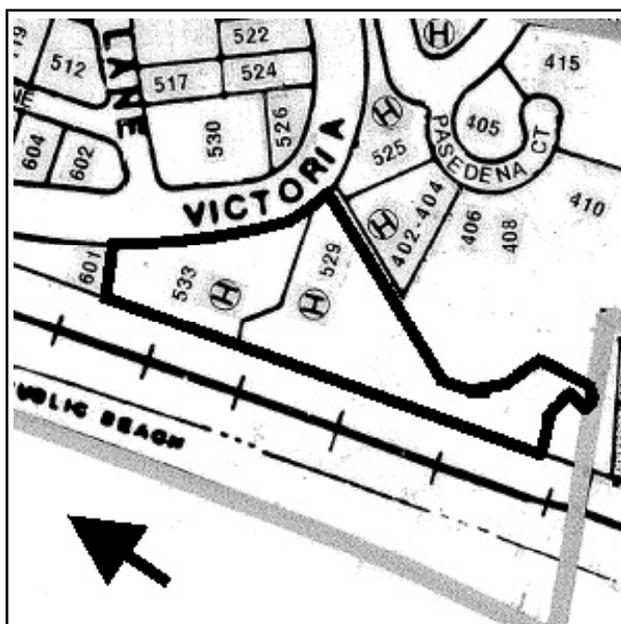
**B12. References:** Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

**B13. Remarks:** (none)

**B14. Evaluator:** Historic Resources Group, Hollywood, CA

**Date of Evaluation:** 9/21/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

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Resource Name or #: 529-533 AVENIDA VICTORIA

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation  Update

## Photographs of the Subject Property, Continued:

