

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 1533 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 Location: Not for Publication Unrestricted a. County Orange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 1533 N El Camino Real/1531 N El Camino Real City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 057-170-26

P3a. Description:

The property contains a two-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable roof clad with clay tiles. The exterior walls are clad with smooth stucco. The primary (west) facade features a pair of large divided-light fixed windows set in arched opening on the ground level. The upper level is characterized by a band of non-original vinyl sliding windows. An exterior staircase with a solid stucco balustrade fronts the side elevation. The fenestration consists of original wood and non-original vinyl windows throughout the building. A one-story out building to the rear features a side-gable roof clad with clay tile and wood stucco exterior cladding. The building 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:

South elevation, north view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1928 (F) Building Permit

P7. Owner and Address:

San Clemente Arts Llc & Herdell, Richard W.
1531 N El Camino Real

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 #: 1533 N EL CAMINO REAL

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Mixed use - residential and 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: Virgil Westbrook

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 two-story commercial building was designed by Virgil Westbrook for R.F. Budinger in 1926, and is believed to be San Clemente's first ceramic studio. This property is a unique 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. 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

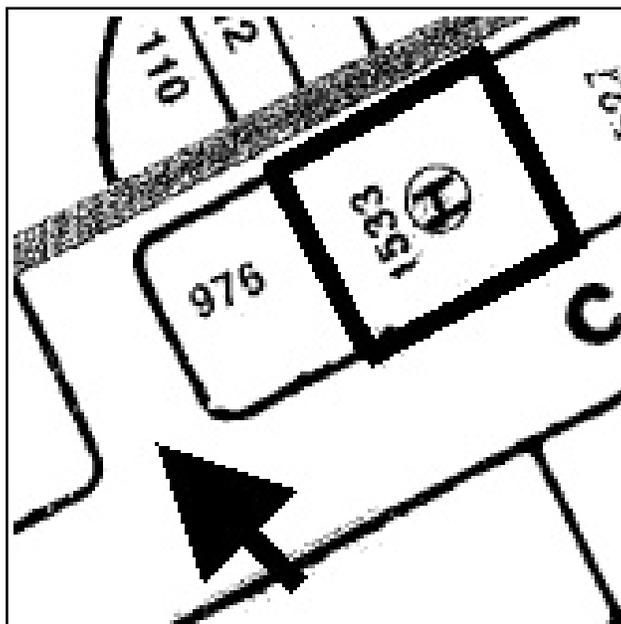
B12. References: San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

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 #: 1533 N EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property, Continued:

