



Cultural Heritage Subcommittee (CHSC)

Meeting Date: May 24, 2023

PLANNER: Christopher Wright, Associate Planner II

SUBJECT: **Minor Cultural Heritage Permit (CHP) 22-239, Goldschmidt Residence**, a request to consider an addition and alterations to a historic residence at 243 Avenida La Cuesta.

BACKGROUND:

The Goldschmidt House is a two-story Spanish Colonial Revival residence constructed in 1928 and designed by renowned architect Paul Williams. The property is zoned RL-SR2, Residential Low Density Zone and Special Residential Overlay. The structure is on the National Register of historic places, the City's designated list of historic landmarks, and has a Historic Property Preservation Agreement (HPPA or "Mills Act"). An addition in about 1960 with contemporary styling enclosed a rear patio on the first story and created a dressing room and closet on the second story. The 1960s addition is visible from the rear elevation only and did not affect the original walls or roof. For more details, see Attachment 3.

PROJECT SUMMARY:

The proposed 158 square-foot single-story addition is to the rear elevation, expanding the kitchen and guestroom, while preserving the exterior walls and differentiating the addition from the original structure. An elevator tower would also be added within the non-original roof and footprint area of the 1960s addition. City staff and its historic preservation consultant, GPA, visited the site to provide feedback and recommendations for consistency with the Secretary of the Interior Standards (SOI) for Rehabilitation. Since the site visit, the applicant has fully incorporated these recommended changes, as described in Attachment 4. Additions 500 square feet or less and exterior changes require Zoning Administrator approval. Cultural Heritage Subcommittee review is required at the discretion of the City Planner. Given the structure is a landmark, the City Planner requested the CHSC's review for this project.

ANALYSIS:

The plans fully describe the project which complies with zoning requirements. Additionally, the project is designed in a manner that meets with the SOI standards for Rehabilitation by using compatible materials, maintaining new features as subordinate to the original structure, and clearly delineating the historic elements from the new.

RECOMMENDATIONS:

Staff is able to support the project with no recommend changes. Staff seeks a CHSC recommendation to provide to the Zoning Administrator.

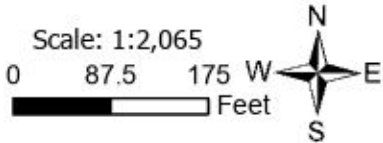
Attachments:

1. Vicinity Map
2. Photographic Inventory
3. 2006 historic resource survey
4. Memorandum summarizing GPA site visit
5. Plans

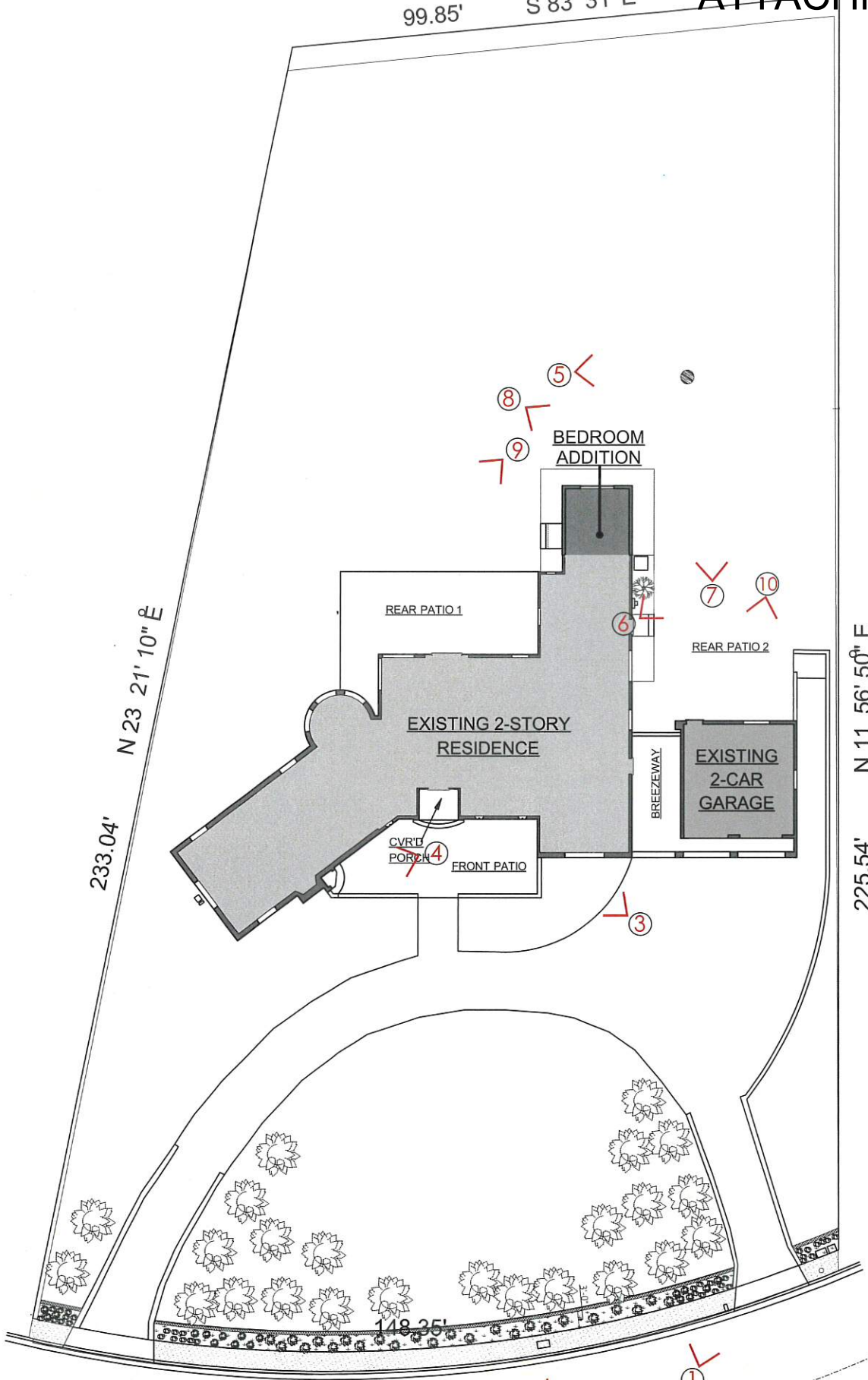


Vicinity Map

Project: Goldschmidt Residence
 Address: 243 Avenida La Cuesta

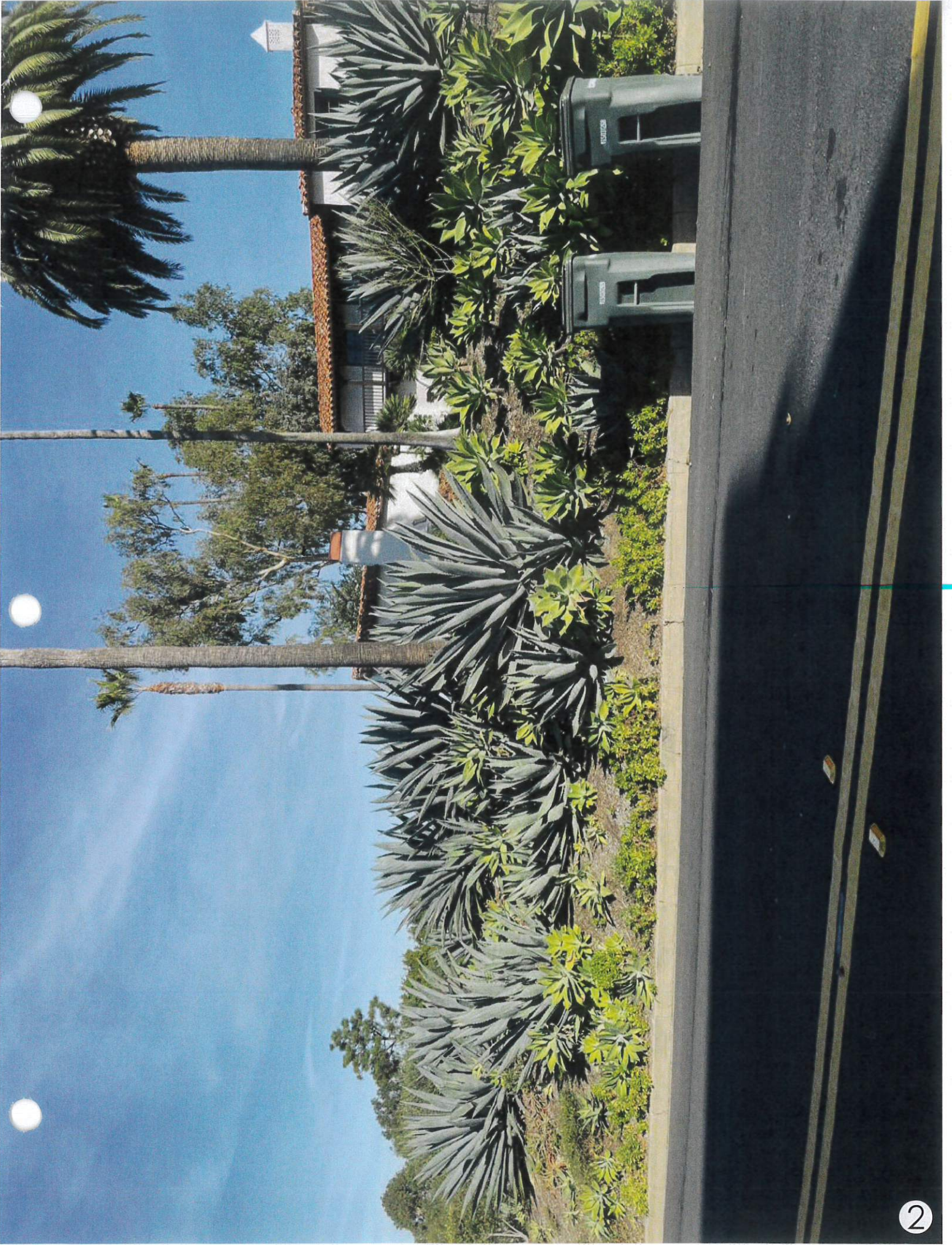


99.85' S 83 31' E °



AVENIDA LA CUESTA

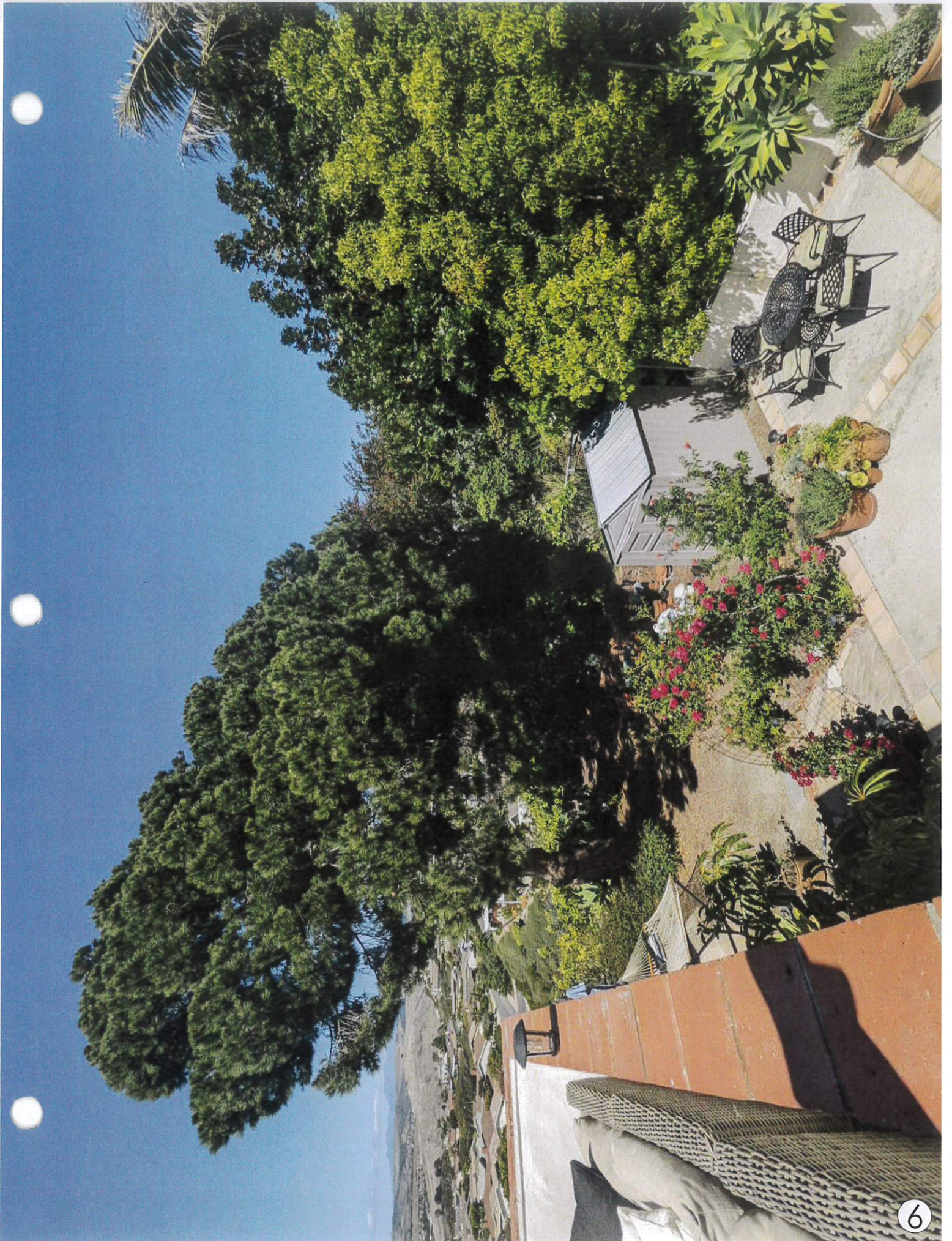






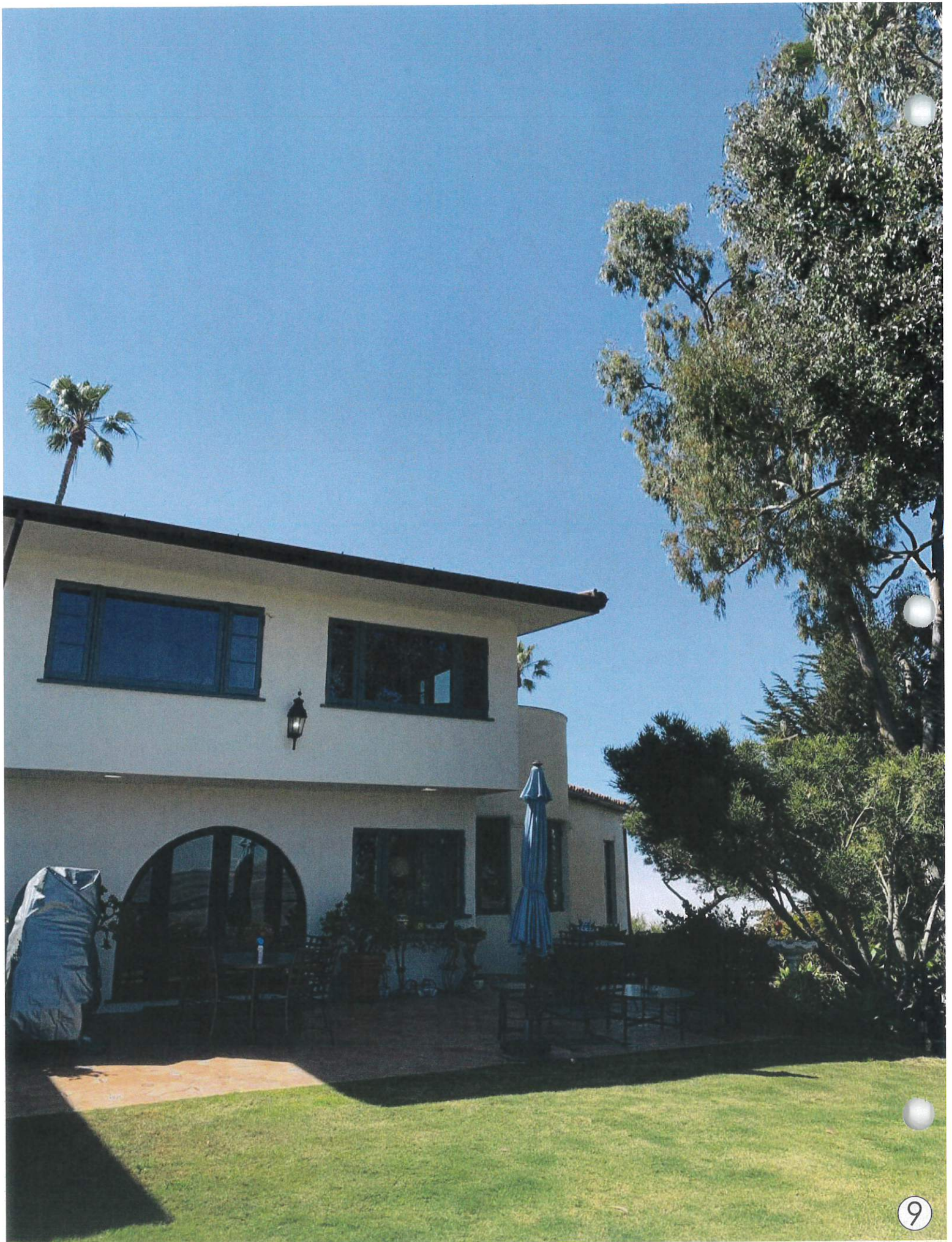
















CONTINUATION SHEET

Page 1 of 3

Resource Name or #: 243 AVENIDA LA CUESTA

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation Update

PROPERTY NAME Casa Tres Vistas

HISTORIC NAME Goldschmidt House

PROPERTY ADDRESS 243 Avenida La Cuesta

ASSESSOR PARCEL NUMBER 057-061-13

PROPERTY TYPE Single-family residential

OTHER DESCRIPTION

DATE OF CONSTRUCTION 1928 (F) Building Permit

INTEGRITY No substantial changes post-1988 Historical Photo Log prepared by the City of San Clemente.

SIGNIFICANCE This one-story single family residence was built for Adlai Goldschmidt in 1928. The Goldschmidts were Los Angeles distillers and winemakers. In 1906, they became half owners of some 10,500 acres of former ranch lands in the Capistrano Valley. (See Continuation Sheet).

STATUS CODE 1S

STATUS Listed in the National Register as an individual property. The property also appears eligible at the local level both individually and 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 3

Resource Name or #: 243 AVENIDA LA CUESTA

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation Update

SIGNIFICANCE (continued).

When the property was later divided, the Goldschmidts retained the coastal grazing lands that would later be acquired by a syndicate headed by Hamilton Cotton and developed as San Clemente.

The Goldschmidt Residence was designed by Los Angeles architect Paul R. Williams. Williams has designed a number of residences for the Goldschmidt family over the years, including homes for brothers Max and Herman in the Holmby Hills and Hancock Park neighborhoods of Los Angeles. Williams was one of Los Angeles' premier architects from the 1920s to the 1950s, and undoubtedly the most successful black architect of his day. He is responsible for some of that city's most recognizable landmarks, including the Beverly Hills Hotel and the Theme Building at Los Angeles International Airport. He is perhaps best known as the "architect to the stars," designing elegant Period-style mansion for the Hollywood elite, including Frank Sinatra, Cary Grant, and Lucille Ball.

The Goldschmidt House was listed in the National Register of Historic Places in 2004. It appears eligible at the local level under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936), and under Criterion C for its association with prominent architect Paul R. Williams and as a unique and elaborate interpretation of the Spanish Colonial Revival style in San Clemente.

CONTINUATION SHEET

Page 3 of 3

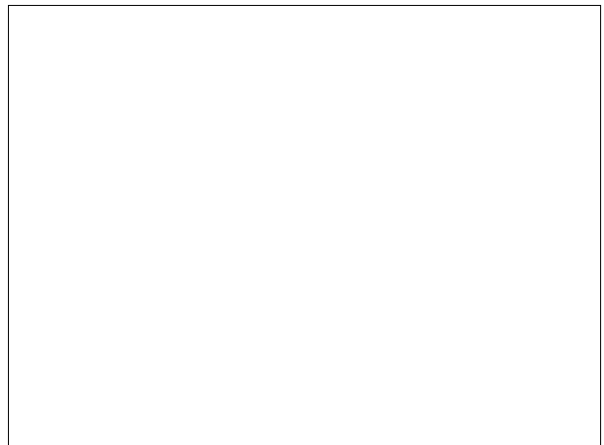
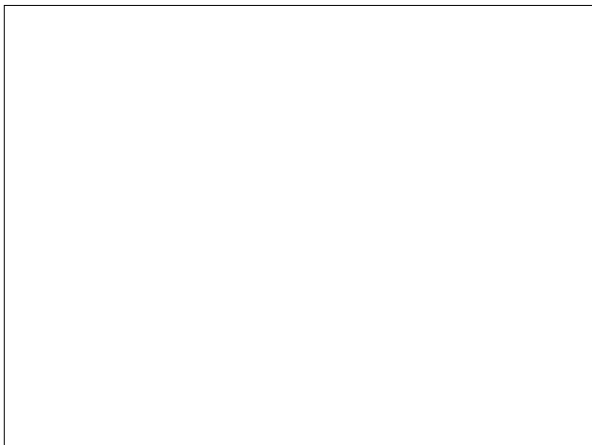
Resource Name or #: 243 AVENIDA LA CUESTA

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation Update

Photographs of the Subject Property:





Date: May 8, 2023
To: File for MCHP 22-317, Goldschmidt Residence
From: Christopher Wright, Associate Planner II
Subject: **Summary of Site Visit**

On September 23, 2022, City planning staff and contractor, GPA consulting, the City's historic preservation consultant, visited the project site at 243 Avenida La Cuesta. GPA reviewed the project plans and provided feedback and recommendations on the project for consistency with the Secretary of Interior Standards for Rehabilitation to maintain the residence's historic status as a National Landmark and City designated historic structure. GPA and staff provided the following comments to the applicant on the plans provided on September 23, 2022:

1. The proposed elevator is in a good location above the prior addition vs. the original footprint and roof. The chimney's height should be at the same level or lower than the main ridgeline so it's screened from public view. The chimney cap should vary from the original cap slightly to differentiate it.
2. The sides of the addition should be inset slightly from the original building footprint. 1-2 inches may be adequate. The wall edge between the original building and addition should have a scour edge or foam to delineate original and new, and make the addition more reversible per the standards.
3. The roof over the addition should have a gable (architectural comment vs. historic)
4. The original window on the rear elevation should not be framed and closed off permanently. It is ok to use drywall or other reversible option to make the window non-functional but reversible per the standards.
5. Stucco for new elements should have a slightly different sand finish than the original stucco.
6. The roof tile should be one-piece barrel with a blend color that is slightly different than the original roof, but is compatible.
7. New windows should have less deep openings and/or different sill designs to distinguish original and new openings.
8. The awnings should be cloth with simple wrought-iron supports (so not to confuse them for any original wrought-iron details)



San
Clemente
THE SPANISH VILLAGE BY THE SEA

ATTACHMENT 4
MEMORANDUM

9. The arched window should be rectangular and be more open so the panes/design is not confused as an original window elsewhere.
10. Suggestion to preserve old trees wherever feasible through the siting of the structures.

The applicant made these recommended changes.

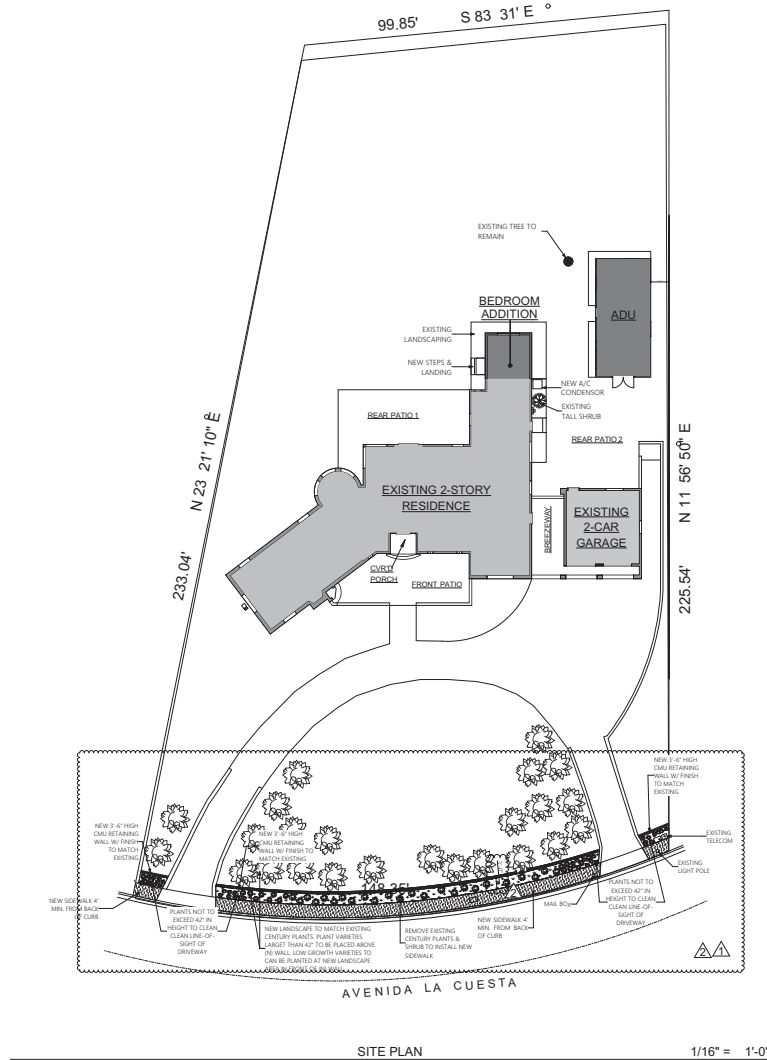
- LEGEND**
- PROPOSED ADDITION
 - EXISTING BUILDING
 - TREE / BUSH
 - MAIN ENTRANCE
 - PROJECT NORTH
 - DRAINS



STREET FRONT EXISTING CONDITIONS



STREET FRONT EXISTING CONDITIONS



SITE PLAN 1/16" = 1'-0"

SITE PLAN NOTES:
 CONTRACTOR TO CONSTRUCT SIDEWALK ALONG THE PROPERTY FRONTAGE PER CITY STANDARD ST-3 WITH 4 FEET WIDTH OF MAXIMUM 2% CROSS FALL UNDER A SEPARATE ENGINEERING DEPARTMENT ENCROACHMENT PERMIT.

PROJECT INFORMATION

APN: 057-061-13
 LOT SIZE: 0.65 ACRE / 28,314 SQ.FT.
 TOTAL EXISTING BUILDING AREA: +/- 4,519 SQ.FT.
 NEW BUILDING AREA: 158 SQ.FT.
 NEW TOTAL BUILDING AREA W/O ADU: 4,677 SQ.FT.
 NEW ACCESSORY DWELLING UNIT (ADU): 485 SQ.FT.
 NEW TOTAL BUILDING AREA W/ ADU: 5,162 SQ.FT.
 OCCUPANCY GROUP: R-3, U
 CONSTRUCTION TYPE: V-B
 USE: TWO STORY RESIDENTIAL

THE PLANS SHALL COMPLY WITH THE
 2019 CALIFORNIA BUILDING CODE (CBC)
 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
 2019 CALIFORNIA PLUMBING CODE (CPC)
 2019 CALIFORNIA MECHANICAL CODE (CMC)
 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 2019 CA ENERGY EFFICIENCY STANDARD (T-24)
 2019 CALIFORNIA GREEN BUILDING STANDARDS

SCOPE OF WORK

HOUSE INTERIOR RENOVATIONS, INCLUDING THE ADDITION OF AN ELEVATOR, NEW DETACHED ACCESSORY DWELLING UNIT, WORKSHOP, AND BEDROOM ADDITION.
 ACCESSORY DWELLING UNIT WILL BE REVIEWED UNDER A SEPARATE REVIEW.

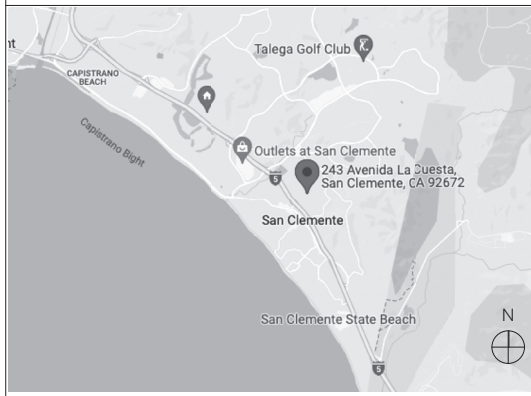
CAST

OWNER: CATHERINE HALL & DON WENTZEL STRUCTURAL: TBD
 243 AVENIDA LA CUESTA ENGINEER:
 SAN CLEMENTE, CA 92674

ARCHITECT: LAMPERT DIAS ARCHITECTS, INC. TITLE 24: TBD
 P.O. BOX 4565
 SAN CLEMENTE, CA 92674
 CONTACT: CHRISTINE LAMPERT
 949.285.4405 (CELL)
 christinelampert@gmail.com

SHEET INDEX

- A 1.0 SITE PLAN
- A 2.0 EXISTING FLOOR PLAN
- A 2.1 EXISTING SECOND FLOOR PLAN
- A 2.2 EXISTING ROOF PLAN
- A 2.3 FIRST FLOOR PLAN
- A 2.4 SECOND FLOOR PLAN
- A 2.5 ROOF PLAN
- A 2.6 GUEST HOUSE PLANS
- A 3.0 EXISTING ELEVATIONS
- A 3.1 EXISTING ELEVATIONS
- A 3.2 ELEVATIONS
- A 3.3 ELEVATIONS
- A 4.0 SECTIONS
- G 1.0 GENERAL NOTES
- T-1 TOPOGRAPHIC SURVEY



VICINITY MAP

- LAMPERT DIAS ARCHITECTS, INC.
- CHRISTINE LAMPERT A.I.A.
- CAROLYN A. DIAS A.I.A.

- P.O. BOX 4565
SAN CLEMENTE
CALIFORNIA 92674

- TEL 949 492 7301
FAX 949 492 0829



GOLDSCHMIDT HOUSE

CATHERINE HALL & DON WENTZEL
 243 AVENIDA LA CUESTA
 SAN CLEMENTE, CA
 92673

DRAWING CONTENTS

SITE PLAN

ATTACHMENTS

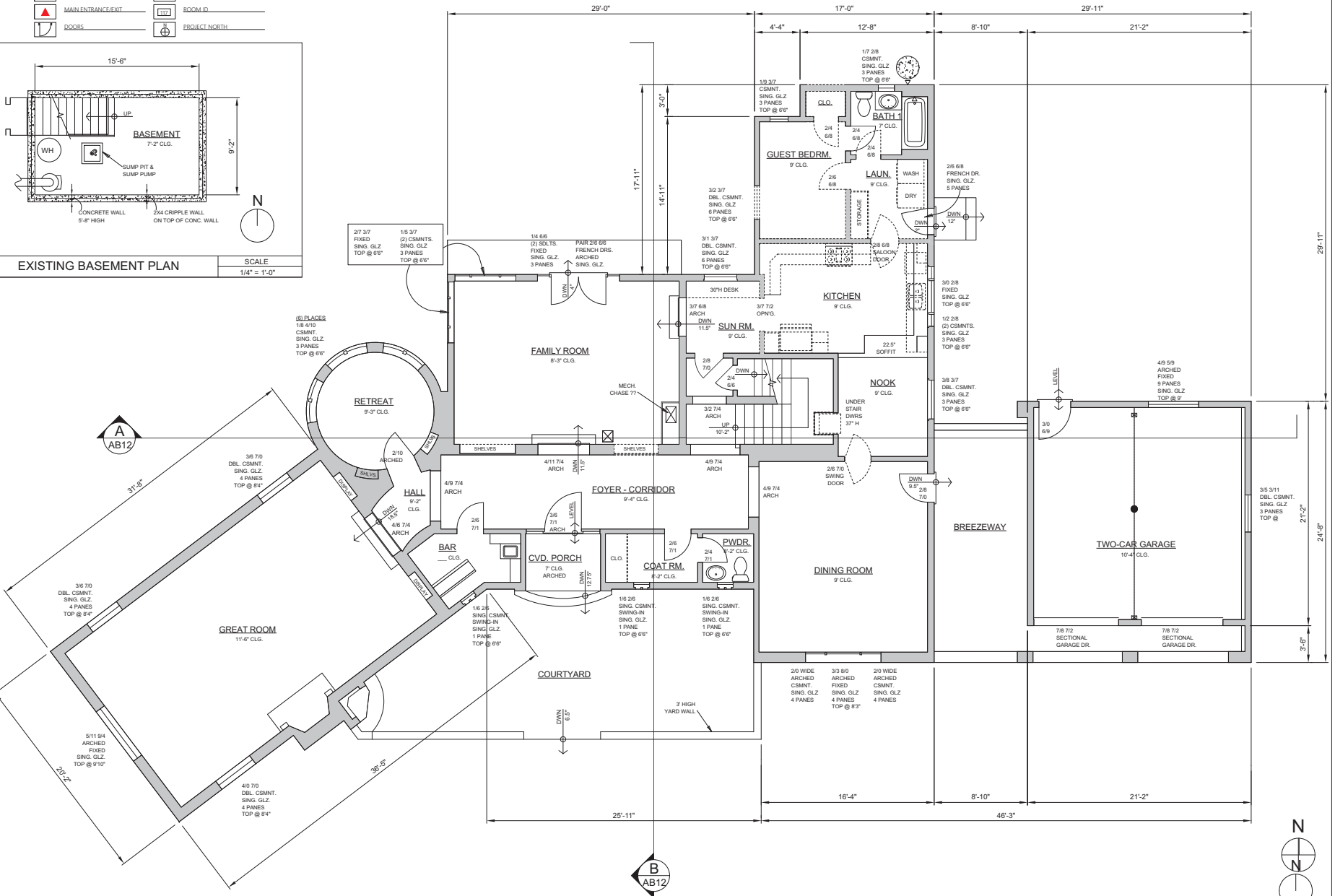
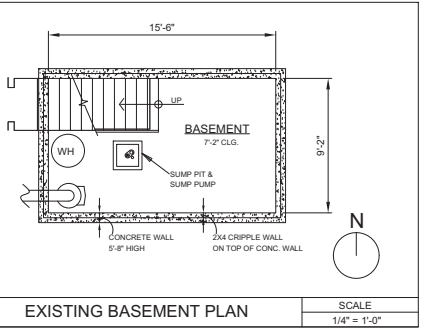
DATE: 02/07/2023

REVISION: 2023 PLANNING REV. 4/23/2023

SHEET NUMBER: A 1.0

LEGEND

	DEMOLISH SLAB		AXIS
	EXISTING WALL		FURNITURE
	DEMOLISH		PLUMBING
	MAIN ENTRANCE/EXIT		ROOM ID
	DOORS		PROJECT NORTH



LAMPERT DAS ARCHITECTS, INC.
 CHRISTINE LAMPERT A.I.A.
 CAROLYN A. DIAS A.I.A.

P.O. BOX 4565
 SAN CLEMENTE
 CALIFORNIA 92674

TEL 949 492 7301
 FAX 949 492 0829



GOLDSCHMIDT HOUSE

CATHERINE HALL & DON WENZEL
 243 AVENIDA LA CUESTA
 SAN CLEMENTE, CA
 92673

DRAWING CONTENTS
EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DATE	01/25/2023
REVISION	DATE
△	206 PLANNING REV. 4/27/2023
△	
△	
△	
SHEET NUMBER	

A 2.0

■ LAMPERT DAS ARCHITECTS, INC.
 ■ CHRISTINE LAMPERT A.I.A.
 ■ CAROLYN A. DIAS A.I.A.
 ■ P.O. BOX 4565
 SAN CLEMENTE
 CALIFORNIA 92674
 ■ TEL 949 492 7301
 FAX 949 492 0829



GOLDSCHMIDT HOUSE

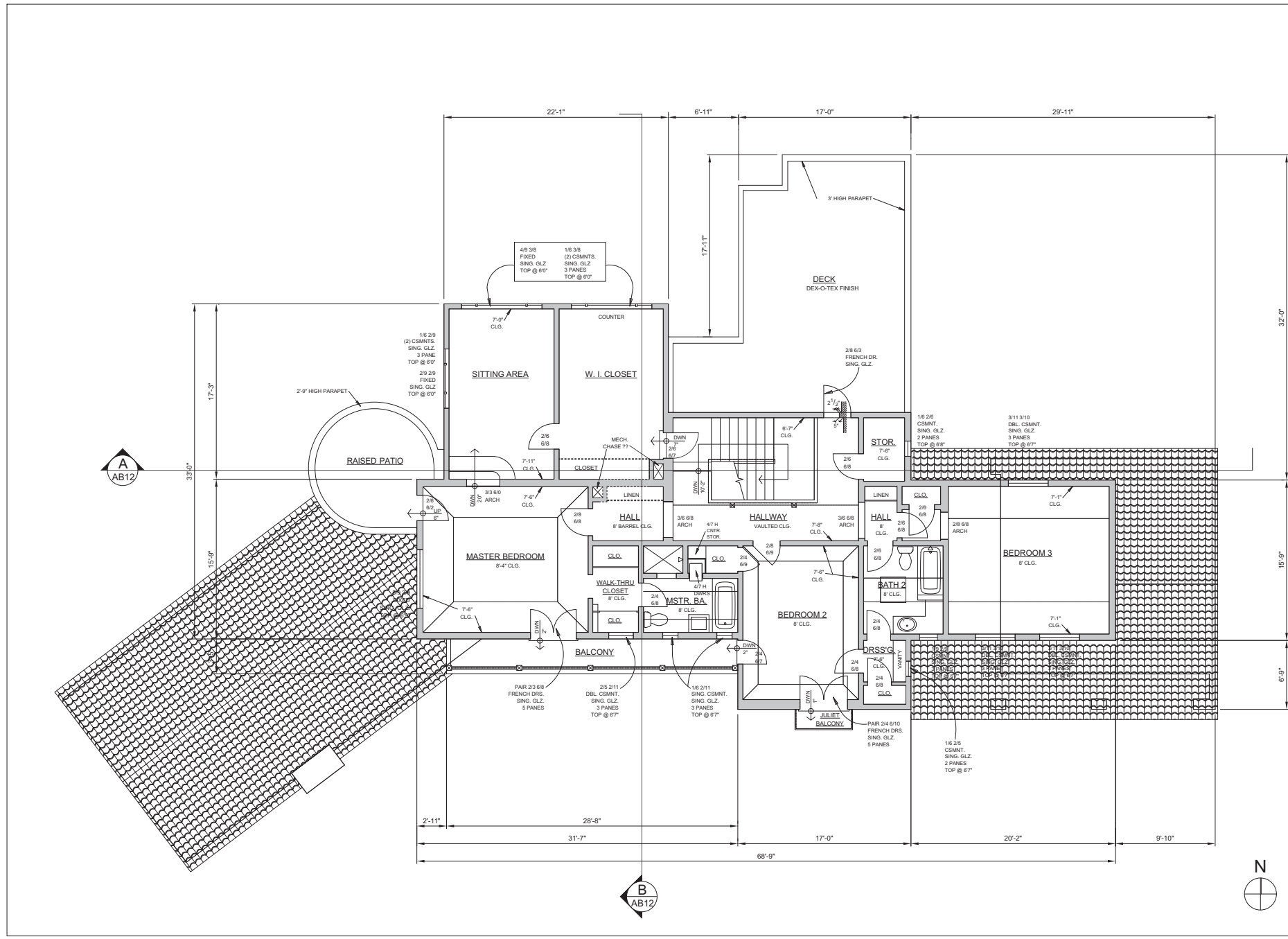
CATHERINE HALL & DON WENZEL
 243 AVENIDA LA CUESTA
 SAN CLEMENTE, CA
 92673

DRAWING CONTENTS
 EXISTING
 SECOND
 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REVISION	DATE
206 PLANNING REV. 4/27/2023	

DATE 01/25/2023
 SHEET NUMBER

A 2.1



■ LAMPERT D&S ARCHITECTS, INC.
■ CHRISTINE LAMPERT A.I.A.
■ CAROLYN A. DIAS A.I.A.

■ P.O. BOX 4565
SAN CLEMENTE
CALIFORNIA 92674

■ TEL 949 492 7301
FAX 949 492 0829



GOLDSCHMIDT HOUSE

CATHERINE HALL & DON WENTZEL
243 AVENIDA LA CUESTA
SAN CLEMENTE, CA
92673

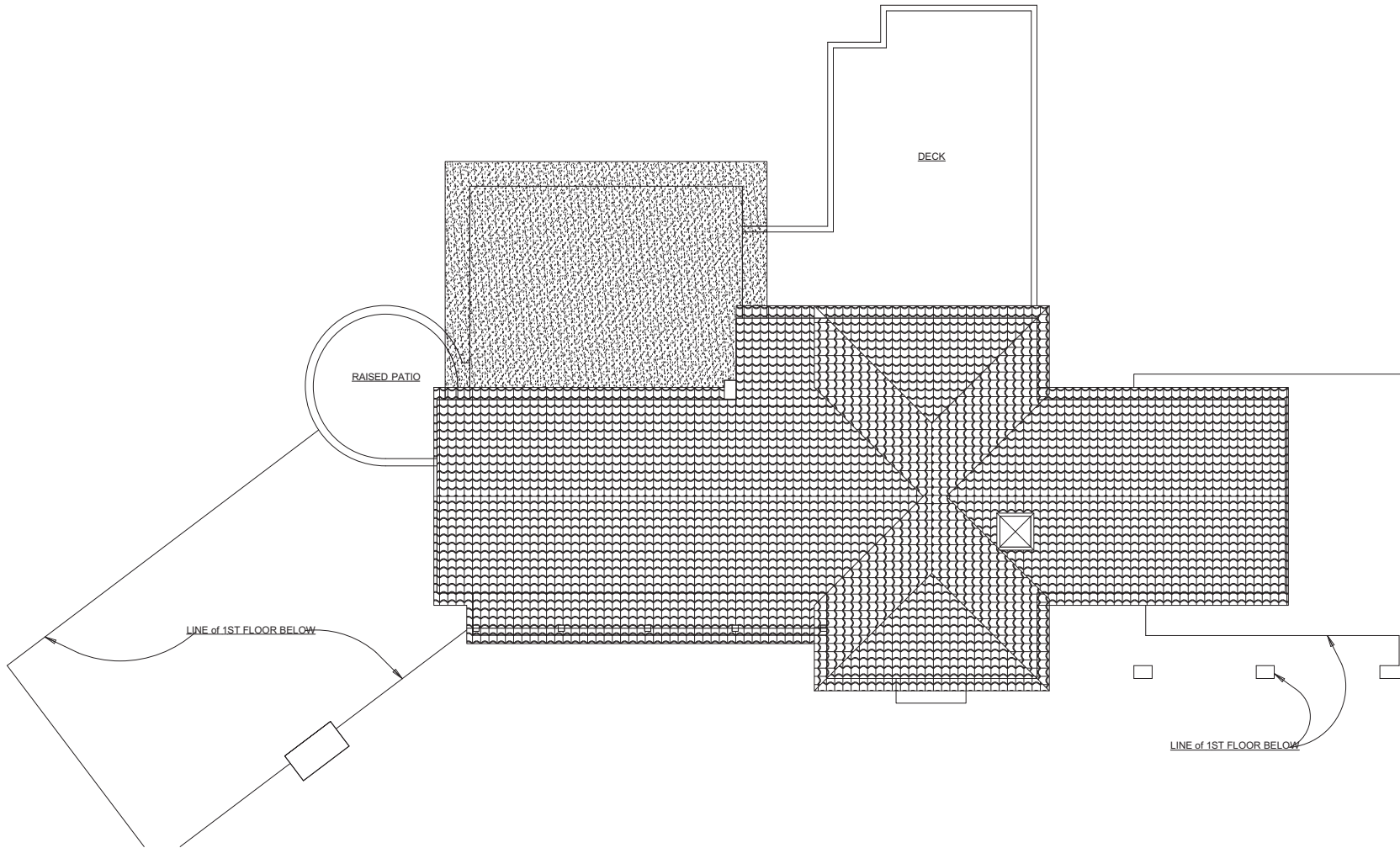
DRAWING CONTENTS
EXISTING ROOF
PLAN

SCALE: 1/4" = 1'-0"

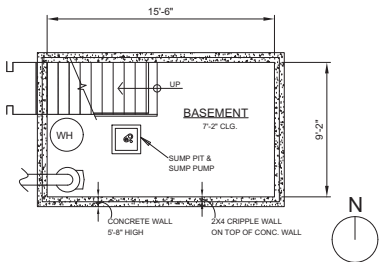
REVISION	DATE
DATE	01/25/2023
△	202 PLANNING REV. 4/27/2021
△	
△	
△	

SHEET NUMBER

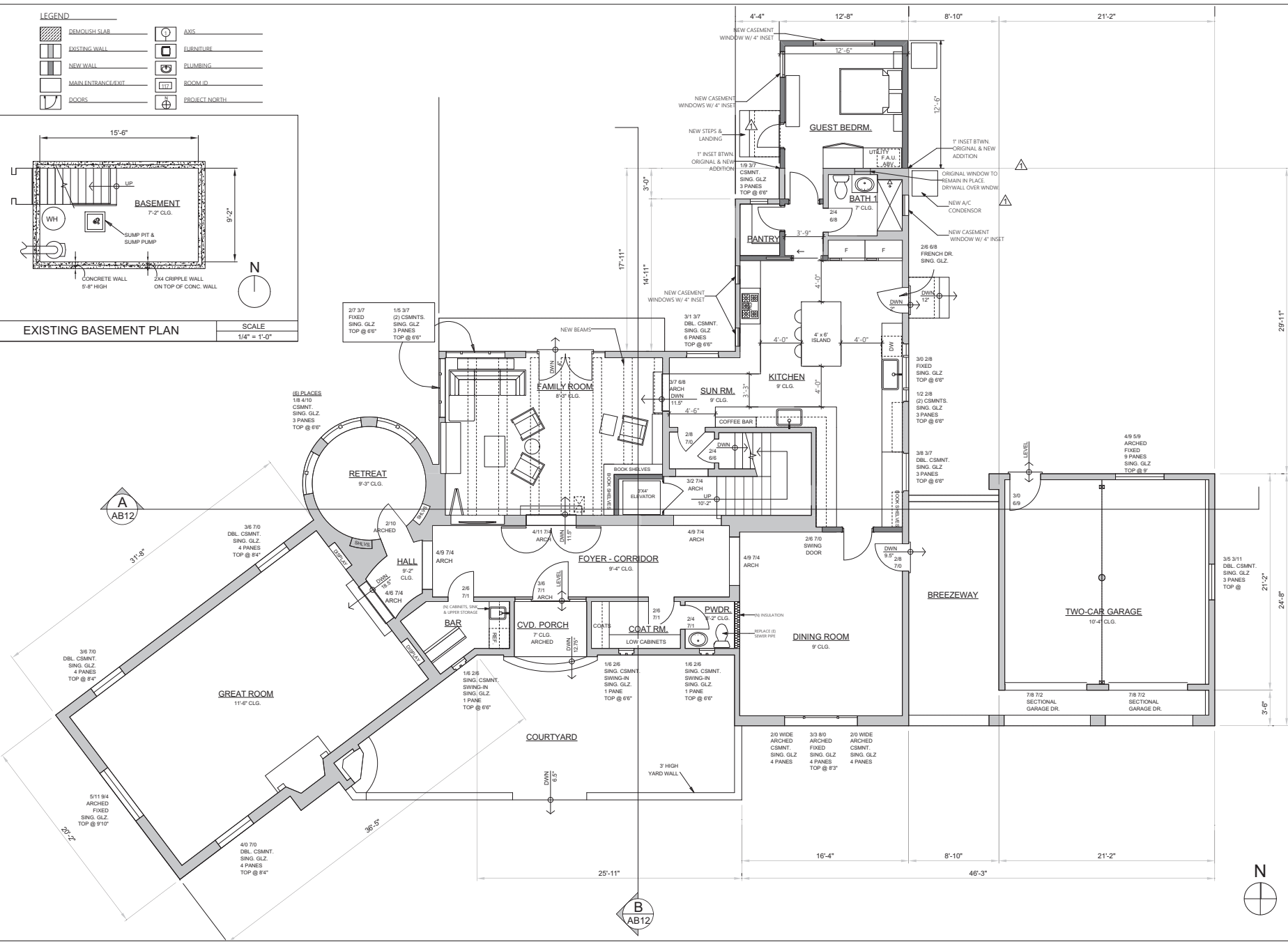
A 2.2



LEGEND	
	DEMOLISH SLAB
	EXISTING WALL
	NEW WALL
	MAIN ENTRANCE/EXIT
	DOORS
	AXIS
	FURNITURE
	PLUMBING
	ROOM ID
	PROJECT NORTH



EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



LAMPERT DAS ARCHITECTS, INC.
CHRISTINE LAMPERT A.I.A.
CAROLYN A. DIAS A.I.A.

P.O. BOX 4565
SAN CLEMENTE
CALIFORNIA 92674

TEL 949.492.7301
FAX 949.452.0829



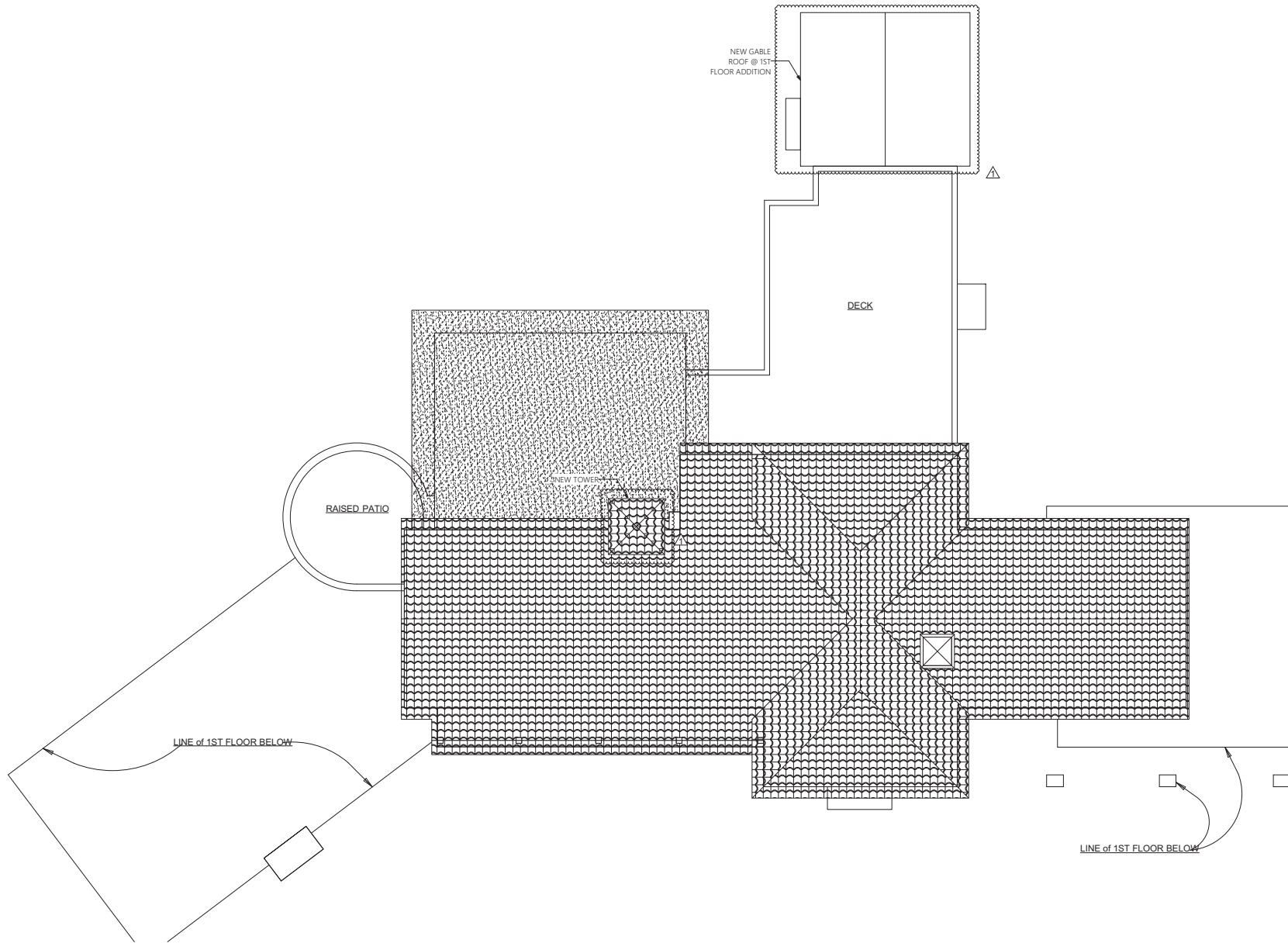
GOLDSCHMIDT HOUSE

CATHERINE HALL & DON WENZEL
243 AVENIDA LA CUESTA
SAN CLEMENTE, CA
92673

DRAWING CONTENTS
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE	REVISION	DATE
01/25/2023	206 PLANNING REV.	4/27/2023

SHEET NUMBER
A 2.3



■ LAMPERT D&S ARCHITECTS, INC.
 ■ CHRISTINE LAMPERT A.I.A.
 ■ CAROLYN A. DIAS A.I.A.

■ P.O. BOX 4565
 SAN CLEMENTE
 CALIFORNIA 92674

■ TEL 949 492 7301
 FAX 949 492 0829



GOLDSCHMIDT HOUSE

CATHERINE HALL & DON WENTZEL
 243 AVENIDA LA CUESTA
 SAN CLEMENTE, CA
 92673

DRAWING CONTENTS
ROOF PLAN
 SCALE: 1/4" = 1'-0"

DATE	REVISION	DATE
01/25/2023		
	2ND PLANNING REV.	4/27/2023



A 2.5



EXISTING TEXTURED STUCCO



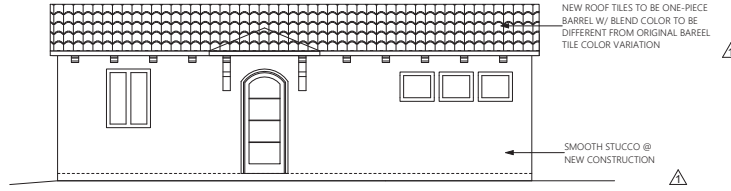
PROPOSED SMOOTH STUCCO



EXISTING BARREL TILE VARIATION

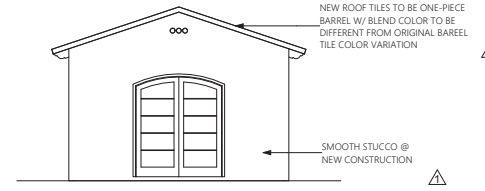


PROPOSED BARREL TILE RED BLEND RED/ORANGE BLEND COMPLEMENTARY TO EL ROOSE



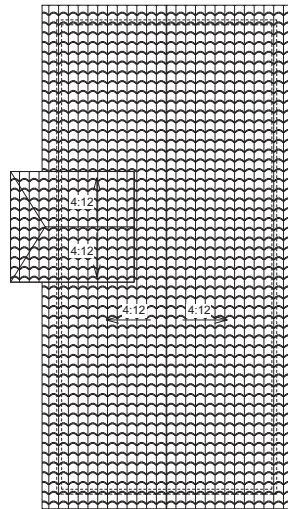
GUEST HOUSE SIDE ELEVATION

1/4" = 1'-0"



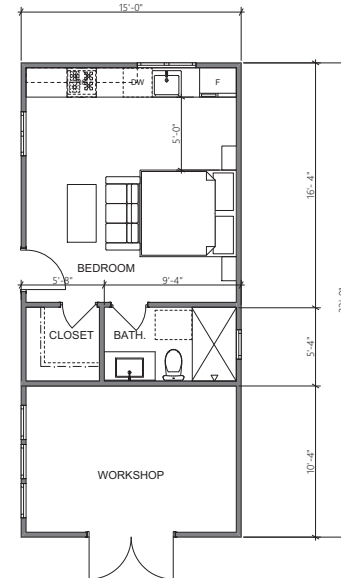
GUEST HOUSE FRONT ELEVATION

1/4" = 1'-0"



GUEST HOUSE ROOF PLAN

1/4" = 1'-0"



GUEST HOUSE FLOOR PLAN

1/4" = 1'-0"

LAMPERT DAS ARCHITECTS, INC.
CHRISTINE LAMPERT A.I.A.
CAROLYN A. DIAS A.I.A.

P.O. BOX 4565
SAN CLEMENTE
CALIFORNIA 92674

TEL 949 492 7301
FAX 949 492 0829



GOLDSCHMIDT HOUSE

CATHERINE HALL & DON WENTZEL
243 AVENIDA LA CUESTA
SAN CLEMENTE, CA
92673

DRAWING CONTENTS
ACCESSORY DWELLING UNIT

REVISION	DATE
DATE	02/07/2023
206-PLANNING-BV-14502023	

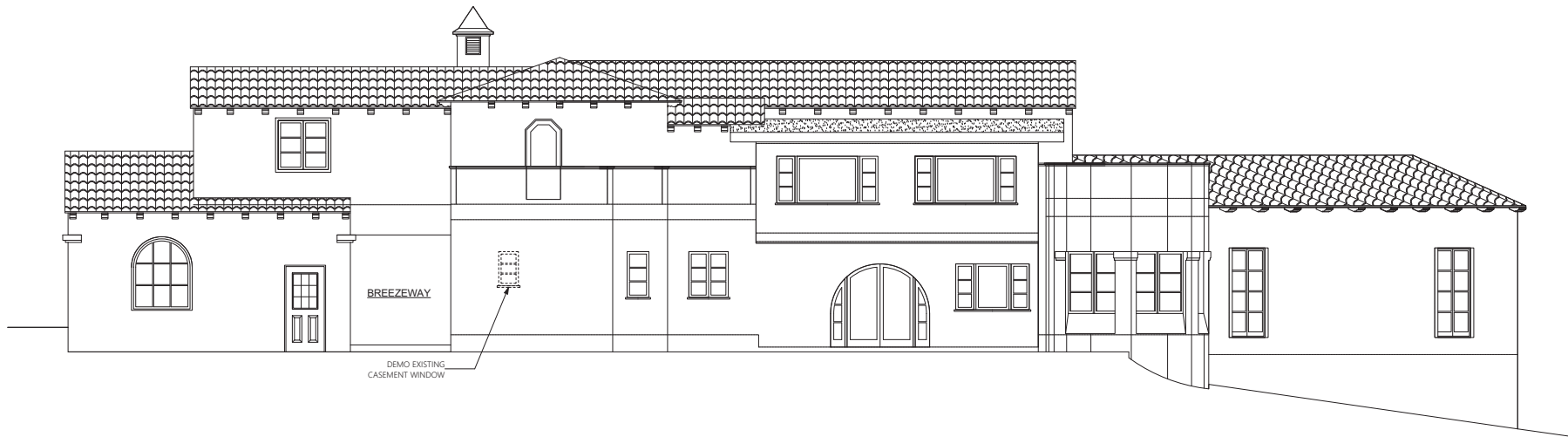
SHEET NUMBER

A 2.6



EXISTING WEST ELEVATION

SCALE
1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE
1/4" = 1'-0"

■ LAMPERT D'AS ARCHITECTS, INC.
■ CHRISTINE LAMPERT A.I.A.
■ CAROLYN A. DIAS A.I.A.

■ P.O. BOX 4565
SAN CLEMENTE
CALIFORNIA 92674

■ TEL 949 492 7301
FAX 949 492 0829



GOLDSCHMIDT HOUSE

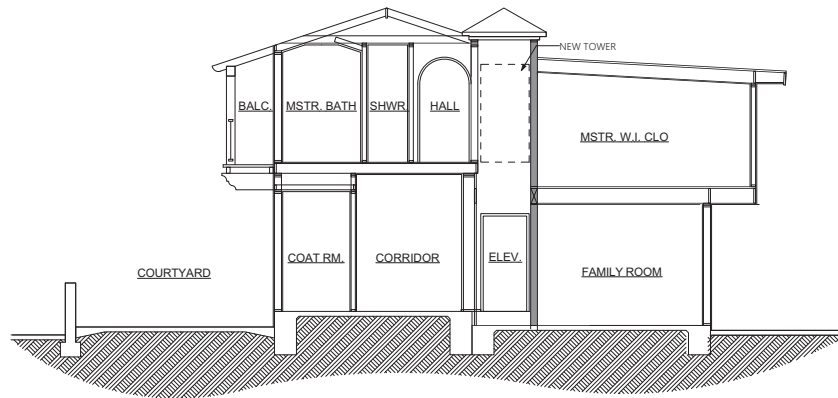
CATHERINE HALL & DON WENTZEL
243 AVENIDA LA CUESTA
SAN CLEMENTE, CA
92673

DRAWING CONTENTS
EXISTING
ELEVATIONS

REVISION	DATE
DATE	01/25/2023
2ND PLANNING REV	4/27/2023

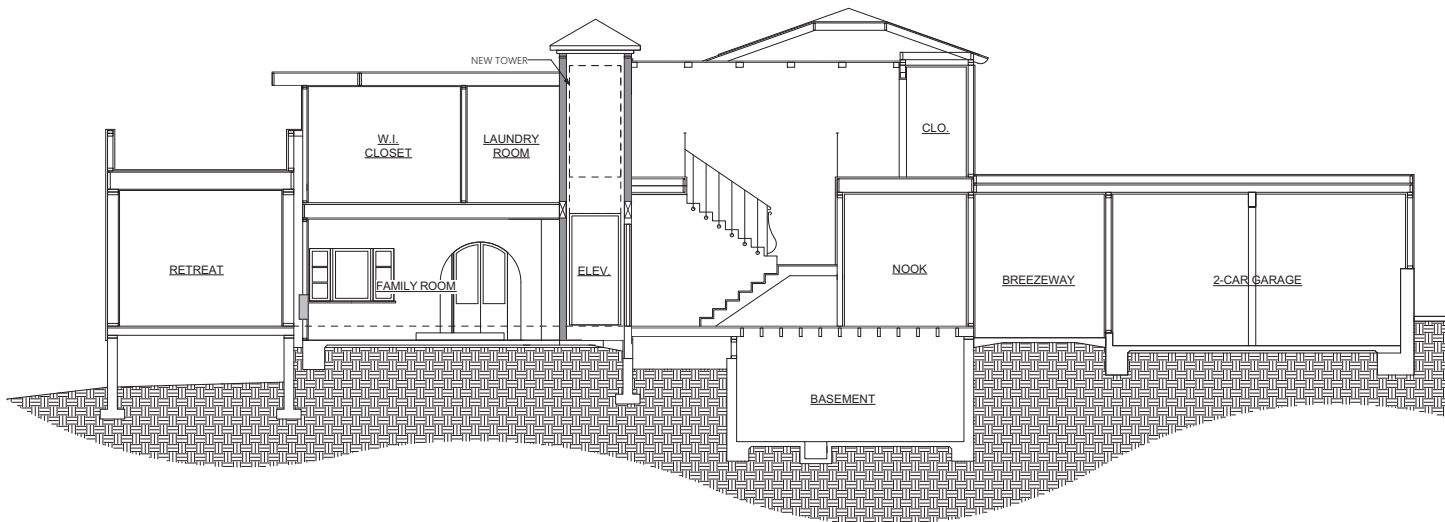
SHEET NUMBER

A 3.0



BUILDING SECTION (B)

SCALE
1/4" = 1'-0"



BUILDING SECTION (A)

SCALE
1/4" = 1'-0"

■ LAMPERT D&S ARCHITECTS, INC.
■ CHRISTINE LAMPERT A.I.A.
■ CAROLYN A. DIAS A.I.A.

■ P.O. BOX 4565
SAN CLEMENTE
CALIFORNIA 92674

■ TEL 949-492-7301
FAX 949-492-0829



GOLDSCHMIDT HOUSE

CATHERINE HALL & DON WENTZEL
243 AVENIDA LA CUESTA
SAN CLEMENTE, CA
92673

DRAWING CONTENTS

SECTIONS

DATE	REVISION	DATE
01/25/2023		
	200 PLANNING REV	4/6/2022

SHEET NUMBER

A 4.0

