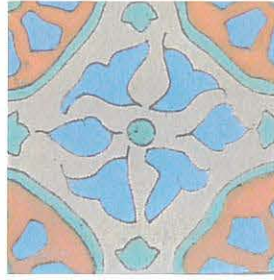
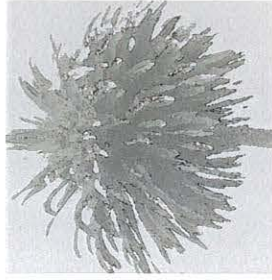
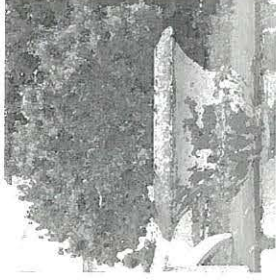
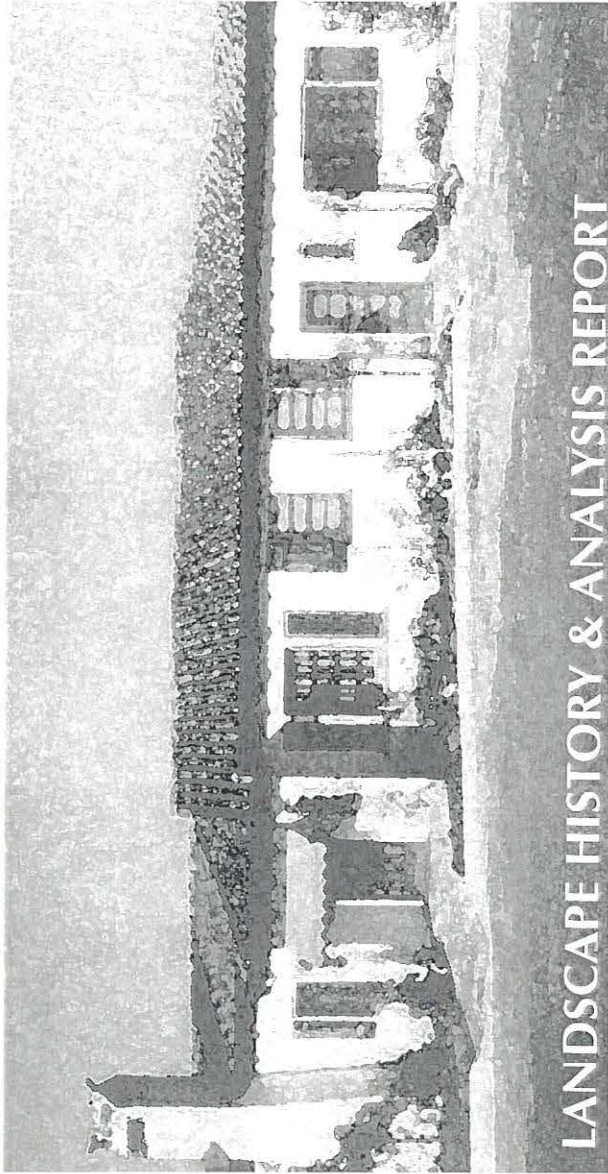


VISTA DE LAS OLAS



402 PASADENA CT.
SAN CLEMENTE, CA. 92672

VISTA DE LAS OLAS

402 PASADENA COURT, SAN CLEMENTE

HISTORIC PRESERVATION REPORT

prepared for

City of San Clemente

prepared by

Chattel Architecture, Planning & Preservation, Inc.

November 2002

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INTRODUCTION

This historic preservation report contains background on federal, state and local regulations, an historic resource evaluation and an analysis of the proposed project and guidelines for future modifications for Vista de Las Olas, located at 402 Pasadena Court in San Clemente (“subject property” and/or “existing residence”). Vista de Las Olas was originally designed and constructed for single-family residential use and is currently used as multi-family residential. Vista de Las Olas is evaluated herein for potential historical resource eligibility by application of criteria contained in the California Register of Historical Resources (California Register) under California Public Resources Code (PRC) §5020.1 and Title 14, Chapter 11.5 regulations.

HISTORIC RESOURCES CRITERIA

Federal, State and Local Statues and Regulations

National Register of Historic Places (National Register)

“The National Register is an authoritative guide to be used by Federal, State and local governments, private groups and citizens to identify the nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (36 Code of Federal Regulations (CFR) §60.2).

As stated in 36 CFR §60.4, in order to be considered for listing in the National Register, a resource must meet the criteria for evaluation:

The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

The National Register includes only those properties that retain sufficient integrity to accurately convey their physical and visual appearance during their identified period of significance. Integrity is defined in the National Register program as a property's ability to convey its significance. Evaluation of integrity may be somewhat a subjective judgment, however it must be founded on "an understanding of a property's physical features and how they relate to its significance" (National Park Service, Department of the Interior, National Register Bulletin "How to Complete the National Register Registration Form," 1997).

Vista de Las Olas was surveyed for historic significance by Leslie Heumann of Leslie Heumann & Associates in 1995, and found to appear eligible for listing in the National Register under criterion A, for its "contribution to the 'Spanish Village' district," and under criterion C, for "its individual qualities, and its presumed association with [Virgil] Westbrook," refer to Attachment 1.

California Register of Historical Resources (California Register)

The California Register was established to serve as an authoritative guide to the state's significant historical and archaeological resources (California Public Resources Code (PRC) §5024.1). State law provides that in order for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria (which parallel National Register criteria):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in the California Register program as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance." Evaluation of integrity may be a somewhat subjective judgment, however California Register regulations, contained in Title 14, Chapter 11.5, provide in §4852 (c) that it must be founded on the "...retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility."

California Register regulations contained in Title 14, Chapter 11.5 provide in §4852 (c) that "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." The California Office of Historic Preservation (OHP) has consistently interpreted this to mean that a California Register-eligible property must retain "substantial" integrity. Because California Register regulations do not provide substantial written guidance on evaluating integrity, the above-referenced National Register bulletin is used.

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The California Register also includes properties which: have been formally *determined eligible for listing in*, or are *listed in* the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing; and city and county-designated landmarks or districts (if criteria for designation are determined by OHP to be consistent with California Register criteria. PRC §5024.1 states:

- (g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:
- (1) The survey has been or will be included in the State Historical Resources Inventory.
 - (2) The survey and the survey documentation were prepared in accordance with [OHP]... procedures and requirements.
 - (3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.
 - (4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

The subject property, consisting of the existing residence and its associated setting,¹ is listed in the California Register by virtue of the fact it is a designated local landmark (see below) and qualifies under two provisions of California law. The City of San Clemente is a Certified Local Government (CLG) and as such, maintains standards for designation that are consistent with California Register criteria. As provided in the statute, the California Register includes properties recognized as “Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria adopted by the commission” (PRC 5024.1 (e)(4)). Furthermore, the California Register includes “Local landmarks or historic properties designated under any municipal or county ordinance” (PRC 5024.1 (e)(5)).

City of San Clemente

In the City of San Clemente, historically significant properties may be added to the City’s “Designated Historic Structures List.” Standards for designation are defined in San Clemente Municipal Code §17.16.160 (F), as follows:

The criteria to be used in determining historical, cultural or special character or interest is that the place, site, building, structure or object is at least fifty (50) years old; possesses

¹Refer to Garbini & Garbini *Landscape History & Analysis Report*, 19 August 2002.

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integrity of location, design, setting, materials and workmanship; and meets one (1) or more of the following:

- a. Is associated with events that have made a significant contribution to the pattern of local, state or national history.
- b. Is associated with the lives of persons or with institutions significant in local, state or national history.
- c. Embodies the distinctive characteristics of an architectural style, type, material or the use of indigenous materials or craftsmanship, or is the work of an architect, designer or builder significant in local, state or national history.
- d. Retains character-determining architectural features and materials.
- e. Exhibits Spanish Colonial Revival architectural style.

Listing on the Designated Historic Structures List is subject to review by the Design Review Subcommittee of the Planning Commission, Cultural Heritage Commission and the Arts, Health, and Humanities Committee of the City Council, and requires approval by the City Council.

Vista de Las Olas is included in the Designated Historic Structures List, which was adopted by the San Clemente City Council on May 1, 1996, and amended by the San Clemente Planning Commission on October 17, 2000. Because the subject property is included in the Designated Historic Structures List, it is listed in the California Register.

DESCRIPTION AND EVALUATION OF SUBJECT PROPERTY

The subject property is .41 acres, and is located at 402-404 Pasadena Court and 525 Avenida Victoria. The property is bounded by Cazador Lane to the north and east, Pasadena Court to the east, residential uses to the south, and Avenida Victoria and commercial uses to the west, refer to Attachment 2. The property includes the existing residence, Vista de Las Olas, and adjacent gardens.

Property History

In 1923, a Los Angeles-based syndicate led by Henry Hamilton Cotton and Hellman Commercial Trust and Savings Bank, purchased 2,000 acres for land development in the region of present day San Clemente. Washington state developer Ole Hanson (b. 1874) joined the team and became the largest holder in the syndicate. In 1925, the *Los Angeles Examiner* announced the establishment of Ole Hanson's new city "Spanish Village by the Sea."² San Clemente Tract No. 779 was officially surveyed and recorded with Orange County in December of 1925.³ The same

²Homer Banks, *The Story of San Clemente the Spanish Village* (San Clemente: no publisher, 1930) 44.

³California, Orange County Recorder, Official Records of Orange County, "Tract No. 779 San Clemente the Spanish Village, being a subdivision of a portion of Section 33, T8S, R7W and a portion of Section 4 T9S R7W, S.B.B. & M." (recorded at the request of owners, Hellman Commercial Trust and Savings Bank and San Diego Consolidated Gas and Electric Company, Miscellaneous Map Book 23, pages 19-25).

month, “tent” sales for residential lots were held, at which time, \$125,000 worth of property was sold.⁴

On February 21, 1928, San Clemente was incorporated and a city council created. The City of San Clemente is credited with being one of the first master planned communities in America.⁵ Hanson imagined San Clemente as a city with “hundreds of white-walled homes bonneted with red tile, with trees, shrubs, hedges of hibiscus, palms and geraniums lining the drives, and a profusion of flowers framing the patios and gardens.”⁶ To realize this vision, Hanson established the community’s Architectural Commission and design guidelines.⁷ Hanson oversaw the construction of many public buildings, such as a community clubhouse (1927), and school (1927), which exemplify the design guidelines’ principles. Many of these public buildings, including the San Clemente Beach Club (1928), as well as private residences, were designed by prominent local architect, Virgil Westbrook. The design for Vista de Las Olas is attributed to Westbrook.⁸

Architect Virgil Westbrook (1891-1957)⁹ is credited with the designs of “the greatest number of buildings in the young community.”¹⁰ Like developer Ole Hansen, Westbrook was from Washington state, and came to San Clemente to work on designs for the new community. He was originally from Ohio, and had previously worked with the City of Santa Barbara’s Architectural Advisory Committee before spending time in San Clemente.¹¹ Westbrook’s experience in Santa Barbara paid off, as he was a skilled interpreter of the Spanish Colonial Revival style by the time he began working in San Clemente. His work in San Clemente includes the following buildings listed in the National Register: Oscar Easley Block/House of Music Building (101 El Camino Real), San Clemente Beach Club (Avenida Boca la Playa) and Hotel San Clemente (Sears & Westbrook, 114 Avenida del Mar).¹² Other Westbrook designs include Oceanside City Hall and Library¹³ (later completed by Irving Gill, 1934) and St. Clement’s By-the-Sea, in San Clemente (1930).

⁴Dorothy Fuller, “Ole Hanson’s Dream,”
<http://www.san-clemente.com/index/historical/photo_tour/photo_tour14.asp> (June 1996).

⁵City of San Clemente, *Master Plan for City Facilities*,
http://www.scag.org/homepages/san_clemente/Mfdp-1.pdf>, (March 15, 2000): 1-2.

⁶San Clemente Historical Society
<<http://www.thebeachcities.com/sc.html#history>>.

⁷California, Orange County Recorder, Official Records of Orange County, “Deed” (recorded at the request of Ole Hanson Building Company, August 30, 1929, Book 301, page 488).

⁸Both Leslie Heumann & Associates (*Historic Resources Survey*, Department of Parks & Recreation (DPR) Series 523 form, 1995) and Garbini & Garbini (*Landscape History & Analysis Report*, August 19, 2002) attribute the design to Westbrook.

⁹California Social Security Death Index
<<http://vitals.rootsweb.com/ca/death/search.cgi>>

¹⁰Leslie Heumann & Associates, *Historic Resources Survey* 1995.
DPR Series 523 form for 402-404 Pasadena Court.

¹¹*California Southland* October 1926: 24.

¹²National Register of Historic Places State Listings, Orange County, California
<<http://www.nationalregisterofhistoricplaces.com/CA/Orange/state.html>>

¹³*Southwest Builder & Contractor* 21 July 1933, 48.

Vista de Las Olas was constructed in 1927, and is “one of the last extant examples ...of several ‘villas’ that were the showplaces of the Spanish Village.”¹⁴ The name, *vista de las olas* means “view (or vista) of the waves” in Spanish. The residence was commissioned by Misses Bertha and Emma Wierk, who were described as “leaders in the early San Clemente social scene.”¹⁵ Bertha Wierk came to the United States at the age of 15, from Bremen, Germany, on the *SS Oder* in May 1884.¹⁶ Her younger sister, Emma C. Wierk was born in 1878 and died in 1963.¹⁷ The Wierk sisters sold the property to a Colonel Gilliland in the late 1940s, probably after Bertha Wierk’s death.¹⁸ The second owner may have been Marine Corps Colonel G.A. Cotton Gilliland,¹⁹ an aide to then-Secretary of the Navy, and credited as the “whistle blower” in the 1926 Teapot Dome Scandal and planner of the World War II attack on Iwo Jima.

In 1950, preschool owner Melanie Robison purchased the subject property with her mother, Mary Balian (1882-1980).²⁰ Under Robison-Balian ownership, the building was converted from single-to multi-family use, and it is likely that the name was changed in common usage from Vista de Las Olas to Sea Cliff Villa to reflect this change in use. During the 1960s or 1970s, Ms. Robison’s daughter, Francine Deskin became a joint owner, and finally sole owner of the property sometime in the 1990s.²¹ Alkapuri Associates LLC acquired the property in June 2000.²²

Like the rest of Southern California, San Clemente expanded rapidly after World War II. The biggest spur to its population growth occurred in 1969, when then-President Nixon purchased the Cotton Estate (built 1927), in the southern section of San Clemente, for \$340,000.²³ Nixon renamed the estate Casa Pacifica,²⁴ and it became the “Western White House,” playing host to numerous national and international leaders. Although the Nixon family sold the property in 1980, their influence on the community continues to this day.

¹⁴Leslie Heumann & Associates 2.

¹⁵Dorothy Fuller, “San Clemente’s Historic Residences” *San Clemente Journal* nd, 30.

¹⁶Immigrant Ships Transcribers Guild, 9 May 1884.

<http://istg.rootsweb.com/v3/1800v3/oder18840509_4.html>

Bertha Wierk likely died prior to 1940, as California Social Security Death index has no listing in her name. San Clemente Public Library reference librarians located no information on her life.

¹⁷California Social Security Death Index

<<http://vitals.rootsweb.com/ca/death/search.cgi>>.

¹⁸Leslie Heumann & Associates 2.

¹⁹Kansas L Digest 1093

<www.ku.edu/heritage/arch/kansas-l/1998/msg00075.html>

²⁰Brian F. Smith & Associates *Radison Resort Hotel Environmental Impact Report: Technical Report* 1994, np.

²¹Telephone conversation with Francine Deskin, former longtime owner of subject property, by Francesca Smith, 18 November 2002.

²²Telephone conversation with Roberta Christenden, subject property tenant since 1999, by Francesca Smith, 18 November 2002.

²³San Clemente.com, “History of San Clemente,”

<<http://www.sanclemente.com/pages/page01.asp?Page=history>>.

²⁴G. Wayne Eggleston, “The Nixon Years in San Clemente”

<www.sanclemente.com/HeritageCenter/nixonyears.htm>.

Property Description

Exterior

Vista de Las Olas is located in the center of an irregularly shaped, steeply inclined lot, on a bluff above the Pacific Ocean. The site consists of the four-story residence, with adjacent gardens to the north and south. At the top of the incline, fronting Pasadena Court, the main, east elevation of the residence is one story high. All four stories are visible from Avenida Victoria on the west, as the residence follows the steep slope of the site. Executed in the Spanish Colonial Revival style, the residence is irregularly configured in plan, and finished with rough, white stucco, and brown painted trim and details. Overhanging, open eaves support the red, clay Mission tile roof.

Following the arc of Pasadena Court, the main, east elevation is convexly curved, and features three entrances. On the south end, raised one step from ground level, the main entrance is deeply recessed and features a 12-paneled, painted wood door. Metal, hanging lantern fixtures flank the door. Above the door, there is a plaque with the historic name "Vista de Las Olas." A central, secondary entrance, with a five-light wood door, is flush with the building plane. Two windows of unequal size are placed asymmetrically between these two doors. The south window is composed of three parts; two narrow windows flanking a six-over-six, fixed panel. Shutters enclose the north window. The third entrance, on the north end of the east elevation, features a pair of narrow, wood, four-light French doors. Landscaped shrubs and trees have grown up close to the house, substantially obscuring views from the street.

The north elevation projects forward on the east end in a whimsical turret that features three three-light, fixed, wood-frame windows that step down along the radius of the turret. A wood balcony with turned wood balusters, and brackets is along the west end of the north elevation, and wraps around the west elevation.

The ground level of the four-story west elevation (garage and three habitable floors) is devoted to parking. This garage level is composed of three individual garages with contemporary roll-up doors. A wooden stair leads from the garage level to a distinctive, asymmetrical, quarter-round door on the first floor. There are three north-facing vinyl windows on this floor; two windows arranged as a group on the west side, with a larger one on the east side. The second floor is divided between an enclosed area with one window opening on the east end and a porch topped by a trellis on the west end. The third floor corresponds to the level of the main entrance on Pasadena Court. Stepped back from the three lower floors, a covered, wooden porch wraps around three-quarters the length of the third floor from the east side. On the south side, the residence projects onto the lot, and is one story in height. This small projection features a low-roofed porch, with an arched, wood-framed, double door and wood-framed, multi-light casement window.

The south elevation features a low sloping gable roof, and a bowed, picturesque, tripartite window. The window is delineated by truncated Doric-inspired pilasters. A fountain surrounded by multi-colored tiles transitions the multi-story residence to the hillside garden. Both the south and west elevations feature unobstructed views of the ocean.

Interior

The interior is comprised of a series of three apartments, one on each floor. The top, or third floor apartment is the most intact, and features a distinctive use of arches, which form *niches*, door openings between interior spaces, and the wood-frame door to the west patio. The third floor apartment layout also reflects the integration of interior and exterior spaces, demonstrated in the multitude of exterior doors, at least one in every room, and wrap around deck and patio. Prevalent features include hardwood floors in most rooms, excluding kitchen and bathrooms, and simple picture moldings that differentiate the ceiling from the walls. Window and door openings are inset and rounded, reminiscent of thick adobe walls. The third floor apartment is entered from Pasadena Court, which opens directly into the living room. Two built-in closets flank the front door. The living room is a large open space defined by exposed beams and a bowed window overlooking the south garden and ocean. A fireplace on the east wall is surrounded by decorative tile. The living room space flows into the dining room, which continues the rhythm of the exposed beams. Adjacent to the dining room, and separated by two arched openings, is the kitchen. The three bedrooms are located on either side of a central hall. The closets in the master bedroom (southeast) are also of interest, fitting into the angle created by the living room. The north bedroom terminates in a turret with a series of three windows, which step down, much like a staircase. A gated stair at the end of the hall leads to the first and second floor apartments. The third floor apartment also retains original cabinetry, hardware and light fixtures. The first and second floor apartments are much smaller than third floor apartment, and feature one bedroom, a living room, bathroom and a small kitchen.

Property Alterations

Vista de Las Olas has undergone various interior and exterior alterations and additions since it was built in 1927. The following lists describes exterior alterations with exact and estimated dates:

- Garage level, west elevation- replace garage doors (date unknown)
- First floor, west elevation- replace windows with jalousie (louver-type) in 1950²⁵
The windows may have since been replaced with the current vinyl windows
- First floor, west elevation- remove decorative metal window grilles (date unknown)
- Second floor, west elevation- infill portion of deck, reconfigure roof and enlarge apartment in 1971^{26 27}
- Second floor, west elevation- three-part aluminum sliding window, circa 1960s
- Second floor, north elevation- door infilled (date unknown)
- Second floor, west elevation- replaced stair to second floor, in 1992²⁸
- Third floor, west elevation- aluminum sliding doors installed, circa 1960s,
- Third floor, east elevation- windows reconfigured, aluminum sliding windows installed (kitchen remodeled), early 1970s²⁹

²⁵Deskin.

²⁶Deskin.

²⁷City of San Clemente Building Department "Building Application" Building Permit #11394, 1 December 1970.

²⁸City of San Clemente Building Division "Building Application" Building Permit #92-1270, 7 October 1992.

²⁹Deskin.

An automobile reportedly collided into the building, necessitating interior and exterior repairs.

- Third floor, east elevation- remove decorative chimney embellishment, install spark arrester (date unknown)

The following improvements and alterations have been made to the subject property site:

- Build “walls, pergola, pools and steps with some small addition” at a cost of \$3,000, in 1930³⁰
- “Remove fountain... to city property” in 1981³¹

Despite the above-described alterations, the building retains sufficient integrity so as to be recognizable from its period of significance.

Character-Defining Features

Vista de Las Olas’ character-defining features are derived from its design in the Spanish Colonial Revival style. On the exterior, these features include white stucco walls imitating adobe and red clay, Mission tile roof, with extended wood rafter tails; use of wood for the decks (including turned balusters) and patio; the overall irregular massing (including the third floor living room, arranged at an angle) and the half-round turreted tower. Remaining original, wood-frame windows and rustic, wood shutters, round headed, arched windows and doors, remaining metal grilles and wood doors (including the multi-panel, main entrance door) are also character-defining features. Other notable features include the asymmetrical front façade and deeply recessed front door and wood sign above, stucco-surrounding wall with the name of the complex spelled out. On the west elevation at the garage level, the front door is a distinctive asymmetrical quarter-round arch. The carefully designed gardens are in keeping with the Spanish Colonial Revival style and step down the steep hill from the house. The gardens are an integral part of the overall composition and of the subject property.

Character-defining features of the interior are evident throughout the third floor apartment including the integrated use of outdoor living spaces, exposed rustic beams and corbels in the living and dining rooms, arched openings, living room fireplace (including decorative tiles), original hardware, single panel doors and light fixtures, plaster wall finishes and picture moldings throughout (at the ceilings), curved, inset window and door openings, closets built into available spaces and original bathrooms including vitreous china fixtures, ceramic tiles and cabinetry.

Statement of Significance

Vista de Las Olas appears eligible for listing in the National Register under criterion A, for its association with Ole Hanson’s “Spanish Village,” and under criterion C for its embodiment of a distinctive “type [Spanish Colonial Revival style], period [1927-late 1940s], region [southern California and San Clemente]... [and] represents the work of an important creative individual

³⁰City of San Clemente Department of Building & Safety “Application for the Erection of Frame Buildings, Class ‘D’ ” Building Permit #102, 25 January 1930.

³¹City of San Clemente, “Action of the Cultural Heritage Board” 12 May 1981.

It is not known whether the fountain was moved, as described “near the new library and community clubhouse site.”

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[Virgil Westbrook].” While Vista de Las Olas may also have significance under criterion D, exploration of its importance in history may require removal of parts of the building and/or its surrounding features.

Vista de Las Olas is significant under criterion A for its association with Ole Hanson’s Spanish Village. It “epitomizes Ole Hanson’s vision of San Clemente as a ‘community of white walled homes bonneted with red tile,’” and “it is one of the last extant of the several ‘villas’ that were the showplaces of the Spanish village...pictured in Hanson’s real estate brochures and...*El Herald*.”³²

Under criterion C, Vista de Las Olas is a particularly distinctive example of Spanish Colonial Revival style architecture. Spanish Colonial Revival style is:

loosely based on stylistic elements of adobe Spanish Colonial and Pueblo buildings; most common in the period 1905-10; typical elements include smooth stucco walls imitating adobe, fractable parapet or parapeted dormer, irregular massing.”³³

Vista de Las Olas is also significant for its association with the architect, Virgil Westbrook, who was locally known for designing several important examples of Spanish Colonial Revival style buildings. In addition, the south garden contributes to Vista de Las Olas’ romantic design ideal, and is a largely intact, exemplary and rare example of Depression-era landscape design.

Despite the described alterations, the exterior of the building maintains a remarkably high degree of integrity from its established period of significance 1927 to 1936.³⁴ The period of significance may be broadened to include the years 1927 (when Vista de Las Olas was constructed) until circa late 1940s (when the original owners sold the subject property). Interior spaces were modified because of its change in use from a single-family residence to multi-family apartments, but the third floor apartment still retains sufficient integrity to impart its significance under criterion C.

Because Vista de Las Olas is a locally designated landmark, it is listed in the California Register. As a California Register listed property, it is an historical resource as defined in the California Environmental Quality Act (CEQA).

THRESHOLDS FOR DETERMINING SIGNIFICANCE OF IMPACTS

As defined in CEQA Statutes at §21084.1:

an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the

³²Leslie Heumann & Associates 3.

³³Ward Bucher, AIA, ed., *Dictionary of Building Preservation*, (New York: John Wiley & Sons, Inc., 1996) 438.

³⁴Leslie Heumann & Associates 2.

preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether or the resource may be an historical resource.

CEQA Guidelines

In accordance with CEQA Guidelines, a project impact would be considered significant if the project would:

- cause a substantial adverse change in the significance of an historical resource as defined in §15064.5;
- cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5;
- directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- disturb any human remains, including those interred outside of formal cemeteries.

Substantial adverse change in the significance of an historical resource means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be *materially impaired*.”³⁵

The significance of an historical resource is materially impaired when a project:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant; or

³⁵§15064.5(4)(b)(1). Emphasis added.

- (C) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.³⁶

Examples of substantial adverse change include, but are not limited to, the following:

- Physical destruction of, or damage to, all or part of an historical resource;
- Alteration of an historical resource, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access that is not consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995, Weeks and Grimmer, *Secretary's Standards*, 36 CFR part 68) and applicable guidelines or technical advisories, where appropriate;³⁷
- Relocation of an historical resource from its historic location in a manner that is not consistent with the *Secretary's Standards* (36 CFR part 68) and applicable guidelines or technical advisories, where appropriate;³⁸
- Change of the character of an historical resource's use or of physical features within the historical resource's setting that contribute to its historic significance;
- Introduction of visual, atmospheric or audible elements that diminish the integrity of an historical resource's significant historic features;
- Neglect of an historical resource, which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- Transfer, lease, or sale of property without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

Secretary of the Interior's Standards for Treatment of Historic Properties

According to CEQA Guidelines:

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995, Weeks and Grimmer), shall be considered as mitigated to a level of less than a significant impact on the historical resource.³⁹

³⁶§15064.5(4)(b)(2). Emphasis added.

³⁷Including John Obed Curtis, *Moving Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, 1979).

³⁸John Obed Curtis, *Moving Historic Buildings*.

³⁹§15604.5(b)(3).

The appropriate treatment to be used in evaluating the proposed project is the rehabilitation standard, hereinafter referenced as *Secretary's Rehabilitation Standards and Guidelines*. Rehabilitation is defined as

the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.⁴⁰

PROJECT IMPACTS

The proposed project includes the addition of four-story condominium building with 8 residential units, or 14,178 square feet of living area and 6,936 square feet of underground parking, to the subject property. The condominium building is proposed to be located on the site of the 1930 south garden, and would require the demolition of the central, terraced, water cascade and Moorish fountain, as well as other site features, including the barbecue, kitchen, trellis, terrace walls, seat wall and paving located on the lower terrace of the steeply sloping lot. The scalloped entry wall along Pasadena Court is proposed to be demolished to establish an entrance from the street, and a portion of the retaining wall facing Avenida Victoria is also proposed to be demolished to provide access to underground parking. The proposed project would also require the removal of landscaping features such as trees, shrubs and groundcover.

Impact 1 - Physical destruction of, or damage to, all or part of an historical resource.

The proposed project includes demolition of the 1930 south garden, a contributing feature of Vista de Las Olas. *This is considered a significant impact.*

Impact 2 - Alteration of an historical resource, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access that is not consistent with the *Secretary's Rehabilitation Standards and Guidelines* (36 CFR part 68).

As part of the proposed development of the subject property, the project includes the demolition of the 1930 south garden. This demolition would not be consistent with the *Secretary's Rehabilitation Standards and Guidelines*, which does not recommend, "removing or radically changing ... site features which are important in defining the overall historic character of the property." *This is a significant impact.*

Impact 3 - Relocation of an historical resource from its historic location in a manner that is not consistent with the *Secretary's Rehabilitation Standards and Guidelines* (36 CFR part 68) or technical advisories, specifically *Moving Historic Buildings* by John Obed Curtis.

As no historical resources are proposed to be relocated, this criterion is not applicable to the proposed project. *There is no significant impact.*

⁴⁰Weeks and Grimmer 61.

Impacts 4 - Change of the character of an historical resource's use or of physical features within the historical resource's setting that contribute to its historic significance.

The proposed project would result in the loss of the 1930 south garden, which is a contributing feature of the setting of Vista de Las Olas. *This is considered a significant impact.*

Impact 5 - Introduction of visual, atmospheric or audible elements that diminish the integrity of an historical resource's significant historic features.

The proposed project would introduce 21,114 square feet of new residential use on the .41-acre project site, without maintaining the 1930 south garden or its relationship to the existing residence. In addition, certain ocean vistas would be blocked by the new building, affecting the setting of the existing residence, which derives part of its significance from its ocean view. *This is considered a significant impact.*

Impact 6 - Neglect of an historical resource, which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization.

This criterion is not applicable to the proposed project. *There is no significant impact.*

Impact 7 - Transfer, lease, or sale of property without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

This criterion is not applicable to the proposed project. *There is no significant impact.*

MITIGATION MEASURES

The following mitigation measures, pursuant to §15064.5(4) of the CEQA Guidelines, will reduce but not eliminate significant project impacts:

Photographic Documentation

Photographic documentation shall include large and medium format photographs of the subject property, including the existing residence and adjacent north and south gardens. Negatives, proofs and 8- by 10-inch archivally processed prints on double weight, fiber-based paper shall be appropriately labeled and placed in the collection of the regional information center at California State University, Fullerton and San Clemente library (repositories). Photography shall be directed by a qualified professional meeting the Secretary of the Interior's Professional Qualifications Standards in architectural history or history. The qualified professional shall determine the total number of photographs required.

Final photographic documentation shall be accepted by the Community Development Director prior to submittal to the repositories and issuance of any demolition or building permit. A high quality, laser or equivalent copy shall be provided to the Community Development Director for retention in the project file.

However, CEQA Guidelines §15125.4(b)(2) also provides,

In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur.

The proposed project includes demolition of the south garden. As a result, documentation using Historic American Buildings Survey (HABS) standards would not fully mitigate this impact to a less than significant level because the project proposes to alter a contributing feature of an historical resource, which is not in conformance with the *Secretary's Standards*.

Design Review

The Community Development Director shall ensure the proposed project is reviewed through design development and construction documents phases for conformance with the City of San Clemente's Design Guidelines, as well as the *Secretary's Standards*.

The Design Review Subcommittee of the Planning Commission may also conduct their own, parallel review for consistency with the San Clemente General Plan and the City's Design Guidelines, as well as the *Secretary's Standards*. Alternatively, if the City did not have these design review mechanisms in place, or if the Community Development Director requires additional professional review, the City shall engage an outside preservation architect meeting the Secretary of the Interior's Professional Qualifications Standards in historic architecture to review the project for consistency with the *Secretary's Standards*. Generally, under CEQA, a project that complies with the *Secretary's Standards* would have a less than significant impact on the environment.

No building permit for the project shall be issued for the project until the final design has been reviewed and found to be consistent with *Secretary's Standards* in accordance with the process described above.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Demolition of important site features of an historical resource, as well as the introduction of new uses on the project site, would result in significant unavoidable impacts even with implementation of photographic documentation and design review mitigation measures.

FUTURE MODIFICATIONS

Any future modifications should be reviewed for conformance with the *Secretary's Standards* by a preservation architect meeting the Secretary of the Interior's Professional Qualifications Standards in historic architecture, prior to issuance of a building permit.

**Attachment 1:
California Department of Parks and Recreation,
Historic Resources Inventory Form, 1995**

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

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Wierk House/Vista de Las Olas
2. Common or current name Robison House/Sea Cliff Villas
3. Number & street 402-404 Pasadena Court Cross-corridor _____
City San Clemente Vicinity only _____ Zip 92672 County Orange
4. UTM zone 11 A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 692-031-04 Other 692-031-05

Ser. No. _____
National Register Status 3D
Local Designation _____

DESCRIPTION

6. Property category Building If district, number of documented resources _____
7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Located on a large, irregularly shaped parcel overlooking the Pier Bowl district and the Pacific Ocean, this is a generously sized, multi-story residence which spills over the cliff from Pasadena Court to Avenida Victoria. It is Spanish Colonial Revival in style, with stuccoed walls and a clay tile roof. Wooden corbels punctuate the eaves of the shallowly hipped roof. The one story Pasadena Court elevation is asymmetrically organized, and incorporates several signature features of the style, including wood casement windows, some of which are flanked by shutters, wrought iron grilles and lighting, an elaborately paneled door, and an attached chimney. Wood balconies span the upper story of the four story beach elevation. Stuccoed walls terrace the hillside to either side of the building, with mature plantings, pond with a fountain, and arbors left over from the original, extensive gardens. From the exterior, the Robison House appears to be substantially intact, although it has been converted to multi-family use.



8. Planning agency City of San Clemente
9. Owner & address
Francine J. Deskin
402 Pasadena Court
San Clemente, CA 92672
10. Type of ownership Private
11. Present use Residential
12. Zoning R-4 A,D
13. Threats Zoning

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- 14. Construction date(s) 1927 F Original location Same Date moved _____
- 15. Alterations & date Multi-family conversion.
- 16. Architect Virgil Westbrook (attributed) Builder Unknown
- 17. Historic attributes (with number from list) 02--Single Family Residence

SIGNIFICANCE AND EVALUATION

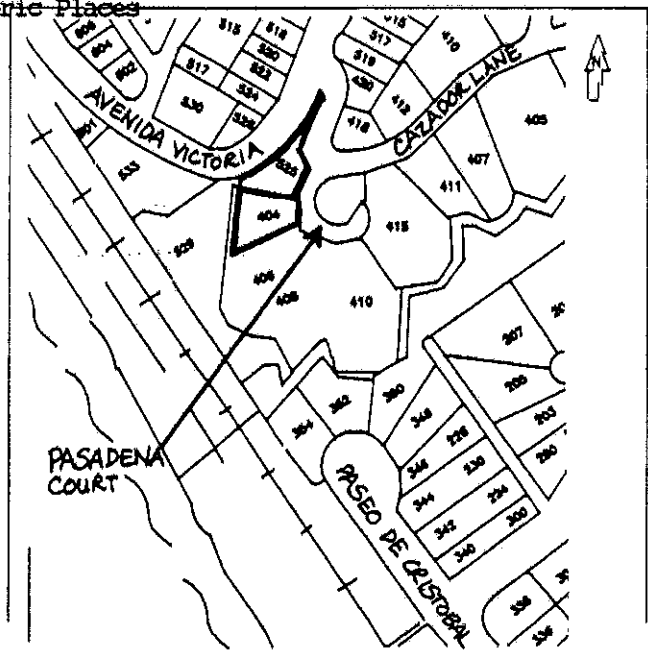
- 18. Context for evaluation: Theme The Spanish Village Area San Clemente
 Period 1926-1936 Property type Houses Context formally developed? Yes

- 19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Distinguished by its location, scale, architecture and garden, this house epitomizes Ole Hanson's vision of San Clemente as a community of "white walled homes bonneted with red tile." Hanson, the founder of San Clemente, ensured his dream of a Spanish village by the sea by establishing a architectural committee to approve the design of new buildings. The architect most closely associated with the realization of the Spanish style in San Clemente was Virgil Westbrook. This house was built in 1927 for Misses Bertha and Emma Wierk, "leaders in the early San Clemente social scene" (Dorothy Fuller, "San Clemente's Historic Residences," San Clemente Journal). It is one of the last extant examples of the several "villas" that were the showplaces of the Spanish village, and was pictured in Hanson's real estate brochures and the August 1928 edition of El Herald. The Wierk House was probably designed by Virgil Westbrook, who was individually responsible for greatest number of buildings in the young community. Although the original building records predate the city's incorporation and have been lost, a permit from 1930 for gardens and a pond on the property lists Westbrook as the architect. The siting of the house to capitalize on the splendid sea views and the adaptation of the building and

- 20. Sources
San Clemente Building Permits
Orange County Tax Assessment Records
M. Moon, Inventory of San Clemente Historic Places

- 21. Applicable National Register criteria A, C
- 22. Other recognition San Clemente Historical Site
 State Landmark No. (if applicable) _____
- 23. Evaluator Leslie Heumann
 Date of evaluation 1995
- 24. Survey type Comprehensive
- 25. Survey name Historic Resources Survey
- 26. Year form prepared 1995
 By (name) Leslie Heumann & Associates
 Organization City of San Clemente
 Address 100 Calle Negocio, Suite 100
 City & Zip San Clemente 92672
 Phone (714) 498 2533



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

HISTORIC RESOURCES INVENTORY
CONTINUATION SHEET

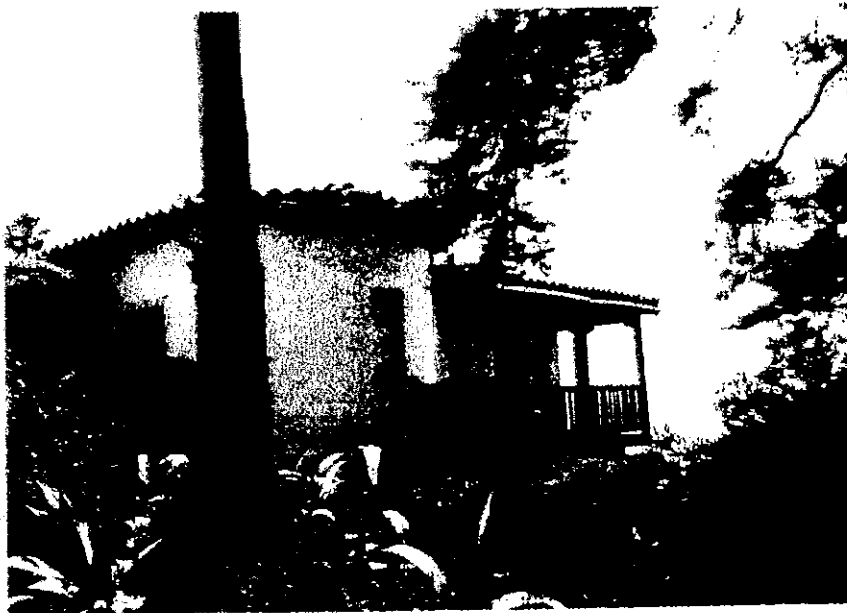
LOCATION: 402-404 Pasadena Court

SIGNIFICANCE:

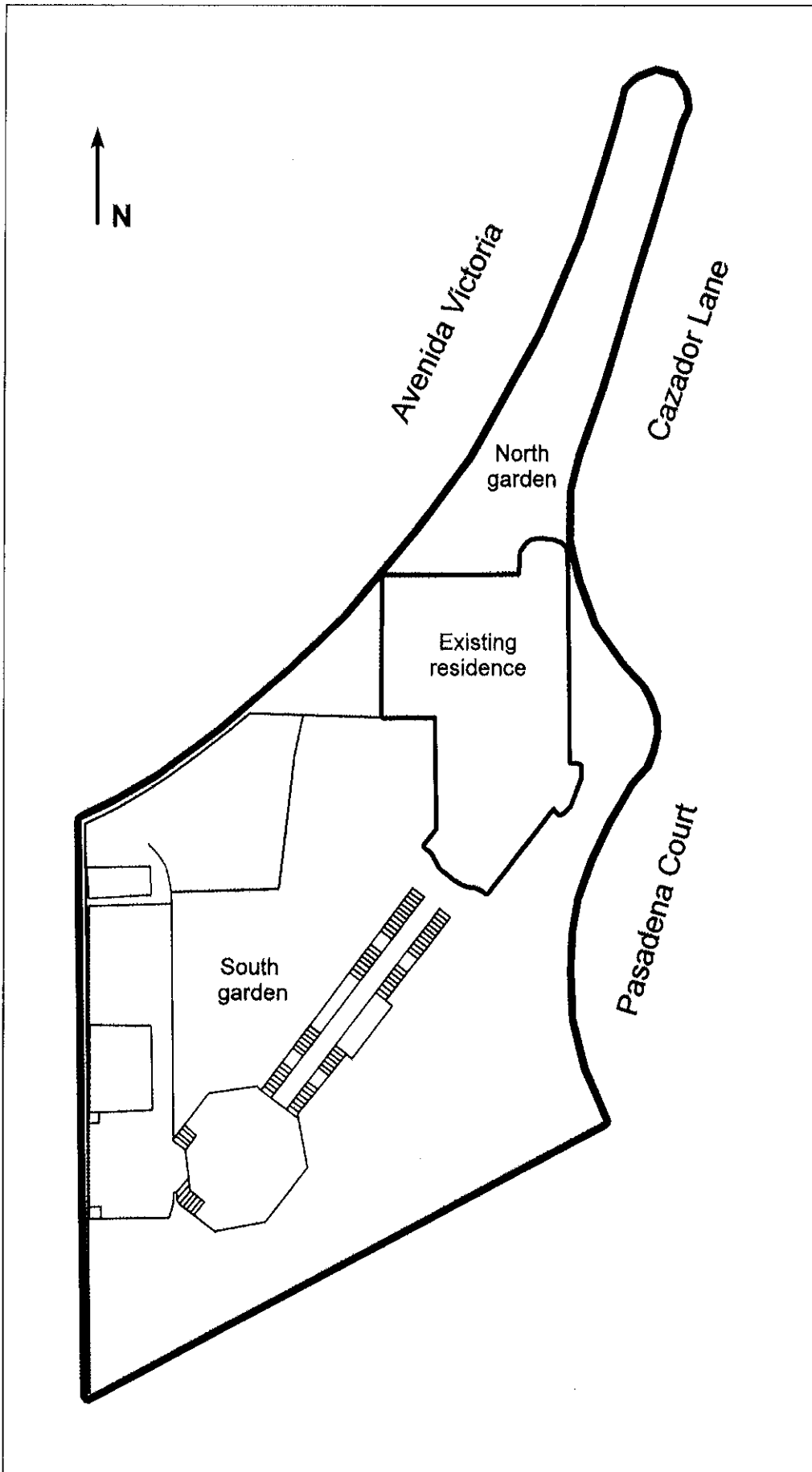
gardens to the contours of the land are particularly characteristic features of San Clemente's original buildings. The survival of several remnants of the gardens deserves special mention; most of the villas had extensive landscaping which has largely been lost to time. In addition, the siting of the Wierk House and the stuccoed terrace walls serve to tie the building visually to the cluster of distinguished Spanish homes on Cazador Lane and to the late Spanish Colonial Revival styled Beachcomber Motel on Avenida Victoria.

After approximately 20 years, the Wierks sold the property to Colonel Gilliland, a military doctor. It was acquired by the Robison family in 1950 (Technical Appendix by Brian F. Smith and Associates, Radisson Resort Hotel Project EIR, 1994).

For its contribution to the "Spanish Village" district, its individual qualities, and its presumed association with Westbrook, the Wierk House appears be eligible for listing in the National Register and is recommended for retention on the Historical Structures List.



**Attachment 2:
Site Plan**



— Subject property boundary

**Attachment 3:
Significant Spaces**

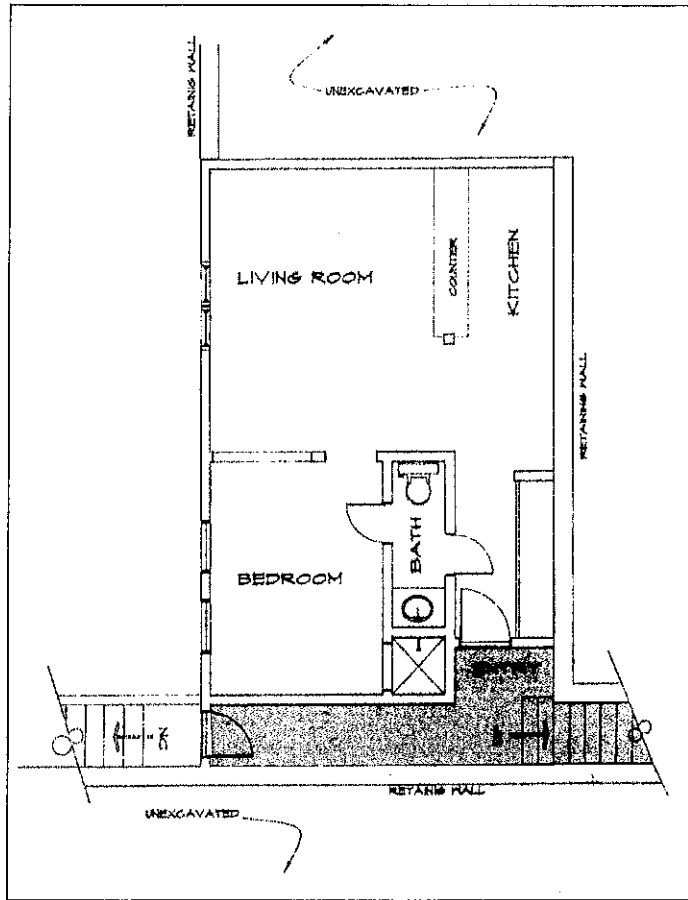


Figure 1: Existing residence, first floor significant spaces

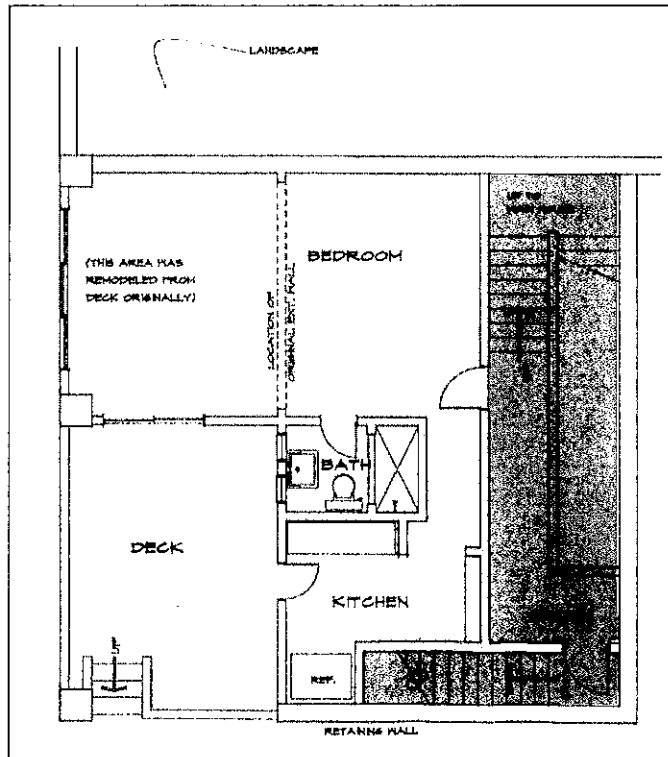


Figure 2: Existing residence, second floor significant spaces,

■ Denotes identified significant space

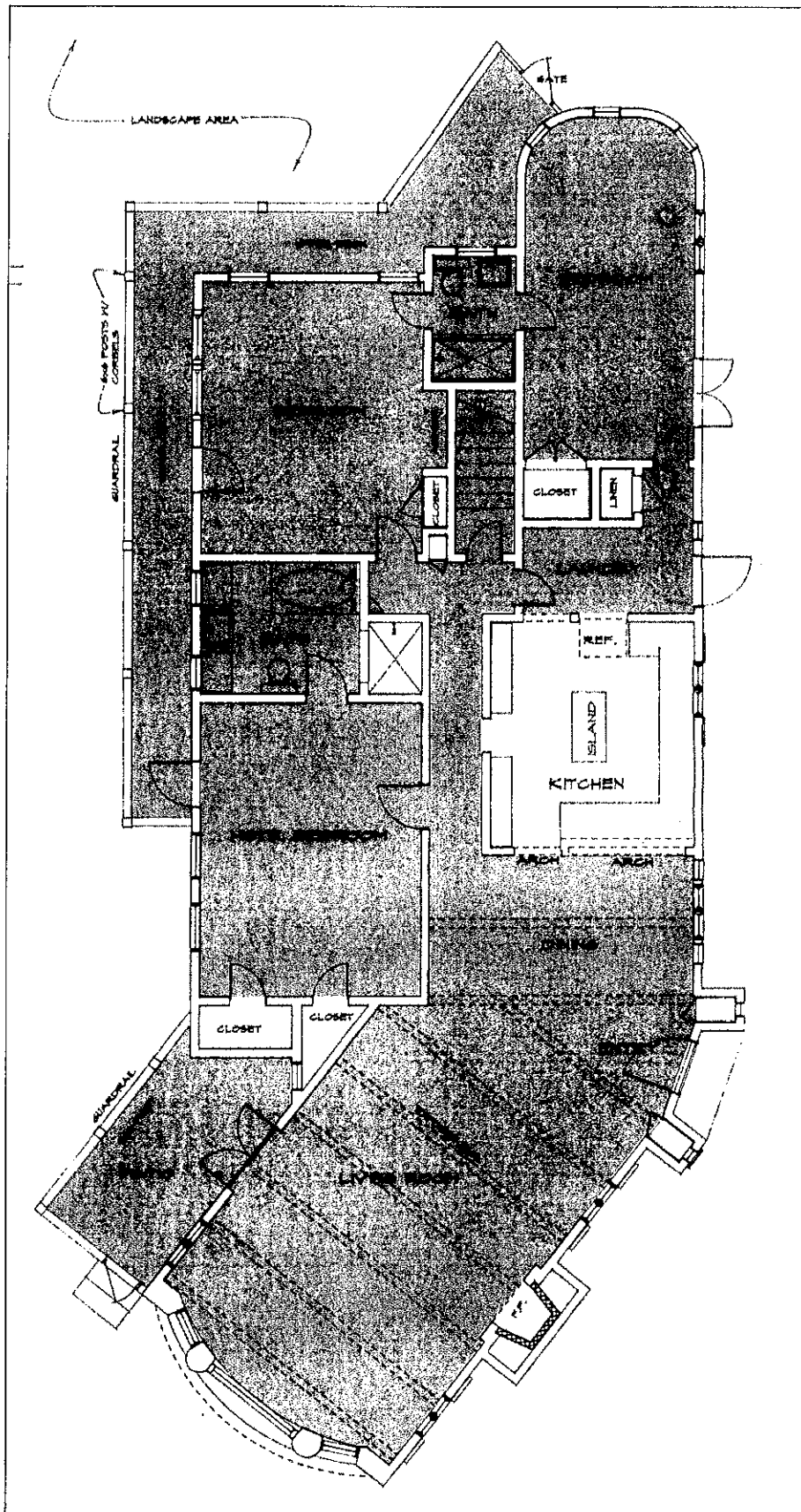


Figure 3: Existing residence, third floor significant spaces

■ Denotes identified significant space

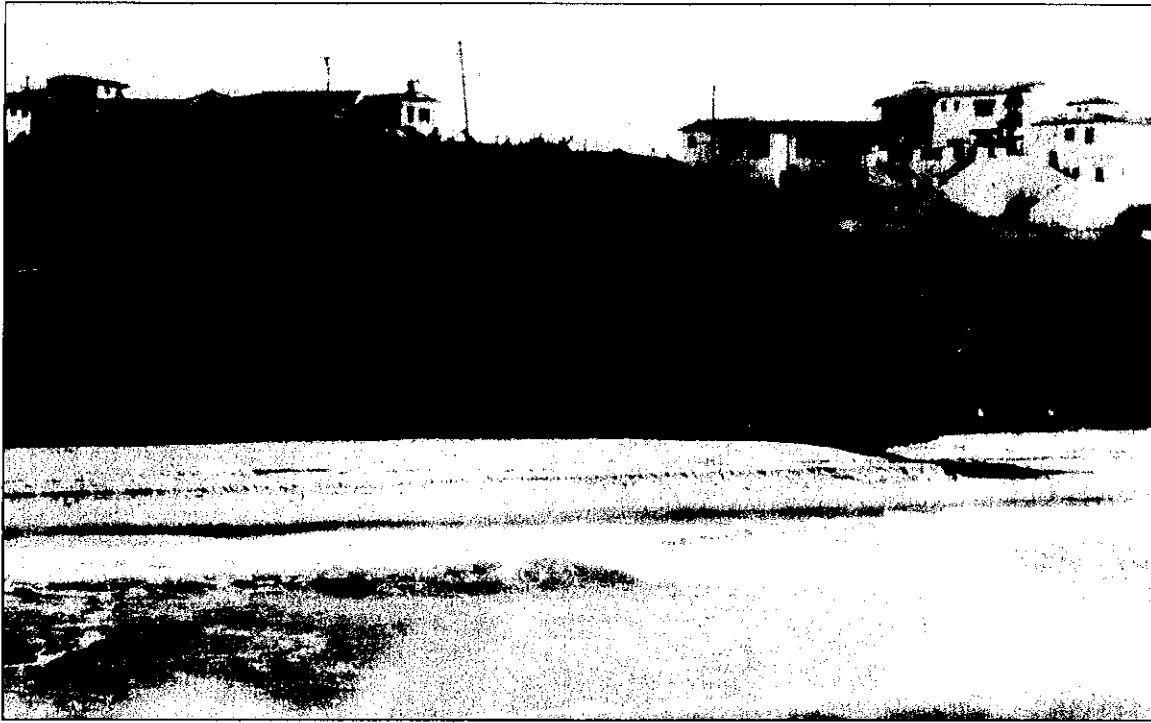
**Attachment 4:
Historic and Contemporary Photographs**



Photograph 1: Subject property, north garden (left) and existing residence west elevation (right), view east, circa 1927 (courtesy of Roberta Christenden)



Photograph 2: Existing residence, west elevation, view southeast, circa 1927 (courtesy of Roberta Christenden)



Photograph 3: Subject property, existing residence (left), prior to construction of south garden (center), view northeast, circa 1927 (courtesy of Roberta Christenden)



Photograph 4: Subject property, existing residence (left) and south garden (center), view northeast, circa 1930s (courtesy of Roberta Christenden)



Photograph 5: Existing residence, east elevation, view west, circa 1930 (courtesy of Roberta Christenden)



Photograph 6: Existing residence, east elevation, view west, 2002 (Chattel Architecture, CA)



Photograph 7: Existing residence, east (left) and north (right) elevation, view southwest, 2002 (CA)



Photograph 8: Subject property, north garden (foreground) and existing residence north elevation (background), view south, 2002 (CA)



Photograph 9: Subject property, existing residence west elevation (left) and south garden (right), view east, 2002 (CA)



Photograph 10: Subject property, existing residence (left) and south garden and retaining wall (right), view east, 2002 (CA)



Photograph 11: Subject property, west retaining wall, view south, 2002 (CA)



Photograph 12: Subject property, east retaining wall (foreground) and existing residence (background), view northwest, 2002 (CA)



Photograph 13: South garden, view southwest, 2002 (CA)



Photograph 14: South garden, view northeast, 2002 (CA)



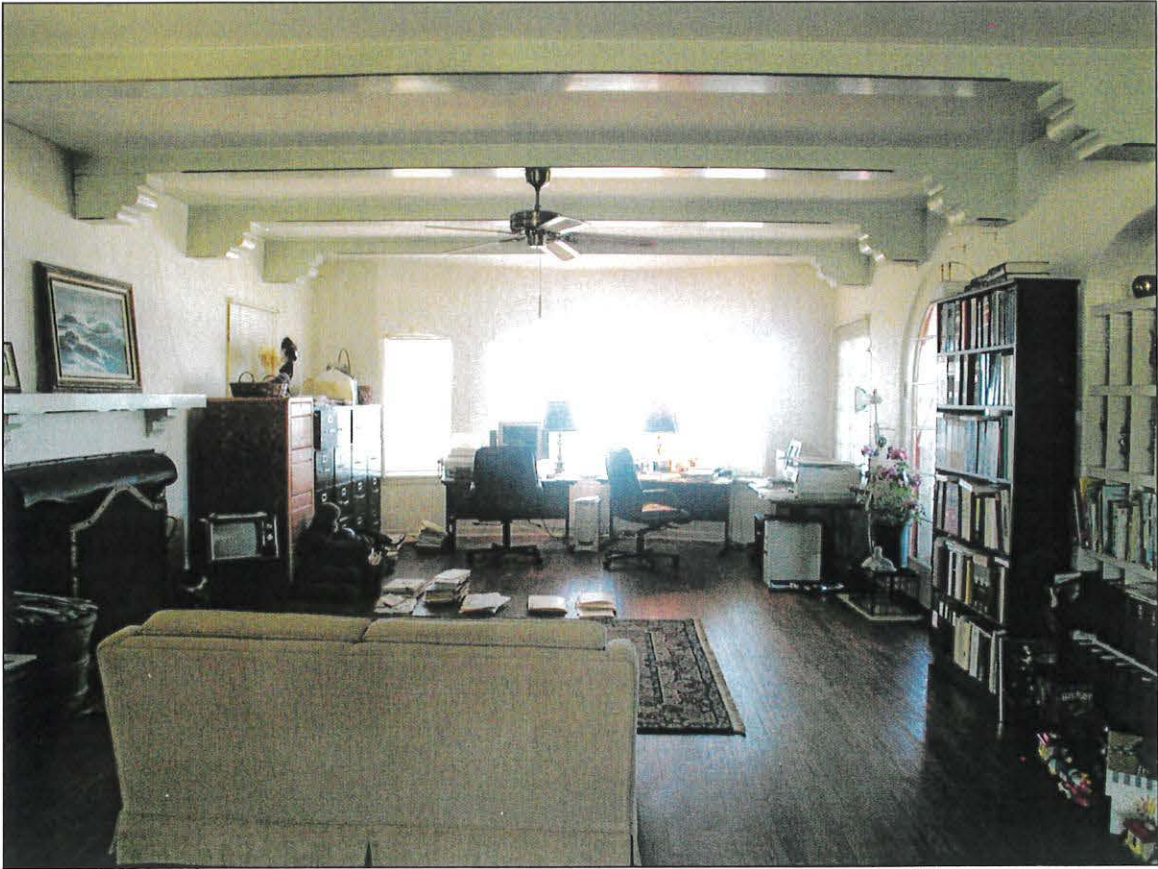
Photograph 15: South garden, Moorish fountain on lower terrace, view southwest, 2002 (CA)



Photograph 16: South garden, trellis and seat wall, view south, 2002 (CA)



Photograph 17: South garden, terrace walls, trellis and barbecue, view northeast, 2002 (CA)



Photograph 18: Existing residence, third floor apartment, living room, view south, 2002 (CA)



Photograph 19: Existing residence, third floor apartment, dining room (foreground) and kitchen (background), view north, 2002 (CA)



Photograph 20: Existing residence, third floor apartment, bath, view north, 2002 (CA)



Photograph 21: Existing residence, third floor apartment, bath, view northeast, 2002 (CA)



Photograph 22: Existing residence, second floor apartment, infilled porch (foreground), view northeast, 2002 (CA)

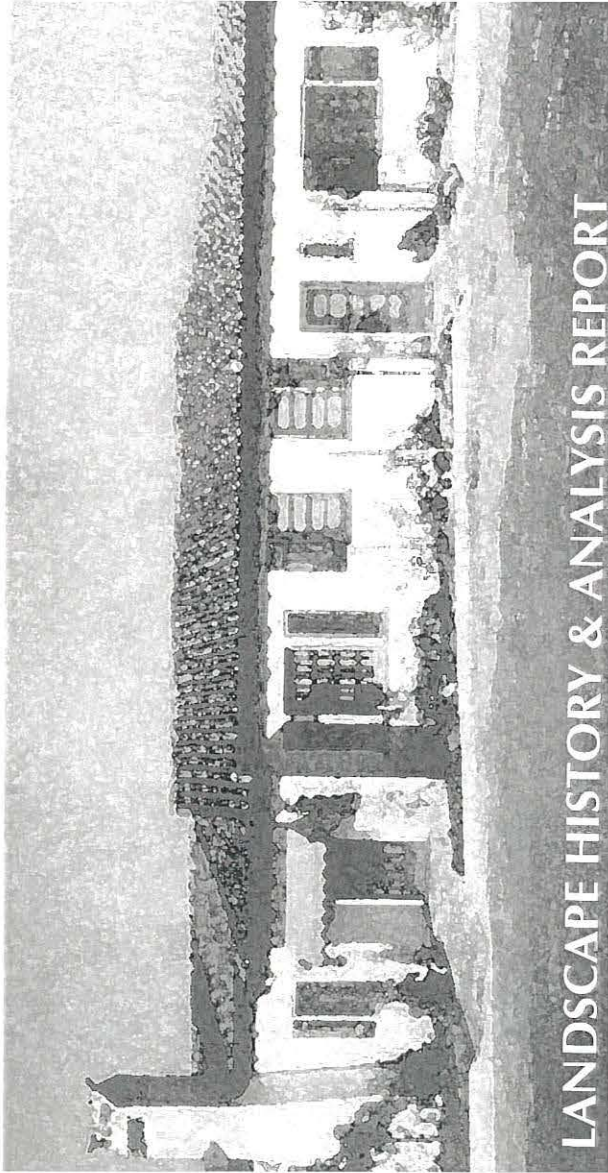


Photograph 23: Existing residence, second floor apartment, note infilled portion of porch (background), view north, 2002 (CA)

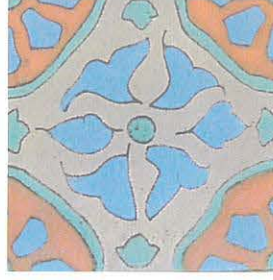
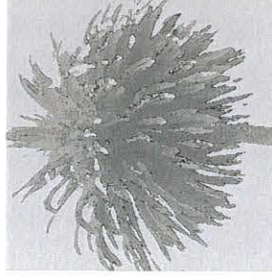
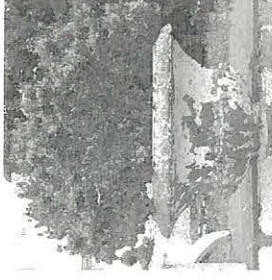


Photograph 24: Existing residence, second floor apartment, kitchen, view northeast, 2002 (CA)

VISTA DE LAS OLAS



LANDSCAPE HISTORY & ANALYSIS REPORT



402 PASADENA CT.
SAN CLEMENTE, CA. 92672

VISTA DE LAS OLAS 1927 - 1947

INTRODUCTION & HISTORY

The community of San Clemente, California was founded in 1925 by Ole Hanson. Development between 1925 and the early 1930's adhered to a strict architectural design and the community became known as the Spanish Village by the Sea. The architecture favored Spanish Colonial Revival. Construction began on the first public building in 1926 with Vista de Las Olas following soon after in 1927. The home was designed by Virgil Westbrook who designed many of the later homes and public buildings in San Clemente including the San Clemente Beach Club also referred to as "Ole Hanson Beach Club." Other associated work includes the House of Music Building in 1925 and the San Clemente Hotel in 1927. The San Clemente Beach Club, the House of Music Building and the San Clemente Hotel are listed as National Register Historic Sites and Westbrooks work is recognized to be of Local, Regional and National importance.

Vista de Las Olas is the original name of the property. Other names associated with the property are the Wierk House, Sea Cliff and the Robison property. The two sisters', Bertha and Emma Wierk, engaged Virgil Westbrook to design their home around 1926. Work included both the house and the relatively massive retaining walls support it adjacent to Victoria Avenida Madrid. In 1930, Virgil Westbrook pulled a permit for the Vista de Las Olas garden. The garden is attributed to Westbrook. He is listed on the building permit application as the architect. The permit was issued for the construction of the walls, pergolas, pools and steps and small addition at rear of barbecue.

The design of the terraced gardens overlooking the Pacific Ocean are reminiscent of the estate gardens of the 1920's and early 1930's, as designed by well-known landscape architectural firms and by architects in collaboration with landscape architects in communities such as San Diego, Los Angeles and Santa Barbara. Characteristic of this period of design is the eclectic design style which invariably included Spanish and Portuguese, Italian and Islamic features. Owners, architects and landscape architects had visited Europe and Mexico, studied garden design, were inspired, and did not hesitate to incorporate architectural features of Spain's 'Generalife', Portugal's 'Casa del Rey Moro', or Italy's 'Villa Lante'.

During this time period, architects were not reticent about reconstructing an entire garden from Portugal in the back of an Exposition Grounds structure. Landscape architectural firms such as the Los Angeles-based A.E. Hanson consistently used a dual stair system with the water cascade reminiscent of 'Villa Lante' in estates such as the Harold Lloyd estate 'Greenacres' in 1925. Architects were building homes which included a simple wall fountain at the house, a central runnel set flat in the paving terminating in a water feature. Creative and sometimes heavy borrowing of Mediterranean architectural styles, the conservative use of water in trickles and pools, the use of Mexican clay tile and geometric Islamic style tile, the use of heavy columns and trellises, and the open and relatively breathtaking views of mountain and ocean are all significant elements of a time period and classic style of garden design in Southern California.

Formal architectural elements predominated however unique and contrasting elements sometimes found their way into the garden. Although the formal elements were often literally borrowed intact, when it came to planting design, a regional influence prevailed due to the environmental constraints of the site. Planting design was simplified. There were large often unrelieved expanses of iceplant used as an understory to a grove of trees. Mexican Fan Palms, Canary Island Date Palms and

Windmill palms were planted in rows with Monterey Cypress planted as a background. Yuccas, Draceanas and Ti trees were planted as foliage accent trees. Eugenia were planted as hedges and separated properties instead of fencing. During this particular period of time, there was a movement with local garden clubs to collect exotic plant material specifically succulents and cactus.

DESCRIPTION OF ORIGINAL SITE

The original house, garage and walls adjacent to Avenida Victoria were built in 1927. There is little evidence of planting in the few early photographs. In 1930, construction began on the terraced gardens just south of the house overlooking the Pier Bowl. The scope of work included the upper garden wall and gate, the extension of the lower retaining walls and pergola, the bevy of Islamic water features, dual stair and a "small additions at the rear of the barbecue at the lower terrace. The fountain feature included a simple wall fountain at the house, a 'Villa Lante' inspired water cascade, a central runnel set flat in the paving terminating in a raised and elaborately tiled water feature. The centerpiece for the formal fountain was a rough fountain piece with a faux tree trunk constructed of concrete. The rough rock material matched in character the materials used in the cascade.

The north side of the property was bordered by a serpentine white wall with an ornamental wrought iron light fixture on a column at the corner of Avenida Victoria and Pasadena Avenue. Mexican Fan palms and Canary Island Date Palms were planted on the west side and were backed with Monterey Cypress trees and native Lemonade Berry. Large ornamental Yucca were planted in the foreground. On the east side of the house, on either side of the front door were planted a single Brush Cherry. A single standard tree bordered both sides of the second door and the house was edged with foundation shrubs. The walkway to the main door and the door to the north were paved with 12 inch square clay pavers.

A privacy wall with columns bordered the east side of the west garden. The wall dipped and formed a scallop between the columns. There was a planting area in front of the wall on the street side. At the street entrance at the wall, a narrow walkway led from the street into the garden. A low groundcover covered the terraces. The garden was terraced with a row of rock or concrete marking each contour. The predominant element in the garden was the view of the ocean. A substantial tile stair led from the top terrace to the lower terrace. The stairs broke into a landing about halfway down and a terrace opened to the west. On the east side, a secondary narrow concrete path edged the east side of the terraces and led down into the garden. The lower garden included a heavy stucco Pergola with an equally heavy wood trellis. The lower Pergola included a barbecue area with a brick storage building.

At the top of the garden, at the house, a traditional tile wall fountain with a narrow pool served as the source. The water was piped from the back of the wall fountain through an "ornamental mask". The water in the pool exited through a pipe under the walkway and emerged and trickled down a naturalized "cascade". The "cascade" was bordered by two matched narrow stairs. The stairs and top of wall were tiled with approximately 12 inch square clay tile. The water ran through a "runnel" in the lower terrace and exited into the Moorish fountain where it was re-circulated up through the faux wood fountain feature. Water may have spouted from an ornamental frog somewhere along the route of the cascade however there is no information to substantiate its location or appearance.

DESCRIPTION OF THE EXISTING SITE

The current site has retained much of the integrity of the original design although in a deteriorated condition. The lower wall to the north is intact and the original clay pavers remain in the garage area. The wall to the south adjacent to the driveway has stress fractures. The concrete sidewalk appears to have been installed by the City at a later date along with the parking meters. The light fixture at the corner of Avenida Victoria and Cazador Avenue remains although it is severely deteriorated. The palm trees appear to be in good health. One of the Monterey Cypress remains and several stumps indicate where the others were planted. Considering the location of the stumps, the curb was relocated several feet within the property at some date and a small portion of frontage was removed. Due to the slope, the area has not been useable and has contained primarily slope planting. There is a heavy massing of Lemonade Berry and a relatively unrestrained growth of Agave in this area. Just north of the house are 3 large Drooping Melaleuca. There is Iceplant adjacent to the curb and on the slope. A wood gate of undetermined age leads to an area just north of the house. The pavers are vintage 1930's red concrete steppers.

The two Brush Cherries are located on each side of the front door and are original however they have been poorly maintained. One mature red flowering Hibiscus, Natal Plum, Jade plant and Mock Orange are located along the original line of foundation plantings. A Brazilian Pepper is located at the north end of the front yard. Several small palm trees are located on the south side adjacent to the fireplace and are not original.

A row of Mexican Fan Palms extend from the southeast corner of the house and extend in a line into the garden to the east of the lower terrace. A stump of one of the palms is located in this line. A mock orange is located on the south side of the house. There is a Canary Island Date Palm on the southwest corner of the house. Cordyline australis are located mid slope on the east side of the stair, a design feature presumably intended to visually breakup the unrelieved slope. There is also a planting of succulents including Elephants food, Jade and Iceplant. A planting of a low Aloe is existing in a small clump adjacent to the stair. A hedge of Cape Plumbago are located just within the garden wall at the top of the garden. A very large spreading rose is located on the southeast property line on the line of sight with the middle terrace of the stair. Right below is a multiple trunk Eucalyptus. A bulb has naturalized at the base of the slope above the lower fountain terrace. A Cape Honeysuckle is located next to the terrace wall and midway up the slope.

The two main walkways into the house from the street are in good condition. The 12 inch clay tile pavers appears to have been replaced with a high fire rectilinear red clay tile. The 12 inch tile is evident beneath. At the street entrance in the south garden wall, the same high fire red tile walkway curves around the house to the back deck. The step up to the deck is paved with a single row of 12 inch clay tile which are heavily worn. The driveway to the garage is also a clay tile, which appears to be original. An unusual concrete path leads to the deck over the garage. The concrete is bar shaped, thick and very narrow. It matches in character the concrete path adjoining the landscape terraces. This concrete path is broken and portions are lying under nearby foliage. The narrow rock and concrete curbs mark the contours of the slope and vary in height from a few inches to about a foot. They do not appear to have an extensive footing. They have typically been pushed over by the force of the soil and roots.

Overall, the historic design of the garden is relatively intact however the elements are in various stages of deterioration and some of the architectural features such as urns are missing. The site features appear to be repairable.

VISTA DE LAS OLAS SITE – THE HISTORIC LANDSCAPE

1. EVENTS: “SPANISH VILLAGE BY-THE-SEA”, A PLANNED ARCHITECTURAL DEVELOPMENT IN SAN CLEMENTE 1926; ERA OF ESTATE GARDENS IN SOUTHERN CALIFORNIA 1920 TO 1940.
2. PERIOD OF SIGNIFICANCE: 1927 to 1947
3. LEVEL OF SIGNIFICANCE: NATIONAL / STATE / LOCAL
4. TYPE OF CULTURAL LANDSCAPE: DESIGNED
5. HISTORIC NAME(S): C. 1927 “VISTA DE LAS OLAS” / “WIERK HOUSE” / C. 1973 - “ROBISON RESIDENCE”
6. SIGNIFICANCE (SUMMARY): GOOD EXAMPLE OF A SPANISH COLONIAL REVIVAL ESTATE GARDEN BEING BUILT FROM 1920 TO 1940 IN SOUTHERN CALIFORNIA. THE GARDEN HAD ALL THE ACCOUTREMENTS OF THE SPANISH & ITALIAN GARDEN INCLUDING A TREMENDOUS VIEW, GRAVITY FEED FOUNTAINS (WALL FOUNTAINS, CASCADES, CHANNELS AND TILED MOORISH POOLS), DUAL STAIR, TERRACES AND PERGOLAS. NOTABLE IS THE INCLUSION OF SPECIFIC SEASIDE PLANT MATERIAL AND HOW THEY ARE USED ON THE SITE.
7. ARCHITECT: VIRGIL WESTBROOK
8. INTEGRITY: THE GARDENS AND LANDSCAPE AREAS ARE LOCATED IN THEIR ORIGINAL LOCATION, HAVE RETAINED THEIR SETTING, MAINTAINED THE OVERALL FEELING (SCALE, VIEW), ASSOCIATION (PIER BOWL AND PLANNED ARCHITECTURAL DEVELOPMENT OF SAN CLEMENTE), DESIGN AND MATERIALS. THE ORIGINAL WORKMANSHIP APPEARS TO HAVE BEEN EXCELLENT AND IS RELATIVELY INTACT EVEN AS THE ORIGINAL TILE IS EVIDENT UNDER NEWER TILE AND THE GARDEN HAS FALLEN INTO DISREPAIR.
9. HISTORIC TREATMENT: AN UMBRELLA TREATMENT OF HISTORIC REHABILITATION FOLLOWING THE U.S. DEPARTMENT OF THE INTERIOR’S NATIONAL PARK SERVICE “GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES”. SEE THE INDIVIDUAL LISTING FOR THE SPECIFIC AREAS AS OUTLINED BELOW AND AS FOLLOWS:

SPECIFIC HISTORIC LANDSCAPES

- A. NORTH GARDEN – (1927 to 1947)
- B. MAIN ENTRANCE - EAST GARDEN – (1927 to 1947)
- C. SOUTH GARDEN – (1930 to 1947)

VISTA DE LAS OLAS – NORTH GARDENS

EVENT: "SPANISH VILLAGE-BY-THE-SEA", a planned architectural development in San Clemente 1926; Era of Estate Gardens in Southern California 1920 to 1940.

PERIOD OF SIGNIFICANCE: c 1927 - 1947

LEVEL OF SIGNIFICANCE: National / State / Local

TYPE OF CULTURAL LANDSCAPE: Designed

HISTORIC NAME(S): c 1927 "Vista de Las Olas" / "Wierk House" / c 1973 "Robison Property"

SIGNIFICANCE (SUMMARY): Period use of Palms, Cypress, Agave, Lemonade Berry, Iceplant and other seaside planting for period of significance

DESIGNER: Unknown

INTEGRITY: The North Garden maintains its original location and setting, association (Pier Bowl and planned architectural development of San Clemente), design and materials. The overall feeling has been maintained however the scale and view has been diminished by overgrowth. The palms, Cypress and Agave are of specimen quality.

HISTORIC TREATMENT: Rehabilitation

DESCRIPTION OF NORTH GARDEN AREA FOR PERIOD OF SIGNIFICANCE

IN THE GARDEN AREA NORTH OF THE BUILDING, MEXICAN FAN PALMS AND ONE CANARY ISLAND DATE PALM WERE RELATIVELY EVENLY SPACED ALONG PASADENA COURT WITH THE MONTEREY CYPRESS TREES PROVIDING A FOLIAGE CONTRAST. THE TOPOGRAPHY SLOPES STEEPLY TO THE WEST AND NORTH BEFORE TERMINATING AT A LARGE RETAINING WALL ALONG AVENIDA VICTORIA. ABOVE THIS WALL PLANT MATERIAL HELPED PREVENT EROSION WHILE CREATING A PLEASANT STREETScape FOR BOTH PASADENA COURT AND AVENIDA VICTORIA.

DESCRIPTION OF EXISTING HARDSCAPE	DATE OF DOCUMENTATION	CONDITION
A. WALLS & COLUMNS, STAIRS, FENCES & GATES		
RETAINING WALL-NORTH	HISTORIC c.1927	FAIR
DECORATIVE PILASTER	HISTORIC c.1927	FAIR
B. SITE FEATURES		
WOOD GATE-NORTH	NOT DOCUMENTED	FAIR
LIGHT FIXTURE-WROUGHT IRON	HISTORIC c.1927	FAIR

**DESCRIPTION OF EXISTING HARDSCAPE
(CONTINUED)**

DATE OF DOCUMENTATION

CONDITION

C. PAVING

STEPPERS-RED CONCRETE-12"sq	NOT DOCUMENTED c.1930	GOOD
GARAGE DRIVEWAY-TERRA COTTA TILE 12"sq	HISTORIC c.1927	FAIR (ORIGINAL)
SIDEWALK-NATURAL COLORED CONCRETE	NOT HISTORIC	EXCELLENT (NEW)
SIDEWALK-STAMPED CONCRETE	NOT HISTORIC	GOOD

DESCRIPTION OF EXISTING PLANT MATERIAL

D. TREES

SYMBOL #	BOTANICAL NAME	COMMON NAME	DOCUMENTATION	CONDITION
CM1	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	HISTORIC c.1930	GOOD
PC1	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	HISTORIC c.1930	GOOD
WR1	WASHINGTON ROBUSTA	MEXICAN FAN PALM	HISTORIC c.1930	GOOD
WR2	WASHINGTON ROBUSTA	MEXICAN FAN PALM	HISTORIC c.1930	GOOD
WR3	WASHINGTON ROBUSTA	MEXICAN FAN PALM	HISTORIC c.1930	GOOD

E. SHRUBS

SYMBOL #	BOTANICAL NAME	COMMON NAME	DOCUMENTATION	CONDITION
CA1	CRASSULA ARGENTEA	JADE PLANT	NOT DOCUMENTED	GOOD
MA1	MELALEUCA ARMILLARIS	DROOPING MELALEUCA	NOT DOCUMENTED	GOOD, OVERGROWN
MX1	AGAVE AMERICANA/ CARPOBROTUS	CENTURY PLANT/ ICE PLANT	NOT DOCUMENTED c.1930	GOOD, SPREADING
MX2	AGAVE AMERICANA/ CARPOBROTUS	CENTURY PLANT/ ICE PLANT	NOT DOCUMENTED c.1930	GOOD, SPREADING
MX3	AGAVE MARGINATA/ CARPOBROTUS	VARIEGATED CENTURY./ ICE PL.	NOT DOCUMENTED c.1930	FAIR
PA1	PLUMBAGO AURICULATA	CAPE PLUMBAGO	NOT DOCUMENTED	FAIR
PA2	PLUMBAGO AURICULATA	CAPE PLUMBAGO	NOT DOCUMENTED	FAIR
PT2	PITTIOSPORUM TOBIRA	PITTIOSPORUM	NOT DOCUMENTED	GOOD
PT3	PITTIOSPORUM TOBIRA	PITTIOSPORUM	NOT DOCUMENTED	GOOD
RI1	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED c.1930	GOOD
RI2	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED c.1930	GOOD
RI3	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED c.1930	GOOD
RI4	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED c.1930	GOOD, OVERGROWN
RI5	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED c.1930	GOOD OVERGROWN
RI6	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED c.1930	GOOD OVERGROWN

F. GROUNDCOVERS

SYMBOL #	BOTANICAL NAME	COMMON NAME	DOCUMENTATION	CONDITION
ANN	ANNUAL COLOR	VARIES	NOT HISTORIC	GOOD
CC1	CARPOBROTUS CHILENSIS	ICE PLANT	NOT DOCUMENTED c.1930	GOOD
CC2	CARPOBROTUS CHILENSIS	ICE PLANT	NOT DOCUMENTED c.1930	GOOD
CC3	CARPOBROTUS CHILENSIS	ICE PLANT	NOT DOCUMENTED c.1930	GOOD
CC4	CARPOBROTUS CHILENSIS	ICE PLANT	NOT DOCUMENTED c.1930	GOOD

VISTA DE LAS OLAS - MAIN ENTRANCE TO HOUSE / EAST GARDEN

EVENT: "SPANISH VILLAGE BY-THE-SEA", a planned architectural development in San Clemente 1926; Era of Estate Gardens in Southern California 1920 to 1940.

PERIOD OF SIGNIFICANCE: 1927-1947

LEVEL OF SIGNIFICANCE: National / State / Local

TYPE OF CULTURAL LANDSCAPE: Designed

HISTORIC NAME(S): "Vista de Las Olas" c 1927 "Vista de Las Olas" / "Wierk House" / c 1973 "Robison Property"

SIGNIFICANCE (SUMMARY): Entry Garden

ARCHITECT: Virgil Westbrook

INTEGRITY: The main entrance is in its original location and has retained its setting as the major entrance in a long linear landscaped area adjacent to the road. The main entrance has maintained its overall feeling (scale) and associations (Pier Bowl and planned architectural development of San Clemente). The original workmanship, design and materials are evident however the plant material and paving have deteriorated and the view has been diminished by overgrowth of plant material. The original tile is evident under the current hard fired clay tile at the curb.

HISTORIC TREATMENT: Rehabilitation

DESCRIPTION OF EAST GARDEN FOR PERIOD OF SIGNIFICANCE

AT THE TERMINUS OF CAZADOR LANE IS THE ONE STORY EAST FACING ELEVATION OF "VISTA DE LAS OLAS". THE SIMPLE SPANISH COLONIAL ARCHITECTURE WAS ENHANCED USING FOUNDATION PLANTINGS. WALKWAYS PAVED WITH 12 INCH SQUARE CLAY TILE PAVERS PROVIDED ACCESS FROM THE ROAD TO THE DOORS. THE TWO DOORWAYS FACING THE STREET WERE FLANKED ON EITHER SIDE BY A PAIR OF TALL AND COLUMNAR TREES WHICH FRAME THE ENTRY AND ADD A SENCE OF FORMALITY. LOW FOUNDATION PLANTING WAS LOCATED ALONG THE BASE OF THE STRUCTURE.

DESCRIPTION OF EXISTING HARDSCAPE

DATE OF DOCUMENTATION

CONDITION

A. WALLS & COLUMNS, STAIRS, FENCES & GATES

B. SITE FEATURES

C. PAVING

PAVER-HARDFIRED CLAY TILE 11"x7"	NOT DOCUMENTED c.1973	GOOD
PAVER-TERRA COTTA TILE-12"sq	HISTORIC c.1930	POOR-LOCATED UNDER NEW TILE
RANDOM CLAY TILE PAVERS	NOT DOCUMENTED	FAIR
STOOP-CONCRETE PAINTED RED	NOT DOCUMENTED	GOOD
STEPPERS-RED CONCRETE-12"sq	NOT DOCUMENTED	GOOD

D. TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	DOCUMENTATION	CONDITION
ML1	MYOPORUM LAETUM	MYOPORUM	NOT HISTORIC	FAIR
ST1	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	NOT HISTORIC	GOOD
WR4	WASHINGTON ROBUSTA	MEXICAN FAN PALM	NOT HISTORIC	GOOD
WR5	WASHINGTON ROBUSTA	MEXICAN FAN PALM	NOT HISTORIC	GOOD
WR6	WASHINGTON ROBUSTA	MEXICAN FAN PALM	NOT HISTORIC	GOOD
WR7	WASHINGTON ROBUSTA	MEXICAN FAN PALM	HISTORIC, 1930	GOOD

E. SHRUBS

SYMBOL #	BOTANICAL NAME	COMMON NAME	DOCUMENTATION	CONDITION
CA2	CRASSULA ARGENTEA	JADE PLANT	NOT DOCUMENTED	GOOD
CA5	CRASSULA ARGENTEA	JADE PLANT	NOT DOCUMENTED	FAIR
CM1	CARISSA MACROCARPA	NATAL PLUM	NOT DOCUMENTED c.1930	GOOD
EP1	EUGENIA PANICULATA	BRUSH CHERRY	HISTORIC c.1930	FAIR
EP2	EUGENIA PANICULATA	BRUSH CHERRY	HISTORIC c.1930	FAIR
HS1	HIBISCUS SPP.	HIBISCUS	NOT DOCUMENTED	GOOD
PT1	PITTOSPORUM TOBIRA	PITTOSPORUM	NOT DOCUMENTED	GOOD

F. GROUNDCOVER

SYMBOL #	BOTANICAL NAME	COMMON NAME	DOCUMENTATION	CONDITION
AC1	APTENIA CORDIFOLIA	ICE PLANT	NOT DOCUMENTED	POOR
ANN	ANNUAL COLOR	VARIES	NOT HISTORIC	GOOD

VISTA DE LAS OLAS – SOUTH GARDEN

EVENT: "SPANISH VILLAGE BY-THE-SEA", a planned architectural development in San Clemente 1926; Era of Estate Gardens in Southern California 1920 to 1940.

PERIOD OF SIGNIFICANCE: 1927 -1947

LEVEL OF SIGNIFICANCE: National / State / Local

TYPE OF CULTURAL LANDSCAPE: Designed

HISTORIC NAME(S): c. 1927 "Vista de Las Olas" / "Wierk House" / c. 1973 "Robison Residence"

SIGNIFICANCE (SUMMARY): Good example of a Spanish Colonial Revival Estate Garden being built from 1920 to 1940 in Southern California.

ARCHITECT: Virgil Westbrook

INTEGRITY: The South Garden is located in its original location, has retained its setting, maintained the overall feeling (scale, view), association (Pier Bowl and planned architectural development of San Clemente), design and materials. The original workmanship appears to have been excellent and the garden is relatively intact however it has fallen into disrepair.

HISTORIC TREATMENT: Rehabilitation

DESCRIPTION OF SOUTH GARDEN FOR PERIOD OF SIGNIFICANCE

VIRGIL WESTBROOK IS CREDITED WITH THE DESIGN OF THE VISTA DE LAS OLAS HOUSE AND GARDENS. THE HOUSE WAS BUILT IN 1927. VIRGIL PULLED THE PERMIT IN 1930 FOR THE PERGOLA, POOLS, STEPS AND SMALL ADDITION AT THE REAR OF THE BARBECUE. HE IS LISTED AS THE ARCHITECT. THE GARDEN WAS BUILT SOON AFTER THE PERMIT APPLICATION.

THE GARDEN IS A GOOD EXAMPLE OF A SPANISH COLONIAL REVIVAL GARDEN OF THAT ERA IN SOUTHERN CALIFORNIA. IT WAS BUILT IN THE STYLE OF A TYPICAL ESTATE GARDEN AND INCLUDED SPANISH AND ITALIAN ARCHITECTURAL FEATURES WITH A PURELY SOUTHERN CALIFORNIA LANDSCAPE. SIGNIFICANT ELEMENTS INCLUDE AN EXPANSIVE OPEN SPACE, THE VIEW, THE USE OF WATER (WALL FOUNTAIN, WATER CASCADE, RUNNEL, MOORISH FOUNTAIN & FEATURE), GRAVITY FED PLUMBING FOR THE FOUNTAIN, THE STAIR AND CASCADE, THE PRIMARY USE OF RED CLAY TILE AND ISLAMIC TILE, THE PERGOLA FOR ENTERTAINING (BARBECUE, INFORMAL KITCHEN, TABLES, BENCHES), URNS, AND A SIMPLE USE OF ICEPLANT AND SUCCULENTS ON THE TERRACE SLOPES.

DESCRIPTION OF EXISTING HARDSCAPE

DATE OF DOCUMENTATION

CONDITION

A. WALLS & COLUMNS, STAIRS, FENCES, & GATES

ENTRY WALL-PASADENA COURT	HISTORIC c.1930	GOOD
WOOD GATE 1-PASADENA COURT	NOT DOCUMENTED c.1930	GOOD
WOOD GATE 2-SIDE YARD	NOT DOCUMENTED	GOOD
IRON FENCE	NOT DOCUMENTED	POOR-NO FOOTING
TERRACE WALL "A"-ROCK	NOT DOCUMENTED c.1930	POOR, FAIR
TERRACE WALL "B"-CONCRETE	NOT DOCUMENTED c.1930	POOR, FAIR
STAIR WALL WITH TILED WALL CLAP	HISTORIC c.1930	GOOD
WATER SLUE	NOT DOCUMENTED c.1930	FAIR
FREE STANDING WALL-6"	NOT DOCUMENTED c.1930	GOOD

**DESCRIPTION OF EXISTING HARDSCAPE
(CONTINUED)**

DATE OF DOCUMENTATION

CONDITION

A. WALLS & COLUMNS, STAIRS, FENCES & GATES

SEATWALL	HISTORIC c.1930	
PERGOLA COLUMNS	HISTORIC c.1930	
TRELLIS-WOOD	HISTORIC c.1930	
KITCHEN-STORAGE STRUCTURE	HISTORIC c.1930	
WOOD GATE-PERGOLA ENTRANCE	NOT DOCUMENTED	
WOOD FENCE & GATE-BEACH COMBER	NOT HISTORIC	
FREE STANDING WALL & PILASTER	HISTORIC c.1930	

B. SITE FEATURES

ORNAMENTAL MASK FOUNTAIN	HISTORIC c.1930	FAIRLY INTACT, DAMAGED TILE & MASK
WATER CASCADE	HISTORIC c.1930	FAIR / GOOD
ROCK RIVULET	HISTORIC c.1930	FAIR / GOOD
TILE WATER RUNNEL	HISTORIC c.1930	GOOD
MOORISH FOUNTAIN	HISTORIC c.1930	FAIRLY INTACT, DAMAGED TILE
FAUX WOOD FOUNTAIN FEATURE	HISTORIC c.1930	POOR, NOT INTACT, EXISTING ON SITE
DOGHOUSE	NOT DOCUMENTED	POOR
BARBECUE	HISTORIC c.1930	POOR
CONCRETE TABLE	NOT DOCUMENTED	POOR

C. PAVING

PAVER-HARD FIRED CLAY TILE-11x7"	NOT DOCUMENTED c.1930	FAIR, GOOD
NARROW WALK-CONCRETE	NOT DOCUMENTED c.1930	POOR,FAIR
RANDOM PAVERS-FIELD STONE	NOT DOCUMENTED c.1973	GOOD
REAR DECK STAIR-12" CLAY PAVER	NOT DOCUMENTED c.1930	POOR (ORIGINAL TYPE TILE)
GARAGE DRIVEWAY-12" CLAY PAVER	HISTORIC c.1930	FAIR, GOOD
STONE LINED PATH	NOT DOCUMENTED	POOR

DESCRIPTION OF EXISTING PLANT MATERIAL

D. TREES

SYMBOL #	BOTANICAL NAME	COMMON NAME	DOCUMENTATION	CONDITION
AS1	ACACIA SPP.	WATTLE	NOT DOCUMENTED	POOR
AS2	ACACIA SPP.	WATTLE	NOT DOCUMENTED	POOR
AM	ACACIA MELANOXYLON	BLACKWOOD ACACIA	NOT DOCUMENTED	FAIR
CA1	CORDYLINE AUSTRALIS	TI TREE	HISTORIC c.1930	GOOD
CA2	CORDYLINE AUSTRALIS	TI TREE	HISTORIC c.1930	GOOD
CA3	CORDYLINE AUSTRALIS	TI TREE	HISTORIC c.1930	GOOD
CA4	CORDYLINE AUSTRALIS	TI TREE	NOT DOCUMENTED	GOOD
EP1	EUCALYPTUS POLYANTHEMOS	SILVER DOLLER EUCALYPTUS	NOT DOCUMENTED	GOOD
ML1	MYOPORUM LAETUM	MYOPORUM	NOT DOCUMENTED	FAIR
PC2	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	NOT DOCUMENTED c.1930	GOOD
PC3	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	NOT HISTORIC	FAIR
QA1	QUERCUS AGRIFOLIA	COASTLIVE OAK	NOT DOCUMENTED	POOR
WR8	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	HISTORIC c.1930	GOOD

E. SHRUBS

SYMBOL #	BOTANICAL NAME	COMMON NAME	DOCUMENTATION	CONDITION
AA1	AGAVE AMERICANA	CENTURY PLANT	NOT DOCUMENTED c.1930	GOOD, OVERGROWN
AN1	ALOE NOBILIS	ALOE	NOT DOCUMENTED	GOOD
AS1	AGAVE ATTENUATA	AGAVE	NOT DOCUMENTED	GOOD
CA3	CRASSULA ARGENTEA	JADE PLANT	NOT DOCUMENTED	FAIR
CA4	CRASSULA ARGENTEA	JADE PLANT	NOT DOCUMENTED	FAIR
CA6	CRASSULA ARGENTEA	JADE PLANT	NOT DOCUMENTED	FAIR
LA1	LAVENDULA SPP.	LAVENDER	NOT DOCUMENTED	GOOD
LS1	LANTANA SPP.	LANTANA	NOT DOCUMENTED	POOR
OF1	OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	NOT DOCUMENTED c.1930	POOR
OF2	OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	NOT DOCUMENTED c.1930	POOR
PA3	PLUMBAGO AURICULATA	CAPE PLUMBAGO	NOT DOCUMENTED c.1930	FAIR
PA4	PLUMBAGO AURICULATA	CAPE PLUMBAGO	NOT DOCUMENTED c.1930	POOR
PA5	PLUMBAGO AURICULATA	CAPE PLUMBAGO	NOT DOCUMENTED c.1930	POOR
PA6	PLUMBAGO AURICULATA	CAPE PLUMBAGO	NOT DOCUMENTED c.1930	GOOD

E. SHRUBS (CONTINUED)

SYMBOL #	BOTANICAL NAME	COMMON NAME	DOCUMENTATION	CONDITION
PO1	PORTULACARIA AFRA	ELEPHANTS FOOD	NOT DOCUMENTED	GOOD
PU1	PITTOSPORUM UNDULATUM.	VICTORIAN BOX	NOT DOCUMENTED c.1930	GOOD
PU2	PITTOSPORUM UNDULATUM.	VICTORIAN BOX	NOT DOCUMENTED c.1930	GOOD
PU5	PITTOSPORUM UNDULATUM	VICTORIAN BOX	NOT DOCUMENTED c.1930	FAIR
PU6	PITTOSPORUM UNDULATUM	VICTORIAN BOX	NOT DOCUMENTED c.1930	FAIR
RI7	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED	FAIR
RI8	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED	GOOD
RI9	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED c.1930	GOOD
RI10	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED	POOR
RI11	RHUS INTEGRIFOLIA	LEMONADE BERRY	NOT DOCUMENTED	FAIR
RS1	ROSA SPP.	ROSE	NOT DOCUMENTED	GOOD
RS2	ROSA SPP.	ROSE	NOT DOCUMENTED	POOR
SS1	SOLANUM SPP.	BLUE POTATO BUSH	NOT DOCUMENTED	FAIR
SS2	SOLANUM SPP.	BLUE POTATO BUSH	NOT DOCUMENTED	FAIR
SS3	SOLANUM SPP.	BLUE POTATO BUSH	NOT DOCUMENTED	FAIR
SS4	SOLANUM SPP.	BLUE POTATO BUSH	NOT DOCUMENTED	FAIR
TC1	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	NOT DOCUMENTED c.1930	FAIR
TC2	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	NOT DOCUMENTED c.1930	POOR
TC3	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	NOT DOCUMENTED c.1930	POOR
TC4	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	NOT DOCUMENTED c.1930	FAIR
TC5	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	NOT DOCUMENTED c.1930	FAIR
TC6	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	NOT DOCUMENTED c.1930	POOR

F. GROUNDCOVERS

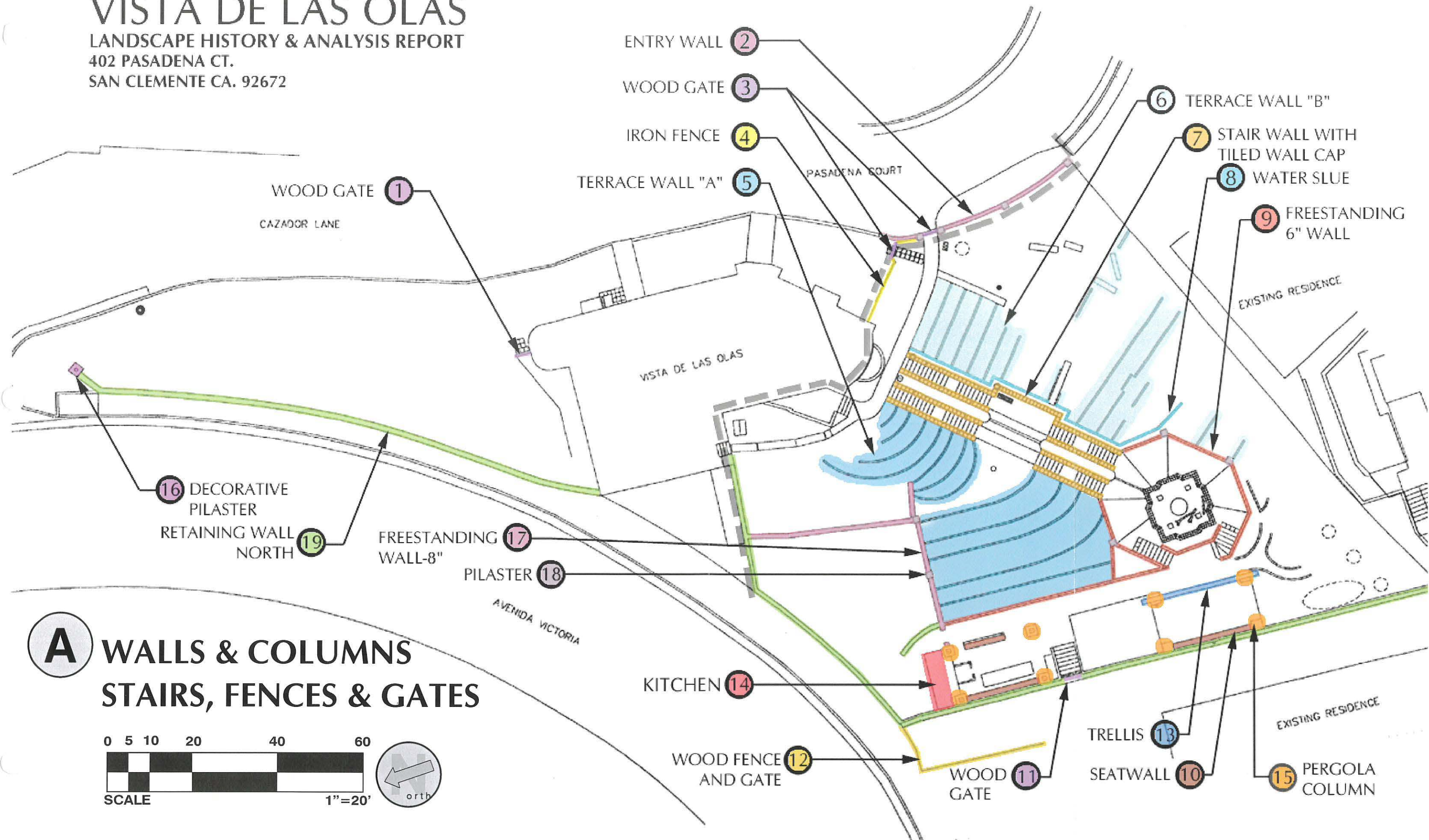
SYMBOL #	BOTANICAL NAME	COMMON NAME	DOCUMENTATION	CONDITION
ANN	ANNUAL COLOR	ANNUAL COLOR	NOT HISTORIC	GOOD
CC5	CARPOBROTUS CHILENSIS	ICE PLANT	NOT DOCUMENTED c.1930	GOOD
CC6	CARPOBROTUS CHILENSIS	ICE PLANT	NOT DOCUMENTED c.1930	GOOD
GM1	CROCOSMIA MONTBRETIA	CROCOSMIA	NOT DOCUMENTED c.1930	POOR
HH1	HEDERA HELIX	ENGLISH IVY	NOT HISTORIC	POOR

VISTA DE LAS OLAS

LANDSCAPE HISTORY & ANALYSIS REPORT

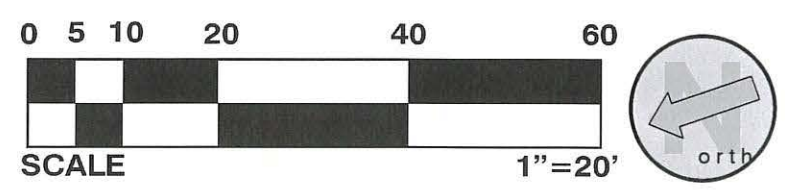
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SAN CLEMENTE CA. 92672



- ENTRY WALL ②
- WOOD GATE ③
- IRON FENCE ④
- TERRACE WALL "A" ⑤
- TERRACE WALL "B" ⑥
- STAIR WALL WITH TILED WALL CAP ⑦
- WATER SLUE ⑧
- FREESTANDING 6" WALL ⑨
- EXISTING RESIDENCE
- EXISTING RESIDENCE
- EXISTING RESIDENCE
- PERGOLA COLUMN ⑮
- SEATWALL ⑩
- TRELLIS ⑬
- WOOD GATE ⑪
- WOOD FENCE AND GATE ⑫
- KITCHEN ⑭
- PILASTER ⑱
- FREESTANDING WALL-8" ⑰
- RETAINING WALL NORTH ⑲
- DECORATIVE PILASTER ⑯

A WALLS & COLUMNS STAIRS, FENCES & GATES



VISTA DE LAS OLAS

LANDSCAPE HISTORY & ANALYSIS REPORT

402 PASADENA CT.

SAN CLEMENTE, CA. 92672

EXISTING WALLS & COLUMNS, STAIRS, FENCES & GATES

1 WOOD GATE-NORTH

-CONSTRUCTION DATE NOT DOCUMENTED

-MATERIAL PAINTED WOOD

-CURRENT CONDITION FAIR

-DESCRIPTION-THIS GATE PROVIDES ACCESS FROM PASADENA COURT TO THE NORTH APARTMENTS. IT WAS MOST LIKELY INSTALLED WHEN THE HOME WAS DIVIDED INTO APARTMENTS.



2 ENTRY WALL-PASADENA COURT

-CONSTRUCTION DATE HISTORIC c.1930

-MATERIAL STUCCO FINISH

-CURRENT CONDITION GOOD

-DESCRIPTION-PART OF THE ORIGINAL LANDSCAPE CONSTRUCTION,THIS WALL IS THE PRIMARY ENTRYWAY TO THE REAR GARDENS. THE WALL FORM "SCALLOPED" IS TYPICAL OF SPANISH COLONIAL ARCHITECTURE AND THE RELATIONSHIP TO THE HOUSE MATERIALS MAKES THIS AMENITY AN INTEGRAL PART OF THE SITE. THE WALL SUPPORTS A MAIN GATE AT IT'S HIGH POINT. THE SOUTH WALL SLOPES AND THEN REMAINS A CONSTANT HEIGHT.THE NORTH END SLOPES DOWN TO A CURB.



3 WOOD GATES

-CONSTRUCTION DATE NOT DOCUMENTED

-MATERIAL PAINTED WOOD

-CURRENT CONDITION FAIR

-DESCRIPTION-THE TOP OF THE GATE IS A MONTEREY STYLE FORM AND THE FACE CONTAINS AN ORNATE DIAMOND SHAPED OVERLAY. THE GATE IN THE WALL HAS HARDWARE AND A DESIGN WHICH IS REFLECTIVE OF THE MONTEREY STYLE POPULAR IN THE 1930's. THE OTHER GATES APPEAR TO COPY THE DESIGN AND LACK THE HARDWARE.



1. PASADENA COURT c.1930

2. SIDEYARD

VISTA DE LAS OLAS

LANDSCAPE HISTORY & ANALYSIS REPORT

402 PASADENA CT.

SAN CLEMENTE, CA. 92672

EXISTING WALLS & COLUMNS, STAIRS, FENCES & GATES

4 IRON FENCE

-CONSTRUCTION DATE NOT DOCUMENTED

-MATERIAL PAINTED IRON

-CURRENT CONDITION POOR, NO FOOTING

-DESCRIPTION-THIS HAPHAZARD ADDITION TO THE SITE ACTS AS A SECURITY FENCE. IT CONNECTS WITH AN ADJACENT PALM TREE AND THEN TO THE CORNER OF THE HOUSE.



5 TERRACE WALL "A"-ROCK

-CONSTRUCTION DATE NOT DOCUMENTED c.1930

-MATERIAL STONE AND CONCRETE

-CURRENT CONDITION POOR-FAIR

-DESCRIPTION-SOME OF THE TERRACE WALLS ARE STILL STANDING UPRIGHT, BUT MANY OF THEM HAVE BEEN SHIFTED BY NATURAL CONDITIONS. THE CONSTRUCTION METHODOLOGY CONSISTS OF A RANDOM ASSORTMENT OF STONE SIZES, SHAPES AND TEXTURES ARRANGED IN A LINEAR PATTERN AND SET IN MORTAR. THE TERRACE WALLS ARE A SIGNIFICANT SITE FEATURE



6 TERRACE WALL "B"-CONCRETE

-CONSTRUCTION DATE NOT DOCUMENTED c.1930

-MATERIAL CONCRETE

-CURRENT CONDITION POOR-FAIR

-DESCRIPTION-THE TERRACING ON THE SOUTH SIDE OF THE STAIRS IS IN DISREPAIR. THE DESIGN TECHNIQUE SERVES THE SAME PURPOSE AS TERRACE WALL "A", BUT THE CONSTRUCTION METHODS HAVE BEEN CHANGED. THERE ARE LESS STONES USED, IF AT ALL, AND THE CONCRETE FOOTINGS WERE POURED AGAINST A FORM VERSUS THE OTHER SIDE WHERE THE STONE AND CONCRETE WERE MORE ROUGHLY CONSTRUCTED.



VISTA DE LAS OLAS

LANDSCAPE HISTORY & ANALYSIS REPORT

402 PASADENA CT.

SAN CLEMENTE, CA. 92672

EXISTING WALLS & COLUMNS, STAIRS, FENCES & GATES

7 STAIR WALL WITH TILED WALL CAP

- CONSTRUCTION DATE HISTORIC c.1930
- MATERIAL STUCCO WALL W/ TILE CAP
- CURRENT CONDITION GOOD

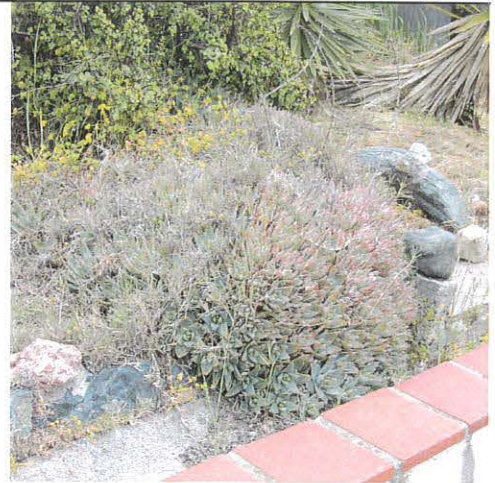
-DESCRIPTION-THE STAIRS CONNECT THE UPPER AND LOWER LEVELS OF THE GARDEN. THEY ARE A MAJOR ELEMENT OF THE GARDEN. FOUR WALLS FLANK THE STAIRS. THE ORIGINAL 12" SQUARE TILE HAVE BEEN REPLACED WITH 11.5" SQUARE HARD FIRED CLAY TILE.



8 WATER SLUE

- CONSTRUCTION DATE NOT DOCUMENTED c.1930
- MATERIAL STONE AND CONCRETE
- CURRENT CONDITION FAIR

-DESCRIPTION-A CONCRETE CHANNEL OR SLUE IS LOCATED ON THE EAST SIDE OF THE STAIR. THIS DRAINAGE SYSTEM WAS INTENDED TO MOVE WATER FROM THE UPPER TERRACE TO A LOWER DEPOSITION AREA. THE SLUE IS CONSTRUCTED OF CONCRETE AND LINED WITH STONE SIMILAR TO THE TERRACE WALLS. THE CURRENT CONDITION HAS LEFT THE DRAINAGE SYSTEM MOSTLY INOPERABLE.



9 FREESTANDING 6" WALL

- CONSTRUCTION DATE NOT DOCUMENTED c.1930
- MATERIAL PAINTED STUCCO
- CURRENT CONDITION GOOD

-DESCRIPTION-THE LOWER ELEVATIONS OF THE SITE HAVE A SERIES OF 6" WIDE UNCAPPED WALLS. THEY SERVE TO DELINEATE BETWEEN PLANTING AREAS AND FORMAL PAVED AREAS SUCH AS THE FOUNTAIN TERRACE.



VISTA DE LAS OLAS

LANDSCAPE HISTORY & ANALYSIS REPORT

402 PASADENA CT.

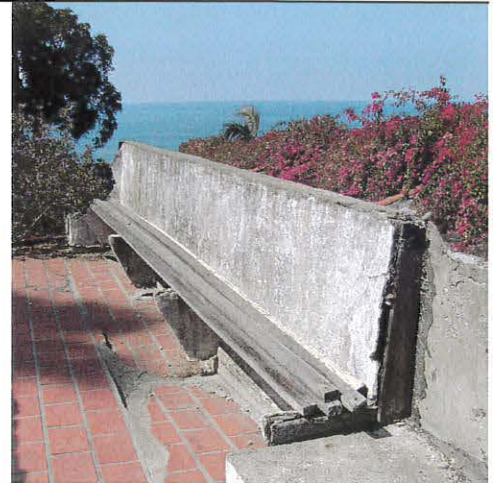
SAN CLEMENTE, CA. 92672

EXISTING WALLS & COLUMNS, STAIRS, FENCES & GATES

1 SEATWALL

- 0 -CONSTRUCTION DATE HISTORIC c.1930
- MATERIAL CONCRETE AND WOOD
- CURRENT CONDITION POOR

-DESCRIPTION-THE SEATWALL WAS AN INTEGRAL ELEMENT IN THE DESIGN OF THE LOWER TERRACE PATIO. THE SEAT WALL PROVIDED A LOCATION FOR ENTERTAINING AND VIEWING THE OCEAN. THE HEIGHT AND LOCATION HELP ENCLOSE THE TERRACE SPACES AND FOCUS INTERNAL LINEAR VIEWS TOWARDS THE KITCHEN AND BARBECUE.



1 WOOD GATE-PERGOLA TERRACE

- 1 -CONSTRUCTION DATE NOT DOCUMENTED
- 1 -MATERIAL PAINTED WOOD
- CURRENT CONDITION GOOD

-DESCRIPTION-THE GATE IS LOCATED AT THE BASE OF THE STAIR AT THE LOWER TERRACE. IT SEPARATES THE PRIVATE GARDEN FROM THE MOTEL PARKING LOT.



1 WOOD FENCE & GATE

- 1 -CONSTRUCTION DATE NOT HISTORIC
- 2 -MATERIAL PAINTED WOOD
- CURRENT CONDITION FAIR

-DESCRIPTION-THE FENCE IS USED TO HIDE THE DUMPSTERS LOCATED ON THE BEACH COMBER PROPERTY.



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EXISTING WALLS & COLUMNS, STAIRS, FENCES & GATES

1 TRELLIS

- 3 -CONSTRUCTION DATE HISTORIC c.1930
-MATERIAL CONCRETE AND WOOD
-CURRENT CONDITION POOR

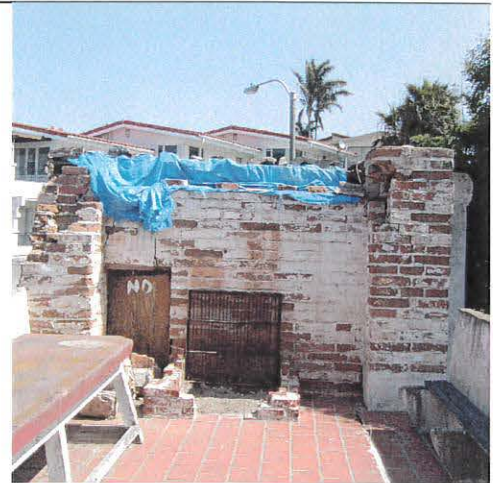
-DESCRIPTION-THIS MASSIVE OVERHEAD STRUCTURE DOMINATES THE LOWER PATIO AND CREATES A SPACE PROTECTED FROM THE SUN. THE LARGE SUPPORTS AND BEAMS INDICATE THE IMPORTANCE OF THIS SPACE AND HELP SCALE THE OVERALL SITE. THEY RUN PARALLEL TO THE OCEAN AND ARE SITUATED ON A CENTRAL AXIS WITH THE FIREPLACE AND KITCHEN AREA. THE BEAMS HAVE A FLARED END AND ONCE SUPPORTED A LATTICE WORK FOR VINES.



1 KITCHEN

- 4 -CONSTRUCTION DATE HISTORIC c.1930
-MATERIAL ADOBE BRICK
-CURRENT CONDITION FAIR

-DESCRIPTION-THIS WAS ONCE A FUNCTIONING KITCHEN WITH A WOOD SHED. THE KITCHEN WAS CONSTRUCTED OF ADOBE BRICK AND HAD A TOWER STRUCTURE. THE TOWER IS GONE AND THE STRUCTURE IS IN A DETERIORATING CONDITION.



1 PERGOLA COLUMN

- 5 -CONSTRUCTION DATE HISTORIC c.1930
-MATERIAL CONCRETE W/ WHITE PAINT
-CURRENT CONDITION FAIR

-DESCRIPTION-THESE COLUMNS ARE 2.5' WIDE ON EACH SIDE AND STAND JUST OVER 8' TALL. THEY SUPPORTED MASSIVE WOOD BEAMS AS WELL AS LATTICE WORK AND VINES. THERE WERE ORIGINALLY EIGHT COLUMNS WITH TWO OF THEM BEING BUILT INTO THE CURRENT STORAGE SHED. TWO COLUMNS TO THE SOUTH-WEST MAY HAVE BEEN REMOVED BETWEEN THE EXISTING SEAT WALL. THE COLUMNS ARE THE MAIN ELEMENTS OF THE PERGOLA.



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EXISTING WALLS & COLUMNS, STAIRS, FENCES & GATES

1 DECORATIVE PILASTER

6 -CONSTRUCTION DATE HISTORIC c.1927

-MATERIAL WHITE STUCCO

-CURRENT CONDITION FAIR

-DESCRIPTION-THE CORNER OF CAZADOR LANE AND AVENIDA VICTORIA IS ENHANCED BY A LONE PILASTER THAT DOMINATES THE STREET CORNER. THE PILASTER IS IN RELATIVELY GOOD CONDITION.



1 FREE STANDING WALL-8"

7 -CONSTRUCTION DATE HISTORIC c.1930

-MATERIAL WHITE STUCCO

-CURRENT CONDITION POOR

-DESCRIPTION-THESE WALLS PROVIDE SPACIAL DIVISIONS IN THE LAYOUT OF THE GARDEN. THEY ARE CONNECTED TO THE RETAINING WALLS BORDERING AVENIDA VICTORIA.



1 PILASTER

8 -CONSTRUCTION DATE HISTORIC c.1930

-MATERIAL WHITE STUCCO

-CURRENT CONDITION FAIR

-DESCRIPTION-THE PILASTERS ARE USED THROUGHOUT THE SITE INCLUDING THE 6" WALLS, THE TRELIS STRUCTURE, THE ENTRY WALL AND THE DECORATIVE PILASTER.



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EXISTING WALLS & COLUMNS, STAIRS, FENCES & GATES

1 RETAINING WALL-NORTH

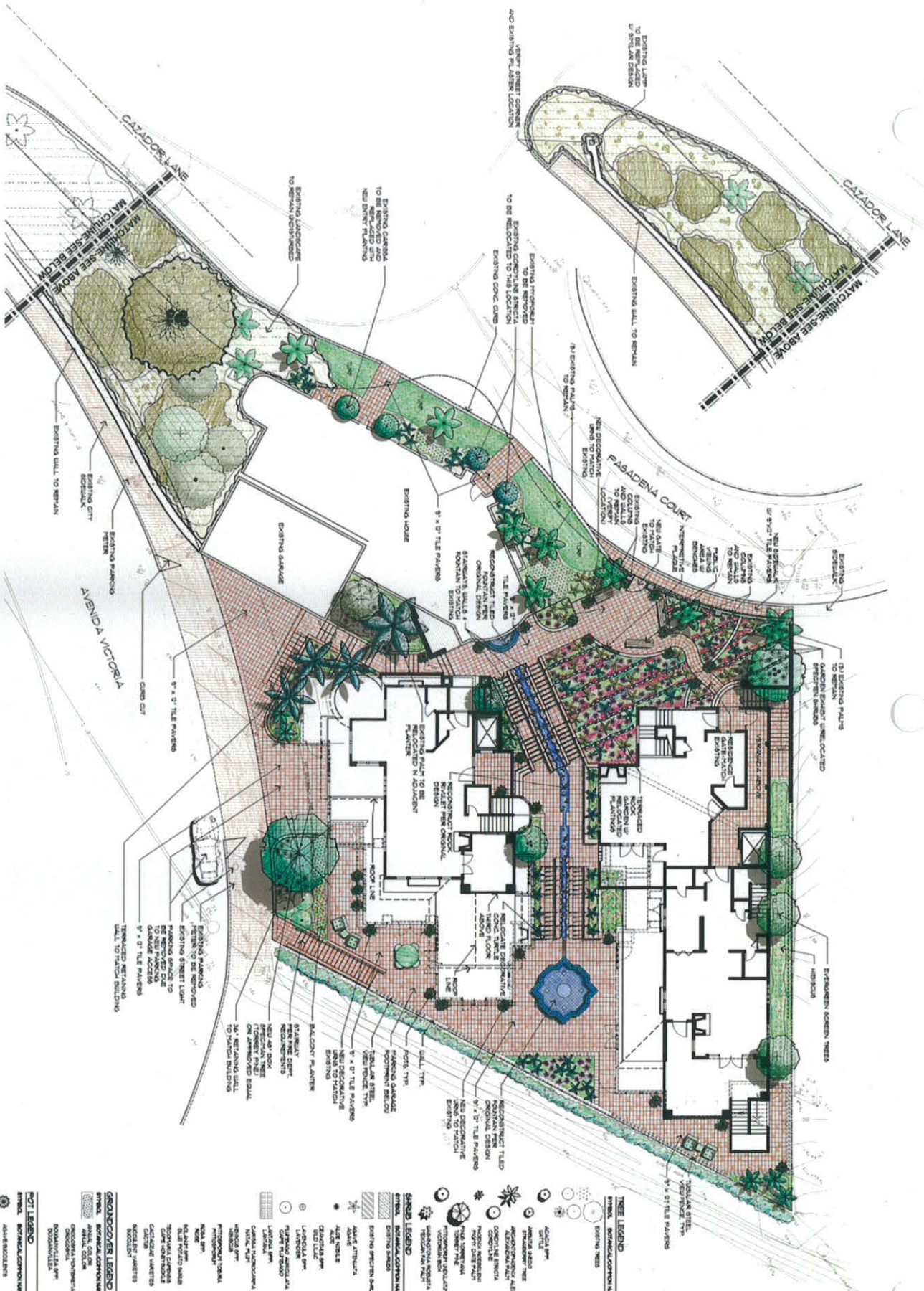
9 -CONSTRUCTION DATE HISTORIC c.1927

-MATERIAL WHITE STUCCO

-CURRENT CONDITION FAIR

-DESCRIPTION-THE WALL IS ORIGINAL TO THE TIME PERIOD OF THE HOUSE CONSTRUCTION. IT IS INTEGRAL TO THE STRUCTURAL SUPPORT OF THE PROPERTY AND AN IMPORTANT CONTRIBUTOR TO THE HISTORIC CHARACTER OF THE PROPERTY.





PRELIMINARY LANDSCAPE PLAN
SEA CLIFF CONDOMINIUMS
 SAN CLEMENTE, CA

SYMBOL	SYMBOL DESCRIPTION	SIZE	PLANT SPECIES
(Symbol)	GROUND COVER	4" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	6" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	8" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	10" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	12" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	14" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	16" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	18" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	20" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	22" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	24" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	26" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	28" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	30" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	32" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	34" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	36" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	38" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	40" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	42" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	44" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	46" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	48" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	50" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	52" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	54" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	56" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	58" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	60" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	62" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	64" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	66" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	68" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	70" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	72" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	74" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	76" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	78" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	80" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	82" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	84" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	86" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	88" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	90" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	92" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	94" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	96" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	98" DIA	SPERMATOPHYTES
(Symbol)	GROUND COVER	100" DIA	SPERMATOPHYTES

SYMBOL	SYMBOL DESCRIPTION	SIZE	PLANT SPECIES
(Symbol)	SHRUB	24" DIA	FRACASCOLO
(Symbol)	SHRUB	36" DIA	FRACASCOLO
(Symbol)	SHRUB	48" DIA	FRACASCOLO
(Symbol)	SHRUB	60" DIA	FRACASCOLO
(Symbol)	SHRUB	72" DIA	FRACASCOLO
(Symbol)	SHRUB	84" DIA	FRACASCOLO
(Symbol)	SHRUB	96" DIA	FRACASCOLO
(Symbol)	SHRUB	108" DIA	FRACASCOLO
(Symbol)	SHRUB	120" DIA	FRACASCOLO
(Symbol)	SHRUB	132" DIA	FRACASCOLO
(Symbol)	SHRUB	144" DIA	FRACASCOLO
(Symbol)	SHRUB	156" DIA	FRACASCOLO
(Symbol)	SHRUB	168" DIA	FRACASCOLO
(Symbol)	SHRUB	180" DIA	FRACASCOLO
(Symbol)	SHRUB	192" DIA	FRACASCOLO
(Symbol)	SHRUB	204" DIA	FRACASCOLO
(Symbol)	SHRUB	216" DIA	FRACASCOLO
(Symbol)	SHRUB	228" DIA	FRACASCOLO
(Symbol)	SHRUB	240" DIA	FRACASCOLO
(Symbol)	SHRUB	252" DIA	FRACASCOLO
(Symbol)	SHRUB	264" DIA	FRACASCOLO
(Symbol)	SHRUB	276" DIA	FRACASCOLO
(Symbol)	SHRUB	288" DIA	FRACASCOLO
(Symbol)	SHRUB	300" DIA	FRACASCOLO
(Symbol)	SHRUB	312" DIA	FRACASCOLO
(Symbol)	SHRUB	324" DIA	FRACASCOLO
(Symbol)	SHRUB	336" DIA	FRACASCOLO
(Symbol)	SHRUB	348" DIA	FRACASCOLO
(Symbol)	SHRUB	360" DIA	FRACASCOLO
(Symbol)	SHRUB	372" DIA	FRACASCOLO
(Symbol)	SHRUB	384" DIA	FRACASCOLO
(Symbol)	SHRUB	396" DIA	FRACASCOLO
(Symbol)	SHRUB	408" DIA	FRACASCOLO
(Symbol)	SHRUB	420" DIA	FRACASCOLO
(Symbol)	SHRUB	432" DIA	FRACASCOLO
(Symbol)	SHRUB	444" DIA	FRACASCOLO
(Symbol)	SHRUB	456" DIA	FRACASCOLO
(Symbol)	SHRUB	468" DIA	FRACASCOLO
(Symbol)	SHRUB	480" DIA	FRACASCOLO
(Symbol)	SHRUB	492" DIA	FRACASCOLO
(Symbol)	SHRUB	504" DIA	FRACASCOLO
(Symbol)	SHRUB	516" DIA	FRACASCOLO
(Symbol)	SHRUB	528" DIA	FRACASCOLO
(Symbol)	SHRUB	540" DIA	FRACASCOLO
(Symbol)	SHRUB	552" DIA	FRACASCOLO
(Symbol)	SHRUB	564" DIA	FRACASCOLO
(Symbol)	SHRUB	576" DIA	FRACASCOLO
(Symbol)	SHRUB	588" DIA	FRACASCOLO
(Symbol)	SHRUB	600" DIA	FRACASCOLO

SYMBOL	SYMBOL DESCRIPTION	SIZE	PLANT SPECIES
(Symbol)	TREE	24" DIA	FRACASCOLO
(Symbol)	TREE	36" DIA	FRACASCOLO
(Symbol)	TREE	48" DIA	FRACASCOLO
(Symbol)	TREE	60" DIA	FRACASCOLO
(Symbol)	TREE	72" DIA	FRACASCOLO
(Symbol)	TREE	84" DIA	FRACASCOLO
(Symbol)	TREE	96" DIA	FRACASCOLO
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(Symbol)	TREE	120" DIA	FRACASCOLO
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(Symbol)	TREE	576" DIA	FRACASCOLO
(Symbol)	TREE	588" DIA	FRACASCOLO
(Symbol)	TREE	600" DIA	FRACASCOLO

PROJECT INFORMATION
 PROJECT NAME: SEA CLIFF CONDOMINIUMS
 PROJECT ADDRESS: 11111 CASADOR LANE, SAN CLEMENTE, CA 92673
 PROJECT OWNER: [REDACTED]
 PROJECT ARCHITECT: [REDACTED]
 PROJECT LANDSCAPE ARCHITECT: [REDACTED]
 PROJECT DATE: [REDACTED]

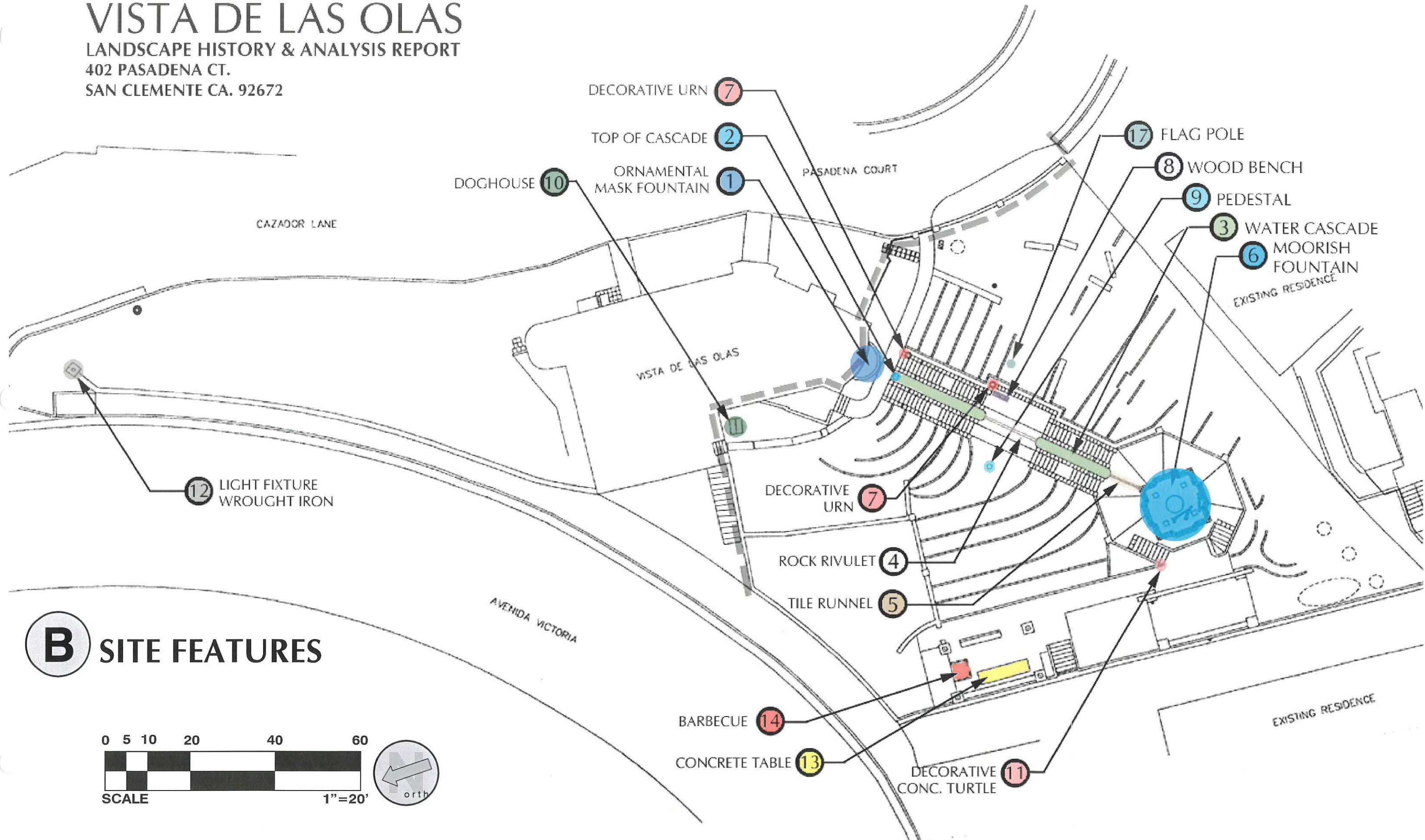
DESIGNER'S NOTES:
 1. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
 2. ALL PLANTING SHALL BE MAINTAINED AS SHOWN.
 3. ALL PLANTING SHALL BE REPLACED AS SHOWN.
 4. ALL PLANTING SHALL BE WATERED AS SHOWN.
 5. ALL PLANTING SHALL BE FERTILIZED AS SHOWN.

VISTA DE LAS OLAS

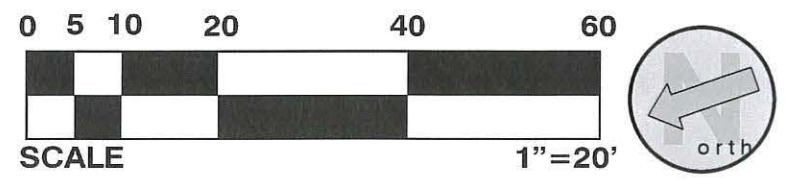
LANDSCAPE HISTORY & ANALYSIS REPORT

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B SITE FEATURES



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LANDSCAPE HISTORY & ANALYSIS REPORT

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EXISTING SITE FEATURES REVIEW

1 ORNAMENTAL MASK FOUNTAIN

-CONSTRUCTION DATE HISTORIC c.1930

-MATERIAL TILE, MORTAR

-CURRENT CONDITION FAIR

-DESCRIPTION-THE FOUNTAIN WAS THE PRIMARY WATER SOURCE FOR THE WATER FEATURES AS WELL AS THE VISUAL TERMINUS OF THE STAIR AXIS. THE FORM IS A GOOD EXAMPLE OF WALL FOUNTAIN DESIGN DURING THE TIME PERIOD. THE SELECTED TILES REINFORCE THE SITES SPANISH COLONIAL THEME AND ARE INDICATIVE OF THE MATERIALS THAT DEFINED THAT ERA.



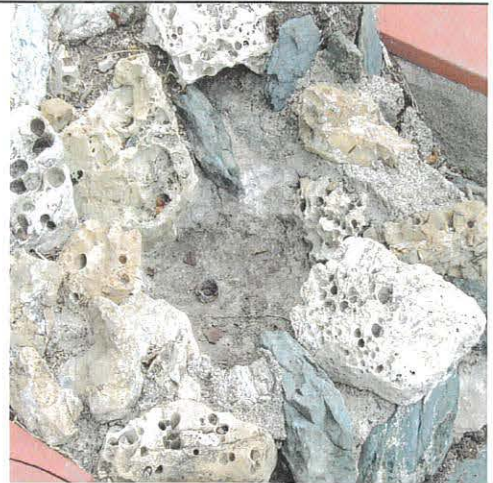
2 WATER CASCADE-INLET PIPE

-CONSTRUCTION DATE HISTORIC c.1930

-MATERIAL STONE BASIN, PLUMBING

-CURRENT CONDITION FAIR

-DESCRIPTION-THE WATER IN THE TILED BASIN OF THE WALL FOUNTAIN WAS PIPED UNDER THE WALK AND INTO THIS BASIN WHERE IT COLLECTED AND THEN FLOWED DOWN THROUGH THE WATER CHANNEL. THE ROCK THAT LINE THE BASIN ARE INDIGENOUS AND WERE ONCE PART OF THE COASTLINE. THE PIPING FOR THE BASIN HAS OXIDIZED OVER TIME.



3 WATER CASCADE

-CONSTRUCTION DATE HISTORIC c.1930

-MATERIAL STONE AND MORTAR

-CURRENT CONDITION GOOD

-DESCRIPTION-THE AXIAL CENTER PIECE OF THE STAIR WALK IS A SERIES OF NATURAL ROCK WATER FALLS. THE WATER FEATURE WAS LINED WITH PLANT MATERIAL AND ROCK. THE DESIGN IS TAKEN FROM ITALIAN VILLA DESIGN AND FITS THE SITE CONTEXT OF STEEP GRADES AND LONG VISTAS. THE SERIES OF WATER FALLS "WATER CHAIN" IS COMPARABLE TO VILLA LANTE AND VILLA DESTI.



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EXISTING SITE FEATURES REVIEW

4 ROCK RIVULET

- CONSTRUCTION DATE HISTORIC c.1930
- MATERIAL ROCK, CONCRETE
- CURRENT CONDITION GOOD

-DESCRIPTION-THIS SYSTEM IS TYPICAL OF MOORISH WATER FEATURES. AT THE MID LEVEL TERRACE, THE WATER CASCADE LEVELS OUT INTO A RIVULET. THE RIVULET BRINGS THE WATER TO THE CASCADE WHERE IT DESCENDS TO THE WATER RUNNEL AND THEN TO THE MOORISH FOUNTAIN AT THE BOTTOM TERRACE.



5 TILE WATER RUNNEL

- CONSTRUCTION DATE HISTORIC c.1930
- MATERIAL TILE, CONCRETE
- CURRENT CONDITION GOOD

-DESCRIPTION-AT THE BASE OF THE WATER CASCADE, A SHORT TILE LINED WATER RIVULET DELIVERS THE WATER TO THE LOWEST FOUNTAIN. THE RIVULET IS A TYPICAL ELEMENT USED IN SPANISH COLONIAL REVIVAL DESIGN.



6 MOORISH FOUNTAIN

- CONSTRUCTION DATE HISTORIC c.1930
- MATERIAL TILE, STONE, CONCRETE
- CURRENT CONDITION GOOD

-DESCRIPTION-THE FOUNTAIN HAS SEVERAL CRACKS AND THE ORIGINAL CENTERPIECE HAS BEEN DISMANTLED AND IS LYING NEXT TO THE FOUNTAIN. THE QUATREFOIL SHAPED FOUNTAIN IS TYPICAL SPANISH COLONIAL REVIVAL. THE TILE IS SIMILAR TO THAT PRODUCED BY MALIBU POTTERIES. THE NON TRADITIONAL CENTERPIECE USED ROCK MATCHING THE WATER CASCADE, PLANTINGS AND FAUX WOOD FOUNTAIN SCULPTURE.



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EXISTING SITE FEATURES REVIEW

7 DECORATIVE URN

- CONSTRUCTION DATE HISTORIC c.1930
- MATERIAL PAINTED CONCRETE
- CURRENT CONDITION GOOD

-DESCRIPTION-THERE ARE TWO URNS REMAINING ON THE SITE. ONE HAS SUFFERED A FRACTURE ALONG THE RIM. THE URNS WERE A POPULAR FEATURE OF SPANISH COLONIAL REVIVAL.



8 WOOD BENCH

- CONSTRUCTION DATE NOT DOCUMENTED
- MATERIAL WOOD
- CURRENT CONDITION FAIR
- DESCRIPTION-WOOD PICNIC BENCH.



9 PEDESTAL

- CONSTRUCTION DATE HISTORIC c.1930
- MATERIAL CONCRETE
- CURRENT CONDITION GOOD

-DESCRIPTION-THE PEDESTAL IS LOCATED MIDSLOPE ON THE WEST TERRACE. THE TERRACE IS ACCESSED FROM THE MID LEVEL LANDING OF THE STAIR.



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EXISTING SITE FEATURES REVIEW

1 DOGHOUSE

0 -CONSTRUCTION DATE NOT DOCUMENTED

-MATERIAL PLASTER

-CURRENT CONDITION POOR

-DESCRIPTION-THE DOGHOUSE IS AN EXAMPLE OF THE IMPORTANCE GIVEN TO EVERY DETAIL. THE STRUCTURE IS IN THE SPANISH COLONIAL AESTHETIC IN ORDER TO MAKE IT FEEL LIKE A PART OF THE OVERALL ESTATE GROUNDS.



1 DECORATIVE CONCRETE TURTLE

1 -CONSTRUCTION DATE HISTORIC c.1930

1 -MATERIAL CONCRETE

-CURRENT CONDITION GOOD

-DESCRIPTION-THE TURTLE IS LOCATED ON THE WALL/STAIR LEADING FROM THE PERGOLA TERRACE TO THE MOORISH FOUNTAIN TERRACE. THE DETAIL MAY HAVE FADED AND THE CONCRETE IS SHOWING SIGNS OF AGE, BUT THE FORM IS STILL VERY STRONG.



1 LIGHT FIXTURE-AVENIDA VICTORIA AND CAZADOR

2 -CONSTRUCTION DATE HISTORIC c.1927

2 -MATERIAL WROUGHT IRON

-CURRENT CONDITION FAIR

-DESCRIPTION-THE INTRICATE METAL WORK IS OF A SPANISH COLONIAL THEME. THE LIGHT FIXTURE IS LOCATED ON SITE AT THE ENTRANCE TO THE PROPERTY OFF AVENIDA VICTORIA.



VISTA DE LAS OLAS

LANDSCAPE HISTORY & ANALYSIS REPORT

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EXISTING SITE FEATURES REVIEW

1 CONCRETE TABLE

- 3 -CONSTRUCTION DATE NOT DOCUMENTED
-MATERIAL CONCRETE W/ RED PAINT
-CURRENT CONDITION FAIR

-DESCRIPTION-THE PERGOLA TERRACE HAS VARIOUS ELEMENTS, ALL OF A LARGE SCALE. THE TABLE IS 12' LONG AND MADE OF SOLID CONCRETE WITH WOODEN LEGS. IT IS LOCATED PARALLEL WITH THE BUILT IN SEAT WALL AND NEXT TO THE BARBECUE AND KITCHEN.



1 BARBECUE

- 4 -CONSTRUCTION DATE HISTORIC c.1930
-MATERIAL BRICK
-CURRENT CONDITION FAIR

-DESCRIPTION-THE BARBECUE IS IN DISREPAIR. IT IS LOCATED OFF THE CURRENT STORAGE SHED (KITCHEN), IS CENTRALLY LOCATED AND PROVIDES A TERMINUS TO THE KITCHEN.

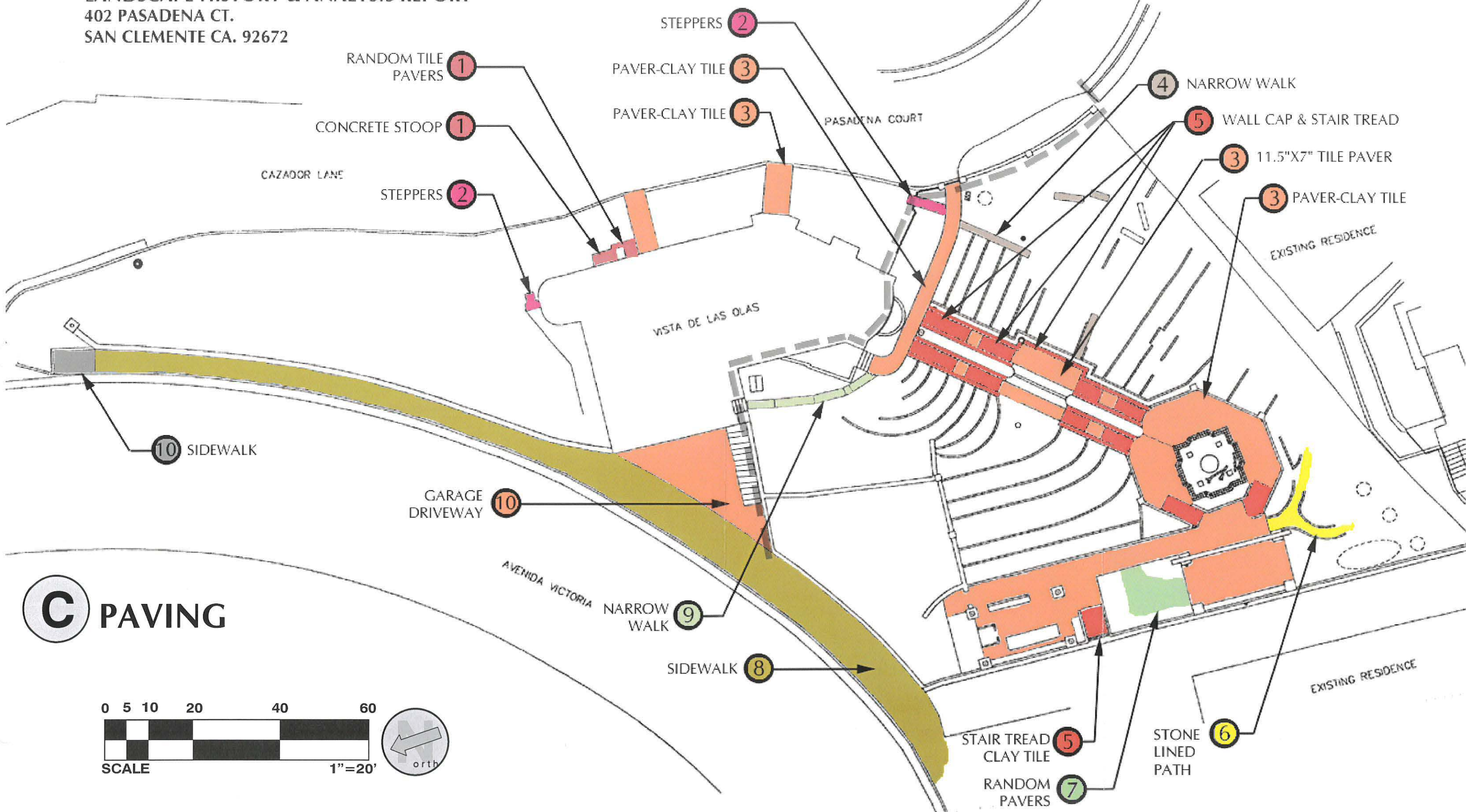


VISTA DE LAS OLAS

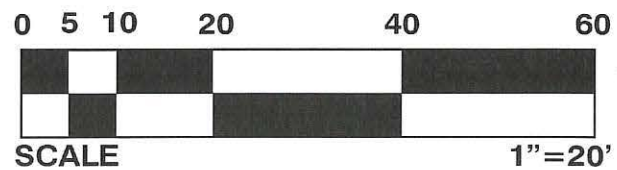
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C PAVING



VISTA DE LAS OLAS

LANDSCAPE HISTORY & ANALYSIS REPORT

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EXISTING PAVING REVIEW

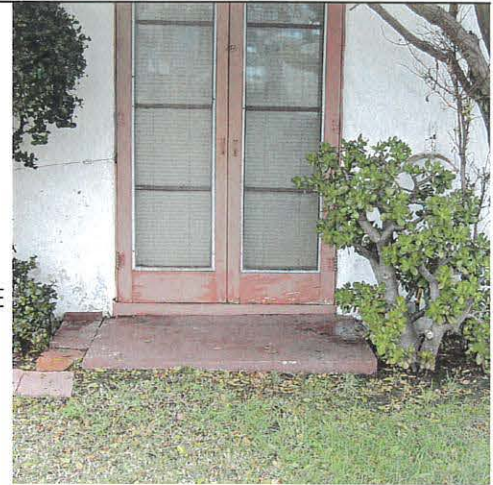
1 CONCRETE STOOP

-CONSTRUCTION DATE NOT DOCUMENTED c.1973

-MATERIAL CONCRETE W/ RED PAINT

-CURRENT CONDITION GOOD

-DESCRIPTION-THE STOOP WAS POURED WHEN THE DOUBLE DOORS WERE ADDED DURING A REMODEL. CLAY TILE PAVERS HAVE BEEN RANDOMLY SET TO LINK THE WALKWAY TO THE STOOP.



2 STEPPERS-RED CONCRETE 12"sq

-CONSTRUCTION DATE NOT DOCUMENTED c.1930

-MATERIAL PRECAST CONCRETE PAVERS

-CURRENT CONDITION GOOD

-DESCRIPTION-THE CONCRETE STEPPERS WERE READILY AVAILABLE AND EASY TO INSTALL BY HOMEOWNERS DURING THE HISTORIC PERIOD. THEY MAY NOT BE INTEGRAL TO THE DESIGN HOWEVER THEY MAY HAVE BEEN INSTALLED LATER TO AVOID A MUDDY FOOT PATH



3 PAVER-HARDFIRED CLAY TILE-11.5"x7"

-CONSTRUCTION DATE NOT DOCUMENTED c.1973

-MATERIAL HARD FIRED CLAY TILE

-CURRENT CONDITION FAIR

-DESCRIPTION-THE HARDFIRED TILE IS A REPLACEMENT FOR THE ORIGINAL 12" SQUARE TERRA COTTA TILE. THE ORIGINAL TERRA COTTA IS EVIDENT UNDER THE 11.5"x7" TILE AT THE FRONT DOOR AND SECONDARY DOOR OFF PASADENA COURT.



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LANDSCAPE HISTORY & ANALYSIS REPORT

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EXISTING PAVING REVIEW

4 NARROW WALK

- CONSTRUCTION DATE NOT DOCUMENTED c.1930
- MATERIAL NATURAL COLOR CONCRETE
- CURRENT CONDITION POOR

-DESCRIPTION-THE NARROW WALK MAY HAVE CONTINUED IN ITS CURRENT DIRECTION UNTIL IT MET WITH AN ADJOINING PATH.THE WALKWAY CAN STILL BE SEEN PERPENDICULAR TO THE STAIRS. BROKEN PORTIONS OF THE PATH HAVE BEEN DEPOSITED JUST SOUTH OF THE EXISTING PATH.



5 WALL CAP & STAIR TREADS-HARDFIRED CLAY TILE 11.5"sq

- CONSTRUCTION DATE NOT DOCUMENTED c.1930
- MATERIAL HARD FIRED TILE
- CURRENT CONDITION GOOD

-DESCRIPTION-THE HARD FIRED TILES ARE A REPLACEMENT TILE FOR THE ORIGINAL 12" SQUARE TERRA COTTA TILES. THE WALL AND STAIR CONFIGURATION WITH A RED TILE CAP AND STAIR TREAD ARE HISTORIC.



6 STONE LINED PATH

- CONSTRUCTION DATE NOT DOCUMENTED c1930
- MATERIAL D.G./RANDOM STONES
- CURRENT CONDITION POOR, SCATTERED

-DESCRIPTION-THE PATH WAS INFORMAL AND MAY HAVE BEEN DESIGNED TO BYPASS THE DUAL STAIR PROVIDING A SECOND ACCESS UP TO THE HOUSE.



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EXISTING PAVING REVIEW

7 RANDOM PAVERS-FIELD STONE

-CONSTRUCTION DATE NOT DOCUMENTED

-MATERIAL FIELDSTONE

-CURRENT CONDITION POOR

-DESCRIPTION-A PORTION OF THE LOWEST TERRACE IS PARTIALLY PAVED WITH RANDOMLY PLACED FIELDSTONE.



8 SIDEWALK-STAMPED CONCRETE

-CONSTRUCTION DATE NOT DOCUMENTED

-MATERIAL COLORED STAMPED CONCRETE

-CURRENT CONDITION GOOD

-DESCRIPTION-THE CITY SIDEWALK IS LOCATED ADJACENT TO AVENIDA VICTORIA.



9 NARROW WALK-CONCRETE

-CONSTRUCTION DATE NOT DOCUMENTED c.1930

-MATERIAL POURED CONCRETE

-CURRENT CONDITION POOR

-DESCRIPTION-THE CURRENT 3RD FLOOR APARTMENT HAS A REAR ENTRY. THE NARROW WALK IS THE MAIN ACCESS TO THE APARTMENT PATIO ENTRANCE.



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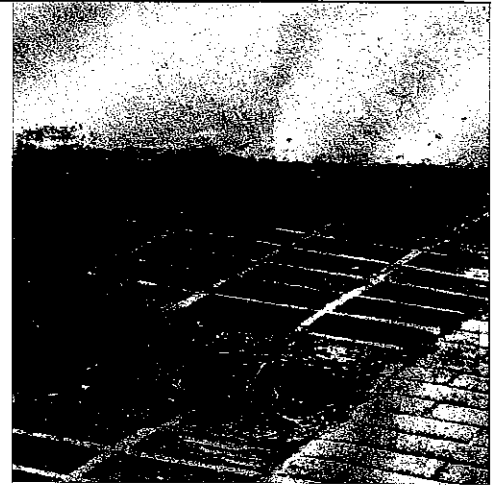
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EXISTING PAVING REVIEW

1 GARAGE DRIVEWAY

- 0** -CONSTRUCTION DATE HISTORIC c.1927
- MATERIAL TERRA COTTA TILE 11"x7"
- CURRENT CONDITION GOOD
- DESCRIPTION-THE TERRA COTTA TILE APPEARS TO BE THE ORIGINAL PAVING.



1 SIDEWALK-STANDARD CONCRETE

- 1** -CONSTRUCTION DATE NOT DOCUMENTED
- MATERIAL
POURED CONCRETE
STANDARD COLOR
- CURRENT CONDITION GOOD
- DESCRIPTION-THE EXTENSION OF THE SIDEWALK AND NEW CURB AND GUTTER WORK AT AVENIDA VICTORIA AND CAZADOR LANE ARE RECENT CITY IMPROVEMENTS.

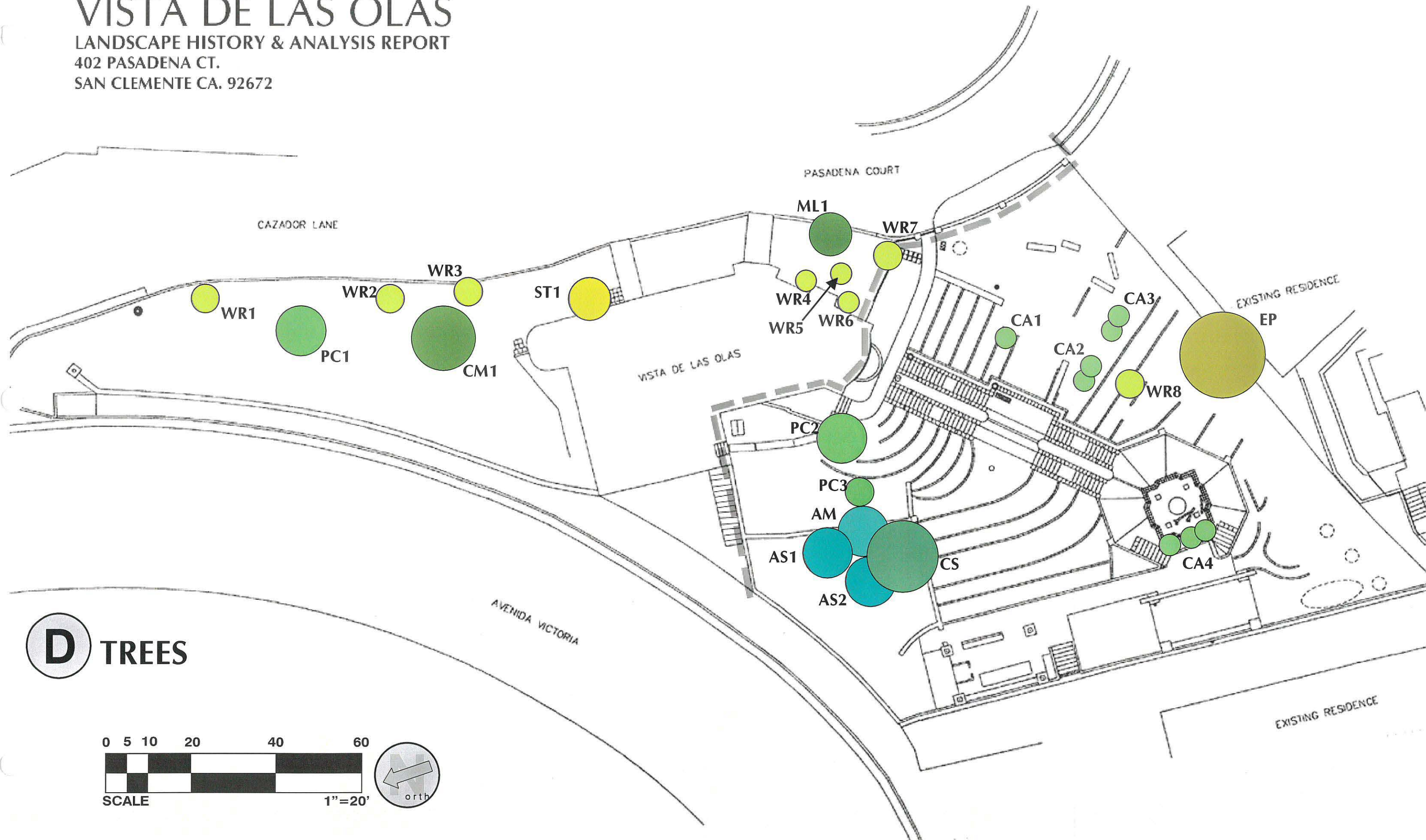


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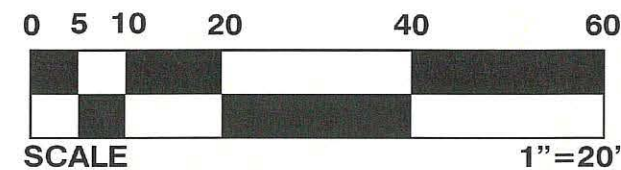
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D TREES



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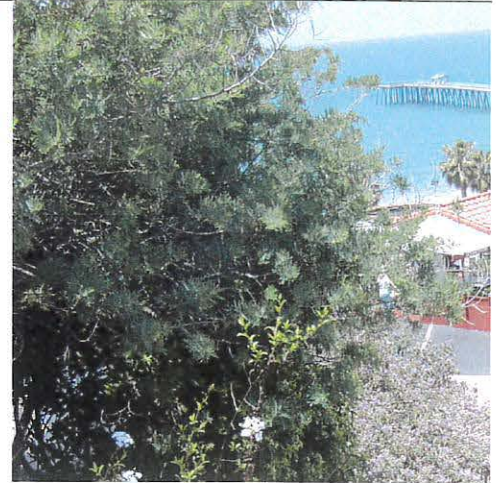
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EXISTING TREES REVIEW

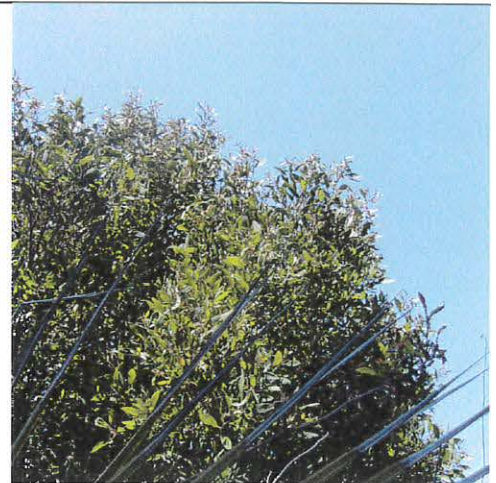
A ACACIA SPP.

- S** -COMMON NAME ACACIA
- PLANTING DATE NOT DOCUMENTED
- CURRENT CONDITION POOR
- DESCRIPTION-THESE SHRUB/TREES WERE USED AS A SLOPE COVER ON THE WEST SIDE OF THE HOUSE.



A ACACIA MELANOXYLON

- COMMON NAME BLACKWOOD ACACIA
- M** PLANTING DATE NOT DOCUMENTED
- CURRENT CONDITION GOOD
- DESCRIPTION-THIS PLANT IS A LARGE BUSH OR SMALL TREE USED AS A SLOPE TREE ON THE WEST FACING GRADE.



C CORDYLINE AUSTRALIS

- COMMON NAME TI TREE
- A** -PLANTING DATE NOT DOCUMENTED c.1930
- CURRENT CONDITION GOOD
- DESCRIPTION-THIS PLANT MATERIAL WAS USED THROUGHOUT THE SITE AS AN INTEREST PLANT. THE UNCONVENTIONAL FORM AND GROWTH HABITS MAKE THIS ELEMENT A DECORATIVE PLANT IN THE LANDSCAPE. THE TI TREE WAS POPULARLY USED AS AN ACCENT PLANT DURING THE PERIOD OF SIGNIFICANCE.



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EXISTING TREES REVIEW

C CUPRESSUS MACROCARPA

- M**
- COMMON NAME MONTEREY CYPRESS
 - PLANTING DATE HISTORIC c.1930
 - CURRENT CONDITION GOOD
 - DESCRIPTION-MONTEREY CYPRESS WERE TYPICALLY USED DURING THE PERIOD OF SIGNIFICANCE AS SEASIDE ACCENT TREES.



C CERATONIA SILIQUA

- S**
- COMMON NAME CAROB TREE
 - PLANTING DATE NOT DOCUMENTED
 - CURRENT CONDITION FAIR
 - DESCRIPTION-THIS IS A SMALL TREE USED IN THE SLOPE PLANTING.



E EUCALYPTUS POLYANTHEMOS

- P**
- COMMON NAME SILVER DOLLER EUCALYPTUS
 - PLANTING DATE NOT DOCUMENTED
 - CURRENT CONDITION GOOD
 - DESCRIPTION-THIS PARTICULAR VARIETY HAS GARDEN INTEREST WITH IT'S SILVER DOLLER SHAPED LEAVES



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EXISTING TREES REVIEW

M MYOPORUM LAETUM

- L**
- COMMON NAME MYOPORUM
 - PLANTING DATE NOT DOCUMENTED
 - CURRENT CONDITION FAIR
 - DESCRIPTION-THE SPECIES IS FAST GROWING AND SHORT LIVED AND PROBABLY IS NOT HISTORIC TO THE TIME PERIOD.



P PHOENIX CANARIENSIS

- C**
- COMMON NAME CANARY ISLAND DATE PALM
 - PLANTING DATE HISTORIC c.1930
 - CURRENT CONDITION GOOD
 - DESCRIPTION-THE TREE IS A SPECIMEN TREE.



Q QUERCUS AGRIFOLIA

- A**
- COMMON NAME COAST LIVE OAK
 - PLANTING DATE NOT DOCUMENTED
 - CURRENT CONDITION POOR
 - DESCRIPTION-THIS PLANT IS OF THE SHRUB MASS AT THE BASE OF THE WASHINGTONIA ROBUSTA.



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LANDSCAPE HISTORY & ANALYSIS REPORT

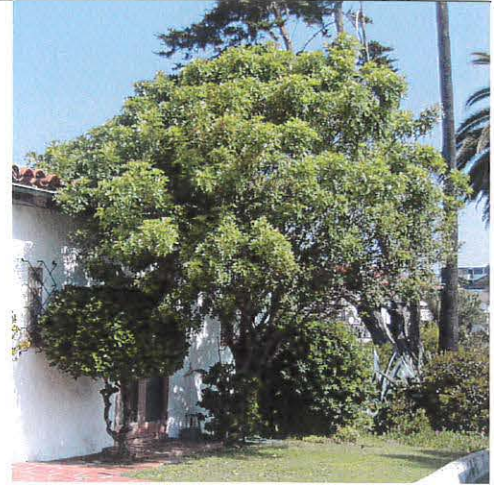
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EXISTING TREES REVIEW

S SCHINUS TEREBINTHIFOLIUS

- T** -COMMON NAME BRAZILIAN PEPPER
-PLANTING DATE NOT DOCUMENTED
-CURRENT CONDITION GOOD
-DESCRIPTION-THE TREE SHADES THE NORTH SIDE OF THE HOUSE.



W WASHINGTONIA ROBUSTA

- R** -COMMON NAME MEXICAN FAN PALM
-PLANTING DATE HISTORIC c.1930
-CURRENT CONDITION GOOD
-DESCRIPTION-A LINEAR SERIES OF THESE PALMS OCCURS ALONG CAZADOR LANE. THERE ARE SEVERAL GROUPINGS OF SMALL WASHINGTONIA ROBUSTAS. THEY ARE NOT HISTORIC.

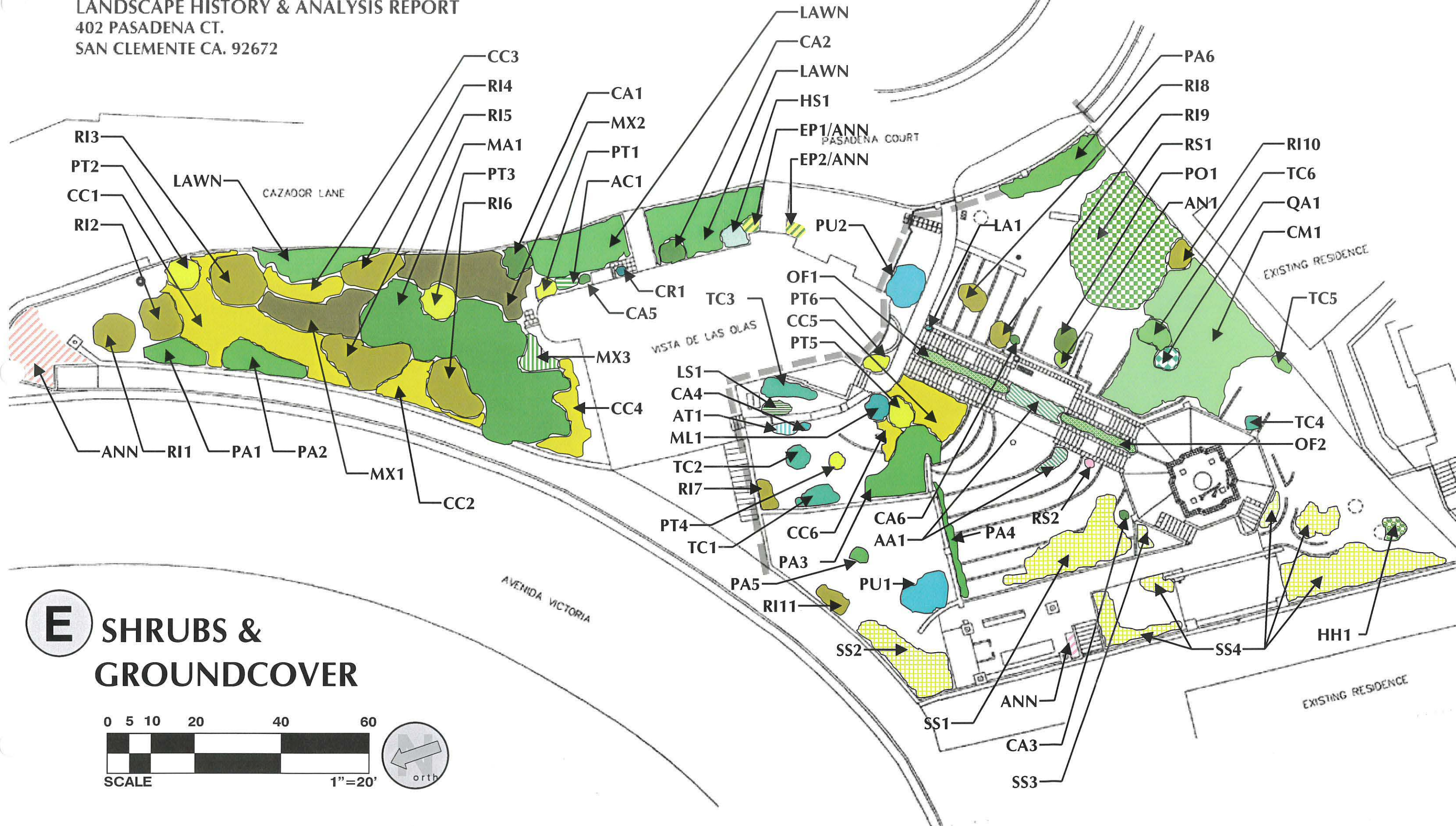


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EXISTING SHRUBS REVIEW

A AGAVE AMERICANA

- A** -COMMON NAME CENTURY PLANT
A -PLANTING DATE NOT DOCUMENTED c.1930
-CURRENT CONDITION GOOD

-DESCRIPTION-THE AGAVE WERE A POPULAR ACCENT PLANT USED DURING THIS TIME PERIOD BOTH THE VARIEGATED AND THE SOLID GREY GREEN COLORED CENTURY PLANT ARE USED ON SITE.



A APTENIA CORDIFOLIA

- C** -COMMON NAME TRAILING ICE PLANT
C -PLANTING DATE NOT DOCUMENTED
-CURRENT CONDITION POOR

-DESCRIPTION-THIS PLANT IS USED AS A GROUNDCOVER NEAR THE EDGE OF THE NORTH AND EAST GARDENS.



A ANNUAL COLOR

- N** -COMMON NAME ANNUAL COLOR
N -PLANTING DATE NEW
-CURRENT CONDITION FAIR

-DESCRIPTION-THE CURB AND GUTTER AT AVENIDA VICTORIA AND CAZADOR LANE HAS BEEN RECENTLY RECONFIGURED. CITY FORCES MAY HAVE ADDED PLANTING.



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EXISTING SHRUBS REVIEW

A AGAVE ATTENUATA

- T** -COMMON NAME FOXTAIL
-PLANTING DATE NOT DOCUMENTED
-CURRENT CONDITION GOOD

-DESCRIPTION-THIS SUCCULENT IS USED ON THE WEST SIDE BELOW THE PORCH AREA. THE SHRUB IS NOT LARGE AND MAY HAVE BEEN RECENTLY PLANTED.



C CRASSULA ARGENTEA

- A** -COMMON NAME JADE PLANT
-PLANTING DATE NOT DOCUMENTED
-CURRENT CONDITION FAIR

-DESCRIPTION-THIS SUCCULENT WAS POPULARLY USED DURING THIS TIME PERIOD. IT IS LOCATED THROUGHOUT THE SITE. THE EXISTING PLANT MATERIAL ARE NOT LARGE AND MAY NOT DATE TO THE HISTORIC TIME PERIOD.



C CARPOBROTUS CHILENSIS

- C** -COMMON NAME ICE PLANT
-PLANTING DATE NOT DOCUMENTED c.1930
-CURRENT CONDITION GOOD

-DESCRIPTION-THIS GROUNDCOVER HAS BEEN USED THROUGHOUT THE SITE TO CONTROL EROSION AND DEVELOP AN AESTHETICALLY PLEASING GROUNDPLANE. ICE PLANT AND OTHER SUCCULENTS WERE POPULAR DURING THE HISTORIC TIME PERIOD.



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EXISTING SHRUBS REVIEW

C CROCOSMIA MONTBRETIA

- M** -COMMON NAME CROCOSMIA
-PLANTING DATE NOT DOCUMENTED c.1930
-CURRENT CONDITION POOR

-DESCRIPTION-THIS PERENNIAL BULB WAS USED TO FILL THE LOWER SLOPE OF THE SOUTH GARDEN WITH A SHOWY DISPLAY OF COLOR.



C CARISSA MACROCARPA

- R** -COMMON NAME NATAL PLUM
-PLANTING DATE NOT DOCUMENTED c.1930
-CURRENT CONDITION POOR SPECIMEN

-DESCRIPTION-NATAL PLUM WAS POPULARLY USED DURING THIS TIME PERIOD. THE PLANT HAS GROWN BEYOND IT'S ORIGINAL PURPOSE AS A FOUNDATION SHRUB.



E EUGENIA PANICULATA

- P** -COMMON NAME BRUSH CHERRY
-PLANTING DATE NOT DOCUMENTED c.1930
-CURRENT CONDITION POOR SPECIMEN

-DESCRIPTION-EUGENIA WERE SYMMETRICALLY PLACED TO ACCENT THE ENTRY AND CREATE A FORMAL APPROACH.



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EXISTING SHRUBS REVIEW

H HEDERA HELIX

- H** -COMMON NAME ENGLISH IVY
- H** -PLANTING DATE NOT DOCUMENTED
- CURRENT CONDITION POOR

-DESCRIPTION-THIS INVASIVE PLANT IS NOT A PART OF THE PROPERTIES PLANTINGS.IT HAS GROWN OVER FROM AN ADJACENT YARD.



H HIBISCUS SPP.

- S** -COMMON NAME HIBISCUS
- PLANTING DATE NOT DOCUMENTED
- CURRENT CONDITION GOOD

-DESCRIPTION-THIS PLANT IS USED AS A FOUNDATION PLANTING AND TO ADD INTEREST TO THE FRONT ELEVATION.



L LAVENDULA SPP.

- A** -COMMON NAME LAVENDER
- PLANTING DATE NOT DOCUMENTED
- CURRENT CONDITION GOOD

-DESCRIPTION-USED ONLY IN THE URN.



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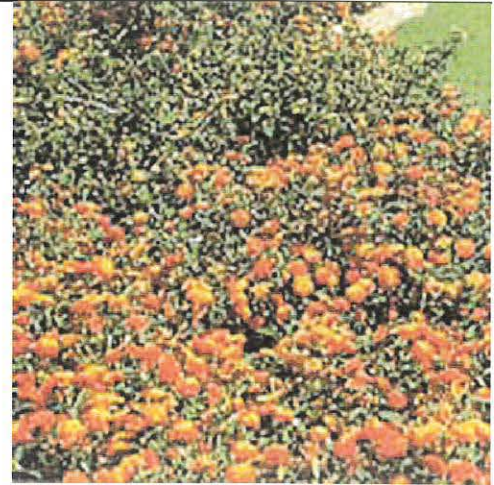
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EXISTING SHRUBS REVIEW

L LANTANA SPP.

- S** -COMMON NAME LANTANA
- PLANTING DATE NOT DOCUMENTED
- CURRENT CONDITION POOR
- DESCRIPTION-THIS PLANT WAS USED TO LINE THE REAR GARDEN PATH AND HELP STABILIZE THE SLOPE.



M MELALEUCA ARMILLARIS

- A** -COMMON NAME DROOPING MELALEUCA
- PLANTING DATE NOT DOCUMENTED
- CURRENT CONDITION GOOD, OVERGROWN
- DESCRIPTION-THIS LARGE MASSING OF PLANTS IS USED FOR SLOPE PLANTING IN THE NORTH GARDEN.



M MIXED VEGETATION

- I** -COMMON NAME CENTURY PLANT/ ICE PLANT
- PLANTING DATE NOT DOCUMENTED
- X** -CURRENT CONDITION GOOD

-DESCRIPTION-IN MANY SITE LOCATIONS THERE ARE ZONES OF MIXED VEGETATION WHERE AN INVASIVE PLANT MATERIAL HAS GROWN INTO THE PLANTING ZONE OF ANOTHER. BOTH CENTURY PLANT AND ICEPLANT CAN BE INVASIVE.



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EXISTING SHRUBS REVIEW

O OSTEOSPERMUM FRUITICOSUM

- F** -COMMON NAME TRAILING AFRICAN DAISY
-PLANTING DATE NOT DOCUMENTED c.1930
-CURRENT CONDITION POOR

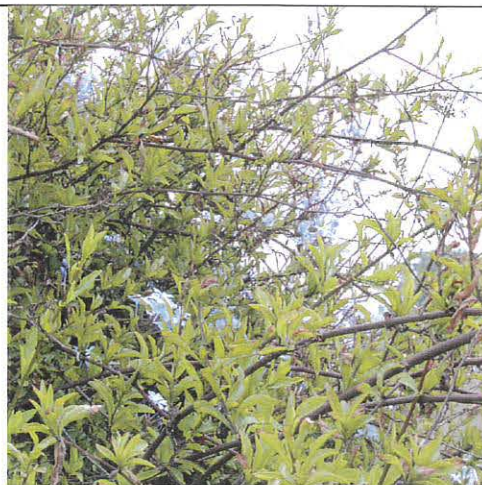
-DESCRIPTION-USED TO LINE THE EDGES OF THE WATER CASCADE. AFRICAN DAISY WERE USED IN SOUTHERN CALIFORNIA DURING THE HISTORIC TIME PERIOD. OTHER HISTORIC GARDENS IN LOS ANGELES ALSO USED AFRICAN DAISY IN WATER CASCADES.



P PLUMBAGO AURICULATA

- A** -COMMON NAME CAPE PLUMBAGO
-PLANTING DATE NOT DOCUMENTED c.1930
-CURRENT CONDITION POOR-GOOD

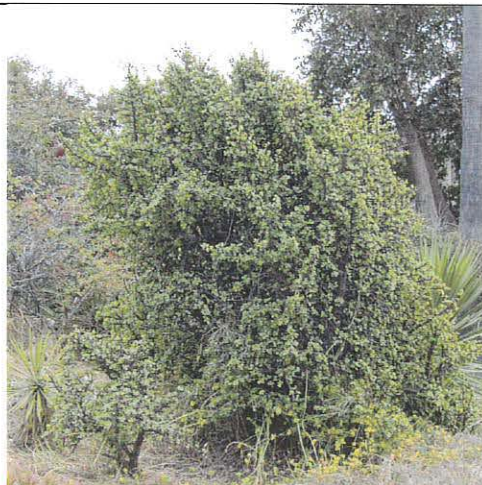
-DESCRIPTION-THIS PLANT HAS BEEN USED THROUGHOUT THE SITE AS A BORDER PLANTING NEAR WALLS.



P PORTULACARIA AFRA

- O** -COMMON NAME ELEPHANTS FOOD
-PLANTING DATE NOT DOCUMENTED c.1930
-CURRENT CONDITION GOOD

-DESCRIPTION-THIS SPECIMEN PLANT IS LARGE AND OLD. SUCCULENTS WERE A POPULAR PLANT MATERIAL USED DURING THIS TIME PERIOD. THE PLANT WAS ONE OF SEVERAL SUCCULENTS USED TO ADD INTEREST TO THE SLOPE PLANTING.



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EXISTING SHRUBS REVIEW

P PITTOSPORUM TOBIRA

- T** -COMMON NAME PITTOSPORUM
-PLANTING DATE NOT DOCUMENTED
-CURRENT CONDITION FAIR-GOOD

-DESCRIPTION-THE PLANT IS VERY HARDY AND IS USED IN BOTH SLOPE PLANTINGS AND IN A FORMAL PLANTING SCHEME TO ACCENTUATE THE REAR "WALL FOUNTAIN". THEY WERE ALSO POPULARLY USED DURING THE HISTORIC TIME PERIOD.



P PITTOSPORUM UNDULATUM

- U** -COMMON NAME VICTORIAN BOX
-PLANTING DATE NOT DOCUMENTED c.1930
-CURRENT CONDITION GOOD

-DESCRIPTION-THESE PLANTS OCCUR IN VARIOUS LOCATIONS. SOME OF THE SPECIMENS ARE SMALL TREES AND OTHERS ARE OF SHRUB HEIGHT. VICTORIAN BOX ARE SLOW GROWING AND WERE USED AS AN ACCENT TREE AND AS A HEDGE DURING THE PERIOD OF SIGNIFICANCE. THEY MAY HAVE BEEN USED PRIMARILY FOR THEIR FOLIAGE AS A BACKGROUND TO THE WALL FOUNTAIN.



R RHUS INTEGRIFOLIA

- I** -COMMON NAME LEMONADE BERRY
-PLANTING DATE NOT DOCUMENTED c.1930
-CURRENT CONDITION POOR-GOOD

-DESCRIPTION-LEMONADE BERRY IS A NATIVE COASTAL CHAPARRAL PLANT. THE SHRUB IS LOCATED THROUGHOUT THE SITE.



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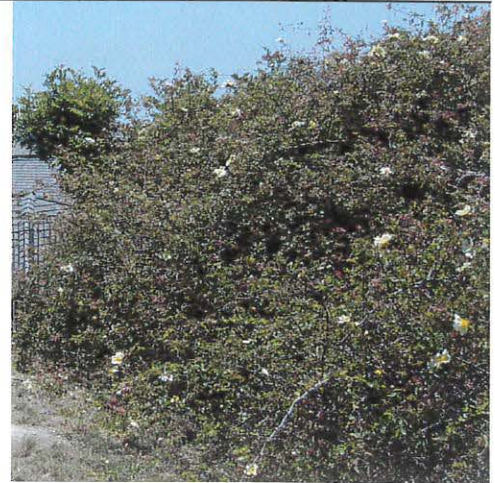
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EXISTING SHRUBS REVIEW

R ROSA SPP.

- S** -COMMON NAME ROSE
- S** -PLANTING DATE NOT DOCUMENTED c.1930
- CURRENT CONDITION GOOD,OVERGROWN
- DESCRIPTION-ENORMOUS MASSING OF A FIVE PETAELED ROSE.



S SOLANUM SPP.

- S** -COMMON NAME BLUE POTATO SHRUB
- S** -PLANTING DATE NOT DOCUMENTED
- CURRENT CONDITION FAIR
- DESCRIPTION-THIS SHRUB OCCURS ON THE LOWER TIERS OF THE SITE WHERE IT IS THE PRIMARY PLANT MATERIAL.



T TECOMARIA CAPENSIS

- C** -COMMON NAME CAPE HONEYSUCKLE
- C** -PLANTING DATE NOT DOCUMENTED c.1930
- CURRENT CONDITION POOR-FAIR
- DESCRIPTION-CAPE HONEYSUCKLE WERE USED AS AN ACCENT FOR THE GARDEN WITH THEIR BRIGHT SHOWY FLOWERS.

