

DRAFT

HISTORIC ARCHITECTURAL RESOURCES INVENTORY

PREPARED FOR
THE
CITY OF DANA POINT

1997

BY
AEGIS

PC ATTACHMENT #1

TABLE OF CONTENTS

DANA POINT HISTORIC RESOURCES SURVEY REPORT

SURVEY FORMS

APPENDIX I /I-A	COMMERCIAL STRUCTURES
APPENDIX II	DOHENY HOUSES
APPENDIX III	WOODRUFF BUILDINGS
APPENDIX IV	LATE 1930s AND 1940s DEVELOPMENT
APPENDIX V	SURVEY ADDRESS MATRIX
APPENDIX VI	MAPS OF SURVEY SITES
APPENDIX VII	SURVEY FORM SAMPLE DPR523 A & B
APPENDIX VIII	NATIONAL REGISTER STATUS FOR LOCAL SIGNIFICANCE
APPENDIX IX	Supplemental REHAB STANDARDS SUMMARY
APPENDIX X	SLIDE SHOW SCRIPT
APPENDIX XI	VOLUNTEER KIT SAMPLE

DANA POINT HISTORIC RESOURCES SURVEY REPORT

• INTRODUCTION

This survey inventories and documents the City's historic resources. The survey provides information for the City to assess the quality and quantity of structures which comprise Dana Point's historic architectural heritage. The survey provides opportunities to explore community history represented by older structures through tours, recognition, and special programs. The survey serves as the cornerstone upon which future historical preservation planning in the city can be built.

The City of Dana Point is made up of three distinctive communities. The oldest communities include Capistrano Beach and Dana Point where the City's older structures are concentrated. The newest portion of the City is Monarch Beach, which makes up the northwestern third of the city. While no historic structures were found in that area, there are architect-designed structures less than fifty years old that should be surveyed in the distant future.

• HISTORY

Dana Point

Although Dana Point has only been a city since 1989, the area has a rich history and spectacular physical location. Dana Point is hilly land forming steep cliffs at the edge of the Pacific Ocean. A natural harbor formed by the curve of these bluffs was originally used as the trading anchorage for Mission San Juan Capistrano.

In those early days of Dana Point, the main promontory of land was called San Juan Point. When a Boston trading ship carrying Richard Henry Dana sailed into the harbor, the record of Dana Point's history, as well as its name, changed. Dana's book, Two Years Before the Mast, would be widely quoted in future sales promotions of the Dana Point community.

The romantic flavor of the Mexican days that Dana wrote about were kept alive in the early architecture, street names and local folklore of Dana Point. Dana Point's first developer was Anna Walters Walker of Laguna Beach. She and a number of other real estate people formed The San Juan Point Corporation and announced plans for yacht and country clubs and dozens of houses. She is thought to have named the lantern streets and is responsible for building the first business in town—The Blue Lantern. The first Dana Point tract had a short life. Less than three months after its grand opening, its property was foreclosed. The lack of a paved highway and poor local water had hindered its chances.

Sidney Woodruff, successful founder and promoter of Hollywoodland, began promotion for Dana Point in 1927-28 as "the only romantic spot on the coast." He had plans drawn for a 200-room hotel to be called the Dana Point Inn with polo fields, two golf courses, tennis courts, riding trails, and pools (ruins from the Inn now make up part of the City's unique park system.) The town was planned to surround and complement the inn. Woodruff planned the natural harbor to include pedestrian walkways, yacht moorings, and horse trails. Mediterranean Revival was to be the only architecture. Anna Walters Walker's street names were implemented by Woodruff. They were named after colored ship's lanterns, and these lanterns were hung as street lights. Golden Lantern had a golden lantern at the corner of Coast Highway and was to be planted in gold flowering trees and shrubs.

The foundation for the inn was built and several of Woodruff's houses were completed, but The Great Depression delayed Woodruff's dreams.

Capistrano Beach

The Capistrano Beach area was originally a boom of the 1880s beach resort town of San Juan by the Sea. Before that town died, the Atchison, Topeka, and Santa Fe Railroad put through their railroad and built a clapboard depot at the end of Victoria Avenue. Also rapidly constructed were a bathhouse, a dance pavilion, shops, a small Pioneer Hotel and a few houses. Some of the streets have retained the original names—Victoria Boulevard, Sepulveda Avenue, Domingo, and Las Vegas. Soon after, Aaron Buchheim began leasing and farming land in the palisades above. He raised barley, beans, and other dry-irrigation crops. In 1908, he bought 35 acres from the railroad in the valley east of today's Doheny Park Road.

The village, renamed Serra after the founder of Mission San Juan Capistrano, Father Junipero Serra, had about 40 residents. Serra was an important stop for the Santa Fe steam engines because it was the water stop between Oceanside and Santa Ana. Capistrano Beach became the official name of the village in 1948.

A founding family of Capistrano Beach, the Buchheim family, was instrumental in the development of Capistrano Beach and San Juan Capistrano. Aaron created a water district and his sons, Carl and Larry, both served as mayors of San Juan Capistrano. Doris Walker reports in her book, Home Port for Romance: "During the early years there was no coast highway or even a bridge across San Juan Creek. . . on ordinary days about one car every 30 minutes was driven through the valley, so watching the traffic go by was almost as exciting as meeting the weekly trains, which had to be flagged down in order to be boarded."

- Capistrano Beach experienced its first substantial growth in residences during the 1920s and 30s when Ned Doheny of Beverly Hills discovered the area and began building an exclusive "Spanish Capistrano Beach." He and other members of his family built The Capistrano Beach Club and residences around it. The neighborhoods of Capistrano Beach are among Dana Point's oldest and most distinguished areas.

Several houses with potential for historic designation, such as the Doheny houses, are located here. The mature vegetation and distinct street landscape throughout the area create a strong identity.

• HISTORIC PRESERVATION

The City began the process towards a historic preservation program in February, 1994 with the City Council's authorization for the preparation of a proposed Interim Demolition Ordinance. The intent of the proposed ordinance was to have been to provide a process of review prior to demolition of older structures and/or to document structures which could be of local historical significance during the interim period while a historic preservation program was being formulated. In April, 1994, staff tentatively identified eighty-four pre-1940 structures in the City as a part of the preparation of this ordinance. The City's Planning Commission voted to "table" the proposed ordinance until an accurate historic structure survey could be prepared. The City Council authorized the preparation of this survey in May, 1994.

Aegis entered into an agreement with the City of Dana Point to conduct a survey of up to 100 structures associated with the early development of Dana Point. The survey was to: document these buildings using historic preservation criteria so that an orderly, coherent, and useful file would exist; to investigate the possibilities of a City Historic Preservation Ordinance; to develop recommendations for sites or districts with potential for State, National, or local designation; and to effectively use citizen volunteers to help create the survey.

This report contains the methods and criteria used, the findings of the survey, and a variety of recommendations for the City to consider.

It is hoped that this work will be useful and will encourage the community to work together to address and enhance Dana Point's historic buildings and the City's sense of community pride.

The project consisted of a comprehensive survey of pre-1940 residential and non-residential structures. Eighty structures were identified by staff before the project began. The consultants performed a windshield survey of the city, evaluating the structures selected by staff, found that several of the eighty had been demolished, and also discovered several additional pre-1940 structures. In total, ninety-six structures were surveyed. Four of these are listed on a short forms because they are remaining sites that have been altered or moved.

As outlined in Dana Point's Request For Proposal, the State of California Department of Parks and Recreation-State Office of Historic Preservation Form #523 was utilized for the project. It is one of the first surveys in the State to be prepared on the computer program DIMITRI, created for The State Office of Historic Preservation and is available on City

computers as well as in hard copy form. A black and white photograph of each structure is included on the form and a negative log has been prepared for the City. A color slide of each structure is also included in a separate notebook.

A slide show featuring the architecture and history of Dana Point has also been prepared by AEGIS for use by the City and community groups. It is accompanied by a general script, included as an appendix, that is adaptable to differing audiences.

Training workshops were held for volunteer historic surveyors. Each surveyor was given a kit of materials on surveys, historic preservation in general, and survey lists and information for Dana Point, as well as preservation in general. More information on the workshops is included in the methodology section of this report.

This report details the findings of the survey including the recommendations for local, state, and national designations. The consultants have utilized the state rating system for historic structures and have suggested criteria for justification of architectural and historic designation.

• METHODOLOGY

The consulting firm of AEGIS was used to complete the 1997 survey of historic structures. The methodology used in the survey work generally follows the guidelines set up in Aegis' proposal with a few exceptions that will be noted in this section of the report.

The consultants received a copy of the 1980 County of Orange survey of Dana Point. It was evaluated, but found to lack a true representation of the 1920s and 1930s architecture that is found in Dana Point. It only identifies eight commercial and sixteen residential structures worthy of preservation. It also utilizes 1970s neighborhood forms rather than the current forms and does not include the amount of information asked for in the new State Department of Parks and Recreation (DPR) form, i.e., condition, changes, surroundings, etc.

Aegis met with staff to discuss possible additional sites to survey. The staff had identified eighty sites. The consultants then performed a windshield/walking survey of the entire City and took out structures that had been demolished, and decided with staff on ninety-six sites. This total list of sites became the list to survey.

Aegis then prepared materials for training of volunteer citizen survey workers. A sample of the kit, which will become a permanent product for future surveyors, is included as an appendix to the report. Aegis worked closely with the City and newspapers in recruiting volunteer surveyors. We scheduled workshops, and helped design a flyer that was distributed by the City. Meanwhile Aegis worked to prepare survey lists and maps for the volunteers.

Aegis conducted four workshops and two followup sessions for volunteers. Information from the kit, a slide show, and surveyor tips were used. Assignments were made and deadlines reviewed. Several of the volunteers followed through with their work and handed in their materials. Aegis consultants filled in when material was not returned.

Meanwhile, the properties were photographed and computer forms were completed for each property, using State of California forms as the guide. A new computer program, DIMITRI, was utilized by the consultants so that changes can be easily made and so that the historical society and other groups can have access to the information. The form calls for specific information to identify, describe, and explain the significance of a property. A copy is enclosed in an appendix for your information.

The general criteria that are used for historic survey site selection are:

- a. Buildings, structures, or places, including landscaping, that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.
- b. Structures that help retain the characteristics of the town that was fifty years ago.
- c. Structures that contribute to the unique urban quality of a downtown.
- d. Structures contributing to the architectural continuity of the street.
- e. Structures that are identified with a person or persons who significantly contributed to the culture and/or development of the city, state, or nation.
- f. Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.
- g. Structures that illustrate the development of California locally and regionally.
- h. Buildings retaining the original integrity and/or illustrating a given period.
- i. Structures unique in design or detail, such as but limited to: materials, windows, landscaping, plaster finishes, and architectural innovation.
- j. Structures that are at least fifty years old or properties that have achieved significance within the past fifty years if they are of exceptional importance.

The consultants utilized at least two of these criteria in determining significance. In most instances, at least three criteria applied.

Although the City of Dana Point is composed of three distinct communities, for purposes of the historic survey, the consultants divided the City into seven contiguous, concentrated areas. These seven divisions were then assigned to volunteer surveyors. In an appendix is a matrix listing all of the data found on each structure and a map of each area.

The consultants were asked by the City of Dana Point to judge historic significance according to National Register of Historic Places Guidelines for local significance. In the appendix and on each DPR form, each structure is given a National Register (NR) rating. Most structures are rated 5S2 or 5S3. 5S2's definition is "is likely to become eligible for separate listing or designation under a local ordinance that has not yet been written."

5S3's definition is "is not eligible for separate listing or designation under an existing or likely local ordinance, but is eligible for special consideration in local planning." There were two other designations used that should be noted. The Dolph Mansion, 34000 Capistrano By The Sea, and the Doheny House at 35101 Camino Capistrano were given 4S2 ratings, defined as perhaps eligible for separate listing in the National Register when one of the following occurs: more historical or architectural research is performed on the property." Several structures in Capistrano Beach area were rated a 6 which means "they are ineligible for any of the categories." The consultants struggled with these ratings and would consider a local planning designation; however, the condition of the structures and the number of code violations may present problems in maintaining these properties.

Citizen volunteers were also used to complete significance statements. They did not perform any original research tasks, but were willing to be interviewed and offered invaluable historic knowledge of Dana Point.

The consultants used the following information for historic and architectural research:

- windshield survey
- archival research of tax, building, and other records
- interviews with long-time residents
- architectural documentation of qualified structures by volunteer architects or the consultants
- local publications and newspaper articles
- library research
- aerial photographs
- historical society photographs
- City Directories (when Capistrano Beach or Dana Point listings were available)

Survey Volunteers:

- Philip Bordeaux
- Delores Ferdon
- Richard Gardner
- Jack Garland
- Bea McArthur
- Donn Merriam
- Barbara Peckeon
- Lori Plakos
- Patti Short
- Dorothy Strout

History Volunteers:

Carl Buchheim
Leo Chade
Louise Cole
Alice Davis
Lynn Muir
Mel Pierce
Beverly Sels
Patti Short
Thelma Sigel
Marilyn Tanner
Hank Thomas
Mary Vasquez
Doris Walker
Marty Yslas
Ramona Yslas

All of the sources listed above have helped the consultants glean some information about Dana Point history. The consultants must note, however, that primary historic sources on Dana Point history are very rare. Because the area was sparsely populated and existed in the County for many years, the usual sources such as Sanborn Fire Insurance Maps, building permits, city directories, and long-time daily or weekly newspaper, do not exist. Orange County property records are also not organized for easy access. A future research project might include funds or pro bono work by a title company (about \$300.00 per parcel) for title research on each parcel.

• **PHOTOGRAPHY**

Aegis was asked to photograph each historic structure in black- and- white and color slide form. We were able to use the same data sheets used in the site review to control the photography, which also helped us to cross check our findings. The tabular data base was used to create a file of contact sheets, negatives, and a data base list of negative frame numbers and addresses. The City retains ownership of the original negatives and computer data.

• **FINDINGS OF THE SURVEY**

• **ARCHITECTURE**

1. There are excellent examples of Spanish Colonial Revival architecture in Dana Point and Capistrano Beach. Many of these structures are architect designed or planned. Spanish Colonial Revival (or as Woodruff called it, Mediterranean Revival) architecture is characterized by smooth, white plaster walls, arched doorways and windows, heavy carved wood trim, decorative wrought iron, and red tile roofs. The style was inspired by the 1915 Panama California Exposition in Balboa Park in San Diego.

Other period styles include small bungalows that were built in the 1920s and 30s. This style was derived from the Craftsman movement whose architecture used natural materials, horizontal lines, low-pitched roofs, and porches.

There are a few Provincial Revival style structures. Another example of the 1920s revival styles, these houses are often thought to mimic European cottages seen by U.S. soldiers in Europe during World War I. They are characterized by steeply pitched roofs, paned windows, and often the use of half-timbering on the house.

2. The survey describes ninety-six sites in Dana Point.
3. There is no large contiguous concentration of historic buildings. Dana Point and Capistrano Beach were very small communities.
4. There are a few small groupings of buildings from the original settlements of Capistrano Beach and Dana Point. Some of these groupings or buildings could qualify as a part of a local historic overlay zone or as a local multiple property historic district.
5. The historic buildings are in good and excellent condition. Many buildings have been altered, but for the most part the alterations are compatible and in keeping with the scale of the building. From the consultants' observations and experience, there are far fewer incompatible additions than in many beach communities. Dana Point residents have shown a sensitivity to their historic homes.
6. The Spanish Colonial Revival architecture sets the tone for the development style of the City up to present day.
7. Sufficient, significant historic resources remain to illustrate the history of Dana Point. Self-guided walking tours, tourism brochures, etc. can illustrate many of the historic buildings of the area.
8. Because of the surrounding character of commercial development, the structures most subject to demolition are the commercial structures in Capistrano Beach and those on or near Pacific Coast Highway.
9. There are probably two structures, The Dolph Mansion and the Doheny "Main House," that may qualify for The National Register of Historic Places. They may also qualify as Points of Historical Interest or as State Landmarks.
10. Primary historic sources on Dana Point history are rare. The usual sources that survey projects include: Sanborn Insurance maps, historic building permits, city directories, and historical newspapers are nonexistent.
11. Specific findings for each structure are found on a matrix in Appendix V.

• RECOMMENDATIONS

1. Use the survey. Use it as background material when considering land use and development changes such as CUPs, variances, General Plan and zoning changes, and rehabilitation applications. The survey is also useful if the City considers preservation programs. The public can use the survey through the historical society and it can be used to prepare publications such as self-guided walking tours.
2. Continue the survey for architecturally significant structures less than fifty years old. There are many fine architect designed structures that are older, but less than 50 years old in Dana Point. They are less than fifty years old and do not qualify as "historic," but should be documented now while there is information available and some original owners still occupy the homes. In the original Request For Proposal there was an allocation for some of this work.
3. Add more information to the existing survey. Perhaps this could become the work of the Dana Point/Capistrana Beach Historical Society in exchange for any city assistance to the Society's efforts. The Society could create a detailed file of information on each structure including information from newspaper clippings, interview reports, etc.
4. Use the tools at hand, e.g., zoning, Mills Act, etc. The Mills Act is a State law that enables owners of historic homes to reduce their property taxes. This can allow a city council to contract with an owner of a qualified historical property (local, state, or national) to "restrict the use of the property" for historic preservation purposes. Once the contract is approved, the county assessor's office is notified, and the assessor must then determine the value of the property using a "capitalization of income method." The contract term is for a minimum of ten years. It can contain conditions about repair and rehabilitation, but there is no public access requirement. The incentive for the homeowner is that in some cases, especially for property bought after Proposition 13, property taxes may be reduced by a large percentage. The attractiveness of the Mills Act for cities is that they receive so little property tax now that the revenue loss is not great and the beauty for the homeowner is that even a modest home can qualify.
5. Use The Historical Building Code for all historic structures. The State Historical Building Code allows flexibility in enforcing current requirements of The Uniform Building Code. The code can also help owners of historic buildings save money. It is actually Section 8 of the UBC and its use has been mandatory since 1985 for National Register properties, locally adopted landmarks, or historic inventory properties. The Historic Building Code gives building officials the responsibility of determining that a historic building's systems--electrical, plumbing, seismic, fire safety, energy, and structural--are safe even if not in compliance with the latest UBC requirements. Owners and building officials can work out safe solutions to repair and rehabilitation problems while protecting the historic integrity of a building.

6. Maintain City staff that are knowledgeable about historic preservation methods.
7. Consider any use of public funds for appropriate alterations and compatible new structures. Appropriate city policies for preservation can guide the use of funds.
8. Continue the historic resource education efforts for the public, staff, commissions, and council. Use the slide show as a communication tool for identifying historic resources. Consider using existing videos, brochures, and workshops as other means of educating citizens.
9. Consider local historic designation rather than state or national designation. Most successful designation programs in Southern California are local. These are usually created with standards that provide for some review powers over historic buildings. Some cities create a commission for historic buildings; however, several utilize an existing commission or committee. The standards could explain how properties are designated, procedures for demolition review, design review, etc.
10. Enact a demolition delay ordinance. Several cities have ordinances that temporarily delay demolition of historic buildings for 90-120 days to find alternatives for demolition.
11. Adopt a local register of historic places, using the survey as a guide. The included survey list or a designation list from a proposed ordinance could be utilized for this. There may be some homeowners who would like to be among the "first" to be listed so that they can utilize the Historic Building Code and The Mills Act.
12. Provide incentives for historically appropriate rehabilitation and revitalization. Examples of incentives include The Mills Act, The Historic Building Code, waiving fees for building permits, and an award program for the best examples of rehabilitation or restoration.
13. Consider a permanent historic preservation committee or a sub-committee of the planning commission as a preservation committee to implement #10 above or # 15.
14. Consider an overlay zone, a multiple property district, or original townsites specific plans for the groupings of historic structures. These can all be explored as alternatives within an historic preservation ordinance.
15. Work with the Dana Point Historical Society and the Dana Point Chamber of Commerce to promote Dana Point's history as an important part of visitor and new resident material.
16. Work with the Dana Point Historical Society and title companies on a future research project that includes the recording of a complete title chain for each historic parcel worthy of preservation.

**HISTORIC
ARCHITECTURAL
RESOURCES
INVENTORY**

**CITY
OF
DANA POINT**

1997

SURVEY FORMS

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 4

*Resource Name or #: 35141 Beach Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 35141 Beach Road City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 691-142-05

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This structure has been altered but was a part of the original Doheny beach house compound. It is two-story with stucco and wood walls and is topped by a red clay tiled hip roof. Facing the beach, the living quarters are on the top floor with a sliding door flanked by an arched window to the floor on each side. An original air photo shows that the center window is an alteration. The first floor is faced with wood with one flush utility door and no windows. On the left side is a tall, tapered, stuccoed chimney. The back facade faces the road behind a wall. Visible is an arcaded entry and a French door with tiled hood opening onto a small balcony. Other interior facades are not visible from outside the compound. Pedestrian entry is through an arched opening in the wall beside a gabled, tile roof garage. Attached to it on the beach side is a small house with tiled, gable roof and wood windows. Both structures are adjacent to 35145, 35147, and 3155. All are designed as a compound.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
Ambrose S. Mastro 874 Highland Dr
35141 Beach Rd. Santridge, CA
Capistrano Beach, CA 92675 9011-
P--Private 4037

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☒ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 4

*NRHP Status Code 5S2

Resource Name or #: 35141 Beach Rd.

B1. Historic Name: Doheny Beach House

B2. Common Name: Masto House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 construction Alterations: Windows (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

sited on the beachfront; part of a compound

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is a part of what was the Doheny beach house compound. It meets general criteria a, b, d, e, f, h, i, j. It is representative of the architecture during the period of significance. Although not eligible for separate listing in the National Register, because of alterations to the compound and site, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(see Appendix II)

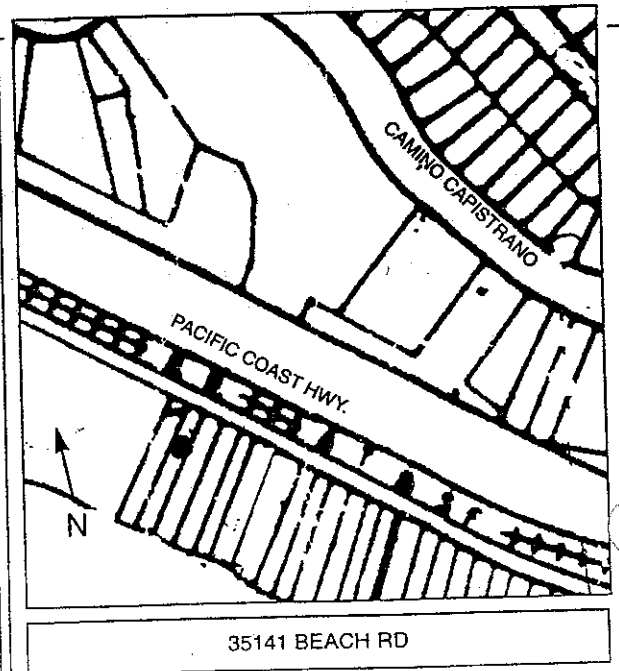
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



*Required information

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 4

*Recorded by Judy Wright & Mary Stoddard

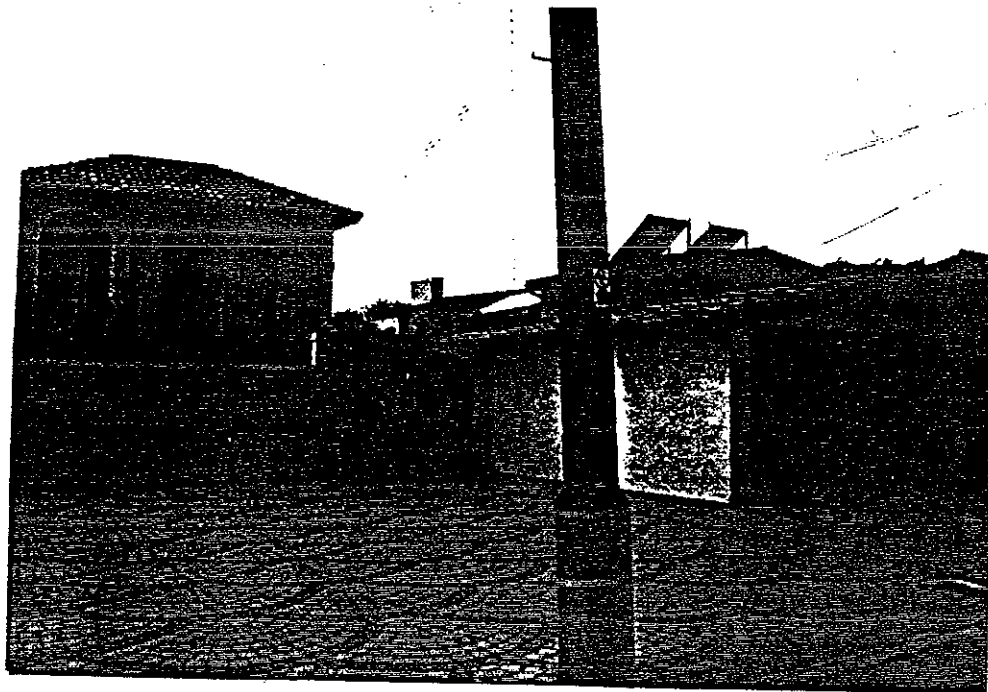
*Date 07/05/1997

☒ Continuation

☐ Update

Resource Name or #: 35141 Beach Rd.

P5a (con't.) Photo - Street facade



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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 4

*Resource Name or #: 35145 Beach Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 35145 Beach Road City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 691-142-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This group of connected structures are at the center of what was the original Doheny beach house compound, which included 34141-35147-and 35155. It includes 3 major hip roof sections (two/2-story and one/1-story). Each features arched arcades, hipped tile roofs, and stucco walls. Three tall arch feature windows face the beach in the center section. The interior patio cannot be seen from outside except for an arcaded balcony on the second floor. The windows are replacements. On the alley side there is a two-story garage and property wall with arched entry.

*Requested Removal
1597*

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address: Gary Schnieder
Fred B. Klarer, Tr. 14260 Ventura Bl
35145 Beach Rd. #140
Capistrano Beach, CA 92624 Sherrin Oaks
P--Private 91403

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☒ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 5S2

Source Name or #: 35145 Beach Rd.

B1. Historic Name: Doheny Beach House

B2. Common Name: Klarer House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction Alterations: window replacement (1950s approx.)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

sited on the beachfront; part of a compound

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is a part of what was the Doheny beach house compound. It meets general criteria a, b, d, e, f, h, i, j. It is representative of the architecture during the period of significance. Although not eligible for separate listing in the National Register because of alterations to the compound and site, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

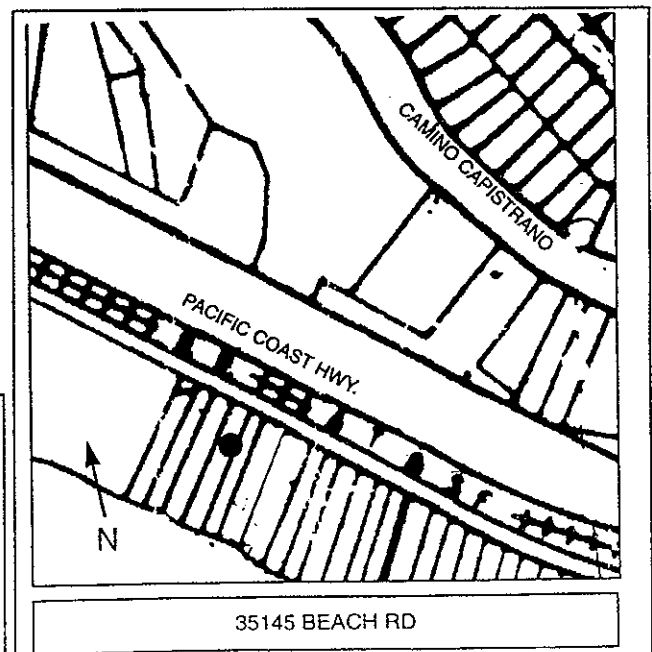
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1994

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 4 *Recorded by Judy Wright & Mary Stoddard *Date 07/05/1997 ☒ Continuation ☐ Update
*Resource Name or #: 35145 Beach Rd.

P5a (con't.) Photo-Street facade



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 4

*Resource Name or #: 35147 Beach Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 35147 Beach Road City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 691-142-07

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Spanish Colonial Revival house was a part of the original Doheny beach house compound. 35141, 35145 and 35155. It is a very simple stucco clad structure with a series of connected gable roof rectangles with large fixed-glass recessed windows facing the ocean. It has a large center chimney and a gated wall and garage at the alley. The facade on the west side has a series of small recessed windows. It is in excellent condition.

Requested Removal

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.) _____



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☒ Both
1929 F

*P7. Owner and Address:
Sisters of the Soc. Services LA
1120 Weschester Pl. 2303 S. Figueroa way
L.A., CA 90019 LA CA
P--Private 90007

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☒ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 5S2

*Resource Name or #: 35147 Beach Rd.

B1. Historic Name: Doheny Beach House

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

sited on the beachfront; part of a compound

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is a part of what was the Doheny beach house compound. It meets general criteria a, b, d, e, f, h, i, j. It is representative of the architecture during the period of significance. Although not eligible for separate listing in the National Register, because of alterations to the compound and site, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

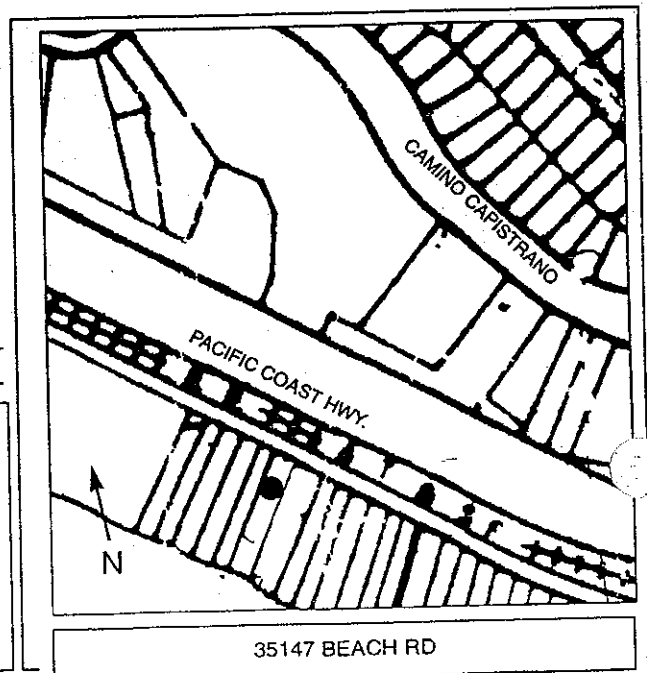
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)

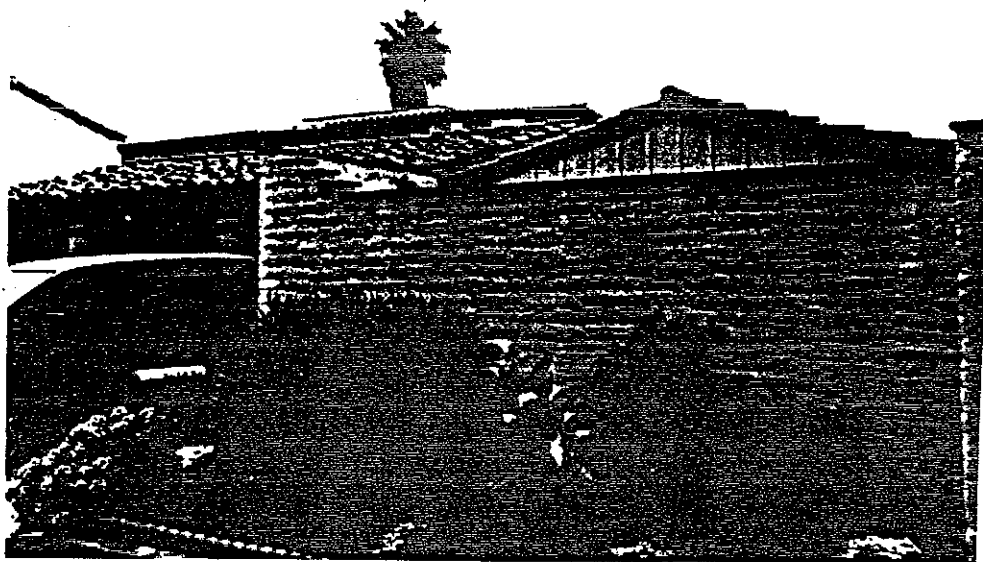


CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

ge 4 of 4 *Recorded by Judy Wright & Mary Stoddard *Date 05/22/1997 ☒ Continuation ☐ Update
*Resource Name or #: 35147 Beach Rd.

P5a (con't.) Photo-Street facade



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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date 1 / 1 / 1

Page 1 of 2

*Resource Name or #: 35155 Beach Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 35155 Beach Road City Capistrano Beach Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 691-142-08

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The historic structure on this property is a two-story garage apartment on the alley. It was a part of the original Doheny beach house compound which included 35145, 35147, and 35155 Beach Rd. It is built of block with a tiled gable roof and has a garage door opening onto the street and a second-story entrance on the west side.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:
Consuelo F. Prietto, Tr.
1892 Park Skyline Rd.
Santa Ana, CA 92705
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/23/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

ge 2 of 2

*NRHP Status Code 5S2

Source Name or #: 35155 Beach Rd.
B1. Historic Name: Doheny Beach House
B2. Common Name: Prietto House
B3. Original Use: Residential B4. Present Use: R--Residential
*B5. Architectural Style: Spanish Colonial Revival
*B6. Construction History: (Construction date, alterations, and date of alterations.)
1929 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:
part of a compound

B9a. Architect: Roy Kelly b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point
Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This garage apartment is a part of what was the Doheny beach house compound. It meets general criteria a, b, d, e, f, h, i, j. It is representative of the architecture during the period of significance. Although not eligible for separate listing in the National Register, because of alterations to the compound and site, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

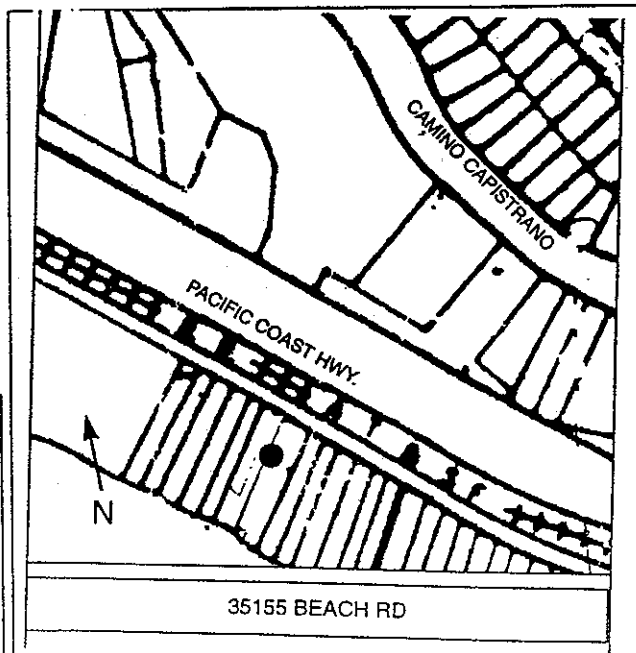
*B12. References:
Orange Assessor's Records

See Appendix II

B13. Remarks:
Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard
Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date 1/1/____

Page 1 of 2

*Resource Name or #: 34921 Calle Del Sol

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____

c. Address 34921 Calle Del Sol City Dana Point Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 123-354-07
2334

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The bungalow here is hidden by additions and partial new siding. While the original gable roof and some of the lines can be seen, it is no longer of historical architectural significance.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1920s

*P7. Owner and Address:
Roxy & Terry Lucarelli
34921 Calle Del Sol
Capistrano Beach, CA 92624
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S. 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

i. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6

Source Name or #: 34921 Calle Del Sol

Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: C-Commercial

*B5. Architectural Style: _____

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1920s Construction Alterations extensive - date unknown

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered bungalow was built in the late teens or early 20s. It was the home and studio of a sculptor. H.T. Compton is listed as an early owner and perhaps he is the sculptor. More research is needed on the original owner of the building. J. Latham owned the building after W.W. II and he made most of the additions. The structure meets General Criteria j but has undergone too much alteration to be architecturally significant.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

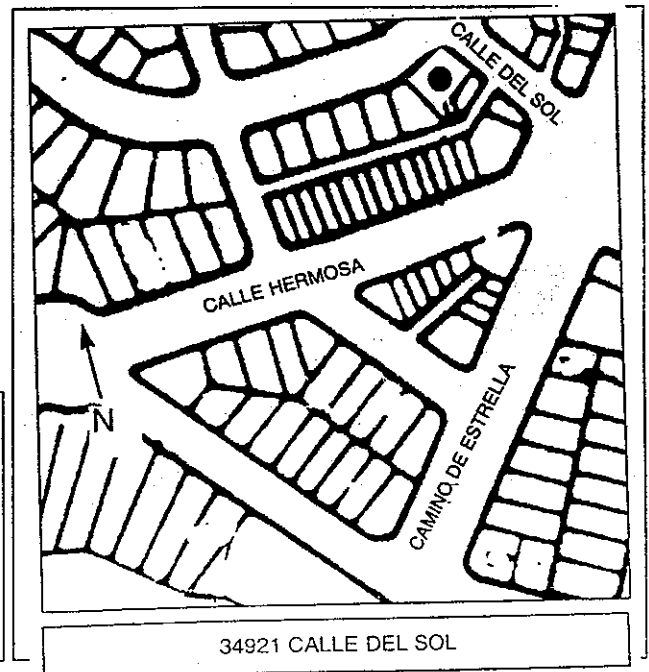
Hank Thomas

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 07/05/1997

(This space reserved for official comments.)



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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date 1/1

Page 1 of 2

*Resource Name or #: 26942 Calle Granada

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 26942 Calle Granada City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 123-331-12

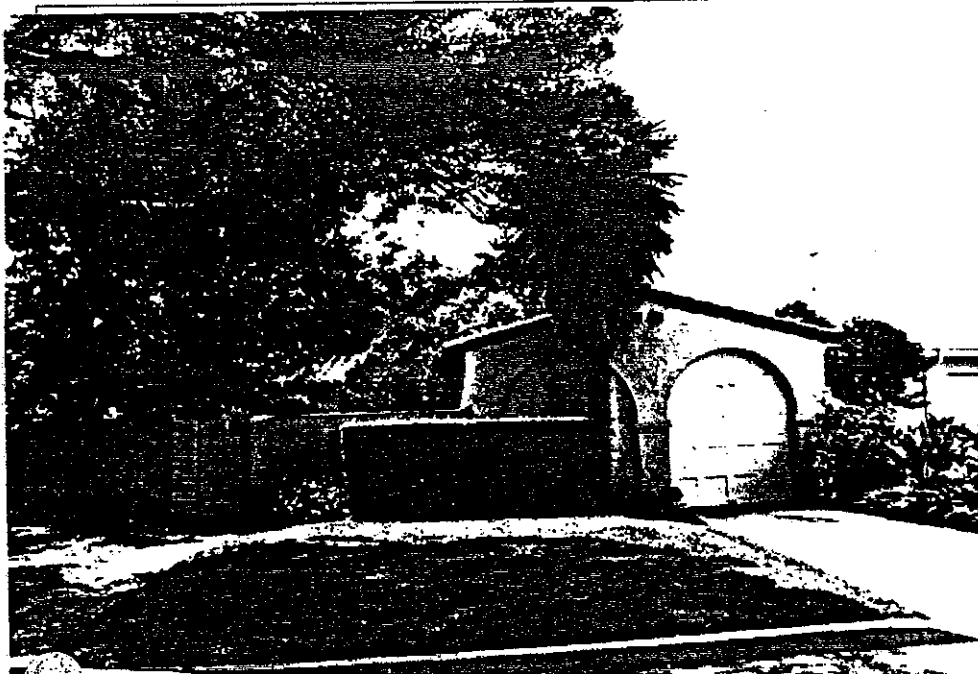
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, Spanish Colonial Revival house is built in an "L" plan with an intersecting gable roof of red clay tile. The tile is newer than the house. The patio in the ell of the wings is enclosed by a stucco wall with wooden gate. The gable end wall facing the street has two rounded arches. One is a panel garage door; the other is enclosed with stucco and has a small window. The original stucco walls have been recoated. An interior wall onto the patio has a 30" wall vent cut into the plaster. The windows are wood - casement or fixed. There is one chimney with a flat cap. The house is in excellent condition. Update Jan. 1997-
undergoing total remodeling or restoration)

*P3b. Resources Attributes: (List attributes and codes) HP2, Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
Eleanor Ruth Gabriel, Tr. Charles Cornell
34052 Doheny Park Rd. #67 26942 Calle Granada
Capistrano Beach, CA 92624
P--Private DP, CA 92624

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Resource Name or #: 26942 Calle Granada

Historic Name: Doheny House 331-12

B2. Common Name: Gabriel House

B3. Original Use: Residential

B4. Present Use: R-Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction Alts. Undergoing remodel or restoration, Jan. 97)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, i, and j. It is representative of the architecture during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

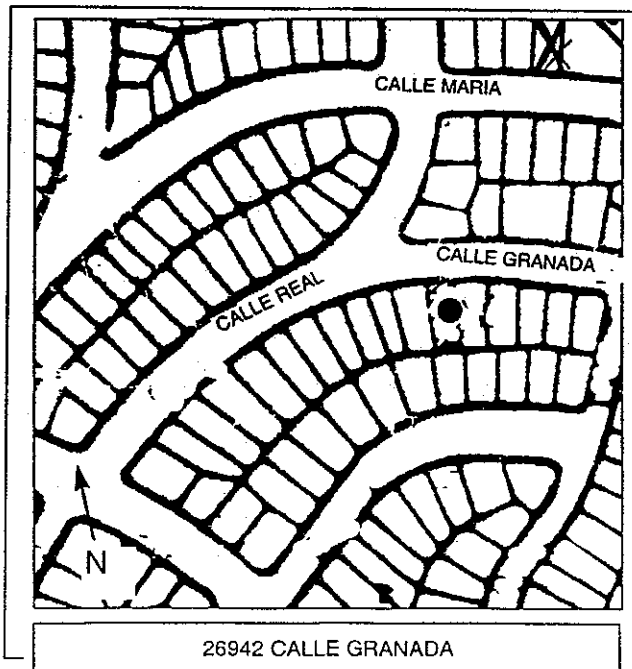
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



26942 CALLE GRANADA

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 26821 Calle Hermosa

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M.
c. Address 26821 Calle Hermosa City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 123-361-16

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Spanish Colonial Revival house is built in a "C" plan with a complex roof of hips, gables, and sheds covered with red clay tile. The original one-story section at the front has a front-facing gable on the left and a shed on the right flanking the entry patio between where there is a small shed roof entry room. This original section features stucco walls, French doors, and recessed wood casement windows. Behind this section is a two-story addition matching the details of the original. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1932 F

*P7. Owner and Address:

Lawrence Winters
26821 Calle Hermosa
Capistrano Beach, CA 92624
P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

ge 2 of 2

*NRHP Status Code 5S2

Resource Name or #: 26821 Calle Hermosa

B1. Historic Name: Doheny House 361-16

Common Name: Winters House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1932 F Alts. Two-story addition (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: ROy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1932

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure has been altered but meets General Criteria a, b, d, e, f, h, i, and j. It is still a representative example of the architecture built during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

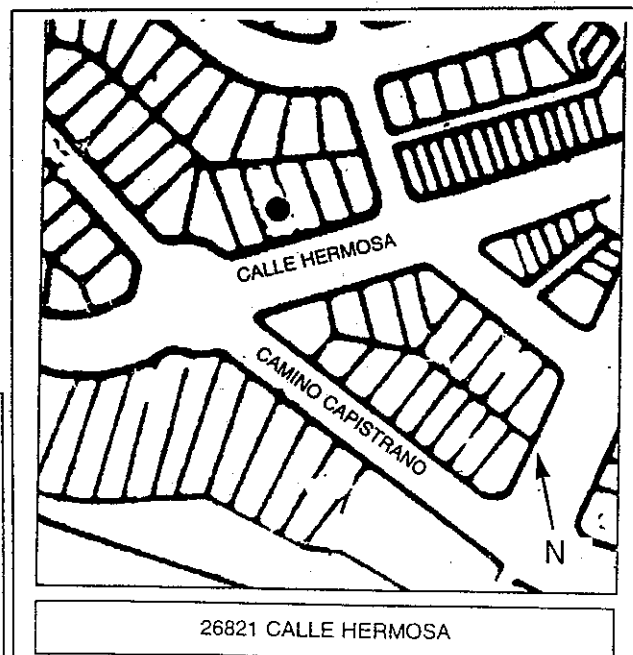
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 26893 Calle Hermosa

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 26893 Calle Hermosa City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 123-354-30

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This small structure sits at the rear of a commercial lot. It is built in a rectangular plan with a flat roof and is very plain and small with stucco walls. There is only one opening, a small rough-hewn panel door. It is surrounded by minimal but carefully planned landscaping including small citrus trees.

*P3b. Resources Attributes: (List attributes and codes) HP4. Ancillary Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.) _____

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930s

*P7. Owner and Address:
Herbert Nootbar
P.O. Box 2696 3 N. La Jolla Dr.
Capistrano Beach, CA 92624 Laguna Beach
P--Private 92651

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe) _____

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

Source Name or #: 26893 Calle Hermosa

B1. Historic Name: Robert Wood Framing Studio

B2. Common Name: _____

B3. Original Use: Framing Studio

B4. Present Use: U--Unknown

*B5. Architectural Style: Stucco Box

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930s Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Prominent Southern California artist, Robert Wood lived in Capistrano Beach in the "main house" at 35101 Camino Capistrano. This small plastered structure was his framing studio. It is shown in an aerial photo in the 1930s.

B11. Additional Resource Attributes: (List attributes and codes) HP4. Ancillary Building

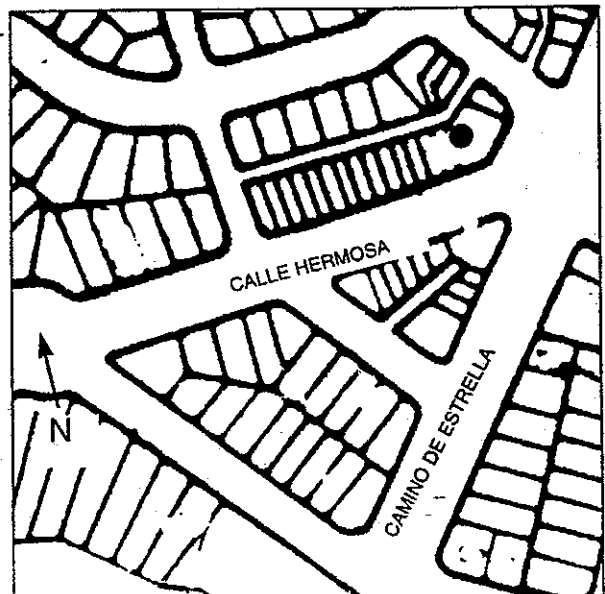
*B12. References: _____

B13. Remarks: _____

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 07/02/1997

(This space reserved for official comments.)



26893 HERMOSA

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 27001 Calle Maria

P1. Other Identifier: _____

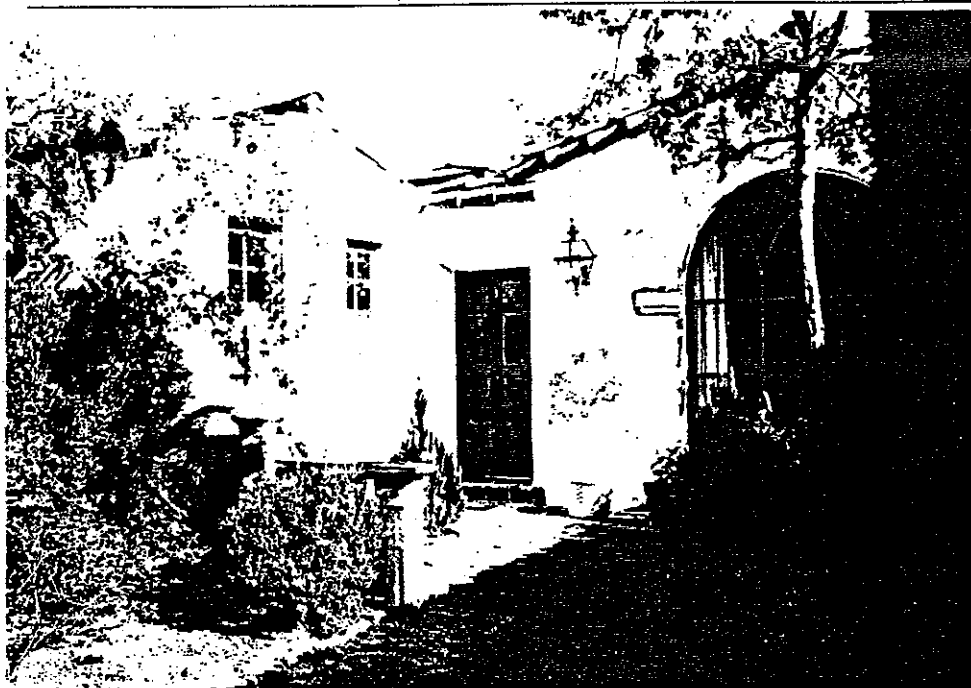
*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 27001 Calle Maria City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 691-201-08

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Spanish Colonial Revival house is one-story built in an irregular plan. The gable roofs are tiled and the flat roof parapets trimmed with tile. Heavily trowelled plaster covers the walls. Other features are the recessed door, plaster wing walls, wood windows and bay with leaded glass. Special features of the property are the landscaping, motor court and courtyard.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.) _____

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address: Gephard Durenberger Charles McElwaine
27001 Calle Maria
Capistrano Beach, CA 92624
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe) _____

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 27001 Calle Maria

B1. Historic Name: Doheny House 201-8

B2. Common Name: Durenberger House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Enclosed courtyards and motor court.

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, i, and j. It is representative of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

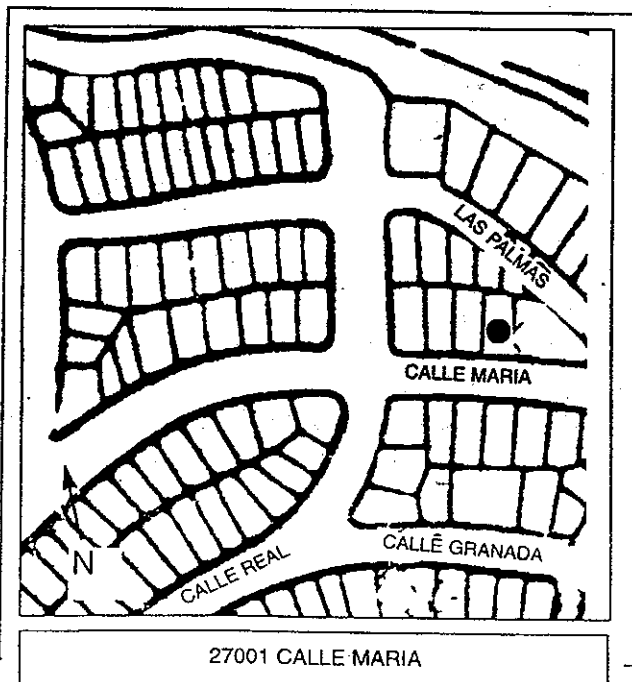
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 03/07/1997

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 26771 Calle Real

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M.
c. Address 26771 Calle Real City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 123-244-30

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This residential structure is a one-and-two-story, Spanish Colonial Revival built in an "L" plan with a two-story section at the inside corner. This section has a low pitch hip roof. The others are gables except for the small shed roof over the entry porch. All of the roofs have red clay tile and exposed rafter tails. The trowelled stucco walls are accented by wood casement windows, and tile vents in the gables. The frontmost gable wall has a feature (aluminum slider replacement) window with a plaster overhang.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:

Martha Pucillo, Tr.
26771 Calle Real
Capistrano Beach, CA 92624
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS

112 Harvard Ave. S.93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey



1. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code SS2

Source Name or #: 26771 Calle Real

Historic Name: Doheny House 244-30

B2. Common Name: Pucillo House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F Construction Alts. Aluminum window in front Date unknown.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, i, and j. It is representative of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

See
"Program
Eligibility"

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

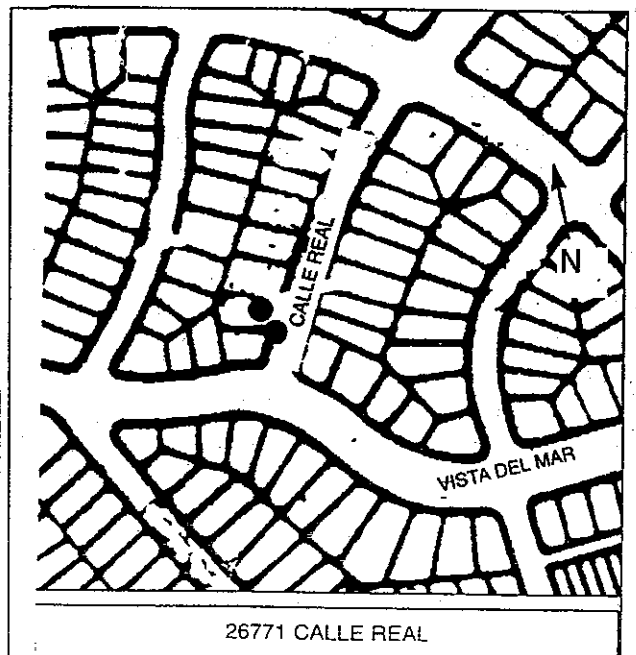
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 3

*Resource Name or #: 26805 Calle Real

P1. Other Identifier: _____

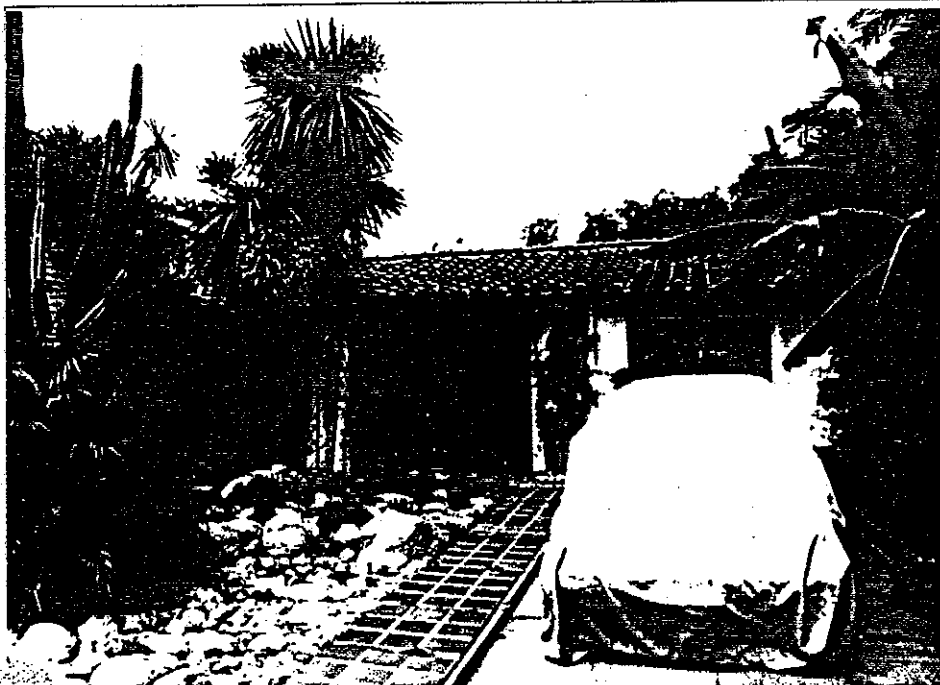
*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 26805 Calle Real City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 123-244-31

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Spanish Colonial Revival house is built in a rectangular plan as a series of gable roof units attached and grouped around a central courtyard. It has the look of an early adobe with plaster walls, timber lintels over wood casement windows, low pitch roofs, exposed rafter tails, and a recessed multi-pane feature window. Across the front section facade is an under roof veranda (screened in). On the right end of this section is a one-car garage converted to a room. The property is difficult to see because of the plantings which include cacti and palms.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:
Gloria M. Carter, Tr. Christopher Carter
P.O. Box 2283 26805 Calle Real
Capistrano Beach, CA 92624
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*1. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☒ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

je 2 of 3

*NRHP Status Code 5S2

*Resource Name or #: 26805 Calle Real

B1. Historic Name: Doheny House 244-31

Common Name: Carter House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F Construction Alts: Screened porch.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Surrounding walls

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, j. It is a representative example of architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. Louise Leyden lived here at one time. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

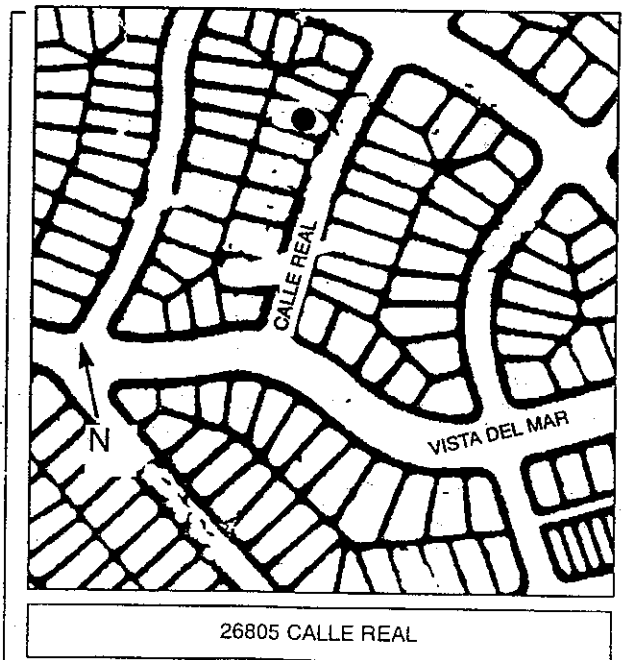
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34532 Camino Capistrano

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 34532 Camino Capistrano City Capistrano Beach Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 691-372-10

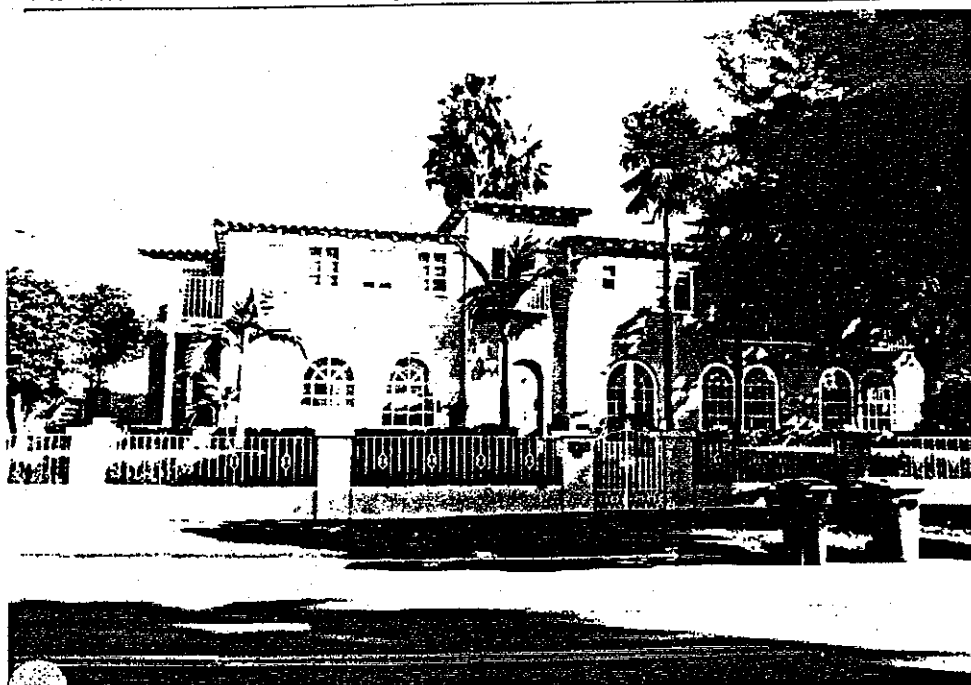
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story, Spanish Colonial Revival house is built in a large, irregular rectangle. It has a low pitch, red tile, complex hip roof with short overhangs and exposed rafter tails. The arched entry is located in an integral tower with a hip roof rising above the other roofs. The house features stucco walls, an under roof balcony, and wood casement and fixed palladian windows. The palladians windows are not original. Across the front of the property is a low stucco wall with iron fencing between square stucco columns. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:
Carl & Jo Ann Mitrak Donald Buines
34532 Camino Capistrano
Capistrano Beach, CA 92624
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 34532 Camino Capistrano

B1. Historic Name: Doheny House

B2. Common Name: Mitrak House

B3. Original Use: Residential

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F Alts. New palladian windows (1980sA)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Property wall

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, i, and j. It is a representative example of the architecture during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

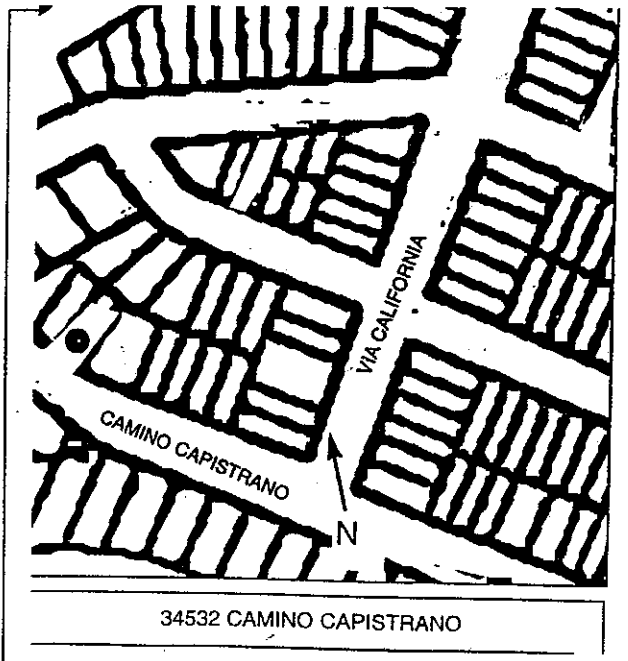
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/02/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 4S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 35101 Camino Capistrano

P1. Other Identifier: Palisades House #1

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 35101 Camino Capistrano City Capistrano Beach Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 123-372-19

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This especially distinctive one-story Spanish Colonial Revival house presents an extremely long facade to the street. It is built in an irregular rectangle plan and covered by a complex roof of hips and gables. Across the front are several fenestrations including open archways, French doors, and casement windows with iron grill. The walls are a bright white, hand trowelled stuccos. In about the center there is a gable accenting a large arch below. All of the roofs are red clay barrel tile. The back of the house is two-story as the property falls away over a cliff. It is in excellent condition and carefully landscaped.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928 F

*P7. Owner and Address:

Maurice Chammas

35361 Camino Capistrano

Capistrano Beach, CA 92624

P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave. S 93

Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*1. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

ge 2 of 2

*NRHP Status Code 4S2

Source Name or #: 35101 Camino Capistrano
B1. Historic Name: Doheny House (Palisades House #1)
B2. Common Name: Chammas House
B3. Original Use: Residential B4. Present Use: R--Residential
*B5. Architectural Style: Spanish Colonial Revival
*B6. Construction History: (Construction date, alterations, and date of alterations.)
1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:
Palisades edge lot. Ocean view.

B9a. Architect: Roy Kelly b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point
Period of Significance 1928-1931 Property Type Residence Applicable Criteria b; c

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is the first Doheny House. It became known as Palisades House #1 and was a gathering place for the Doheny family and guests. It is an excellent representative of the architecture during the period of significance. It meets General Criteria a, b, b, d, e, f, h, and i; and National Register Criteria b, c. This structure should be considered eligible for inclusion under any local ordinance that may be developed. It may become eligible for separate listing in the National Register when more research is performed on the property. (See Appendix II)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:
Orange Assessor's Records

County Survey March 1981/Environmental Coalition

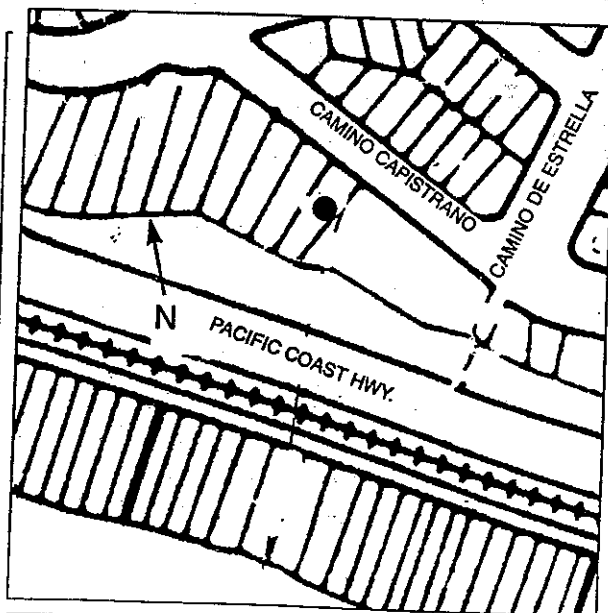
(See Appendix II)

B13. Remarks:
Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 03/07/1997

(This space reserved for official comments.)



35101 CAMINO CAPISTRANO

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34162 Camino El Molino

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34162 Camino El Molino City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 123-181-02

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story house is built in an irregular rectangle plan in the Spanish Colonial Revival style. It has a combination flat and gable roof with red clay barrel tile on the gables. It has stucco walls and an arched entry into a small entry porch under the front gable. The house has been surrounded with a series of wooden trellises and pergolas so that it is difficult to see. Visible windows are wood casement. On the left side is a small matching garage. The house is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:
Mary Lee James Howard
100 Atlantic Ave. #809 24843 Del Prado
Long Beach, CA 90802 #465
P-Private DP, CA 92629

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

2 of 2 -

*NRHP Status Code 5S2

*Resource Name or #: 34162 Camino El Molino

B1. Historic Name: Doheny House 2

B2. Common Name: Lee House

B3. Original Use: Residential

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1929 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Wood pergolas attached

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, i, and j. It is a representative example of the architecture during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

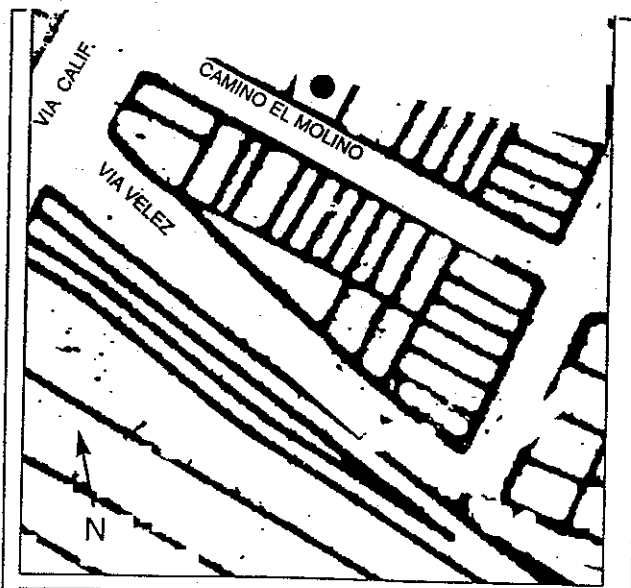
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/04/1996

(This space reserved for official comments.)



34162 CAMINO EL MOLINO

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 3

*Resource Name or #: 34166 Camino El Molino

P1. Other Identifier: _____

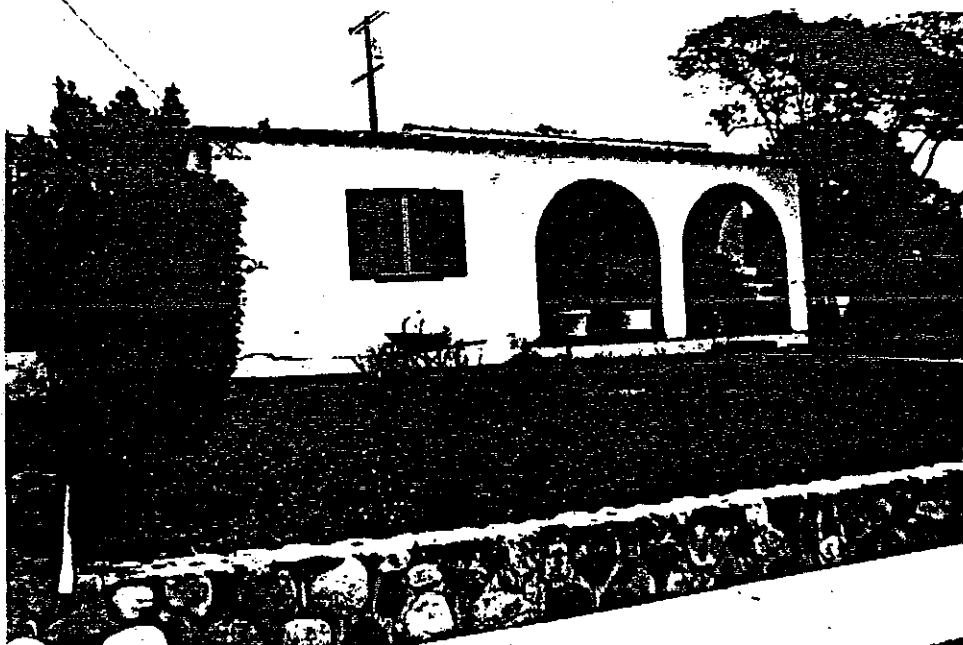
*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34166 Camino El Molino City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 123-181-03

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This small, rectangular plan house is built as a simple version of the Spanish Colonial Revival style. It has a flat roof section at the back and a narrow, side gable across the front with a red clay barrel tile roof. The right half of this front section is an under-roof porch accessed by two rounded archways. The siding is stucco and the windows wood casement. At the left rear is a detached, single-car garage. The property is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
Francis & Grace Goodwin
27021 Camino de Estrella
Capistrano Beach, CA 92624
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

1. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 5S2

Resource Name or #: 34166 Camino El Molino

B1. Historic Name: Doheny House 3

B2. Common Name: Goodwin House

B3. Original Use: Residential

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Detached garage

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, i, and j. It is a representative example of the architecture during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

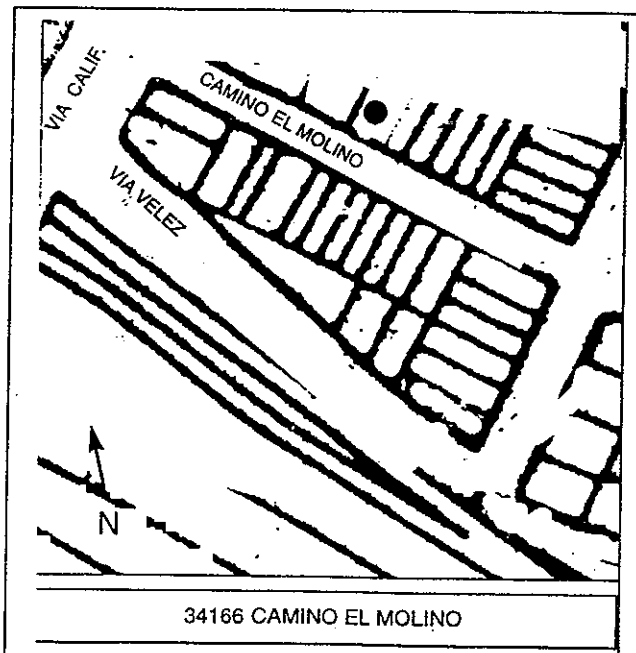
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/04/1996

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

*Recorded by Judy Wright & Mary Stoddard

*Date 05/22/1997

☒ Continuation

☐ Update

Resource Name or #: 34166 Camino El Molino

B12 con't.

Historical Society Material

Myra Hill photo collection "Doheny Park"

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 4S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 3

*Resource Name or #: 34000 Capistrano by the Sea

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34000 Capistrano by the Sea City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 121-251-14

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large, two-story structure exhibits many features of the Prairie style, such as the low hipped roofs, one and two-story combination, and horizontal detailing. It also exhibits Mediterranean influence in the red clay tile roofing, and Classical features such as the arched transoms over some of the large windows/doors. It is sited on a large lot with trees and spacious lawns overlooking the ocean. The house is built in a "U" plan with a complex series of one-and-two-story wings covered by a complex hip roof system. The street facade is the outside base of the "U" and features a major and two minor entries, porte-cochere, and a series of 3 large floor length windows with arched transoms above. The second story is stepped back and features an octagonal bay set into the wall. The side walls have windows and double doors accentuated by being placed in bays divided by pilasters below a horizontal band above. The inside of the "U" graduates from two to one-story and faces the ocean. The arched windows and other wood casement windows are repeated here. Some of the architectural features have been partially obscured by the addition of wooden pergolas. Overall, the building maintains its integrity and is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1914 F

*P7. Owner and Address:
Security Hill Assoc. CPH-Dana Point
P.O. Box 398 4100 MacArthur Blvd
Dana Point, CA 92629 Newport Blvd #120
P--Private 92660

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 4S2

Source Name or #: 34000 Capistrano by the Sea

B1. Historic Name: Dolph Mansion

B2. Common Name: Dolph Mansion

B3. Original Use: Residential

B4. Present Use: N--Non-Commercial

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1914 f Construction Alterations: Partial window replacement; exterior stairs to second floor; wooden pergolas. (Dates unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Large, tree-surrounded lot, ocean view

B9a. Architect: A.R. Walker

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1914-1917 Property Type Residence Applicable Criteria b; c

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure is the only example of Prairie architecture in Dana Point. The father of the style is Frank Lloyd Wright. This building is characterized by low-pitched roofs-usually hipped, wide eave overhangs, two-stories-with one-story wings, and detailing designed to emphasize horizontal lines. This is the first residence built in Dana Point. Two sisters, Blanche and Florence Dolph, built this vacation residence in 1914. The Dolph family was from the east and had extensive interests in lumber and mining. The house was built to be hidden, so in the early days no one knew it existed. Even today, the house, which has been part of a hospital complex, is very private. It enjoys a spectacular view that includes ocean, coastline, islands, mountains, and a valley. When the mansion was built it had a music salon, a skylighted conservatory, a servants' wing, and fine Honduras Mahogany paneling. This structure meets general criteria a, b, f, h, i, j; and National Register Criteria b, c. This structure should be considered eligible for inclusion in any local ordinance that may be developed. It may become eligible for separate listing in the National Register when more research is performed on the property.

B11. Additional Resource Attributes: (List attributes and codes) HP41. Hospital

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

"Home Port for Romance," Walker

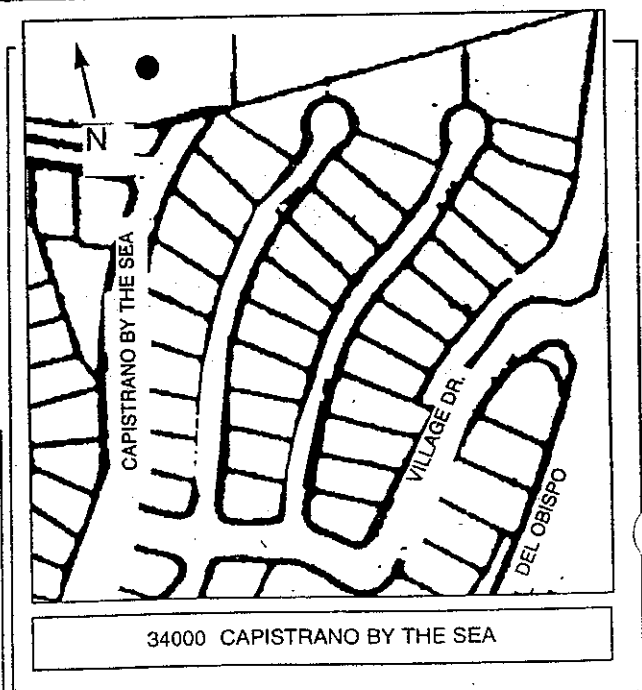
B13. Remarks:

Threats: Hospital development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



34000 CAPISTRANO BY THE SEA

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

*Recorded by Judy Wright & Mary Stoddard

*Date 07/05/1997

☒ Continuation

☐ Update

Source Name or #: 34000 Capistrano by the Sea

B12: References (con't.)

Interview with Mr. Muir, 1996.

"A Field Guide to American Houses", McAlester

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33762 Chula Vista

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 33762 Chula Vista Ave. City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-085-37

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Spanish Colonial Revival house is built in an irregular rectangle plan with a low pitch, random set, red clay barrel tile, stepped gable roof. The front facade features a large wood frame, multi-pane picture window, a side-facing wood door set in an arched opening, wood casement windows with wrought iron grille, and an opening with a decorative tile grill. A central chimney is topped by a brick and tile chimney pot. The careful landscaping complements the house. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F-construction

*P7. Owner and Address:
Elizabeth McArthur Donald Schultz
33762 Chula Vista
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

2 of 2

*NRHP Status Code 5S2

Source Name or #: 33762 Chula Vista

B1. Historic Name: Woodruff House 085-37

B2. Common Name: McArthur House

B3. Original Use: Residence

B4. Present Use: R-Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F-construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a significant though small example of the architecture during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

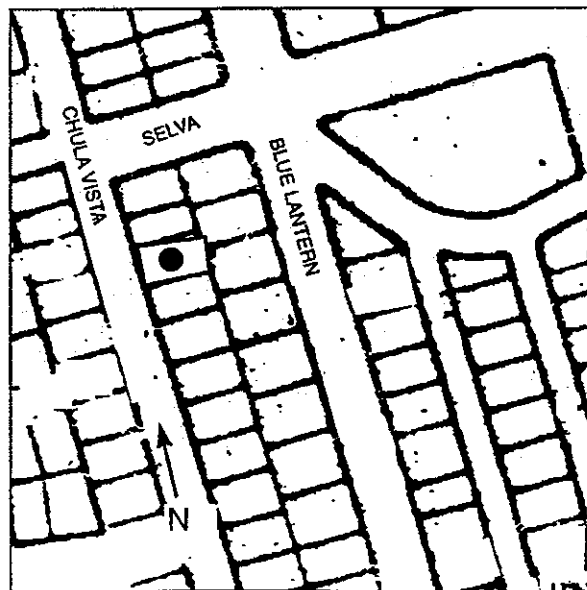
B13. Remarks:

Threats: unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/14/1996

(This space reserved for official comments.)



33762 CHULA VISTA

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33942 Chula Vista

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M.

c. Address 33942 Chula Vista Ave. City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-085-22

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, Spanish Colonial Revival house is a good, though small, example of the style. It is built in a short "L" plan and topped by a roof with two, offset, front gables and a shed roof in the "L" over the partially enclosed entry porch. The entry is through a large arch and a side-facing door. The front facade also features a wood, multi-pane, casement window in a deep reveal and tile vents. The other windows of the house match except for the reveal. On the right is a stucco end wall chimney with tile pot. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F-construction

*P7. Owner and Address:

Timothy J. Quinn

33942 Chula Vista Ave. 33372 Encinitas

Dana Point, CA 92629 DP

P-Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

112 Harvard Ave.

Claremont, CA 91711

*P9. Date Recorded: 05/21/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

(1. Report Citation: (Cite survey report/other sources or "none") _____)

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 33942 Chula Vista

*B1. Historic Name: Woodruff House 085-22

B2. Common Name: Quinn House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F-construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

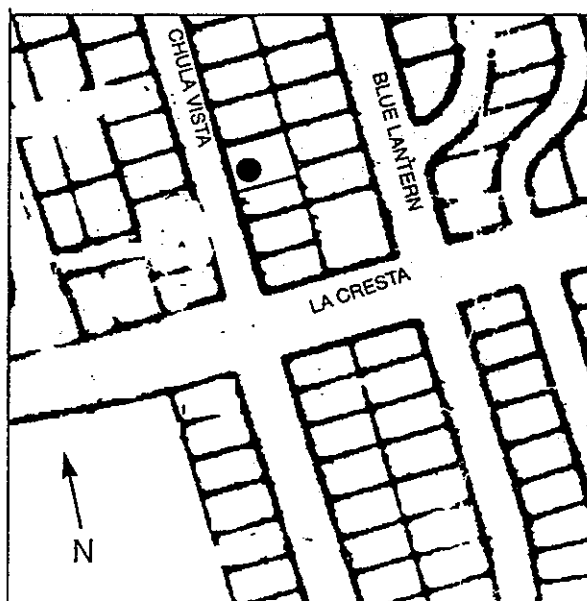
(See Appendix III)

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/28/1996

(This space reserved for official comments.)



33942 CHULA VISTA

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33959 Chula Vista

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 33959 Chula Vista Ave. City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

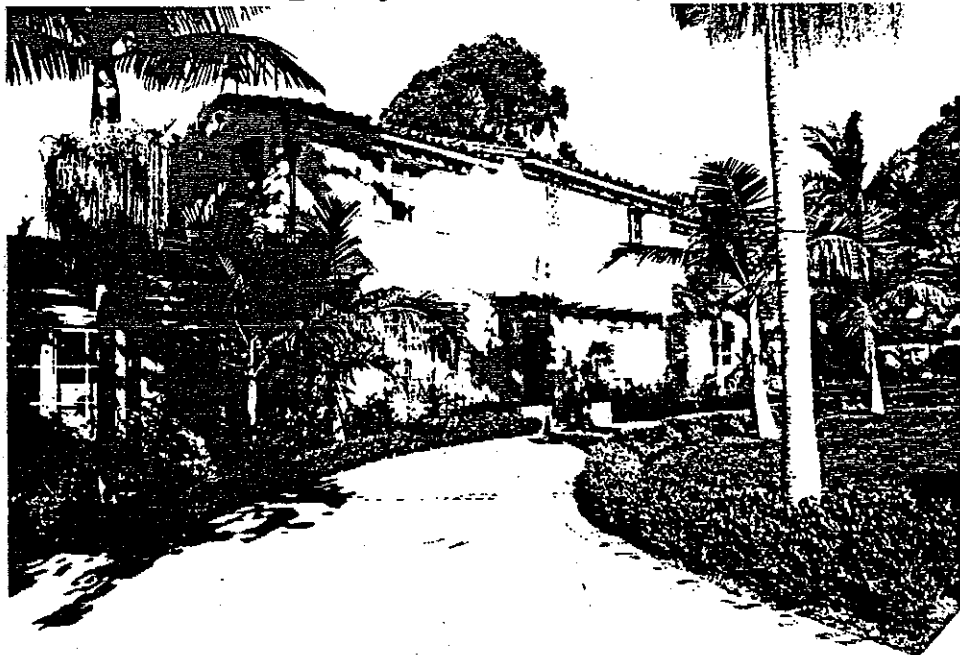
Assessor's Parcel Number: 682-086-19

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story, Spanish Colonial Revival house is an excellent example of the style. It is built in a rectangular plan with a complex gable roof of red clay, random set, barrel tile. The center, two-story section features an overhanging second story with wood brackets. It is flanked by a one-story wing at each end. At the left is an end wall chimney matching the stucco of the walls. The facades feature wood, multi-pane casement windows, board shutters, French doors, and some wrought iron grills. Over the French doors and one casement is a decorative stuccoed hood ornament. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F-construction

*P7. Owner and Address:

Keith E. Johanness
33959 Chula Vista Ave.
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 05/21/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

2 of 2

*NRHP Status Code 5S2

Source Name or #: 33959 Chula Vista

B1. Historic Name: Woodruff House 086-19

B2. Common Name: Johaness House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F-construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Circular drive; large trees, palms

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. An early resident was the Franz Hamilton Foss family. It meets General Criteria a, b, e, f, and j. It is a significant example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

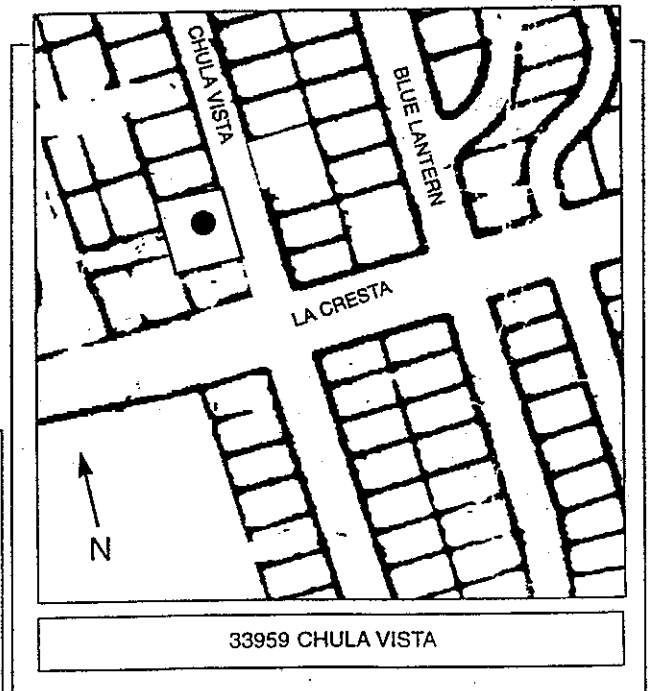
B13. Remarks:

Threats: unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/28/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34001 Chula Vista

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 34001 Chula Vista Ave. City Dana Point, CA Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-246-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story house has an unusual "L" plan that fills the corner property. The lower walls are of concrete block and the upper of horizontal wood siding. The front features a corner door and large, wood windows-fixed or casement. The roof is a very low pitched hip. It does not fall into a typical style but contributes to the streetscape because of its scale and unusual design. The house is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2, Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front corner

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1948

*P7. Owner and Address:

Loretta Kaye Crippen *C/o Mary Taylor*
34001 Chula Vista Ave. *900 Glenhorne Dr*
Dana Point, CA 92629 *Ingleside Beach, 92651*
U--Unknown

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS

112 Harvard
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code SS3

Source Name or #: 34001 Chula Vista

1. Historic Name: _____

B2. Common Name: Crippen House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: California Ranch variation

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1948 construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1941-1949

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residential structure was built by Dr. E.W. Anderson. Mary Vasquez remembers it being known as a showplace. It meets General Criteria b, d, g, i, and j. It is not eligible for separate listing in the National Register nor a representative example of the architecture during the period of significance but its unusual design and compatible scale contribute to the integrity of the neighborhood. It is eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

See Appendix IV

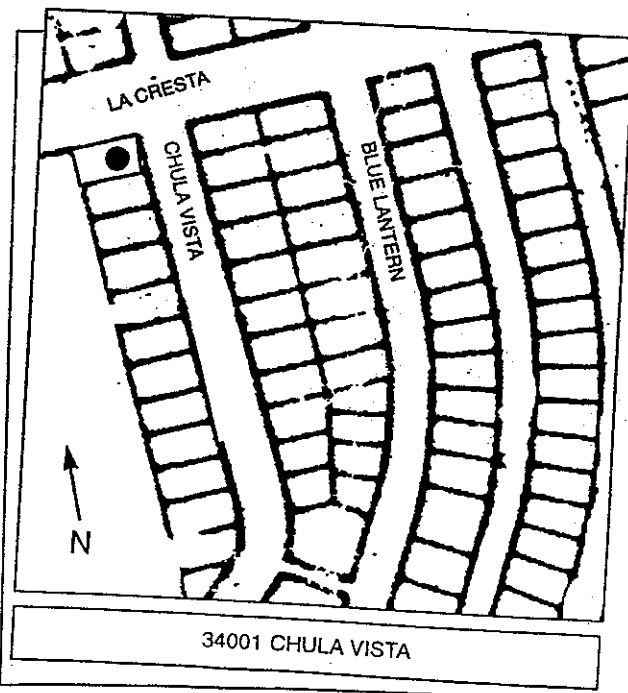
B13. Remarks:

Threats: unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/14/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34031 Chula Vista

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 34031 Chula Vista Ave. City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-246-04

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a two-story Spanish Colonial Revival house with some Monterey Revival features such as the balcony across part of the front. It is built in an "L" plan with a front gable wing and a side gable behind. A tall fence forms a patio in the "L". The low pitch gable roofs are covered with red clay barrel tile. The walls are stucco. In the wall under the front gable is a large fixed, wood, multi-paned feature window in an arched opening. On the right side is a stucco wall chimney with chimney pot. A large, two-story section at the rear may be an addition. The house is in excellent condition and surrounded by lush, landscaping.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F-construction

*P7. Owner and Address:
Michael & Donna Stewart *Scott Giverson*
34031 Chula Vista Ave.
Dana Point, CA 92629
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

Source Name or #: 34031 Chula Vista

*NRHP Status Code 5S2

B1. Historic Name: Woodruff House 246-04

B2. Common Name: Stewart House

B3. Original Use: Residence

*B5. Architectural Style: Spanish Colonial Revival

B4. Present Use: R--Residential

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1928 F-construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

*B8. Related Features: _____ Original Location: _____

Palms and other lush landscaping

B9a. Architect: Charles A Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Period of Significance 1928-1931

Property Type residence

Area Dana Point

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a good example of the architecture during the period of significance. Although it is not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: HP2. Single Family Property

Orange Assessor's Records

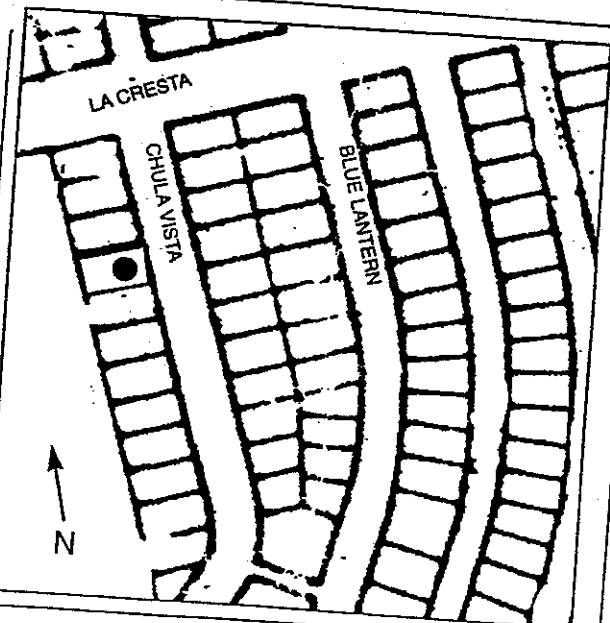
(See Appendix III)

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 03/06/1997

(This space reserved for official comments.)



34031 CHULA VISTA

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34041 Chula Vista

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 34041 Chula Vista Ave. City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-346-05
246

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This small Spanish Colonial Revival house is a good example of the style. It is built in a rectangular plan with a low pitch gable roof of red clay barrel tile. It features hand troweled stucco, arched entry into a front court, and wrought iron window grill. It is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F-construction

*P7. Owner and Address:

Travis Johnson
P.O. Box 74
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 05/21/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P1. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 34041 Chula Vista

Historic Name: Woodruff House 346-05

B2. Common Name: Johnson House

B3. Original Use: residence

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F-construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a good example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

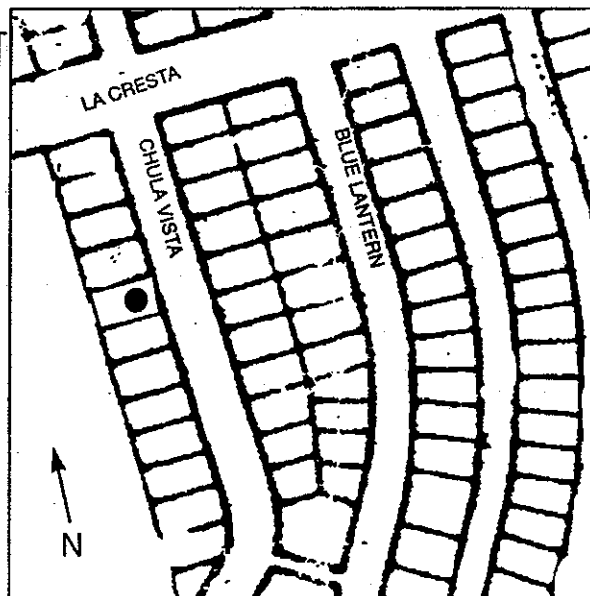
B13. Remarks:

Threats: unknown

B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/28/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date 1 / 1

Page 1 of 2

*Resource Name or #: 34620 Dana Point Harbor Dr.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34620 Dana Point Harbor Drive City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 121-340-57

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story Spanish Colonial Revival structure is part of a motel complex at 34311 Pacific Coast Hwy. This section has more of a residential look than the other buildings in the complex. It has typical features of the style including, low pitch red clay barrel tile roofs, stucco walls, wood casement windows, and arched openings. It is built in a rectangular plan with a complex gable roof. A front projecting gable overhangs and brackets an under-roof second story balcony with scroll-cut balustrade and timber lintel. On the first floor is a series of 5 rounded arch garage door openings with wooden doors. The structure is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP5. Hotel/Motel

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930 F

*P7. Owner and Address:
Dana Villa Partnership ASOC.
34208 Pacific Coast Hwy. P.O. Box 3660
San Juan Capistrano, CA 92675 DP.
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, Ca 91711

*P9. Date Recorded: 05/23/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

2 of 2

*NRHP Status Code SS2

Source Name or #: 34620 Dana Point Harbor Dr.

B1. Historic Name: Dana Villa Inn

B2. Common Name: Dana Villa Inn

B3. Original Use: Commercial

B4. Present Use: C-Commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Motel complex included under separate address, large trees, paved parking lot

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Commercial Development Area Dana Point

Period of Significance 1928-1931

Property Type Commercial

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Early "tourist camps" existed in many Southern California towns during the early 20th century. In Laguna Beach many of these "camps" were tents rented out to tourists. Pasadena architect Arthur Heineman is credited with developing the concept of the motel in Pasadena. He adapted the bungalow court form to create motels from Pasadena to San Luis Obispo. The Dana Villa Inn, designed by Woodruff architect Charles A. Hunter was the first on the South Coast. Each lodging space was built as an independent unit and even has a garage space. This commercial structure is a representative also of the architecture during the period of significance. It meets General Criteria a, b, d, f, g, j. Although not eligible for individual listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed.

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

*B12. References:

Orange Assessor's Records

(See Appendix I)

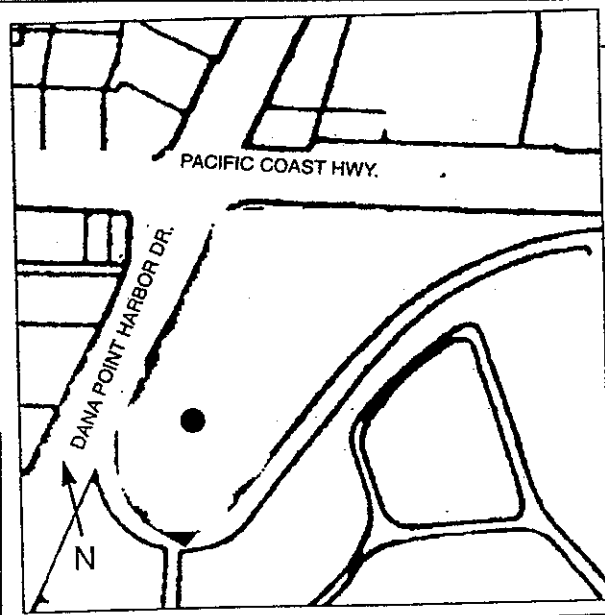
B13. Remarks:

Threats: Condition

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



34620 DANA POINT HARBOR DR.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 24312 Del Prado

P1. Other Identifier: _____

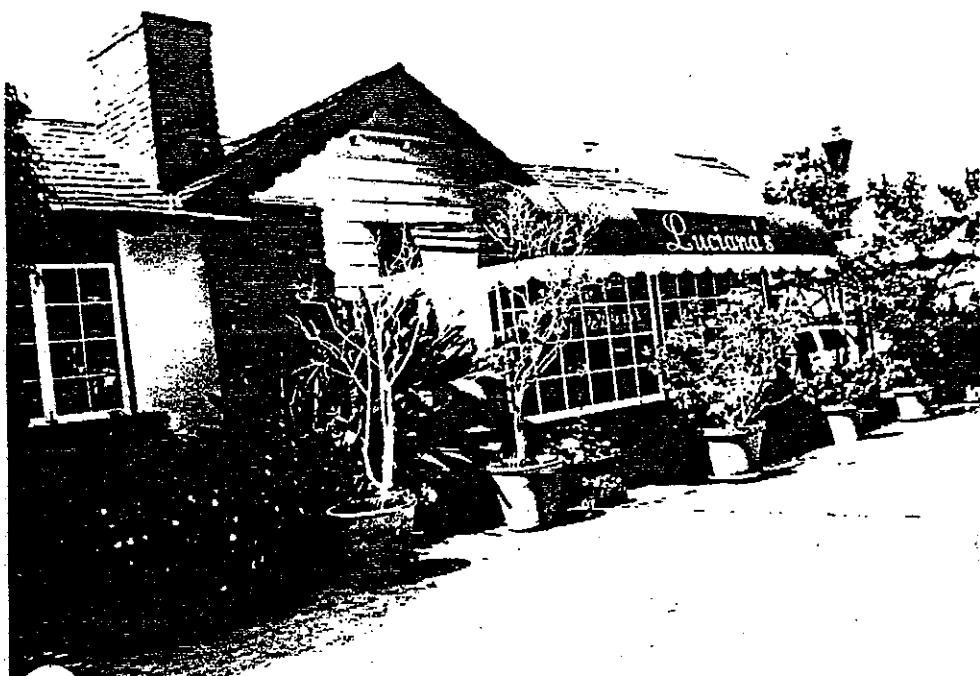
*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 24312 Del Prado City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-233-05

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The original bungalow can be seen under the alterations to convert this structure to a restaurant. The bungalow was designed with wood shingle gable roofs, brick chimney, wood sash windows and wood siding.

Does not want to be considered 11/27/00

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1935

*P7. Owner and Address:
Louise Stone Cole, Tr.
24322 Del Prado #1A *OK*
Dana Point, CA 92629
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

1. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6

Resource Name or #: 24312 Del Prado

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: C--Commercial

*B5. Architectural Style: Bungalow-altered

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1935 Construction Alterations extensive- date unknown

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Period of Significance _____

Property Type _____

Area _____

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Underneath the alterations at Luciana's Restaurant is a 1935 bungalow. It was built for the Young family and later converted to a restaurant. It is not of individual historical significance because of the alterations but adds to the atmosphere of the commercial street because of its residential scale and design. It meets General Criteria j.

Removed

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

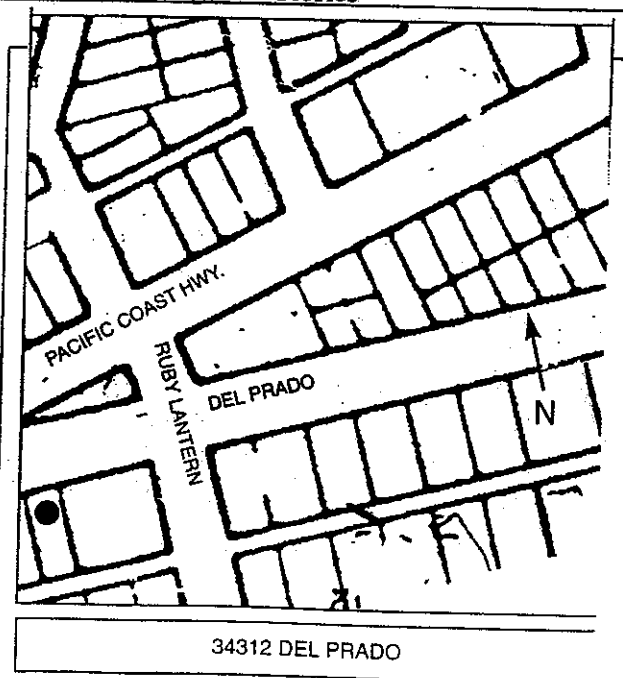
Louise Cole

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 07/05/1997

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

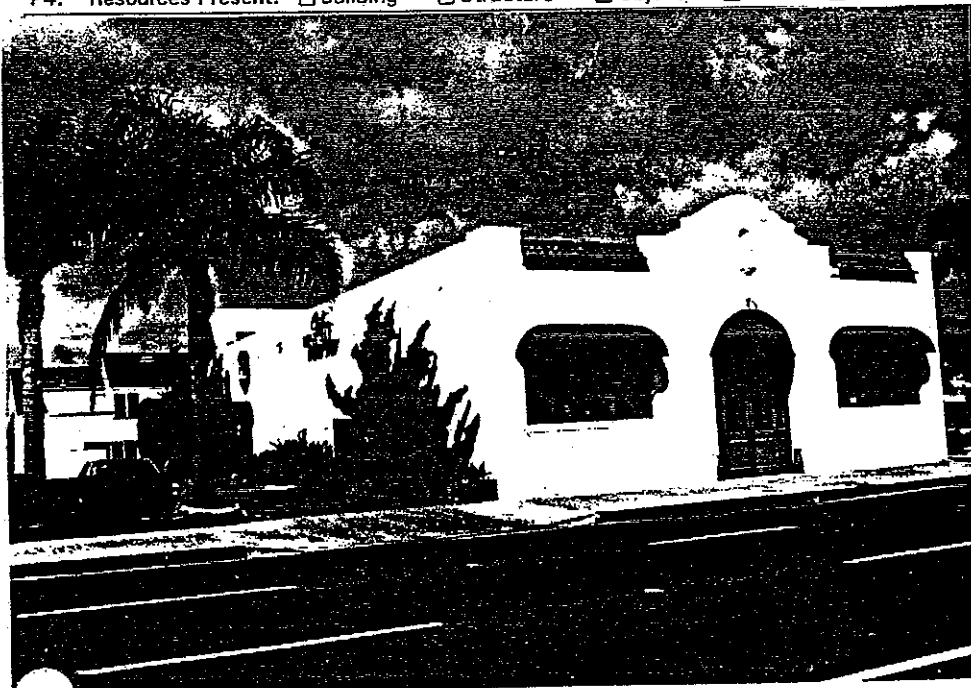
Page 1 of 3

*Resource Name or #: 24699 Del Prado
P1. Other Identifier: 24720 address on County Survey 1981
*P2. Location: ☐ Not for Publication ☐ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 24699 Del Prado City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-323-03
21

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This building is a one-story Spanish Colonial Revival commercial building with a square plan and a flat roof. The walls are poured concrete covered on the exterior by plaster. There are Mission style parapets on the front and right facades. A semi-circular statuary niche is in the center of each parapet. A tile hood extends between the Mission parapets and the crenelated corners. Double wood and glass doors centered under the parapets are each crowned by transoms-one fanlight, the other rectangular muntins-set in an arch. Guarding the corners of the front arch at sidewalk level are decorative bumpers made by Santa Ana Iron Works. On each side of the doors on the front facade is a large multi-pane window with wood sash. The patio side had two windows on each side of the door but the right two have been replaced. The left side of the building has only one door onto the parking lot.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1928 F

*P7. Owner and Address:
Vincent Bodgni, Jr.
P.O. Box 236
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P1. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

Source Name or #: 24699 Del Prado

*NRHP Status Code 5S2

B1. Historic Name: Community Center

B2. Common Name: _____

B3. Original Use: C-Commercial

B4. Present Use: C-Commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1928 construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

*B8. Related Features: _____

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Commercial Development

Period of Significance 1928-1931

Property Type Commercial

Area Dana Point

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This office building was built as one of the first structures of the planned Dana Point development. It was the headquarters for sales and promotion for the Woodruff Development of Dana Point. It was called the community center. It has also been used as the Dana Point Post Office, a warehouse and an antique shop. This structure meets general criteria b, d, e, f, h, j. Although not eligible for individual listing in the National Register, it is a significant example of the architecture during the period of significance and should be considered eligible for consideration under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

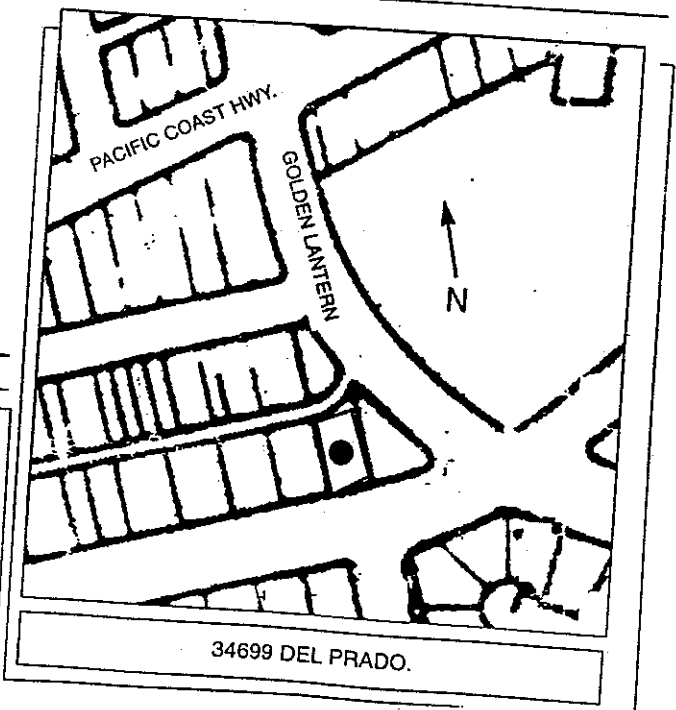
(See Appendix I)

B13. Remarks: _____

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 03/03/1997

(This space reserved for official comments.)

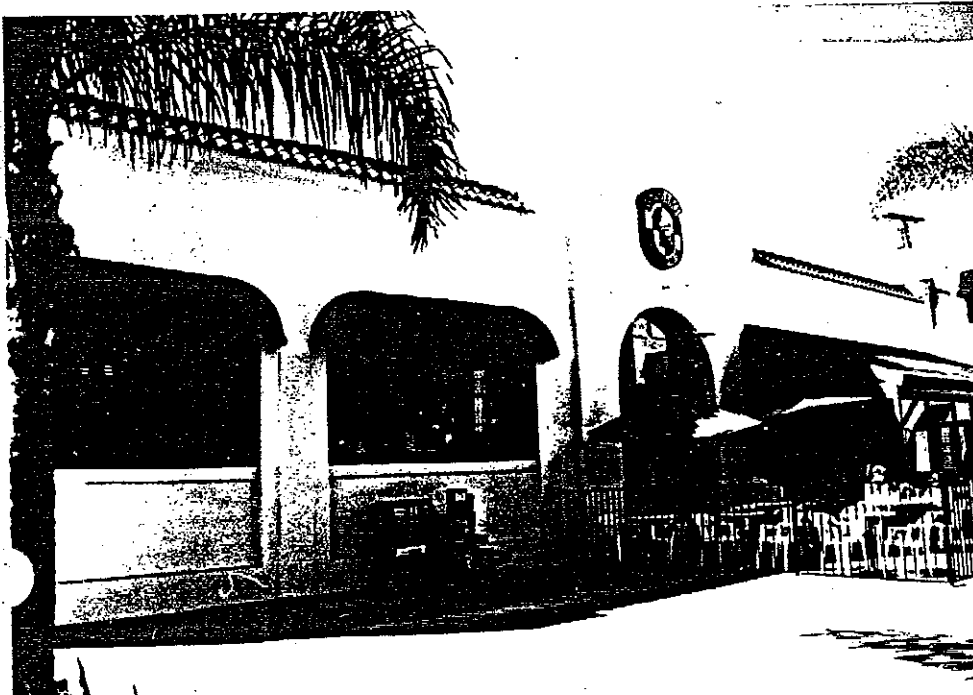


CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Recorded by Judy Wright & Mary Stoddard *Date 07/05/1997 ☒ Continuation ☐ Update
Resource Name or #: 24699 Del Prado

P4 (con't.)



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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34172 Doheny Park Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34172 Doheny Park Road City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 668-351-15

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This narrow, storefront structure has rough stucco and a central wood door flanked by tall, wood casements. The rectangular building has a gable roof hidden by a front parapet. It is now Chick's Plumbing Co. It is in fair condition. The steps, doors and windows have been altered.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.) _____

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1920-21

*P7. Owner and Address: Chris Edmondson Beck Chapman
34172 Doheny Park Rd. PO Box 207
Capistrano Beach, CA 92624 Fifth ID
P-Private 83236

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe) _____

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 5S3

e 2 of 2

*Resource Name or #: 34172 Doheny Park Rd.

B1. Historic Name: First Post Office

B2. Common Name: Chick's Plumbing

B3. Original Use: Commercial

B4. Present Use: C-Commercial

*B5. Architectural Style: Storefront

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1922-21 construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Commercial Development Area Dana Point

Period of Significance 1914-1950 Property Type commercial Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was built about 1920-21. It served as the first post office for Serra or Capistrano Beach. It also housed a taxi service owned by Mr. Guss where people could hire a car to Santa Ana or Los Angeles. In later years, before it was a plumbing business, it served as a garage. This structure meets General Criteria c, d, and j and should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

See Appendix 1A

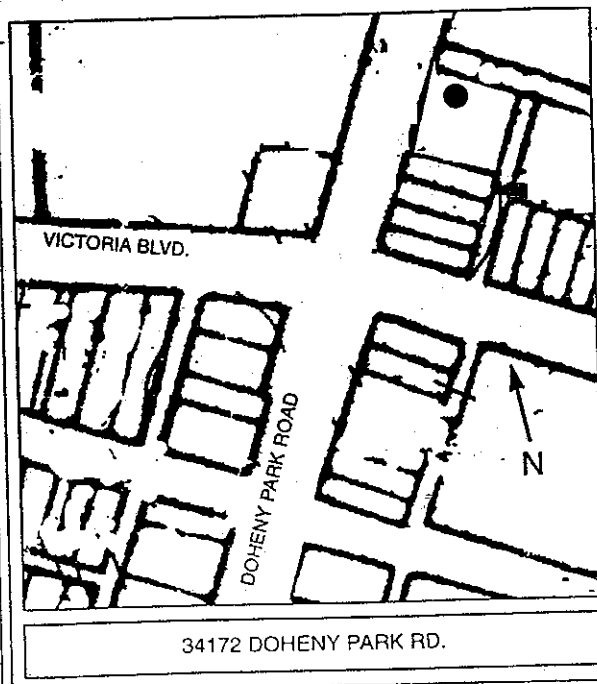
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____
Date / /

Page 1 of 2

*Resource Name or #: 34182 Doheny Park Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 34182 Doheny Park Road City Dana Point Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 668-35-16
351

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This storefront building, now occupied by Beach Cities Glass, appears to have been built pre 1940. It is rectangular with a flat roof and stepped parapet. The masonry walls have been stuccoed. The front has plate glass windows and a recessed entryway in the center. The area above and below the windows has applied paneling of a later date. An early photo shows this building as having wood window frames with fixed transom panes above and rectangular insets in the parapet. It is identified as J.A. Waldey's realstate office. (Walker, p122.) The structure is in good condition.

3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1920s

*P7. Owner and Address:

Charles K. Krill, Tr.
32124 Via Buena
San Juan Capistrano, CA 92675
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS

112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

1. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

2 of 2

*NRHP Status Code 5S3

*Resource Name or #: 34182 Doheny Park Rd.

B1. Historic Name: Miguelena Grocery

B2. Common Name: Beach Cities Glass

B3. Original Use: Commercial

B4. Present Use: C-Commercial

*B5. Architectural Style: Storefront

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1920s construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Commercial Development

Area Dana Point

Period of Significance 1914-1950

Property Type commercial

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was built in the 1920s. It is shown as J.A. Waldy's real estate office (Walker. p 122.) It later became a pool hall and then the Joe Miguelena Grocery Store. It meets General Criteria c, d and j and should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

See Appendix 1A

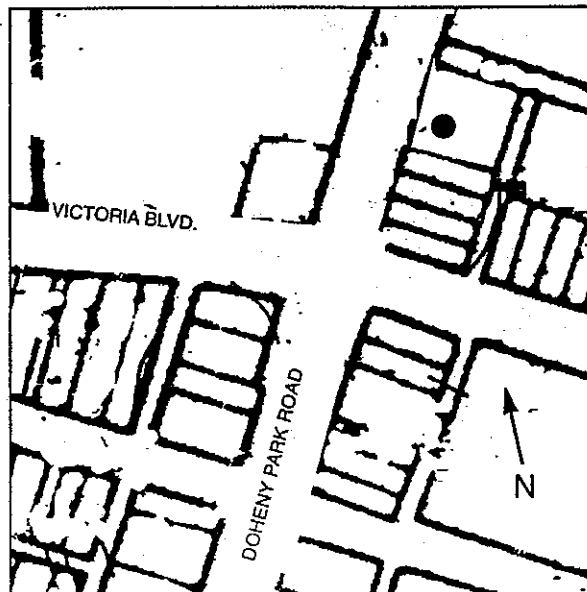
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



34182 DOHENY PARK RD.

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34215 Doheny Park Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34215 Doheny Park Road City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 668-341-03

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This structure is a one-story storefront with a flat, tile capped parapet. On the parapet is a painted sign "Pacific Blue Water." The storefront consists of a double bay with center door and a single bay to the right. The front wall is clad with stucco. The side walls are attached to adjacent buildings, and the rear faces an alley and the original wall is hidden by an addition.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930s

*P7. Owner and Address:

Thomas F. Storey, Tr.

26862 Via Corta P.O. Box 141

San Juan Capistrano, CA 92675

P-Private

92673

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave. S 93

Claremont, Ca 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)



Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S3

Source Name or #: 34215 Doheny Park Rd.

B1. Historic Name: Frank Berano Restaurant

B2. Common Name: Pacific Blue Water

B3. Original Use: Commercial

B4. Present Use: C--Commercial

*B5. Architectural Style: Storefront

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930s construction Alts. Rear addition (date unknown)

*B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: _____ Original Location: YES

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Commercial Development Area Dana Point

Period of Significance 1914-1950 Property Type commercial Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was constructed in the 1930s as a hamburger restaurant run by Frank Berano. It has served a series of retail uses since then. It meets General Criteria c, d, and j and should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

See Appendix 1A

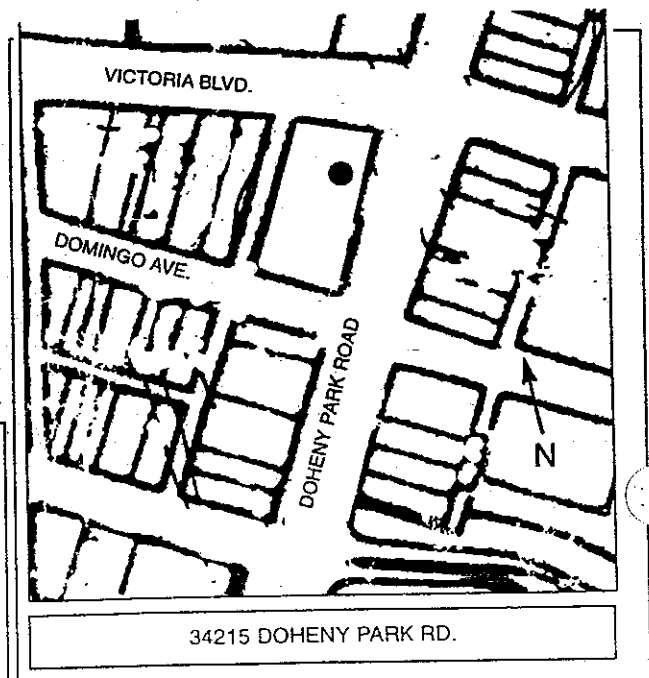
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34221 Doheny Park Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 24221 Doheny Park Rd. City Dana Point Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 668-341-03

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This storefront building is very narrow and shares brick sidewalls with adjacent stores. The front is all glass and aluminum above a two foot wall. The parapet is covered by a parapet sign (South Shores Florist).

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1940s

*P7. Owner and Address:

Thomas F. Storey, Tr.

26862 Via Corta P.O. Box 1191

San Juan Capistrano, CA 92675

P--Private 92693

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave.

Claremont, Ca 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey



*P1. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

Source Name or #: 34221 Doheny Park Rd.

B1. Historic Name: _____

B2. Common Name: South Shores Florist

B3. Original Use: Commercial

B4. Present Use: C--Commercial

*B5. Architectural Style: Storefront

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1940s construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Commercial Development Area Dana Point

Period of Significance 1914-1950 Property Type commercial Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure was built in the 1940s for Mickey and Ramona Yslas' dress shop. It meets General Criteria c, d, and j and should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

See Appendix 1A

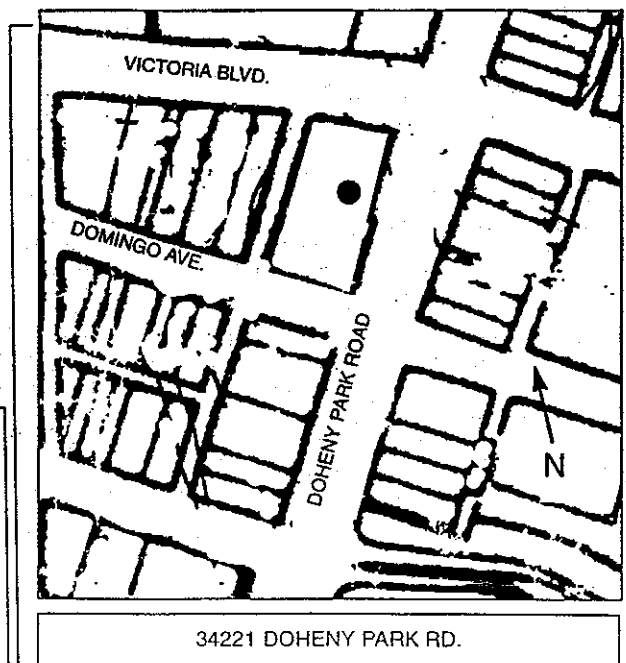
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



PRIMARY RECORD

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date 11

Page 1 of 2

*Resource Name or #: 34222 Doheny Park Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____

c. Address 34222 Doheny Park Road City Dana Point Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 668-331-03

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This storefront building has a mission style parapet and is clad with stucco. The main structure behind is frame with metal siding and has a gable roof. The storefront entry in the center and large windows on each side have been altered and appear boarded up. (Update January 1997- demolished.)

demolished

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
Pre-1920

*P7. Owner and Address:
Erwin von Helmolt, Tr. Jorge Alvarez
P.O. Box 1463 230 Granada Av
Palm Springs, CA 92263 San Clemente
P-Private 92672

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

*1. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

Source Name or #: 34222 Doheny Park Rd.

B1. Historic Name: Alice Buchheim Ceramics

B2. Common Name: Vohann of California Ceramics

B3. Original Use: Commercial

B4. Present Use: C--Commercial

*B5. Architectural Style: Storefront

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Pre 1920 Construction Demolished Jan 1997)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Commercial Development Area Dana Point

Period of Significance 1914-1920

Property Type commercial

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was built before 1920 by Alice Buchheim for a ceramics factory. It was subsequently used as a garage. It was Demolished in 1996 during this survey process.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

See Appendix 1A

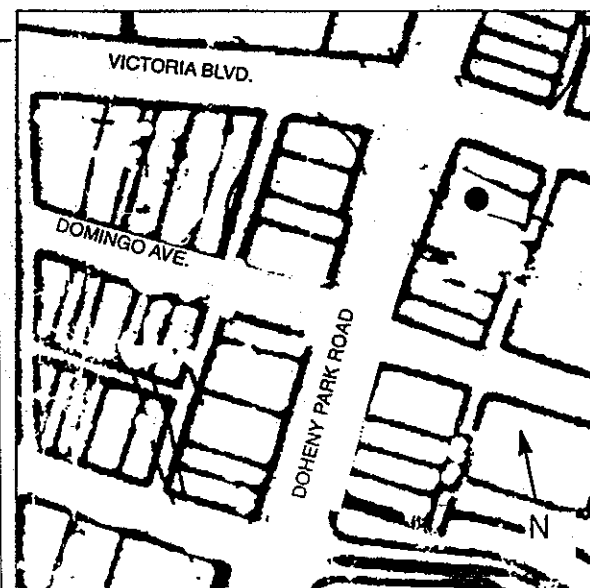
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



34222 DOHENY PARK RD.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 882 583
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34225 Doheny Park Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M.
c. Address 34225 Doheny Park Road City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 668-341-02,03 One building

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The storefront building at 34225 now houses Stockwell Interiors. The original building is almost invisible because of remodeling to the front and additions to the rear. Looking carefully one can see the original parapets which are stepped, and stucco clad. The side walls are attached to adjacent buildings.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.) _____



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1924

*P7. Owner and Address:
Thomas Storey, Tr.
26862 Via Corta P.O. Box 1191
San Juan Capistrano, CA 92675
P--Private 92693

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe) _____

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code

552 653

2 of 2

Source Name or #: 34225 Doheny Park Rd.

B1. Historic Name: _____

B2. Common Name: Stockwell Interiors

B3. Original Use: Commercial

B4. Present Use: C-Commercial

*B5. Architectural Style: Storefront

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1924 F Construction Alts: Rear addition; front remodel (dates unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Commercial Development

Area Dana Point

Period of Significance 1914-1950

Property Type commercial

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure meets General Criteria c, d and j. Even though it has been extensively remodeled, it should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

See Appendix 1A

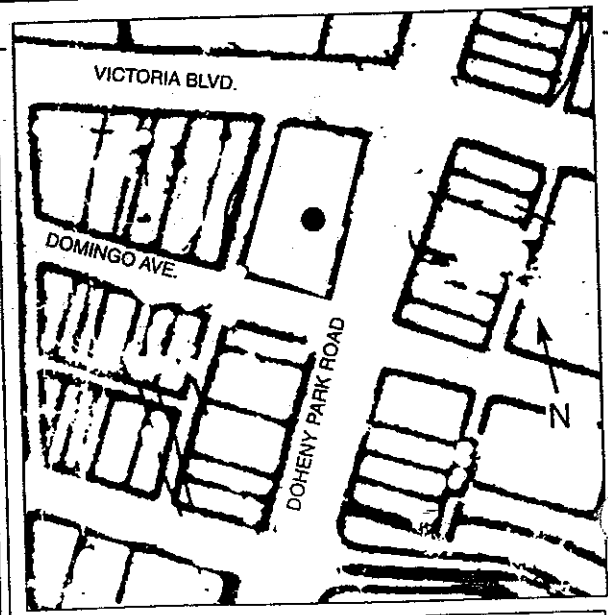
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



34225 DOHENY PARK RD.

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34231 Doheny Park Rd.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 24231 Doheny Park Road City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 668-351-14

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This storefront building is two-story with a flat roof and parapet. The block walls are clad with stucco on the front. The front facade is designed with two bays between brick piers. The bays have been partially filled in but there is still display glass and an entry door. There is one centered window on the second floor.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1949 F

*P7. Owner and Address:
Thomas Storey, Tr.
26862 Via Corta PO Box 1191
San Juan Capistrano, CA 92675
P--Private 92673

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S3

Source Name or #: 34231 Doheny Park Rd.

B1. Historic Name: Capistrano Beach Post Office

B2. Common Name: Capo Beach Steak House(con't in adjacent bldg.)

B3. Original Use: commercial

B4. Present Use: C-Commercial

*B5. Architectural Style: storefront

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1949 Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Commercial Development

Area Dana Point

Period of Significance 1914-1950

Property Type commercial

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was built in 1949 by Marty Yslas. It was the second home for the Capistrano Beach Post Office. Two apartments were built upstairs where the Yslas family lived. It meets General Criteria c, d, and j and should be considered eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

See Appendix 1A

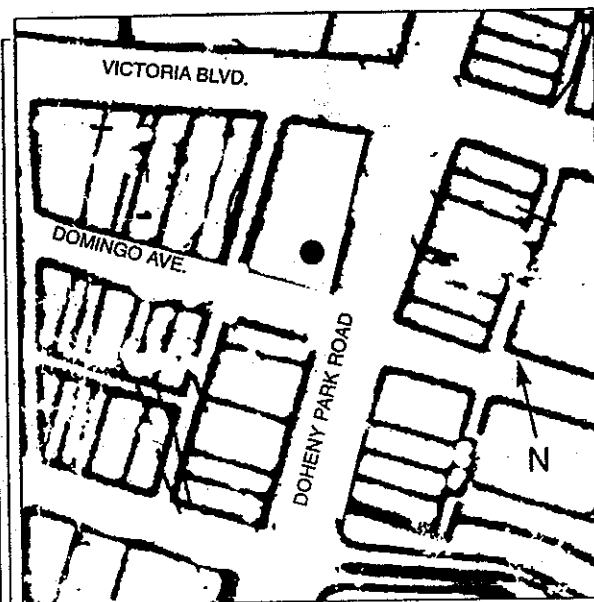
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/23/1997

(This space reserved for official comments.)



34231 DOHENY PARK RD

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 25846 Domingo

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 25846 Domingo Avenue City Dana Point Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 668-341-34

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This small bungalow is partially hidden behind walls, additions, and plants. It has a tile roof and frame construction. Several post & beam patio covers have been added. It is in poor condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930 F

*P7. Owner and Address: Vivian Chade
Martha Yslas Saucedo
25801 Las Vegas Ave. P.O. Box 7058
Capistrano Beach, CA 92624
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 6

Page 2 of 2

Source Name or #: 25846 Domingo

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: R-Residential

*B5. Architectural Style: Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930 F

Alts: extensive (dates unknown)

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: _____ Original Location: Doheny Development

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house was built as part of the Doheny development. It was moved here with the realignment of Pacific Coast Hwy.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

Marty Yslas

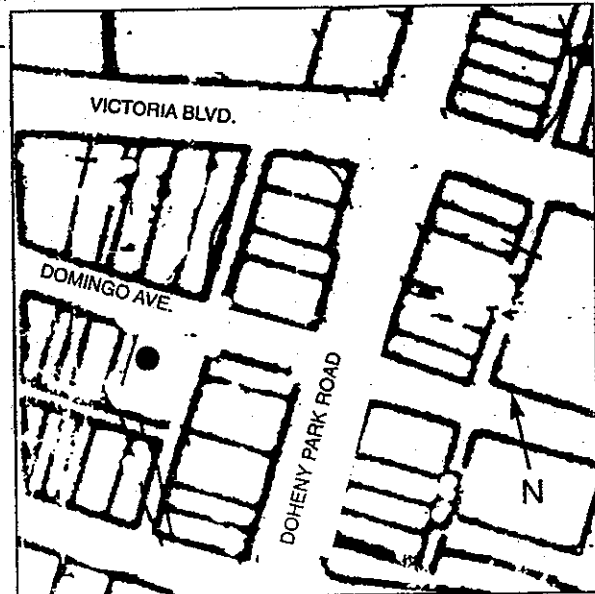
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



25846 DOMINGO

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 25862 Domingo

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 25862 Domingo Avenue City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 668-341-32

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story bungalow has a few features of Spanish Colonial Revival such as the tile hood over the doors but it may originally have been a clapboard bungalow as the stucco seems to be applied later. The gable roof is now composition shingle. It has two doors in the center and a double-hung window to each side. A low masonry wall surrounds the property and a carport has been added to the right-front. It is in poor condition.

*Requested
Removal
1997*

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1917 F

*P7. Owner and Address:
Martha Yslas Saucedo
25801 Las Vegas Ave.
Capistrano Beach, CA 92624
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey



Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6

Source Name or #: 25862 Domingo

B1. Historic Name: First School House in Serra

B2. Common Name: Saucedo House

B3. Original Use: Institutional

B4. Present Use: R--Residential MF

*B5. Architectural Style: Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1917 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1914-1925 Property Type residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building served as Serra's first real school house. Before this building, there had been "make shift shacks" used for the dozen or so students. The house was later used as the home of Lino Yslas.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References:

Orange Assessor's Records

Marty Yslas

Carl Buchheim

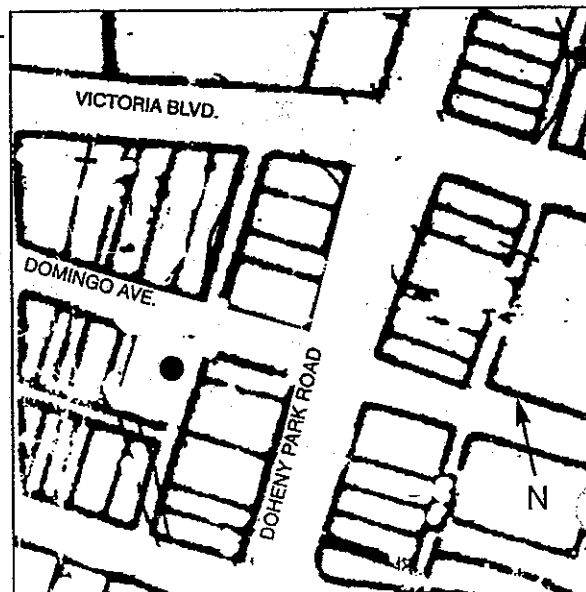
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



25862 DOMINGO

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 25992 Domingo

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 25992 Domingo Avenue City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 668-332-02

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Colonial Revival bungalow sits in the middle of a large, well landscaped lot. It is very simple with a cross-gable roof, wood siding, and multi-pane casement windows. The front door has no overhang and has very narrow side lights. On the right end is a brick chimney. It is in good condition.

*Requested
Removal
1997*

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

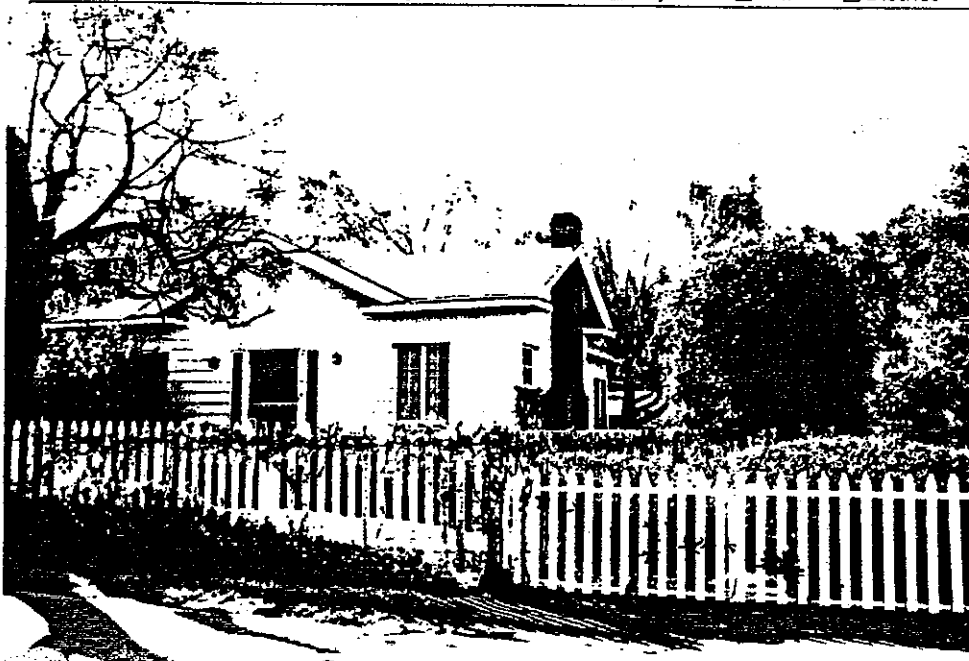
*P7. Owner and Address:
Karlene Joyce Hickman
34592 Calle Naranja
Capistrano Beach, CA 92624
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/20/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey



Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6

Source Name or #: 25992 Domingo

B1. Historic Name: Harlow House

B2. Common Name: Hickman House

B3. Original Use: Residential

B4. Present Use: R--Residential SF

*B5. Architectural Style: Colonial Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house was built for the Merlin Harlow family in 1928. For many years Mr. Harlow owned a garage in Capistrano Beach.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

Marty Yslas

Carl Buchheim

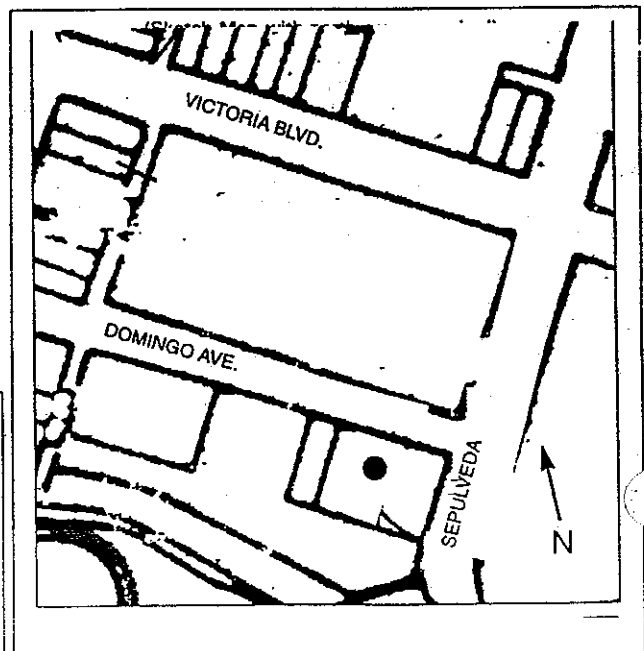
B13. Remarks:

Threats: Commercial Development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 24622 El Camino Capistrano

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 24622 El Camino Capistrano City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-203-02

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large, two-story, Spanish Colonial Revival house is built in a rectangular plan and has red clay, barrel tile roofs and hand trowelled stucco walls. On the right end is an attached, shed roof garage. On the left end is a one-story wing. At the intersection of the wings is a decorative wall feature with a gable top and pierced wall feature of 12 small rectangles. This feature is repeated on the right of the porch. The front facade is very simple with iron grills on the lower windows, plank shutters on the second-story windows, and arched colonade openings into the under-roof entry porch. The wood door is plain with a very small opening. The upper windows appear to be replacements. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:

John P. Serences, Tr
24622 El Camino Capistrano
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

e 2 of 2

*NRHP Status Code 5S2

*Resource Name or #: 24622 El Camino Capistrano

B1. Historic Name: Woodruff House 203-02

B2. Common Name: Serences House

B3. Original Use: Residence

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Tiled entry walk, large lot

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses and the residence of the Woodruff family. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

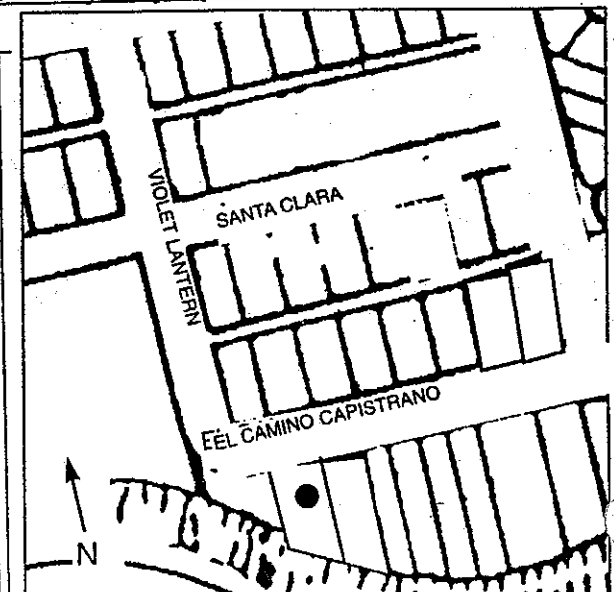
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



24622 EL CAMINO CAPISTRANO

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 24642 El Camino Capistrano

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 24642 El Camino Capistrano City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-203-03

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This Spanish Colonial Revival house is built in a "T" plan. The main section is two-story with a low, irregular pitch hip roof. This section features wood casement windows, stucco wall chimney, a side facing entry, and a wall treatment on the second floor that gives the effect of engaged pilasters. Extending to the left are two, side facing, one-story gable sections, a family room, and a garage with a center chimney between. All of the walls are stucco and the roofs are red clay barrel tile. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
Said & Joan Cohen
24642 El Camino Capistrano 1862 Park
Dana Point, CA 92629 Skyline
P-Private Santa Ana, CA

*P8. Recorded by: (Name, affiliation, address) 92705
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code SS2

Source Name or #: 24642 El Camino Capistrano

B1. Historic Name: Woodruff House 203-03

B2. Common Name: Cohen House

B3. Original Use: Residence

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff Houses and was used as a guest house by the Woodruff family who resided next door at 24622 El Camino Capistrano. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

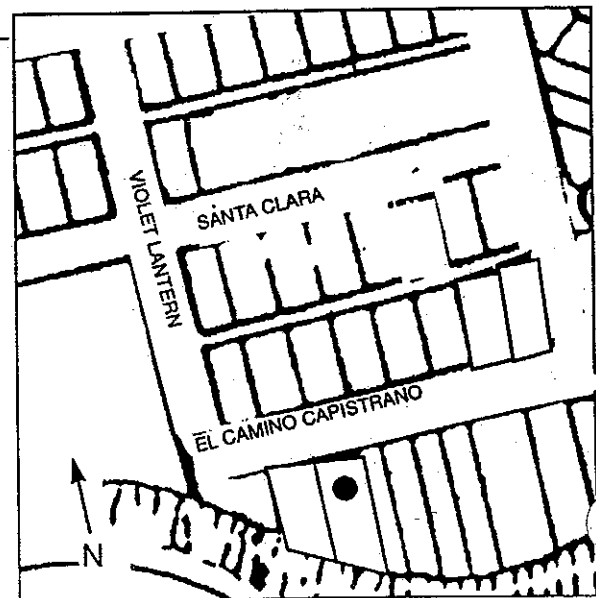
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



24642 EL CAMINO CAPISTRANO

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 24711 El Camino Capistrano

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 24711 El Camino Capistrano City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-202-10

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Provincial Revival structure has a rectangular, two-story section and a one-story wing to the right. Features of the style include: a steeply pitched, wood shingle roof; half timbering; stucco and brick walls; a stucco and random weave brick chimney; and wood casement windows. An archway on the right side leads to a formal English garden. An intersecting, two-story, uneven pitch gable projection in the center front forms the entry. This section has been altered from the original or may be an addition. Behind the house is a detached garage with a cupola and weathervane. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928 F

*P7. Owner and Address:

David W. Brown, Tr

2164 E. Broadway Rd. S 300 *JK*

Tempe, AZ 85282

P-Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave. S 93

Claremont, CA 91711

*P9. Date Recorded: 05/23/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

c 2 of 2

*NRHP Status Code 5S2

*Resource Name or #: 24711 El Camino Capistrano

B1. Historic Name: Woodruff House 202-10

B2. Common Name: Brown House

B3. Original Use: Residence

B4. Present Use: R--Residential SF

*B5. Architectural Style: Provincial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

Alts: Front entry (1996)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. It is one of several built in the Provincial Revival style instead of the usual Spanish Colonial Revival style of the development. An early resident was the Holliday family. Mr. Holliday was Managing Editor of the L.A. Herald. It meets General Criteria a, b, c, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

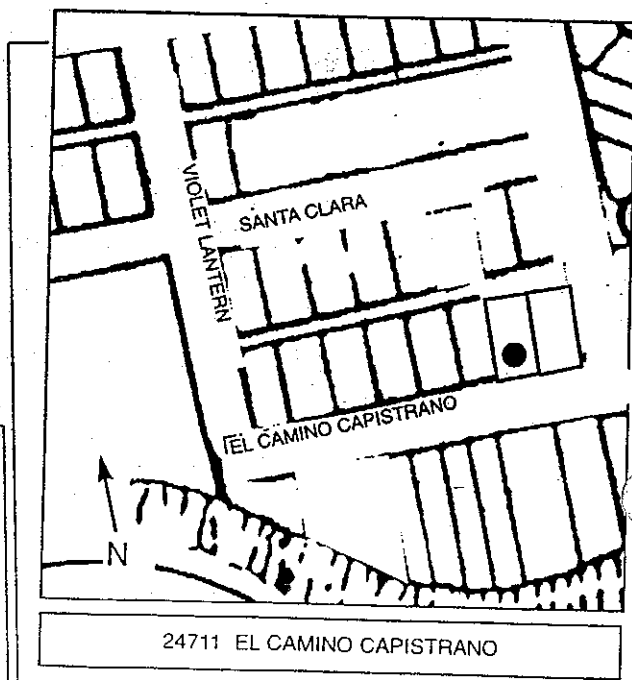
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

Resource Name or #: 24721 El Camino Capistrano

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 24721 El Camino Capistrano City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-202-09

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-and-two-story Spanish Colonial Revival house is built in an "L" plan with a complex gable roof of red clay barrel tile. The stucco walls are hand trowelled. The second-story features an "L" wood balcony. One end is over a room below and the other supported by heavy timber beams. Two sets of French doors and a single door open onto the balcony. Below the balcony is an entry patio enclosed by a stucco wall. A carved wood door opens onto the patio. Other features of the style are wood casement windows, stucco chimney, and French doors off the patio. On one end is a small octagonal wing. Behind the house is a detached garage with alley access. The house is in excellent condition.

b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.) _____



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
J. Michel & Arlene Hagan *Ellender Proffer*
27221 El Camino Capistrano
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe) _____

C--Comprehensive Survey

I. Report Citation: (Cite survey report/other sources or "none") County Survey 1981

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 5S2

Page 2 of 2

Source Name or #: 24721 El Camino Capistrano

B1. Historic Name: Cas Dana - Woodruff House

B2. Common Name: Hagan House

B3. Original Use: Residence

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Property wall, detached garage

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

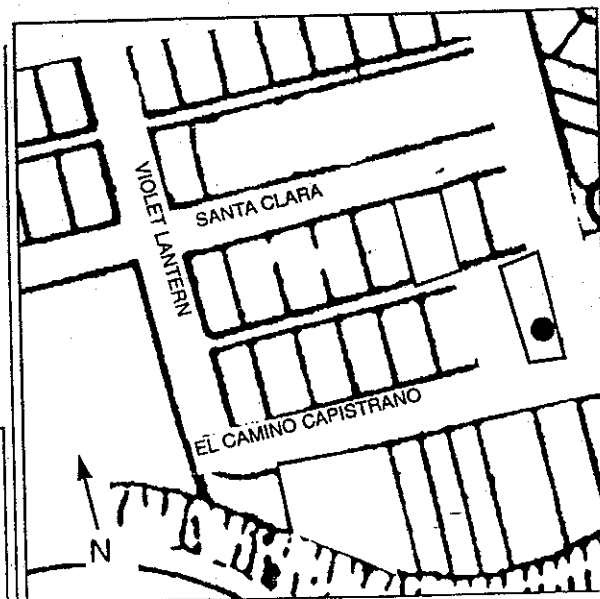
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



24721 EL CAMINO CAPISTRANO

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33901 El Encanto

P1. Other Identifier: _____

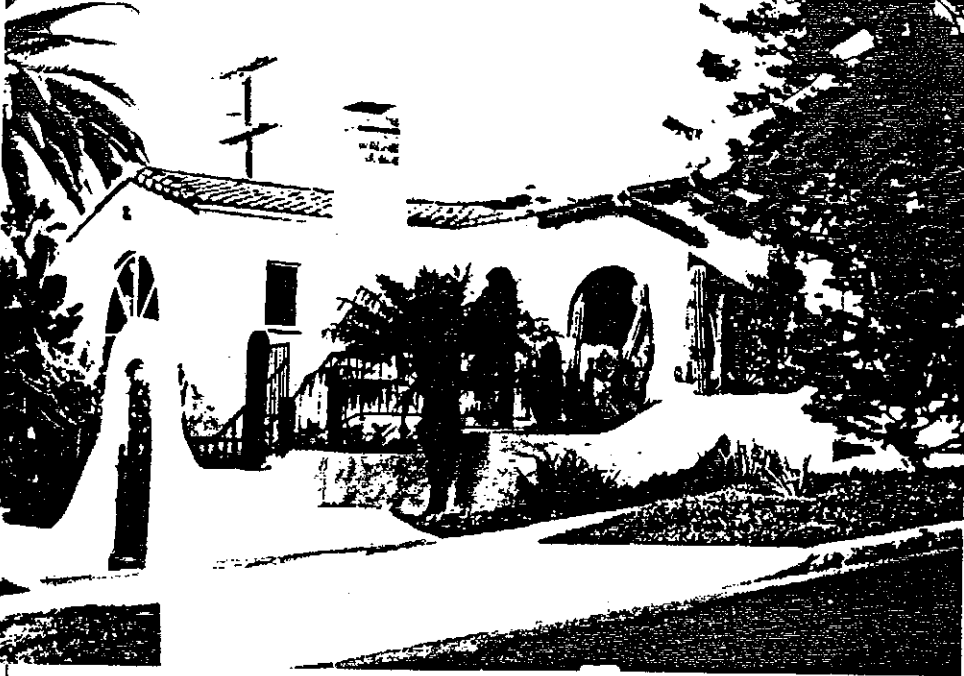
*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 33901 El Encanto Ave. City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-091-21

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Spanish Colonial Revival house is built in a cross plan with intersecting gable roofs of red clay barrel tile. It features hand trowelled stucco, arched openings, and wood frame windows. In the center front is a small, partially enclosed entry porch under a separate gable with arched openings. Another main feature of the front facade is a tapered wall chimney with tiled top. On the left wall under the side gable is a large, arched feature window. Across the front of the property is a stucco wall, which is probably an addition. The yard is landscaped with cactus plants, palms, and large trees. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade 3/4

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:

Karin Hayes

33901 El Encanto Ave. OK

Dana Point, CA 92629

P-Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave.

Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S2

*Resource Name or #: 33901 El Encanto

B1. Historic Name: Woodruff House 091-21

B2. Common Name: Hayes House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F-construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

property wall

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

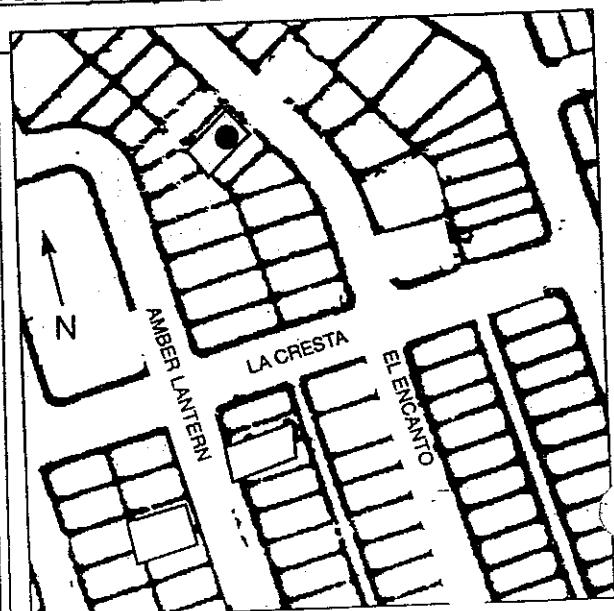
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/02/1996

(This space reserved for official comments.)



33901 EL ENCANTO

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33905 El Encanto

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____

c. Address 33905-15 El Encanto Ave. City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 682-091-22

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story house has most of the features of a small Spanish Colonial Revival house except that, unlike similar houses in the area, it does not have a tile roof. It may have had one originally. It is built in a "T" plan with an intersecting gable roof and has a long, ranch style porch in the front ell under the eave of the side gable roof, which is supported by square wood timber posts. Opening onto the porch is a wood plank door and two double-hung, 1/2 windows. The front gable wall is emphasized by a large window and tile vents. There is a brick center chimney. The house is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930 F

*P7. Owner and Address:
Robert Hayes Phillip Goerl
33905 El Encanto Ave.
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey



*Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 33905 El Encanto

B1. Historic Name: Woodruff House 091-22

B2. Common Name: Hayes House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930 construction Alts. Roof material (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

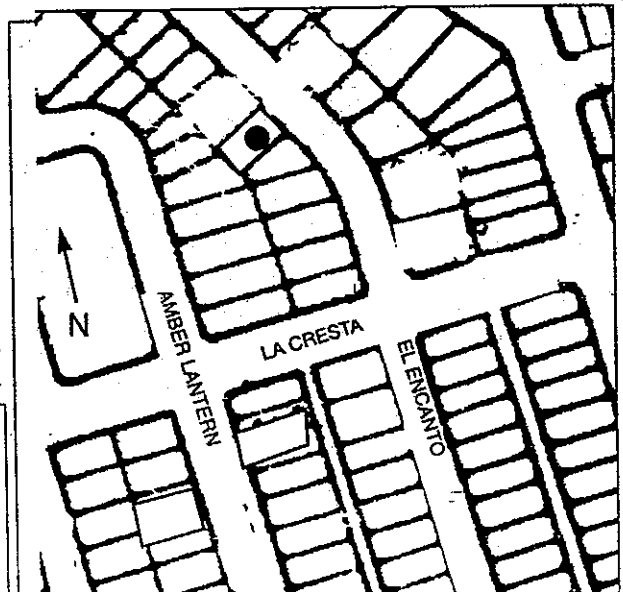
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/02/1996

(This space reserved for official comments.)



33905 EL ENCANTO

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33912 El Encanto

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 33912 El Encanto Ave. City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 682-103-40

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, Spanish Colonial Revival house is built in a "C" plan on a raised lot. It has low-pitched, intersecting gable roofs with the two front gables forming a patio in the center. Opening onto the patio are large multi-pane windows and French doors. The house features hand troweled stucco, red clay barrel tile roof, tile gable vents, and wood casement windows. It is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930 F

*P7. Owner and Address:

Craig Simpson

33912 El Encanto Ave. 1000 Valley View
Dana Point, CA 92629 Redwood Valley
P-Private CA 95470

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 33912 El Encanto

Historic Name: Woodruff House 103-40

B2. Common Name: Simpson House

B3. Original Use: residence

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930 construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

walled garden

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing in any local ordinance that may be developed. (See Appendix III)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

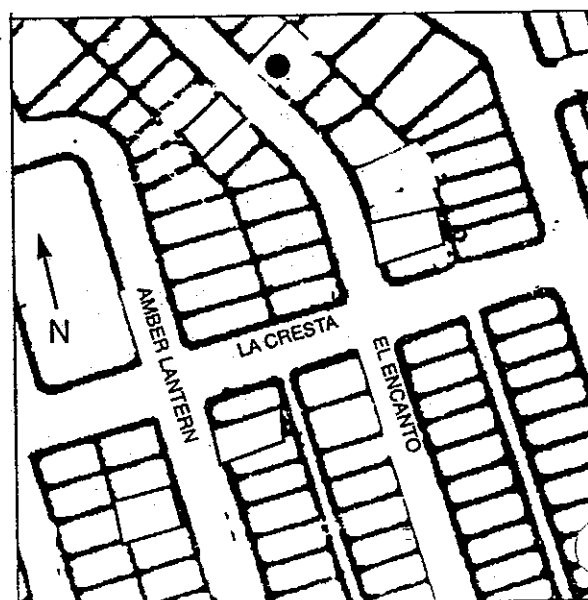
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/02/1996

(This space reserved for official comments.)



33912 EL ENCANTO

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

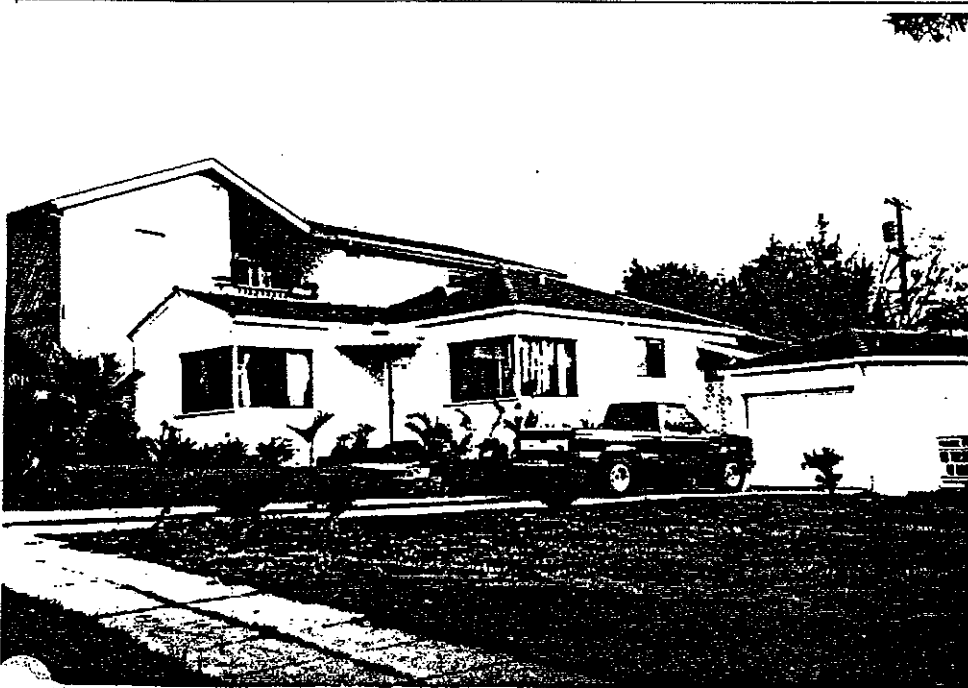
*Resource Name or #: 33942 El Encanto

P1. Other Identifier: _____
*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 33942 El Encanto Ave. City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-103-36

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This one-story house is built in an "L" plan with a hip roof covered with composition shingles trimmed by tile capped ridges. The hip is intersected by a front gable wing. It is clad in stucco and has aluminum sliding windows-alteration. The small entry door in the corner of the ell is protected by a metal hood. The house does not represent a major architectural style but is typical of late 30s and early 40s custom houses. To the right of the house is a matching garage. The house is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade 3/4

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1940

*P7. Owner and Address:

Michael Wright *OK*
33942 El Encanto Ave.
Dana Point, CA 92629
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S3

Source Name or #: 33942 El Encanto

B1. Historic Name: _____

B2. Common Name: Wright House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: Hip roof house

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1940 construction Alterations: windows replaced.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1941-1947 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residential structure meets General Criteria b, d, and j. It is not eligible for separate listing in the National Register nor is it a representative example of the architecture during the period of significance but its mass and scale contribute to the integrity of the neighborhood. It is eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

See Appendix IV

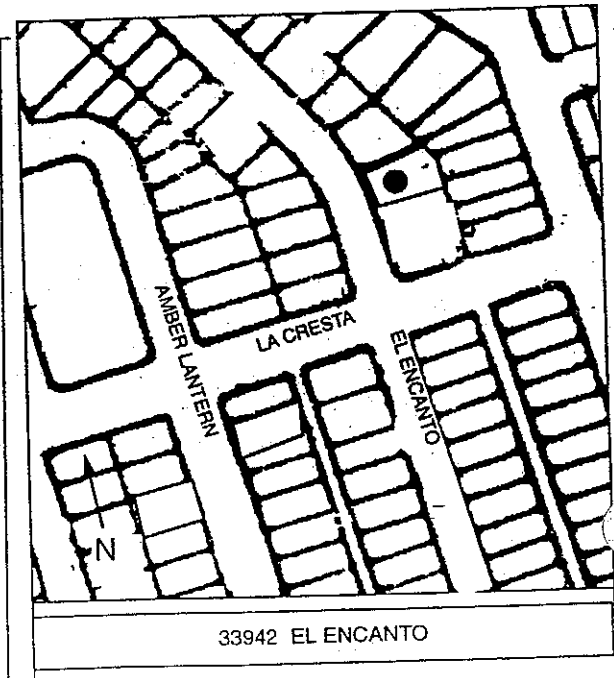
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/02/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3
Other Listings _____
Review Code _____ Reviewer _____
Date / /

Page 1 of 2

*Resource Name or #: 33962 El Encanto

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 33962 El Encanto Ave. City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

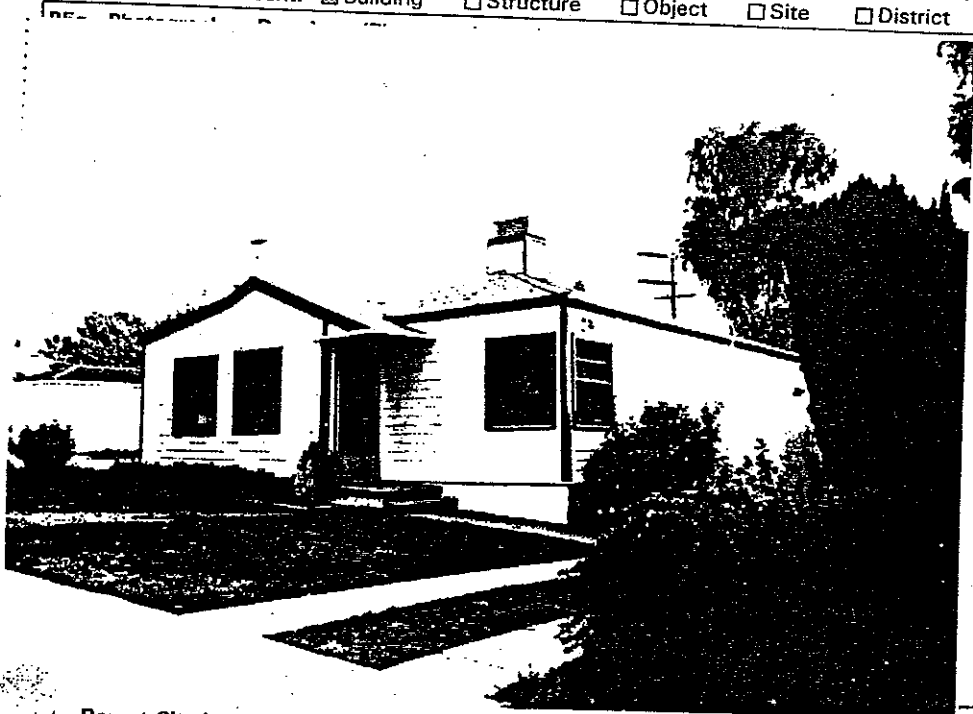
Assessor's Parcel Number: 682-103-34

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, frame house is clad in horizontal wood siding in front and stucco in the rear. It is built in an irregular rectangle plan with composition hip roof and intersecting gables. It has 8/1 double-hung, wood sash windows. The front gable has an irregular pitch. The house does not represent a major architectural style. It is in good condition.

3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade 3/4

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1940 F

*P7. Owner and Address:
Mary Vasquez
33962 El Encanto Ave. S Via Villario
Dana Point, CA 92629 Ranch Santa
P-Private Margarita, CA 92688

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

1. Report Citation: (Cite survey report/other sources or "none") _____

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S3

Source Name or #: 33962 El Encanto

B1. Historic Name: Iverson House

B2. Common Name: Vasquez House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: Hip roof house

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1940 construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Ribbon drive

Matching garage

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1941-1949 Property Type residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residential structure meets General Criteria b, d, and j. It is not eligible for separate listing in the National Register nor is it a representative example of the architecture during the period of significance but its mass and scale contribute to the integrity of the neighborhood. It is eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

See Appendix IV

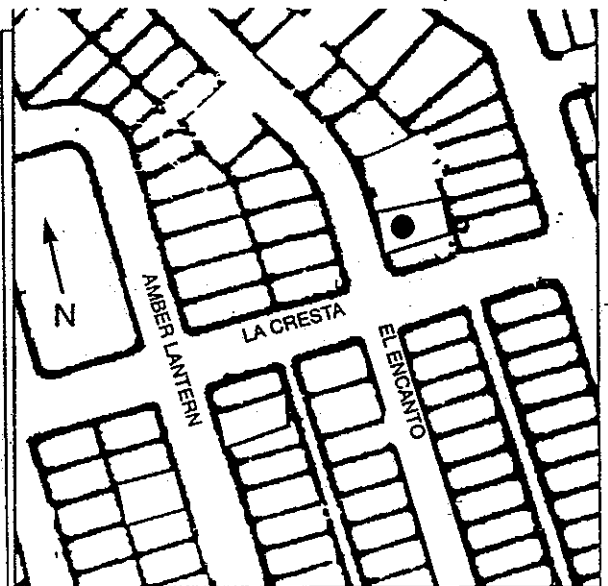
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/02/1996

(This space reserved for official comments.)



33962 EL ENCANTO

PRIMARY RECORD

HRI # _____

Trinomial _____

NRHP Status Code 5S2

Other Listings _____

Review Code _____ Reviewer _____

Date / / Page 1 of 2Source Name or #: 33791 Granada

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricteda. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 33791 Granada Drive City Dana Point Zip 92629

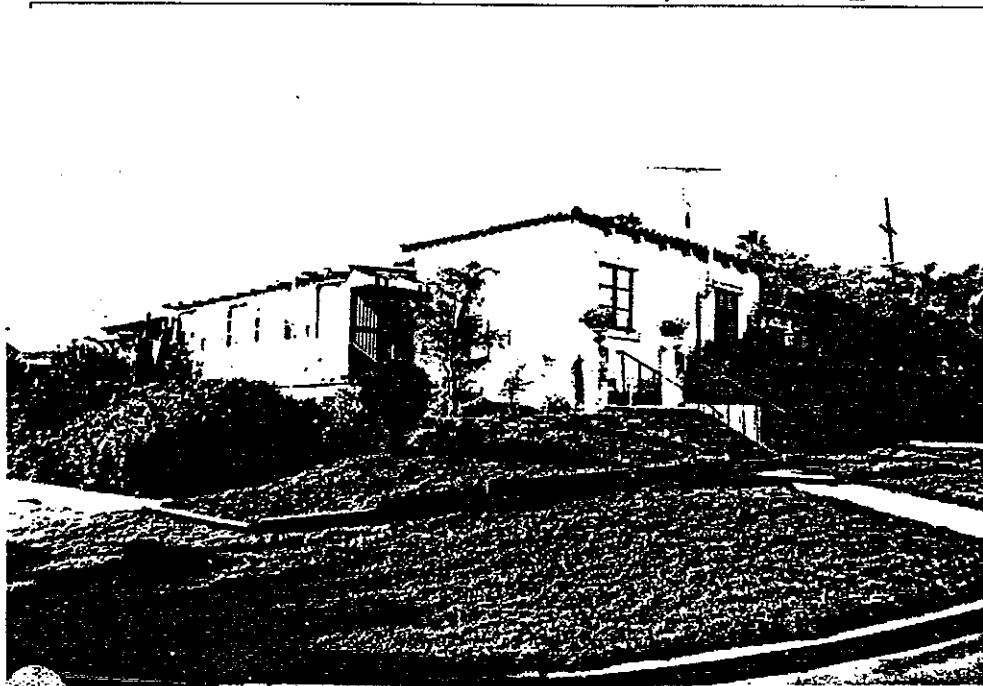
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-082-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Spanish Colonial Revival house is built in an irregular rectangle plan on an above grade lot. It features several low pitch hip roofs with red clay barrel tiles, steel casement windows, and hand troweled stucco walls. An open porch between the front projecting wings has been enclosed. One of these wings features an arched, multi-pane picture window. On the right side is a stucco, central chimney with integral chimney pot. The house is in good condition.

Resources Attributes: (List attributes and codes) HP2. Single Family PropertyResources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)P5b. Description of Photo: (View, date, etc.)
front facade 3/4

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both1929 F

*P7. Owner and Address:

Patrick & Tamara Delin Rhonda Simms33791 Granada Dr.Dana Point, CA 92629P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard112 Harvard Ave.Claremont, CA 91711*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Surveyf. Report Citation: (Cite survey report/other sources or "none") None

Comments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 33791 Granada

B1. Historic Name: Woodruff House 082-01

B2. Common Name: Delin House

B3. Original Use: Residential SF

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

above grade, corner lot

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. Although not eligible for separate listing in the National Register, this is a representative example of architecture during the period of significance and should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

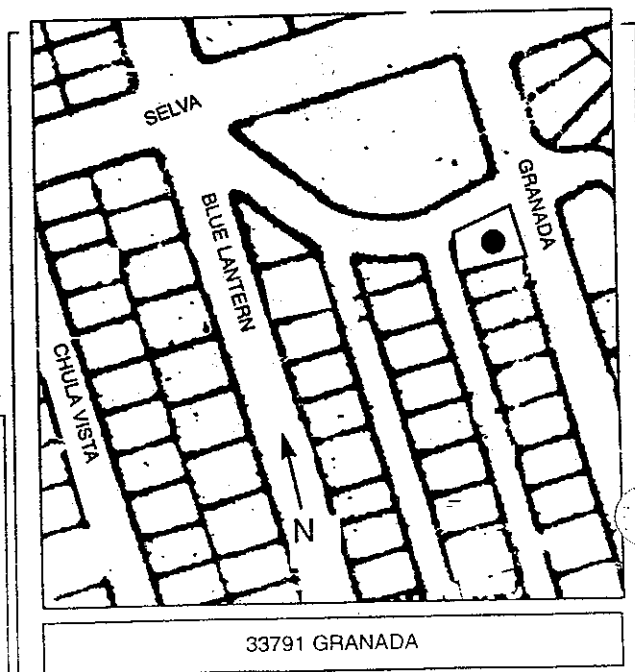
(See Appendix III)

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/15/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34122 Granada

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34122 Granada Drive City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-283-25

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, Provincial Revival house is built in a short "L" plan and features, hand trowelled stucco walls, half timbering, leaded glass bay window (altered at the top), and wood panel Dutch door. The steeply pitched hip roof and the intersecting gable roof over the garage are covered with wood shingles. The garage gable end is decorated with half-timbers and bird house openings. At the rear is a large addition. The house is in good condition.

French Normandy

pigeoniere

asphalt

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
Front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:

Helen Kinner
34122 Granada Drive *OK*
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code SS2

Page 2 of 2

Source Name or #: 34122 Granada

B1. Historic Name: Woodruff House 283-25

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: R-Residential

*B5. Architectural Style: Provincial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F construction Alts. bay window roof; addition

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance _____ Property Type residence Applicable Criteria NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. Although most of the Woodruff houses are Spanish Colonial Revival, this exception is shown in early aerial photos. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange County Assessor's Records

(See Appendix III)

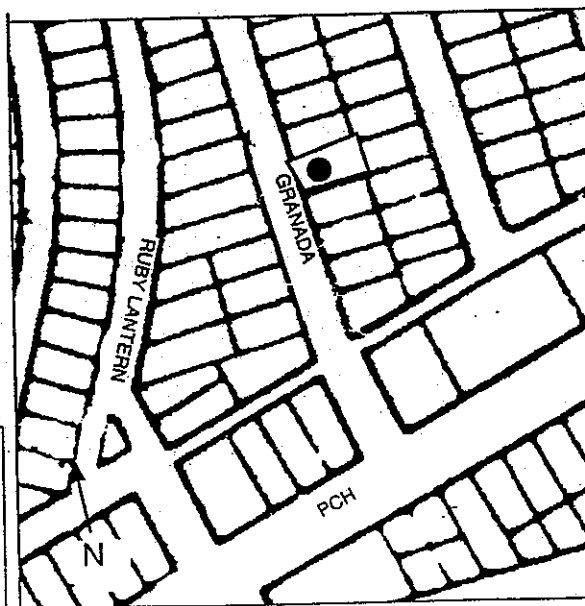
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/13/1996

(This space reserved for official comments.)



34122 GRANADA DR.

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

Resource Name or #: 34962 Granada

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of 1/4 of Sec _____; B.M. _____
c. Address 34962 Granada Drive City _____ Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-094-13

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, Spanish Colonial Revival house is built on a sloped lot behind stucco walls. Behind the cross gable wing is a flat roof section with a lower level against the slope of the lot. Facing Granada is the front entry court between the two front-facing gable wings. The right wing is a two-car garage. The left wing features an arched bay window. The steel casement windows are designed in pairs with a multi-pane transom and set under a wooden lintel. Other features of the style include hand trowelled stucco walls, battered end wall chimney, red clay barrel tile roof, and tile vents. The house is in excellent condition.

Resources Attributes: (List attributes and codes) HP2. Single Family Property

Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
Dean H. Forsgren Michael giers
33962 Granada Drive
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

Comments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 34962 Granada

B1. Historic Name: Woodruff House 094-13

B2. Common Name: Forsgren House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:
Sloped lot

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff Houses. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

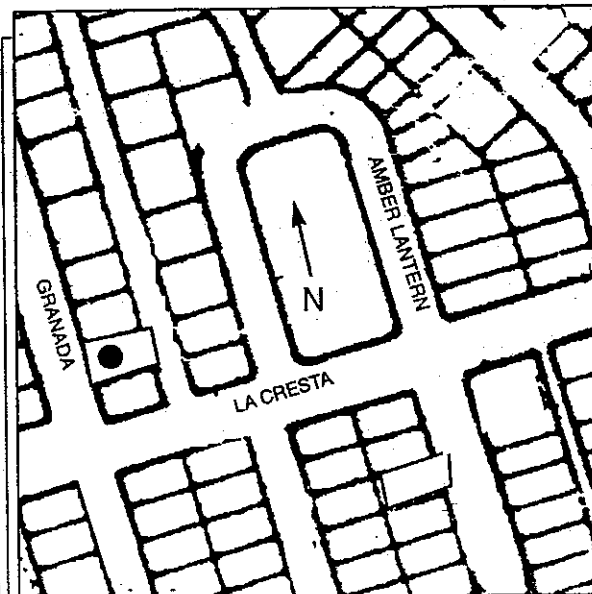
See Appendix III

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/13/1996

(This space reserved for official comments.)



33962 GRANADA

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 24441 La Cresta

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 24441 La Cresta Drive City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

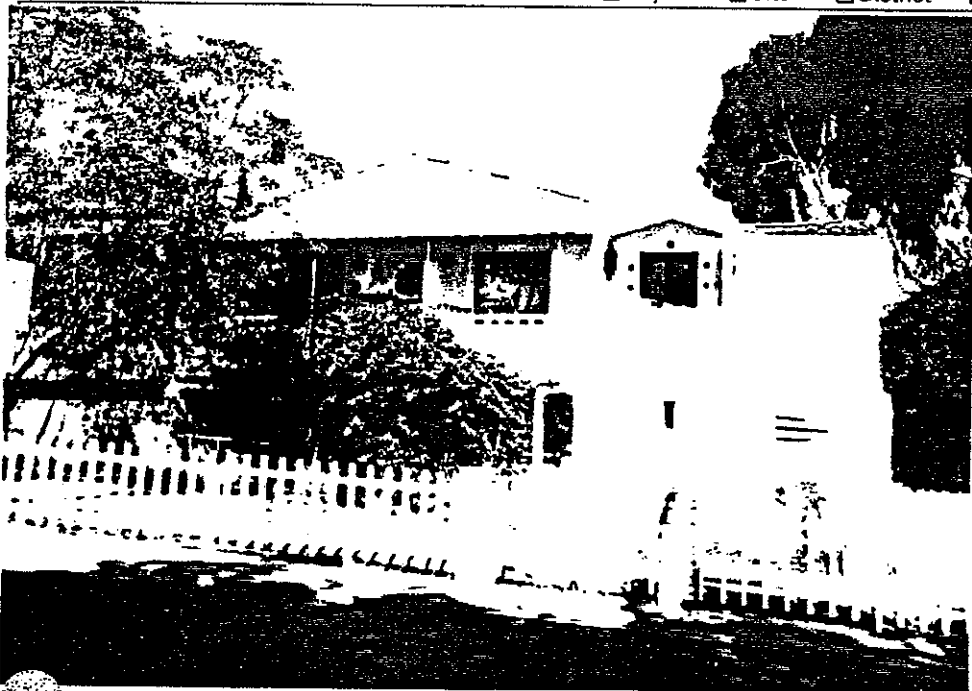
Assessor's Parcel Number: 682-093-11

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story, Spanish Colonial Revival house is built in a "T" plan on a sloped lot. The main living areas are on the second floor. It features stucco walls and a red clay barrel tile gable roof. The front facade has been altered by a covering over the balcony and entry door. A major feature of the house is a spiral stair at the corner with tile steps and solid stucco railing. The garage is under the house on the right side. The lot is landscaped with large trees and shrubs and is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:

Orjan Gustafsson
P.O. Box 824
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey March 19981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 24441 La Cresta

B1. Historic Name: Woodruff House 093-11

B2. Common Name: Gustafsson House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1929 F construction

Alts: Balcony covering (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:
Sloped lot

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1028-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. It meets General Criteria, a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

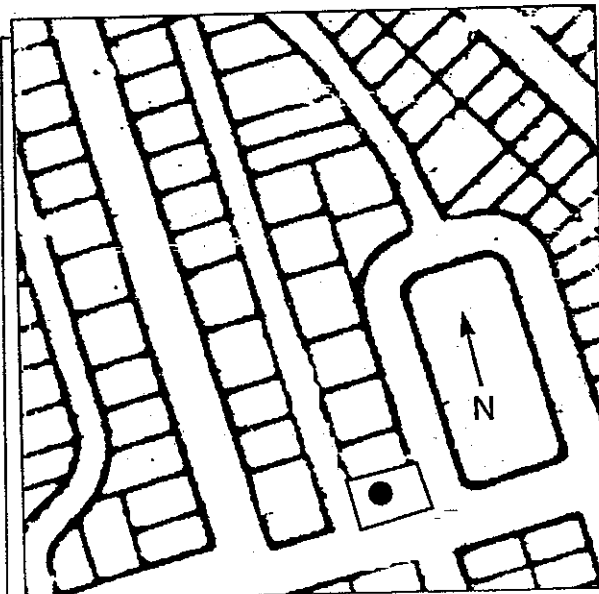
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/13/1996

(This space reserved for official comments.)



24441 LA CRESTA

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 24231 La Cresta

P1. Other Identifier: 33971 Chula Vista

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 24231 La Cresta Drive City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-086-20

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-and-one-half-story Provincial Revival house is in excellent condition. It is sited on a corner lot so that its many typical revival features are visible. These features include a steep, unevenly pitched, wood shingle, gable roof with intersecting hip, stucco walls, half-timbering, and diamond light leaded glass wood casement windows. The entry, off of an under-roof brick patio of the hip wing, faces La Cresta. To the left of the door is a door height, multi-pane fixed window. Behind the house is a matching garage. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)
Front 3/4

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:

William Boyd

24231 La Cresta Drive *OK*

Dana Point, CA 91629

P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

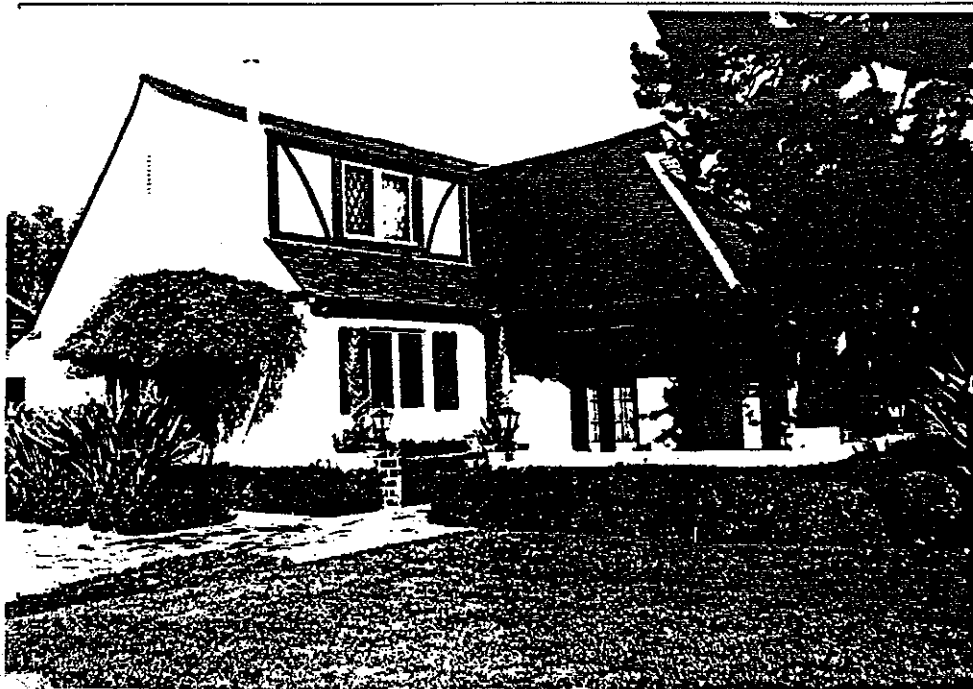
112 Harvard Ave. S 93

Claremont, CA 91777

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey



Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S2

* Source Name or #: 24231 La Cresta

Historic Name: Woodruff House 086-20

B2. Common Name: Boyd House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Provincial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: / Original Location: _____

*B8. Related Features:

Matching garage, Corner lot

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. The 1920s Revival style is not typical of Woodruff's Spanish Colonial Revival houses, but this exception is pictured in early aerial photos of the development. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

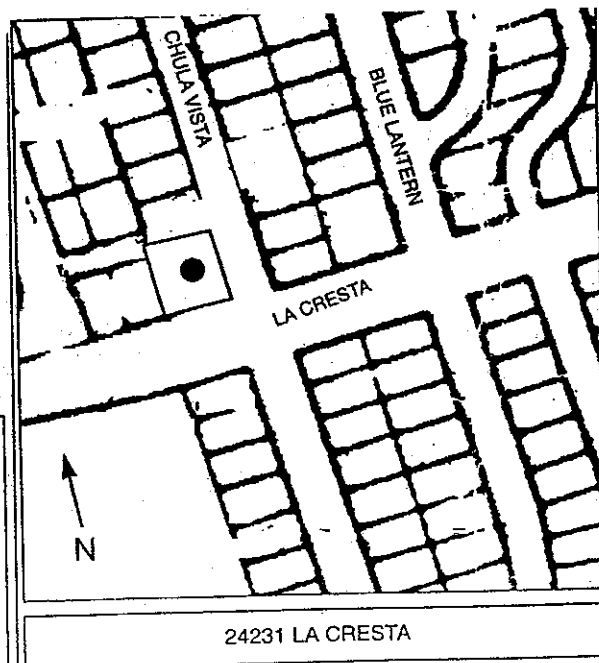
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/13/1996

(This space reserved for official comments.)



*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 24531 La Cresta
P1. Other Identifier: 33971 El Encanto
*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 24531 La Cresta Drive City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 682-091-57

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a very large, rectangular, two-story Spanish Colonial Revival house sited on a corner lot. To the left is a matching four car garage. The right half of the house has a side gable roof with a chimney at the end. The left side has a side slope shed roof and another chimney where the roofs meet. Both chimneys have decorative, integral chimney pots. Spanish Colonial Revival features included stucco walls, red clay barrel tile roofs, wood casement windows, wrought iron balcony railings, and spindle window grills. The main entrances are through arched openings. It is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929

*P7. Owner and Address:
Ruth Gimenez
24531 La Cresta Dr. P.O. Box 146
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 19
Claremont, CA 91711

*P9. Date Recorded: 05/24/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

2 of 2

*NRHP Status Code 5S2

Resource Name or #: 24531 La Cresta

B1. Historic Name: Woodruff House 091-57

B2. Common Name: Gimenez House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Rock retaining wall at sidewalk, corner lot, 4 car garage

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

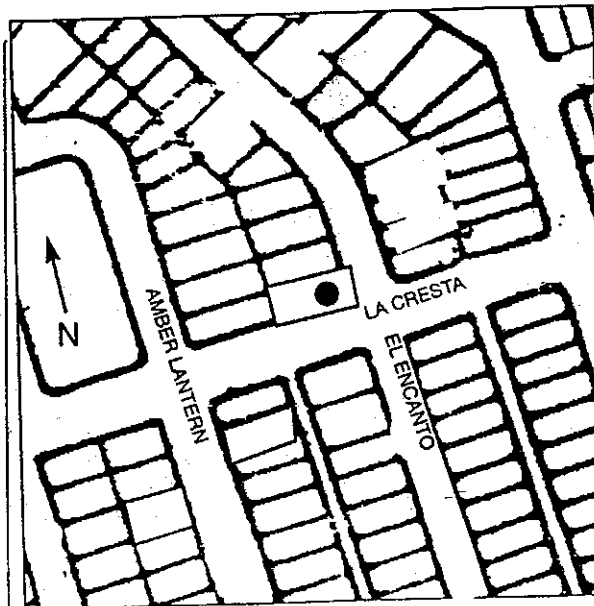
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/13/1996

(This space reserved for official comments.)



24531 LA CRESTA

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 25801 Las Vegas

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 25801 Las Vegas Avenue City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 688-341-22
688

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This gable-roof, clapboard-clad cottage has had many inappropriate additions and is in poor condition. The original house is one-story and next to it is a two-story garage apartment of about the same period or a little later. It has a hip roof and some wood windows but, like the house, has been altered and is in disrepair.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

*P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1920 F

*P7. Owner and Address:
Ofelia M. Lopez Tr
31796 Via Belardes ok
San Juan Capistrano, CA 92675
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6

Source Name or #: 25801 Las Vegas

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Bungalow -altered

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1920 F Construction

*B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1914-1925 Property Type residential Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This bungalow was once one of the more significant on the street. It is the last of about eight structures that comprised a type of "bungalow court." The court was owned by a Mrs. Doach and the bungalows were rented to families. It now appears beyond repair but should probably be included in any discussion of a conservation district of the area.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Property

*B12. References:

Orange Assessor's Records

Mary Vasquez Marty Yslas Carl Buchheim

Mrs. Deach

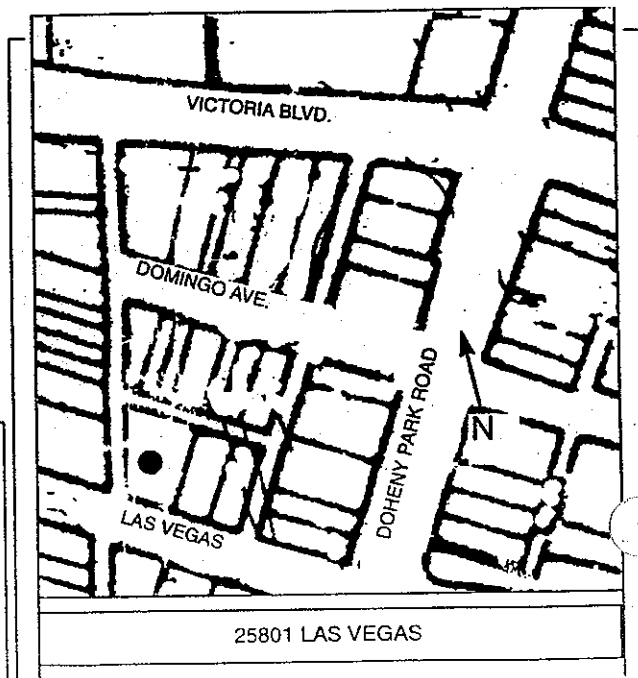
B13. Remarks:

Threats: Condition, Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34091 Pacific Coast Hwy.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34091 Pacific Coast Hwy. City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)
Assessor's Parcel Number: 682-233-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story commercial structure is a combination of a two-story gable roof section wrapped on two sides by a shed and flat roof section designed to serve the automobile. It is built in a rectangle plan in the Spanish Colonial Revival style. The two-story section has a side gable roof of red clay barrel tile, a feature window on the north with wrought iron grill, and doors opening into the car service area. This area has been enclosed by glass. Early photos show this front area to be open under a long sloping shed tile roof. This roof remains but has been altered with a parapet. The original roof was supported by stucco posts with stuccoed bracket at the beam. Wooden doors and multi-paned wooden windows lead to the inside from the car bay. The building is built with zero setback and surrounded by paving. It has recently been renovated to house a pottery painting business. The recent renovation appears to have been confined to repair and painting. The building is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1925 F

*P7. Owner and Address:
R.A. Martin Tr. Northern Trust of CA
19747 Wolf Rd. #02-748731
McKenna, IL 60448 - So S. LaSalle St
P-Private Chicago IL 60675

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

e 2 of 2

*NRHP Status Code 5S2

Resource Name or #: 34091 Pacific Coast Hwy.

B1. Historic Name: Blue Lantern Fountain Lunch & Service Station

B2. Common Name: _____

B3. Original Use: C-Commercial

B4. Present Use: C-Commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1925 F construction

Alts: enclosure of auto bays (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Commercial Development

Area Dana Point

Period of Significance 1926-1931

Property Type Auto related

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This landmark structure, built in 1925 by Dana Point's first developer Anna Walker, originally was called the Blue Lantern. It was the first gas station south of Laguna Beach in the days when Coast Hwy. was not even paved. When the Walker development, San Juan Point, was sold to Woodruff in 1928, the gas station cafe continued in operation. It has served a variety of purposes since its beginning - a sports shop, a farmers market, Mercedes automobile customizing shop, 3-wheel Tri-Hawk motorcycles, and today a ceramics workshop. It meets General Criteria b, d, e, f, h, j. This commercial structure is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix I).

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

County Survey 1981/Environmental Coalition

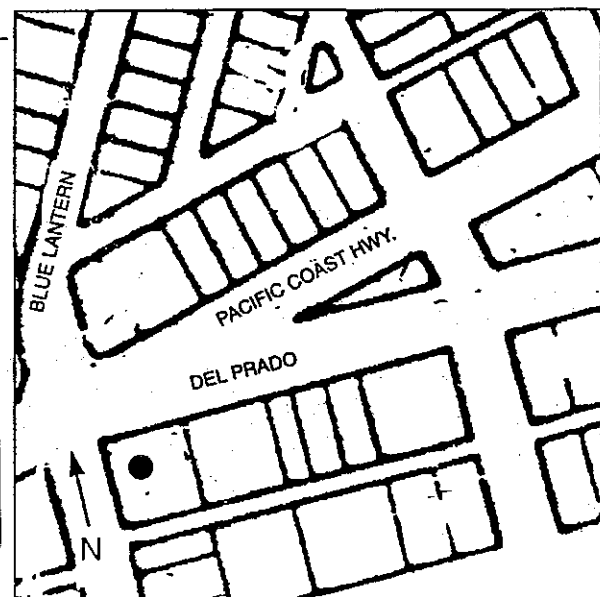
See Appendix I

B13. Remarks: _____

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/13/1996

(This space reserved for official comments.)



34091 PACIFIC COAST HWY.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34090-92 Pacific Coast Hwy.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 34090-92 Pacific Coast Hwy. City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-243-8

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Spanish Colonial building combines a rectangular office with attached residential units. Both sections feature stucco walls, red clay barrel tile on very low hip roofs and wood sash windows. The complex is built against a slope with the office at street grade and the living units above and behind. These are separated from the parking lot by a tall retaining wall and steps. The office section has large plate glass windows, a corner door, and brick facing below the windows. Some of the windows have been replaced with aluminum sliders. Connecting the two sections is a one story wing at street level with an entry through an arch into a partially enclosed, shed roof entryway. The residential units face onto a central court and feature varied openings, some arched-some doors with wood surrounds. The structure is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)
front

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928

*P7. Owner and Address:

Hosman Properties

P.O. Box 1946

Prescott, AZ 86301

P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave. S 93

Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

i. Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

2 of 2

*NRHP Status Code 5S2

*Resource Name or #: 34090-92 Pacific Coast Hwy.

B1. Historic Name: Blue Diamond Ice Co.

B2. Common Name: _____

B3. Original Use: Commercial/residential

B4. Present Use: O--Other/commer./residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Sloped lot

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Commercial Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type office/residential

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The streetfront structure of this complex was a part of the Woodruff Development. It is an unusual combination of office and residential uses. The living units were built when the storefront became the Blue Diamond Ice. Co. It is a representative example of the architecture during the period of significance. It meets General Criteria a, b, f, and j. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

County Survey March 1981/Environmental Calition

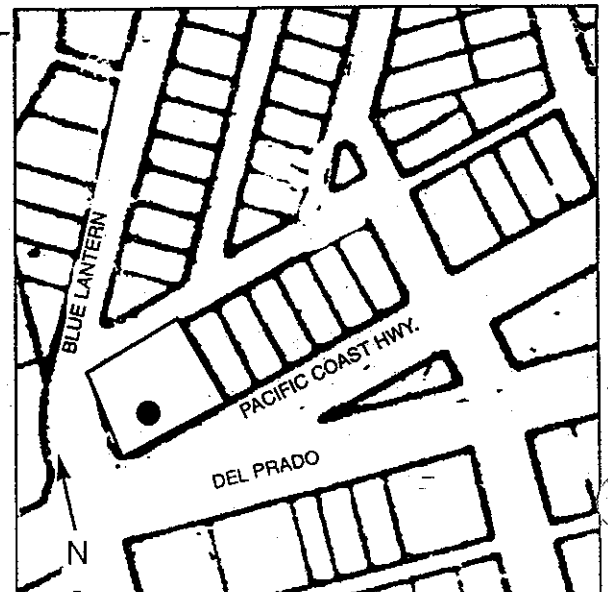
See Appendix I

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/13/1996

(This space reserved for official comments.)



34092 PACIFIC COAST HWY.

*Required information

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date 1/1

Page 1 of 3

*Resource Name or #: 34098 Pacific Coast Hwy.

(34100 PCH)

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 34098 Pacific Coast Hwy. City Dana Point Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE; _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-243-10

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The original part of this building is built in a rectangular plan with a side-facing gable roof of red clay barrel tile. The short eave extension across the front has rounded rafter tails. The front wall is dominated by two large rounded arch openings. The doors have been replaced. At the left corner is an engaged decorative tower that can be seen in historic photographs. It has a small octagonal roof and tile vents. A large addition dominates the side facade. The building is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928 A

*P7. Owner and Address:

Mr. Upchurch

34098 PCH 40 S. LaSenda St

Dana Point, CA 92629 Laguna Beach

P--Private 926051

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave. #93

Claremont, CA 91711

*P9. Date Recorded: 05/23/1997

*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 5S2

Page 2 of 3

Source Name or #: 34098 Pacific Coast Hwy.

B1. Historic Name: Woodruff Building 243-10

B2. Common Name: Pacific Cleaners

B3. Original Use: Commercial

B4. Present Use: C--Commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 construction Alts - large addition, replacement doors. (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Commercial Development

Area Dana Point

Period of Significance 1928-1931

Property Type Commercial

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial structure was a part of the Woodruff development. It has served as a gas station, art studio, Dana Interiors, garage, and cleaners. It meets General Criteria e. and j. Although it has been altered and lost significance because of the addition and stucco retexture, it should be considered eligible for consideration in local planning. (See Appendix I).

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

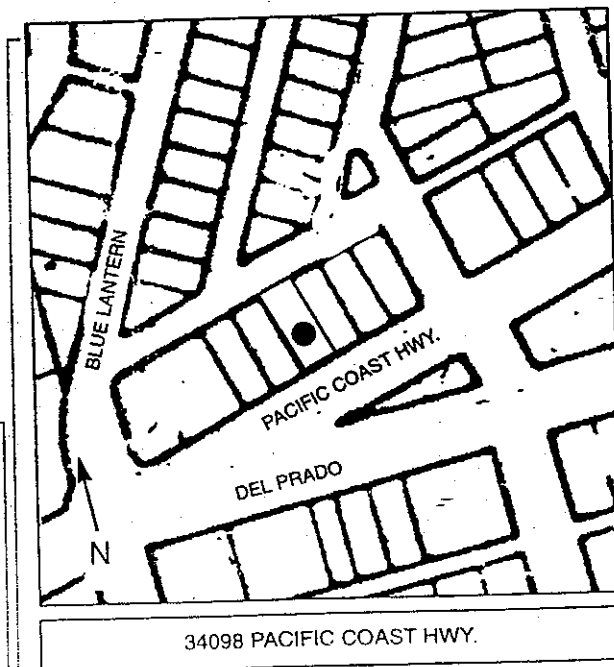
See Appendix I

B13. Remarks:

*B14. Evaluator: _____

Date of Evaluation: 05/10/1997

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

3 of 3

*Recorded by Judy Wright & Mary Stoddard

*Date 05/23/1997

☒ Continuation

☐ Update

resource Name or #: 34098 Pacific Coast Hwy.

P4 (con't.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date 11 / 11 / 11

Page 1 of 2

*Resource Name or #: 34105 Pacific Coast Hwy.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34105 Pacific Coast Hwy. City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-231-01

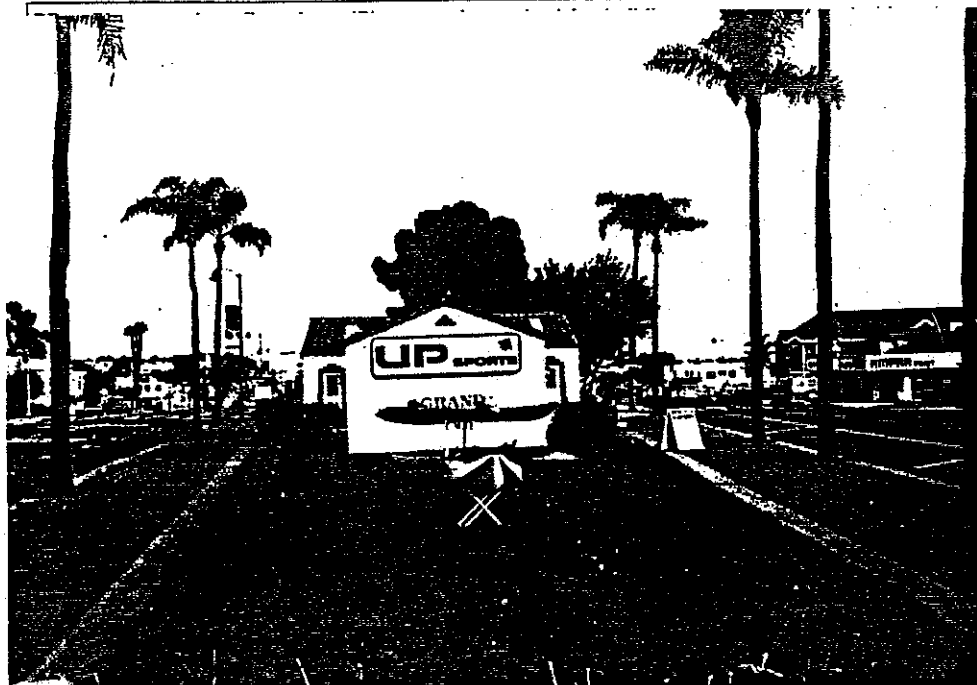
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Spanish Colonial Revival commercial structure is built in a cross plan on a narrow lot so that it faces two heavily traveled streets. It has the scale and features of a residential version of the style. The roofs are low pitch, red clay barrel tile. The stucco walls are accented by features such as French doors, decorative tile surrounds, wrought iron grills, wood sash windows, tile vents, and tile steps. It is now being used for retail and is in excellent condition. Exterior alterations are minimal.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:

Paul Hofer, Jr.
11274 Turner Ave.
Ontario, CA 91761
P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/20/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

2 of 2

*NRHP Status Code SS2

*Source Name or #: 34105 Pacific Coast Hwy.

B1. Historic Name: Woodruff Real Estate Office

B2. Common Name: U P Sports

B3. Original Use: C-Commercial

B4. Present Use: C--Commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Commercial Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type retail store

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building is a good example of the Spanish Colonial Revival style. It is a representative example of the architecture during the period of significance. It meets General Criteria b, d, e, f, h, and j. Although not eligible for individual listing in the National Register, it should be considered eligible for listing under any ordinance that may be developed. This building was originally opened as a real estate office for promotion of the Woodruff development. For many years it was occupied by the Brookside Winery. It was then a real estate office for Lingo Realty and is now (1996) a retail store for UP Sports. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix I)

B13. Remarks:

Threats: Traffic impacts

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/14/1996

(This space reserved for official comments.)



34105 PACIFIC COAST HWY.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34111 Pacific Coast Hwy.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34111 Pacific Coast Hwy. City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-232-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large motel complex is built with very little setback on a lot between two heavily traveled streets. The frame construction is clad with horizontal wood siding. It has features of Colonial Revival styles such as the siding, wood sash, 6/6 double-hung windows, and two-story, narrow porch across the front of the PCH facade of one of the pair of two-story sections. These sections have low-pitch, intersecting gable roofs and wood balconies to access the units within. Attached to these sections is a series of one-story units. Each has a square plan, two double-hung windows, a simple door, and a side-gable roof. The units are offset so that they have the appearance of being detached. Some of the wood-sash windows have been replaced. A related feature is a free-standing neon sign with a sail boat and reading "Dana Marina Inn." The complex is in fair condition.

*P3b. Resources Attributes: (List attributes and codes) HP5. Hotel/Motel

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.) _____

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1942

*P7. Owner and Address:

Kumbok Choi, Tr.
34111 PCH
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS

112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

e 2 of 2

*NRHP Status Code 5S2

Source Name or #: 34111 Pacific Coast Hwy.

B1. Historic Name: Plantation Motel

B2. Common Name: Dana Marina Inn

B3. Original Use: Commercial

B4. Present Use: C--Commercial

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1942 construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Commercial Architecture

Area Dana Point

Period of Significance 1941-1949

Property Type hotel

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This unusual motel is the only one of its style in Dana Point and the only commercial structure of the period not built in the Spanish Colonial Revival style. Originally it was named The Plantation Motel. It meets General Criteria b, d, f, h, and j. It is worthy of preservation and should be considered eligible for listing under any local ordinance that may be developed.

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

*B12. References:

Orange Assessor's Records

See Appendix IV

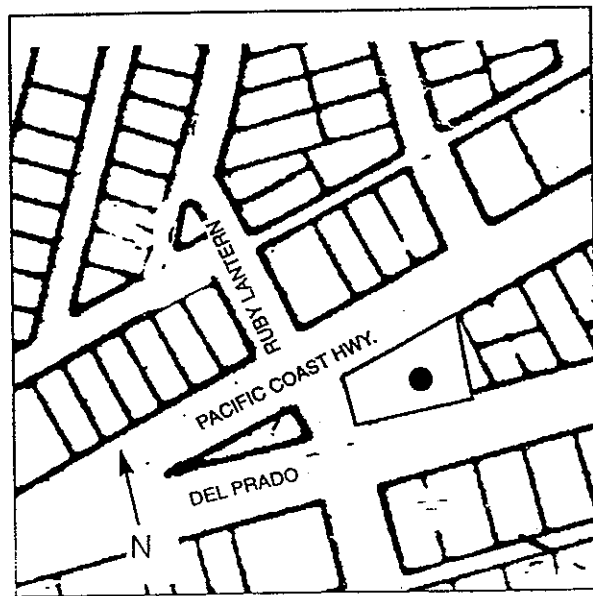
B13. Remarks:

Threats: Traffic impacts

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/15/1996

(This space reserved for official comments.)



34111 PACIFIC COAST HWY.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34130 Pacific Coast Hwy.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 34130 Pacific Coast Hwy. City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-283-19

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large, two-story, commercial structure is built with zero setback and has many features of a residential version of the Spanish Colonial Revival style such as the low-pitch, red clay, barrel tile gable roofs, stucco walls and wood casement windows. The complex gable roof system adds interest. The building is designed as retail on the ground floor and apartments or offices on the second. The front facade was altered at some earlier time. At this time the building has undergone extensive renovation and most architectural significance has been destroyed.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
Carl Tilden Chen Sun
P.O. Box 9588 PO Box 118
S. Laguna, CA 92677 San Juan Cap
P--Private 92643

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 6

2 of 2

Source Name or #: 34130 Pacific Coast Hwy.

B1. Historic Name: Woodruff - Chez Hubert French Restaurant

B2. Common Name: Tilden Building

B3. Original Use: Commercial

B4. Present Use: V--Vacant

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F construction Ats: extensive (in process 1996)(near completion Jan. 1997 inappropriate.)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Commercial Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Commercial Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure was a part of the Woodruff Development. It meets General Criteria b, e, and j. It was originally built by the Woodruff Company as the Chez Hubert French Restaurant. It is shown in an historic photo available at the Dana Point Historical Society Museum. The upstairs was used as lodging for merchants as in Europe. At one time it housed the Post Office. It was a significant example of commercial architecture during the period of significance. During this survey, it has been totally remodeled is is no longer of historic architectural significance.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

See Appendix I

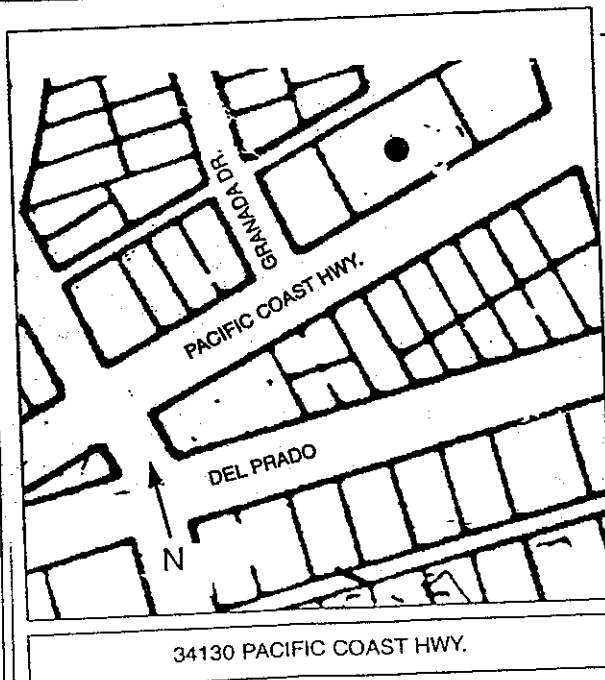
B13. Remarks:

Threats: Private development, heavy traffic

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/14/1996

(This space reserved for official comments.)



*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34311 Pacific Coast Hwy.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34311 Pacific Coast Hwy. City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-165-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This motel complex includes a row of units, a restaurant, and an additional structure listed as 34620 Dana Point Harbor Dr. All are built in the Spanish Colonial Revival style. The motel section of this address is a two-story rectangular plan with units on both stories and an enclosed garage for each on the first floor. The walls are stucco and the complex gable and hip roofs are covered with red clay barrel tile. The second floor units are accessed by a narrow stair through an arched opening on the ground which lead to covered, under-roof balconies. Most of the units retain original wood casement windows and panel doors. The restaurant wing is attached to the motel section and continues the design motif. It has a hip roof, two panel entries, no windows, decorative tiles at intervals, and murals in arches on the street facade. The condition of the structure varies from good to fair.

*P3b. Resources Attributes: (List attributes and codes) HP5. Hotel/Motel

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.) _____

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930 F

*P7. Owner and Address:
Dana Villa II-Partnership Assoc
34208 Pacific Coast Hwy. PO Box 3460
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, Ca 91711

*P9. Date Recorded: 05/21/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S2

Page 2 of 2

Source Name or #: 34311 Pacific Coast Hwy.

B1. Historic Name: Dana Villa Inn

B2. Common Name: Dana Villa Inn

B3. Original Use: Commercial

B4. Present Use: C--Commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Paved parking lot, large trees

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Commercial Development

Area Dana Point

Period of Significance 1028-1931

Property Type Motel

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Early "tourist camps" existed in many Southern California towns during the early 20th century. In Laguna Beach many of these "camps" were tents rented out to tourists. Pasadena architect Arthur Heineman is credited with developing the concept of the motel in Pasadena. He adapted the bungalow court form to create motels from Pasadena to San Luis Obispo. The Dana Villa Inn, designed by Woodruff architect Charles A. Hunter was the first on the South Coast. Each lodging space was built as an independent unit and even has a garage space. This commercial structure is representative also of the architecture during the period of significance. It meets General Criteria a, b, d, f, g, j. Although not eligible for individual listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed.

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

*B12. References:

Orange Assessor's Records

(See Appendix I)

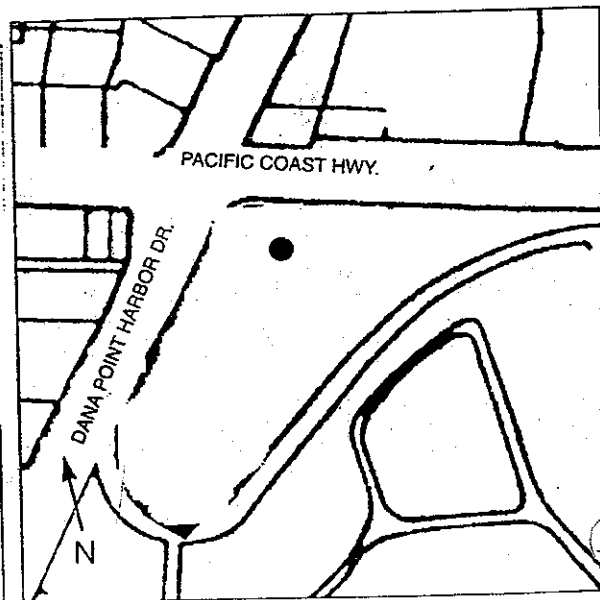
B13. Remarks:

Threats: Condition

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



34311 PACIFIC COAST HWY.

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date 1 / 1 / _____

Page 1 of 2

*Resource Name or #: 34185 Pacific Coast Hwy.

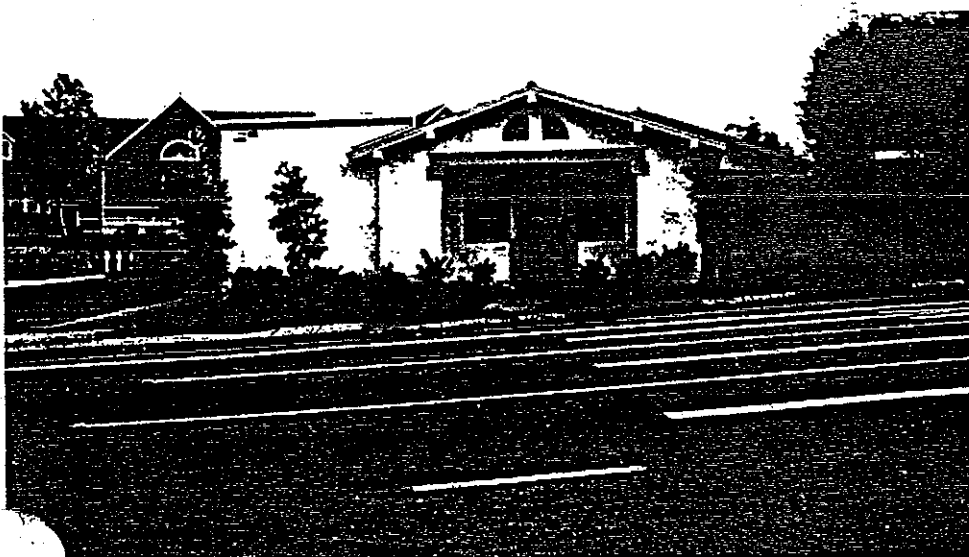
P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 34185 Pacific Coast Hwy. City Dana Point Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-301-03

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This office building is a one-story rectangle with flat and gable roof combination. It has been remodeled so that it has lost any historic architectural significance.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.) _____



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address: Margaret White Black Properties
24242 Santa Clara Ave. 46 Fleming
Dana Point, CA 92629 2030 Main St
P-Private Suite 1300
Irvine, CA 92614

*P8. Recorded by: (Name, affiliation, grade, year)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 6

Source Name or #: 34185 Pacific Coast Hwy.

Historic Name: _____

B2. Common Name: The Epicenter

B3. Original Use: C-Commercial

B4. Present Use: C--Commercial

*B5. Architectural Style: Remodeled

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929F construction Alts: total remodel (approx 1994)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Commercial Development Area _____

Period of Significance 1929-1931 Property Type Commercial Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure was built as part of the original Woodruff development but has been totally remodeled and has lost all historic architectural significance. It meets General Criteria e and j. (See Appendix I).

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

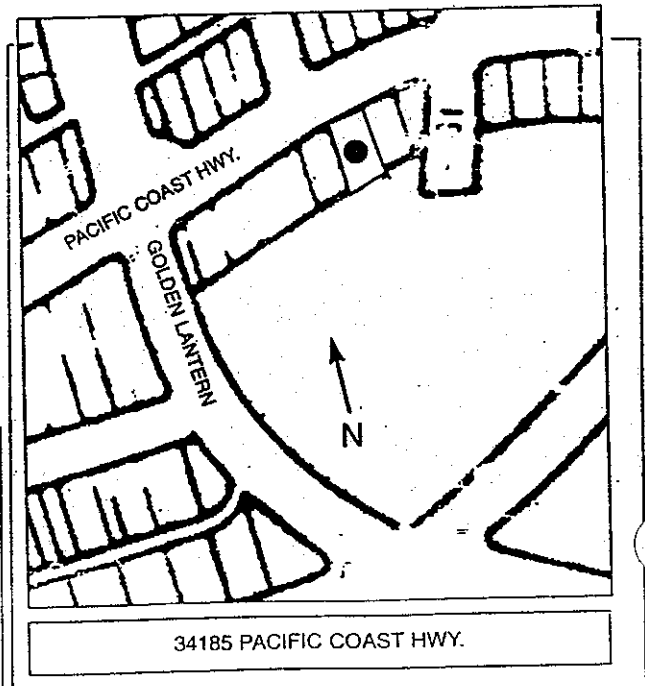
See Appendix I

B13. Remarks: _____

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/10/1997

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34311 Pacific Coast Hwy.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 34311 Pacific Coast Hwy. City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-165-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This motel complex includes a row of units, a restaurant, and an additional structure listed as 34620 Dana Point Harbor Dr. All are built in the Spanish Colonial Revival style. The motel section of this address is a two-story rectangular plan with units on both stories and an enclosed garage for each on the first floor. The walls are stucco and the complex gable and hip roofs are covered with red clay barrel tile. The second floor units are accessed by a narrow stair through an arched opening on the ground which lead to covered, under-roof balconies. Most of the units retain original wood casement windows and panel doors. The restaurant wing is attached to the motel section and continues the design motif. It has a hip roof, two panel entries, no windows, decorative tiles at intervals, and murals in arches on the street facade. The condition of the structure varies from good to fair.

j. Resources Attributes: (List attributes and codes) HP5. Hotel/Motel

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930 F

*P7. Owner and Address:
Dana Villa II Partnership ABSC,
34208 Pacific Coast Hwy. PO Box 3660
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, Ca 91711

*P9. Date Recorded: 05/21/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

.. Report Citation: (Cite survey report/other sources or "none") _____

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 34311 Pacific Coast Hwy.

B1. Historic Name: Dana Villa Inn

B2. Common Name: Dana Villa Inn

B3. Original Use: Commercial

B4. Present Use: C-Commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Paved parking lot, large trees

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Commercial Development

Area Dana Point

Period of Significance 1028-1931

Property Type Motel

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Early "tourist camps" existed in many Southern California towns during the early 20th century. In Laguna Beach many of these "camps" were tents rented out to tourists. Pasadena architect Arthur Heineman is credited with developing the concept of the motel in Pasadena. He adapted the bungalow court form to create motels from Pasadena to San Luis Obispo. The Dana Villa Inn, designed by Woodruff architect Charles A. Hunter was the first on the South Coast. Each lodging space was built as an independent unit and even has a garage space. This commercial structure is representative also of the architecture during the period of significance. It meets General Criteria a, b, d, f, g, j. Although not eligible for individual listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed.

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

*B12. References:

Orange Assessor's Records

(See Appendix I)

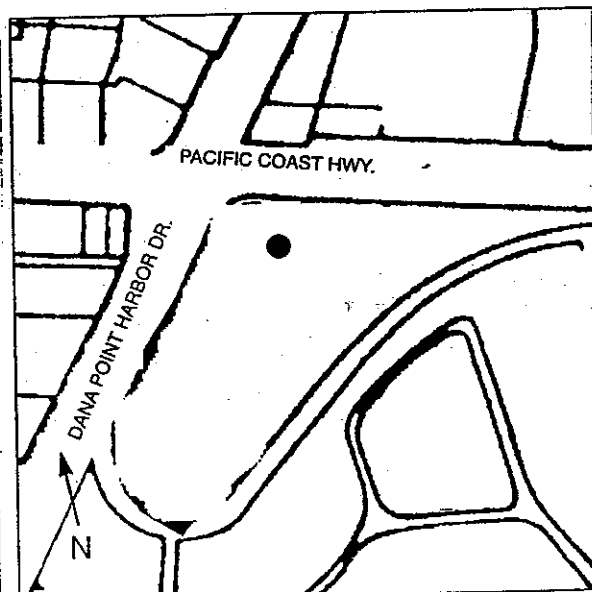
B13. Remarks:

Threats: Condition

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



34311 PACIFIC COAST HWY.

*Required information

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

HRI # _____

Trinomial _____

NRHP Status Code 5S2

Other Listings _____

Review Code _____

Reviewer _____

Date / /

1 of 2

Source Name or #: 34352 Pacific Coast Hwy.

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 34352 Pacific Coast Hwy. City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 668-271-10

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story structure is surrounded by newer highway commercial uses. It is a rectangular structure built in a Spanish Colonial Revival style with stucco walls, hipped red clay barrel tile roof, and casement windows. The ground floor of the front facade has two pedestrian doors and four closed bays which were probably store front entrances or windows. (two with tile hoods). The second floor has several casement windows and a pair of French doors opening onto a balconette with iron railing and timber beam supports. On each end is an exterior stair partially enclosed by stucco railing and a porch at the top. The structure is in fair condition. At the rear is a large two-story addition.

Resources Attributes: (List attributes and codes) HP2. Single Family Property

Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928 F

*P7. Owner and Address:

Evangelos Vardakostas

27046 Calle Dolores

Capistrano Beach, CA 92624

P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave. S 93

Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey



Report Citation: (Cite survey report/other sources or "none") _____

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 5S2

Page 2 of 2

Source Name or #: 34352 Pacific Coast Hwy.

B1. Historic Name: Woodruff House

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction Large rear addition- date unknown first story entrances-date unknown

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: unknown Original Location: San Juan Creek

*B8. Related Features:

Surrounded by commercial

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Commercial Development

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was moved to this site because it was in the path of San Juan Creek project after the 1938 flood. It is a representative example of the architecture during the period of significance and part of the Woodruff development. It meets General Criteria b, e, f, and j. Although not eligible for listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

Orange Assessor's Records

See Appendix III

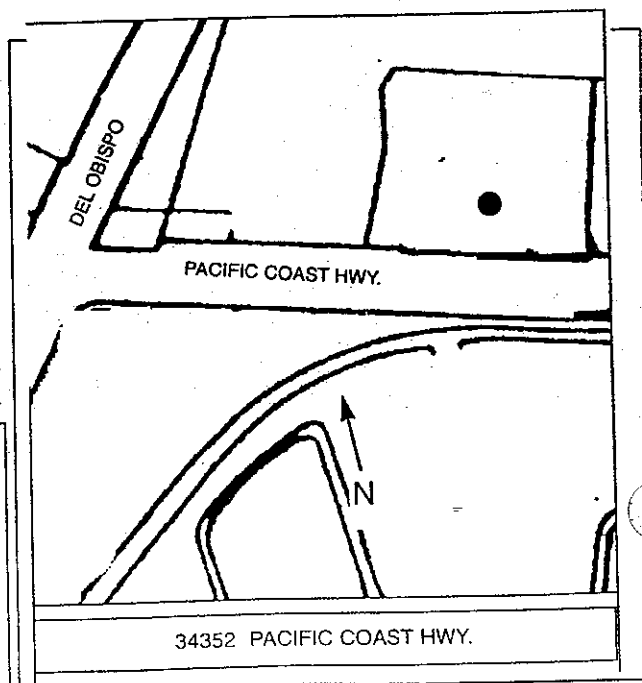
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

1 of 2
Resource Name or #: 34812 Pacific Coast Hwy.

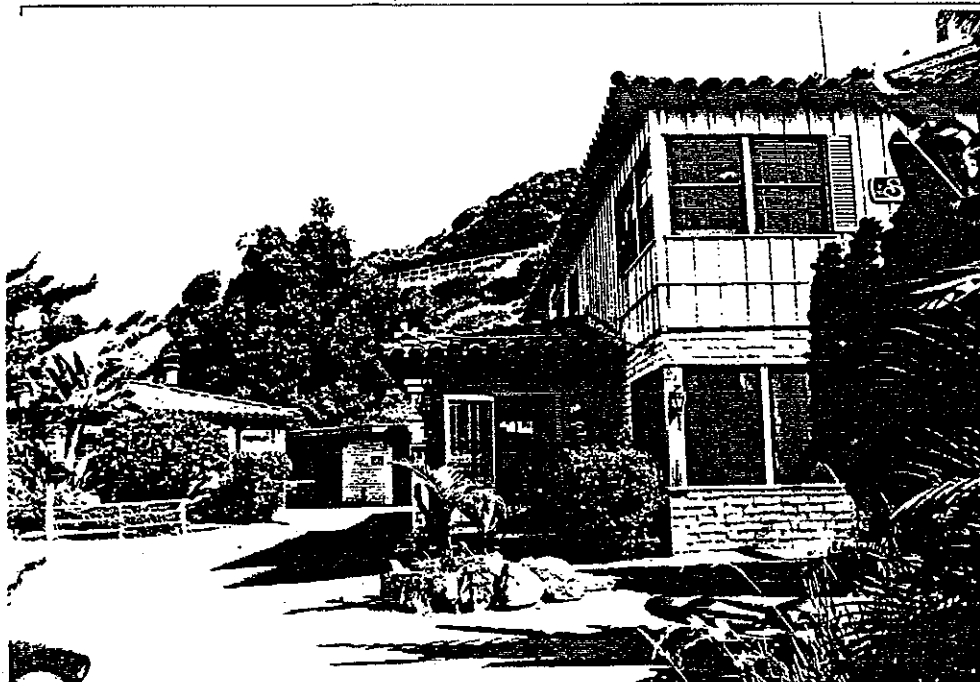
P1. Other Identifier: _____
*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 34812 Pacific Coast Hwy. City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)
Assessor's Parcel Number: 691-411-42

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This motel complex is sited very close to the street across which is Doheny State Beach. It has two main sections. The first is a two-story rectangle with a low pitch hip roof. It contains the office. To the west of it is a two-story building built in a long rectangular plan with a gable roof. It contains separate motel units each with a small private patio or balcony facing the ocean. The first story of each structure has walls of grey rough block with untrimmed mortar. The second stories are frame construction with board-and-batten siding. Both buildings have red clay tile roofs and wood sash windows. The lush landscaping protects the units from the highway. Overall the complex is Monterey style.

Resources Attributes: (List attributes and codes) HP5. Hotel/Motel; HP5. Hotel/Motel

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930

*P7. Owner and Address:
Uday Shendrikar AB & R Investments
1120 W. La Veta Ave. 221 S. Olavista
Orange, CA 92668 San Clemente, CA
P-Private 92672

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. #93

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none")

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code SS2

Source Name or #: 34812 Pacific Coast Hwy.

B1. Historic Name: Swallows Motel

B2. Common Name: Sea View Inn

B3. Original Use: Commercial

B4. Present Use: C--Commercial

*B5. Architectural Style: Monterey Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930 Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Ocean Front

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Commercial Development

Area Dana Point

Period of Significance 1928-1931

Property Type commercial

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This motel was originally named the Swallows Motel. Carl Buchheim remembers that this motel was built just after the Doheny State Beach was given by the Doheny family. This motel meets General Criteria b, f, g, h, i, and j. It should be considered eligible for inclusion in any local ordinance that may be developed.

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

*B12. References:

Orange Assessor's Records

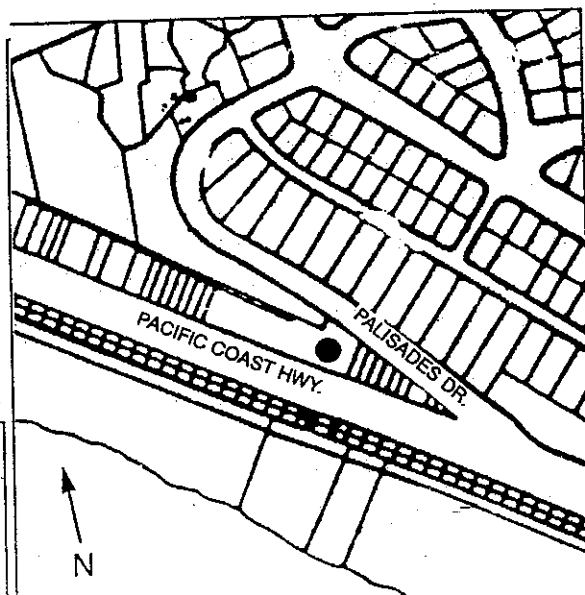
Carl Buchheim

B13. Remarks:

*B14. Evaluator: _____

Date of Evaluation: 05/21/1997

(This space reserved for official comments.)



34812 PACIFIC COAST HWY.

*Required information

PRIMARY RECORD

Primary # CDP98-19
HRI # demoed
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 24366 Santa Clara

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 24366 Santa Clara Avenue City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-071-07

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large, two-story, Spanish Colonial Revival house is built in a very long rectangular plan and has many features of the style including hand trowelled stucco walls; low pitch, red clay barrel tile roof; casement windows; some window grilles; and rustic shutters. The under-roof entry porch is through a large rounded arch in the center of the front wall. On the right end is an offset section with a large garage and apartment. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:
Medhat El Faizy Glenn Schafer
24366 Santa Clara Ave. 1318 Colony Plaza
Dana Point, CA 916299 Newport Beach
P--Private 92660

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 24366 Santa Clara

B1. Historic Name: Woodruff House 071-07

B2. Common Name: Faizy House

B3. Original Use: Residence

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

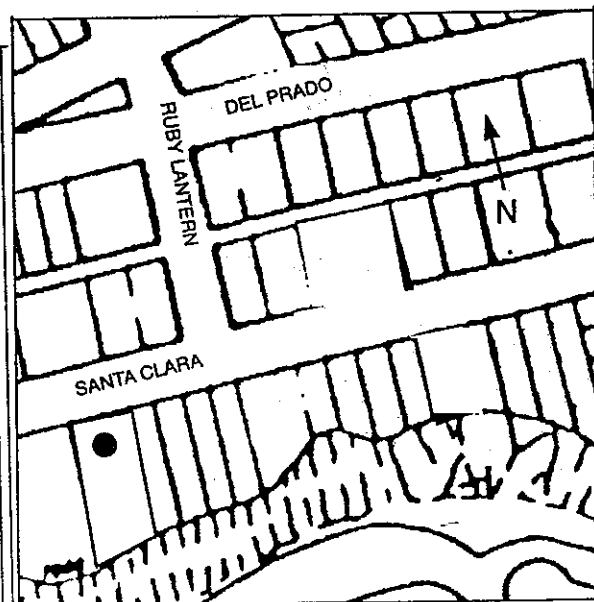
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



24366 SANTA CLARA

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 24401 Santa Clara

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 24401 Santa Clara Avenue City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 682-234-12

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story Spanish Colonial Revival house is built in an irregular rectangle plan. It has a low pitch, red clay barrel tile roof accented by an unusual wall chimney with decorative, tile chimney pot. It is clad with hand trowelled stucco and features wood casement windows, some of which have wood shutters. A shed roof, arcaded entry has arched openings. The second story is designed with a slight overhang supported by decorative timber beams. A tile roof garage is attached to the main house. The house is in excellent condition. (In late 1996 the exterior was renovated to better reveal the architectural details. A wall hiding a major front window was removed and a statuary niche was relieved of ivy growth.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
Lucia Deckard Steven Cary
24401 Santa Clara Ave.
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

2 of 2

*NRHP Status Code SS2

* Source Name or #: 24401 Santa Clara

B1. Historic Name: Woodruff House 234-12

B2. Common Name: Deckard House

B3. Original Use: Residence B4. Present Use: R-Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Patio Wall

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Company

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

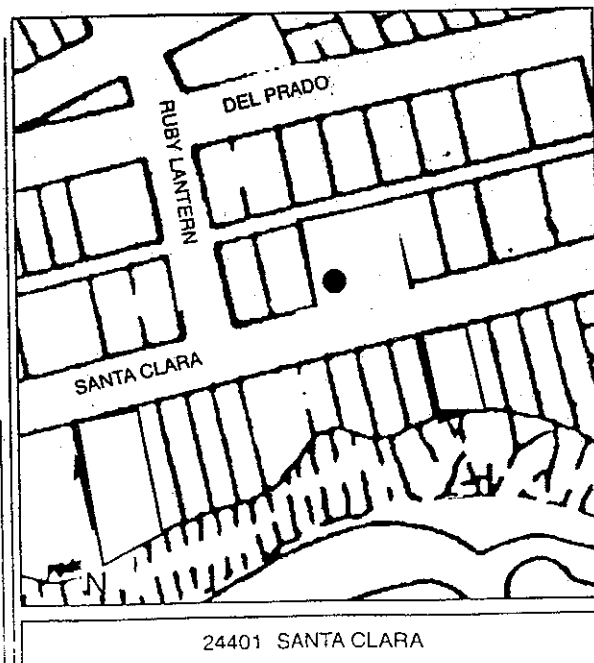
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 24422 Santa Clara

P1. Other Identifier: _____

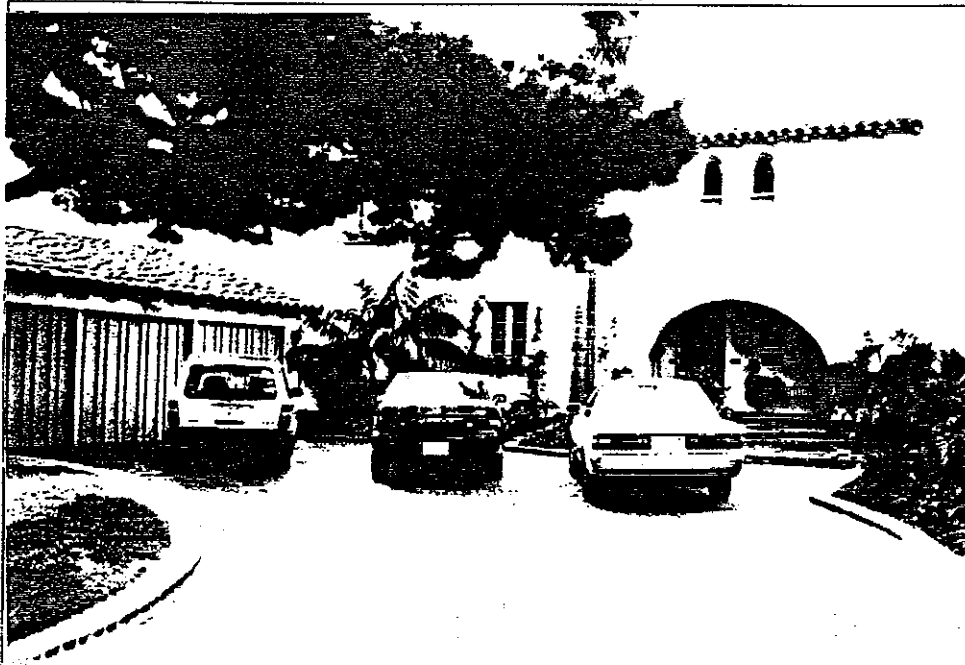
*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 24422 Santa Clara Avenue City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-071-12

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large, two-story, Spanish Colonial Revival house is built in a rectangular plan. The main feature of the front facade is a large arched entryway decorated by quoins stuccoed to match the walls. Opening onto the porch is a five panel, carved wood door. Above the arch is a matching pair of arched windows with a deep reveal, sloped sills and trim molding. These are repeated on the side walls. Larger windows face the harbor on the back of the house. There is a detached, three-car garage. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:
Anthony Orlandella
24422 Santa Clara Ave. 24482 Sanduan Ave #101
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

(report Citation: (Cite survey report/other sources or "none")

County Survey 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code SS2

2 of 2

Source Name or #: 24422 Santa Clara

B1. Historic Name: Woodruff Huuse 071-12

B2. Common Name: Orlandella House

B3. Original Use: Residence

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1929 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:
Detached garage

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible under any local ordinance that may be developed. One of the early owners was the artist Lockwood Moss who gave art lessons in the house in the early 1930s. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey/Environmental Coalition, March 1981

(See Appendix III)

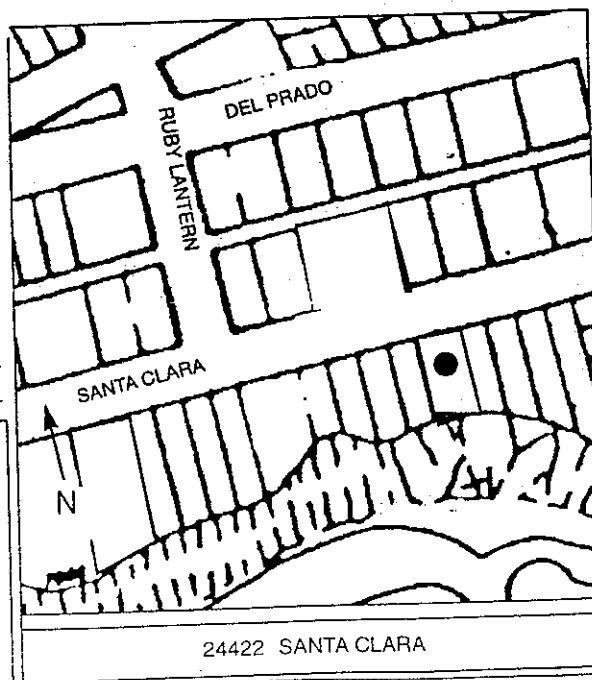
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

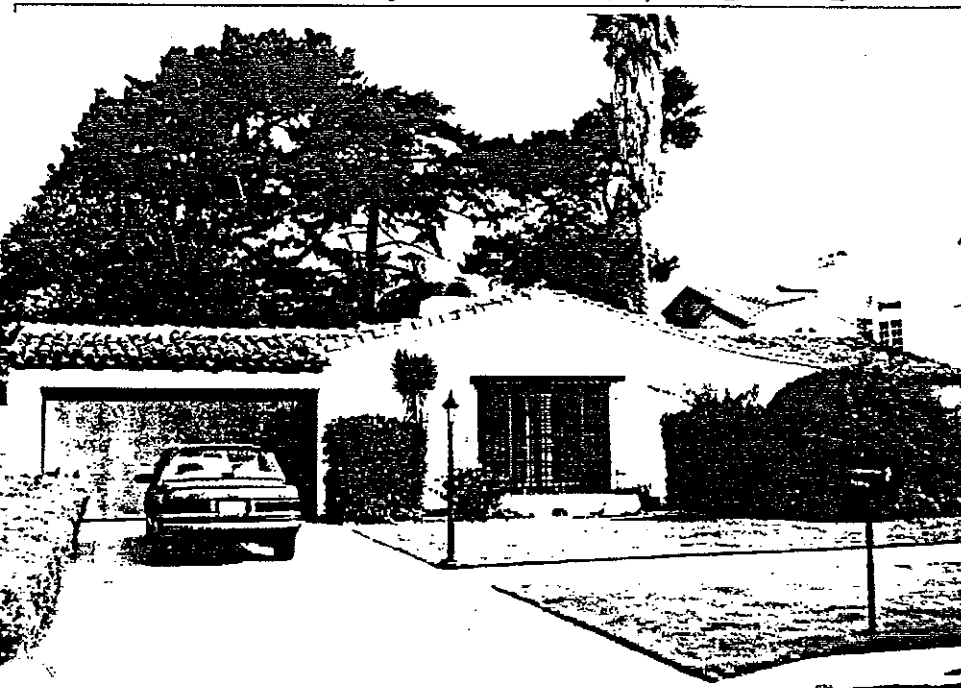
*Resource Name or #: 24440 Santa Clara
P1. Other Identifier: 24411 Santa Clara (assessors map)
*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 24440 Santa Clara Avenue City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-234-13

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, Spanish Colonial Revival house is built in a rectangular plan and has intersecting, low pitch gable roofs of red clay barrel tile in a double skewed pattern. The hand trowelled, stucco walls accentuate a large, wood casement front window covered with iron grillework. The front gable extends to the right to form an archway leading to the garden. On the left end is an attached garage. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
Santa Clara Assoc. Donovan Westorf
2101 31st St. 24401 Santa Clara
Denver, CO 80216 - Dana Point, CA
P--Private 92629

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave S93
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code SS2

Page 2 of 2

Source Name or #: 24440 Santa Clara

B1. Historic Name: Woodruff House 234-13

B2. Common Name: _____

B3. Original Use: Residence

B4. Present Use: R-Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. It meets General Criteria a, b, e, f, j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey/Environmental Coalition. 1981

(See Appendix III)

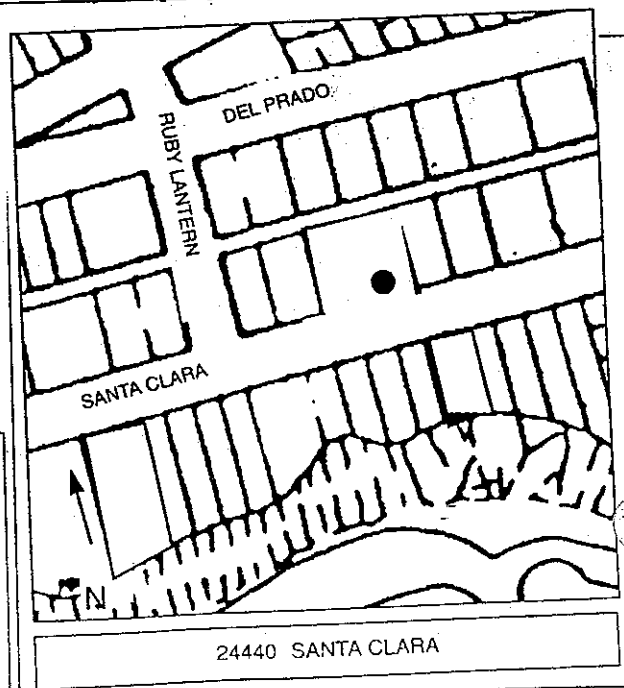
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date 1 / 1

Page 1 of 2

*Resource Name or #: 24682 Santa Clara

*P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M.

c. Address 24682 Santa Clara Avenue City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

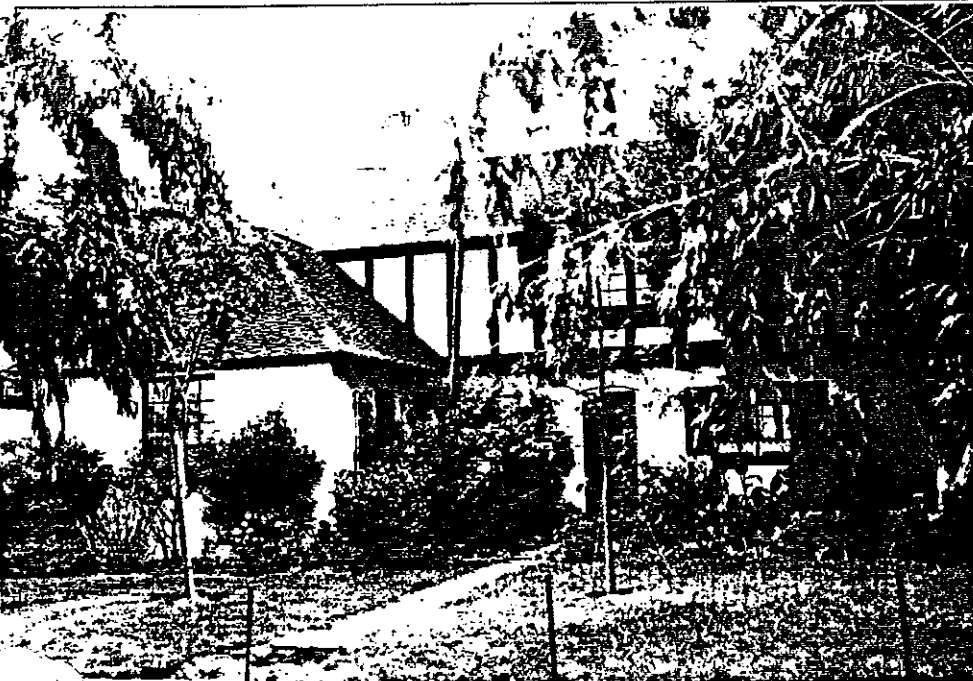
Assessor's Parcel Number: 682-202-05

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story German Tudor Revival house is built in an "L" plan and features many exaggerated features of the style including hand trowelled concrete plaster walls, truss-built walls with half-timbering, steeply pitched wood shingle roofs, wood casement windows and rustic shutters. The roofs are gablet-on-hip or hip and the garage has a tall cupola with a conical roof and witch weather vane. The main ridge beam of the house is sway backed. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address: John + Diane Shirley
Harvey & June Golumbic
24682 Santa Clara Ave.
Dana Point, CA 92629
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 5S2

Page 2 of 2

Source Name or #: 24682 Santa Clara

B1. Historic Name: Woodruff House 202-05

B2. Common Name: Golumbic House

B3. Original Use: Residence

B4. Present Use: R--Residential SF

*B5. Architectural Style: Provincial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Large trees: New Zealand Xmas Tree; pines

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original houses of the Woodruff development. It is one of several that are unlike the more typical Spanish Colonial Revival houses of the development. It is a fine representative example of the architecture during the period of significance. It meets General Criteria a, b, e, f, j. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

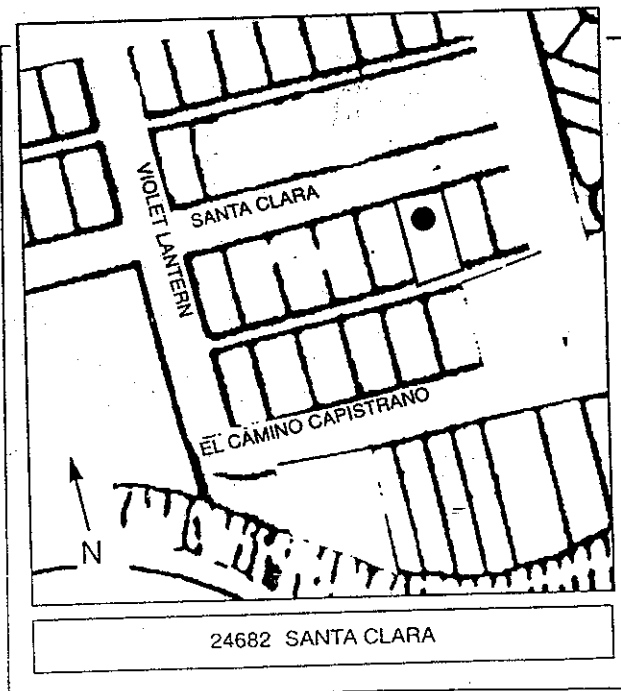
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date / /

ge 1 of 2

Source Name or #: 34555 Scenic Drive

- P1. Other Identifier: _____
- *P2. Location: ☐ Not for Publication ☒ Unrestricted
- b. USGS 7.5' Quad _____ Date _____ T _____; R _____ 1/4 of _____ 1/4 of Sec _____; B.M. _____
- c. Address 34555 Scenic Drive City Dana Point Zip 92629
- d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
- e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
- Assessor's Parcel Number: 672-262-01

- *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
- This large house is two-story built in an irregular plan with a complex roof. The style does not fit typical historic categories but some craftsman influence can be seen in the materials. The walls are covered with wood shingles and feature large windows affording views of the ocean. There are two ancillary structures. The grounds are carefully landscaped. The house is surrounded by fences and is in excellent condition.

Resources Attributes: (List attributes and codes) HP2. Single Family Property

Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1939 F

*P7. Owner and Address:
M. Michael Gassell
34555 Scenic Drive
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. # 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey



*P11. Report Citation: (Cite survey report/other sources or "none")

Comments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

1 2 of 2

*NRHP Status Code 5S2

*Resource Name or #: 34555 Scenic Drive

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential

B4. Present Use: R--Residential

*B5. Architectural Style: Shingle

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1939 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Cliff side lot with ocean view

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1940

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house meets General Criteria i and j. It should be considered eligible for consideration under any local ordinance that may be developed.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

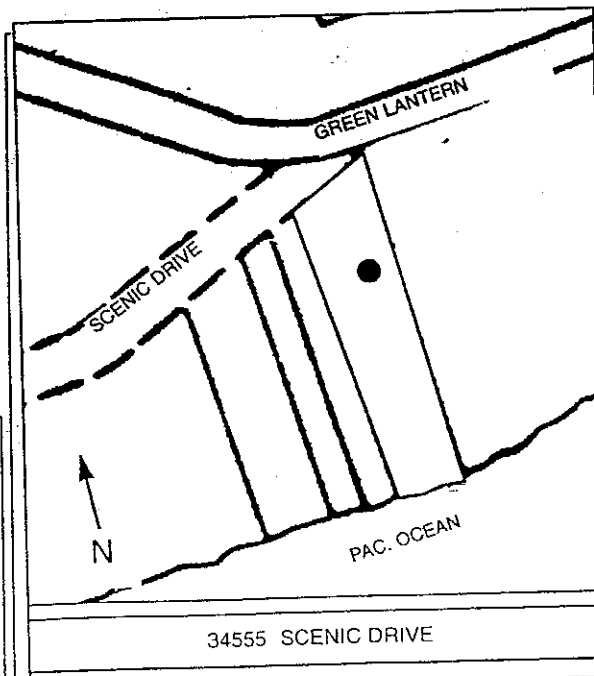
Orange Assessor's Records

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/21/1997

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34567 Scenic Drive

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 34567 Scenic Drive City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 672-262-04

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This Spanish Colonial Revival house sits on the cliff with a view of the ocean. The original structure is hidden from street view by additions and gates but visible are white stucco walls and red clay tile roofs. The house can barely be seen from outside the gates and access has not been possible. Perhaps access can be arranged later.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.) _____

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1926 F

*P7. Owner and Address:
Robert Blade
34567 Scenic Drive
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. #93
Claremont, CA 91711

*P9. Date Recorded: 05/23/1997

*P10. Survey Type: (Describe) _____

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

2 of 2

*NRHP Status Code 5S2

*Resource Name or #: 34567 Scenic Drive

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1926 Construction F

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Cliff lot- ocean view

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house meets General Criteria f, and j. It should be considered eligible for consideration under any local ordinance that may be developed.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

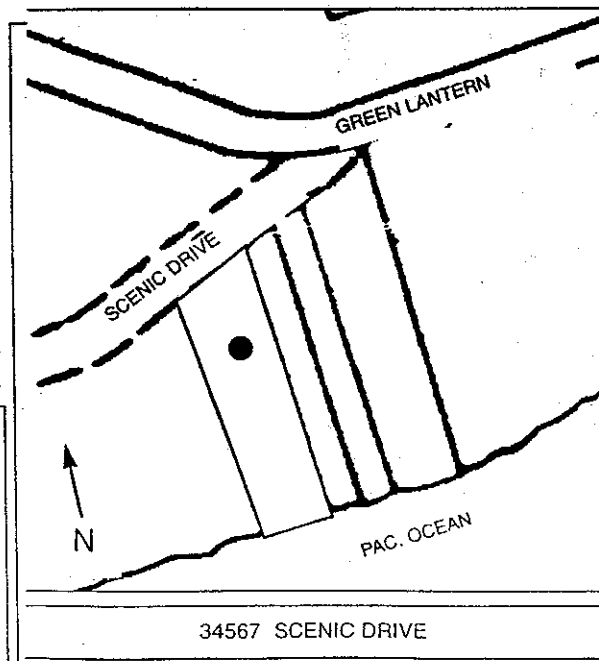
Orange Assessor's Records

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/24/1997

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____
Date / /

Page 1 of 2

*Resource Name or #: 34010 Street of the Amber Lantern

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34010 St of the Amber Lantern City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-281-37

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This one-story, stuccoed, frame house is built in a rectangle plan and covered with a low pitch tile roof. The hand trowelled stucco texture is a main feature. Across most of the front is a shed roof porch partially enclosed by stucco arches. The front door and windows appear to be replacements of the original. At the rear is a two story addition designed to match the original. The house is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
Front

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F-construction

*P7. Owner and Address:
John Munson Richard Dow
34010 Amber Lantern PO Box 4216
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. # 93
Claremont, CA 91711

*P9. Date Recorded: 07/03/1997

*P10. Survey Type: (Describe)
C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") None

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 34010 Street of the Amber Lantern

B1. Historic Name: Woodruff House 281-37

B2. Common Name: Munson House

B3. Original Use: Residence

B4. Present Use: R-Residential

*B5. Architectural Style: Bungalow altered

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F - construction Alts: Door & windows; addition (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for individual listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

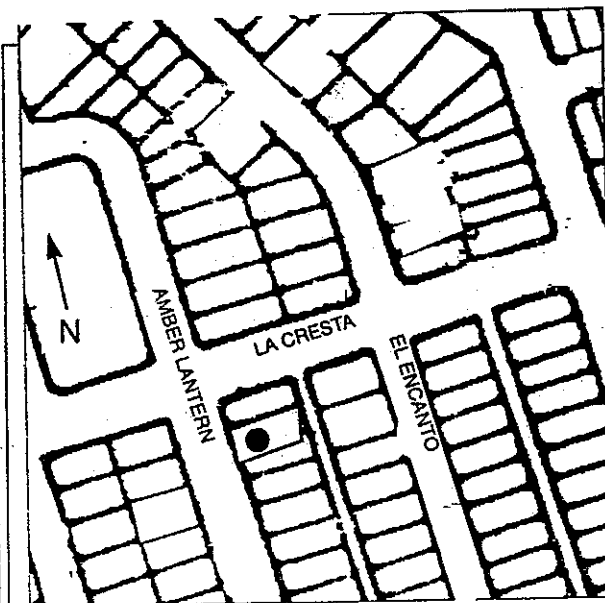
(See Appendix III)

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/14/1996

(This space reserved for official comments.)



34010 AMBER LANTERN

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34021 Street of the Amber Lantern

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____ B.M.
c. Address 34021 St. of the Amber Lantern City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-282-03

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This simple Spanish Colonial Revival house is built in an irregular rectangle plan with a low, side-facing gable roof over the one-story front section and a front-facing gable over the two-story rear section. The house is sited on a lot above grade and accessed by concrete stairs decorated with tile steps and painted tile risers. The walls are hand troweled stucco and the roofs are red clay, barrel tile. Across the front is an under-roof porch with wood supports. The main door is wood panel. Other windows and doors are wood casement or sash. On the left end of the front gable is a wall chimney detailed with a tiled chimney cap and tile element imbedded in the stucco. The rear section, which may be an addition, has a side facing balcony extending over an open space at ground level. The original balcony was probably narrower. The front yard has many plants including cacti (c. 1930) and ferns (later dates). Rock retaining walls are covered with ivy. It is in good condition.

jb. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
Front / 3/4 view
Facing Northwest

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930 F-construction

*P7. Owner and Address:
Robert & Bonnie Beeby
34021 Amber Lantern OK
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. #93
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") None

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 5S2

e 2 of 2

Source Name or #: 34021 Street of the Amber Lantern

B1. Historic Name: Woodruff House 282-03

B2. Common Name: Beeby House

B3. Original Use: Residence

B4. Present Use: R-Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930 F - construction Alts: Rear addition (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Decorative stairway from sidewalk

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point, CA

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff house. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

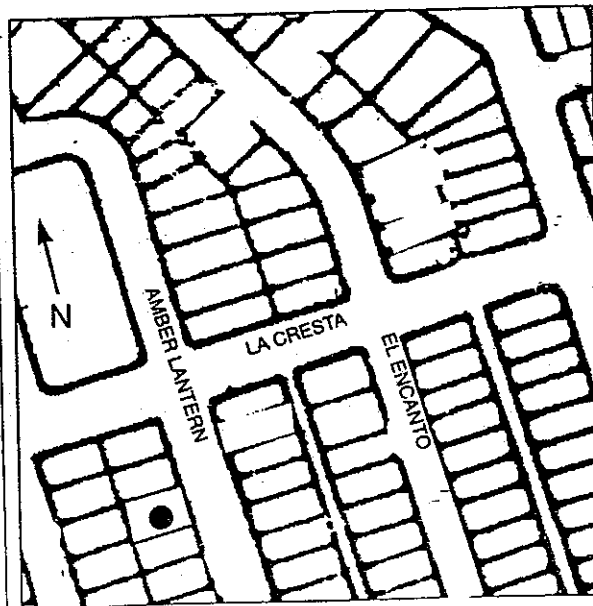
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/14/1996

(This space reserved for official comments.)



34021 AMBER LANTERN

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34111 Street of the Amber Lantern

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34111 St. of the Amber Lantern City Dana Point, CA Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-282-12

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This rectangular, frame house has stucco walls and wood gable ends and is built in a rectangular plan with a side-facing gable roof covered with composition shingles. An intersecting gable covers the front porch. On the left side is an attached, one-car garage. The house is very plain but has wood sash and casement windows and a tall brick chimney. It does not represent a major historic architectural style but is typical of late 30s custom houses. At the rear of the property is a two-story second unit. The house is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)
Front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1937 F construction

*P7. Owner and Address:
Arthur Nevarez Janice Anderson
34111 Amber Lantern
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. # 93
Claremont, CA 91711

*P9. Date Recorded: 07/06/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey



Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

2 of 2

*NRHP Status Code 5S3

Source Name or #: 34111 Street of the Amber Lantern

B1. Historic Name: _____

B2. Common Name: Nevarez House

B3. Original Use: Residential

B4. Present Use: R-Residential

*B5. Architectural Style: Gable roof house

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1937 F - construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residential structure was built by the Armstrong family. It was later lived in by Mr. Pierce. It meets General Criteria b, d, j. It is not eligible for separate listing in the National Register, nor is it a representative example of the architecture during the period of significance but its mass and scale contribute to the integrity of the neighborhood. It is eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

See Appendix IV

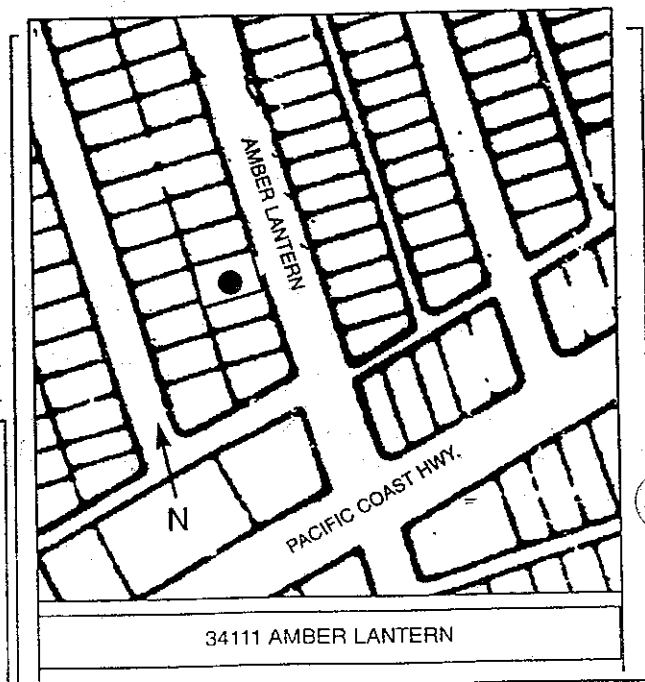
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/14/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33771 Street of the Blue Lantern

P1. Other Identifier: _____

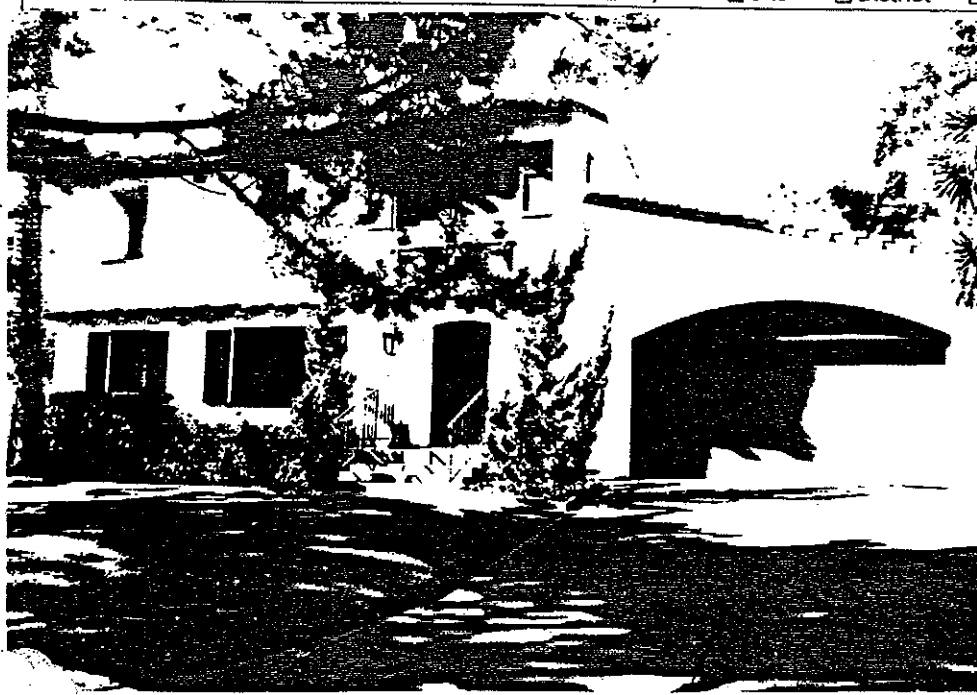
*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 33771 St. of the Blue Lantern City Dana Point, CA Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)
Assessor's Parcel Number: 682-085-04

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large, two-story, Spanish Colonial Revival house is built in a rectangular plan and covered by a low pitch, side-facing gable roof of red clay, barrel tile. On the right side is an attached garage with a tiled shed roof and with an arched opening, corner tower, and wood door. The enclosed garage may be an addition to the original arch. The house exemplifies the style in a plain version and features wood casement windows, wrought iron grilles, planked, arched entry door and troweled plaster walls. All but one of the front windows are flanked by heavy, paneled wood shutters. A distinctive feature is the narrow scalloped overhang of the second story across the front supported by wood brackets. On the second story, one of the smaller windows has a deep reveal giving the appearance of 2 ft. thick walls. Above the door is a small (shelf) hood supported by carved brackets. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
Front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F - construction

*P7. Owner and Address:
Lucille Goodwin
PO Box 967 33771 Blue Lantern
Los Angeles, CA 90036 DP 92629
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. # 93
Claremont, CA 91711

*P9. Date Recorded: 05/20/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") County Survey March 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 5S2

2 of 2

*Resource Name or #: 33771 Street of the Blue Lantern

B1. Historic Name: Woodruff House 085-04

B2. Common Name: Goodwin House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F- construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Large trees

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. This residential structure meets General Criteria a, b, e, f, and j. It is a significant example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

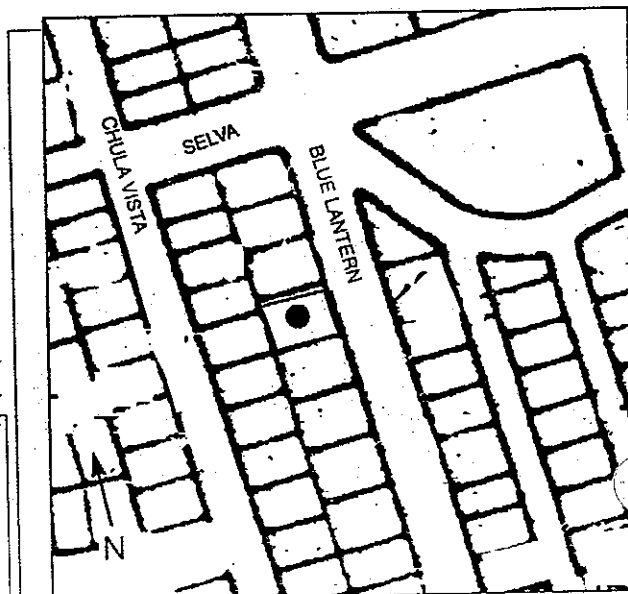
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/14/1996

(This space reserved for official comments.)



33771 BLUE LANTERN

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33792 Street of the Blue Lantern

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 33792 St. of the Blue Lantern City Dana Point, CA Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-084-02

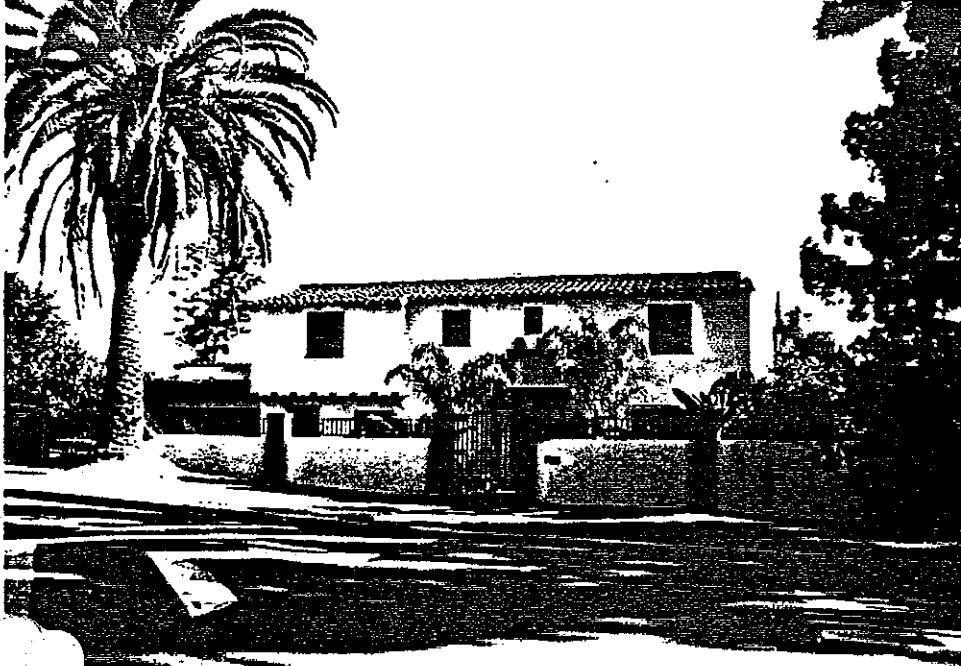
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large, two-story, Spanish Colonial Revival house is built in a rectangular plan and has a low pitch, red clay, barrel tile roof. It is clad with smooth plaster and detailed by a plastered end chimney and overhanging projection of part of the second story. The projection is trimmed with wood support brackets. The front facade features a wood panel door accented by a shelf above and French doors onto the patio. On the left side is a flat roof, attached garage and behind it a taller one-story, shed roof wing. The wood casement windows are placed assymmetrically in a pattern typical of the style. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F-construction

*P7. Owner and Address:
John H. Roberts Tr.
33792 Blue Lantern OK
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)

AEGIS
112 Harvard Ave. #93
Claremont, CA 91711

*P9. Date Recorded: 05/20/1997

*P10. Survey Type: (Describe)
Pre-1940 structures

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") County Survey march 1981

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 33792 Street of the Blue Lantern

B1. Historic Name: Woodruff House 084-02

B2. Common Name: Roberts House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F - construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Stucco fence across front of property w/ wrought iron gate

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. This residential structure meets General Criteria a, b, e, f, and j. It is a significant example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

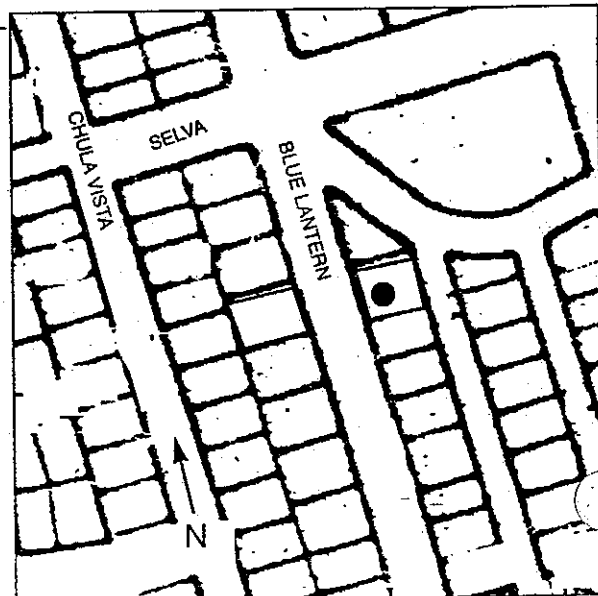
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/14/1996

(This space reserved for official comments.)



33792 BLUE LANTERN

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S2

Other Listings _____

Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33882 Street of the Blue Lantern

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 33882 St. of the Blue Lantern City Dana Point, CA Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-084-08

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large, two-story, Spanish Colonial Revival house is built in a rectangular plan and has a low-pitch, side-facing gable roof of red clay, barrel tile. The walls are hand trowelled stucco. The front facade is distinguished by a second story overhang with wood support brackets. The front fenestration is symmetrical with the entry through an arched recess. Most of the windows are replacements as is the main entry door. Behind the house is a two-story, semi-attached section which is larger than the house. The red clay tile on both sections is newer than the structures. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)
Front facade

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☒ Both

1929 F-construction

*P7. Owner and Address:

Rachelle Pulsey

521 N. Orange Dr.

L.A. CA 90036

P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave. #93

Claremont, CA 91711

*P9. Date Recorded: 05/20/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

e 2 of 2

*NRHP Status Code 5S2

Source Name or #: 33882 Street of the Blue Lantern

B1. Historic Name: Woodruff House 084-08

B2. Common Name: Pulsey House

B3. Original Use: residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F-construction

Alts: Addition, windows date unknown

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point, CA

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff house. It meets General Criteria a, b, e, f, and j. It is a significant, though altered, example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

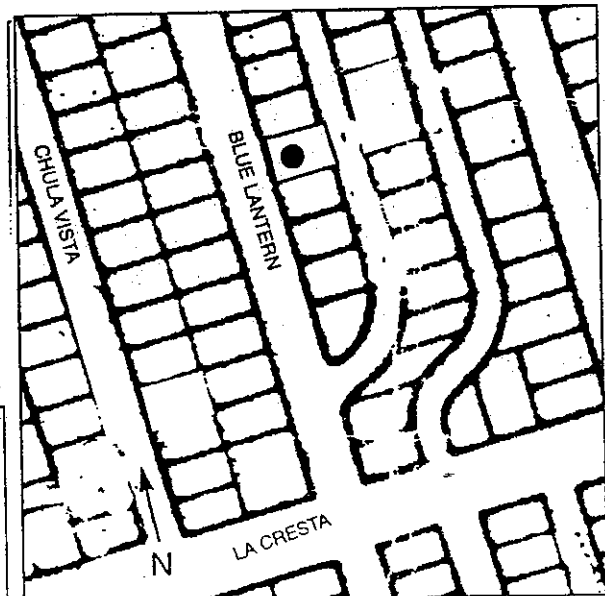
(See Appendix III)

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 04/14/1996

(This space reserved for official comments.)



33882 BLUE LANTERN

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34051 Street of the Blue Lantern

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 34051 St. of the Blue Lantern City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 682-245-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, stucco house is a combination of Spanish Colonial Revival and California Ranch styles. It is built on a lot about 15 ft. above road grade on a lot overlooking the ocean. Its two story garage is at street level and a long flight of steps leads to the house. It features a very low pitch tile roof, stucco walls, full front veranda, wood posts supporting the porch eave, and a wood door. Most of the windows have been replaced with aluminum. The house is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:

Evelyn M. Caldwell Tr.

34042 Chula Vista Ave. OK

Dana Point, CA 91629

P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

112 Harvard Ave.

Claremont, CA 91711

*P9. Date Recorded: 07/06/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 34051 Street of the Blue Lantern

Historic Name: Woodruff House 245-06

B2. Common Name: Caldwell House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival / Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Alts. Aluminum windows (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Steep lot

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. A photograph in the "Santa Ana Daily Register", Feb. 1930, shows this house with a sign identifying it as the home of Dr. Wilson Fritch. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

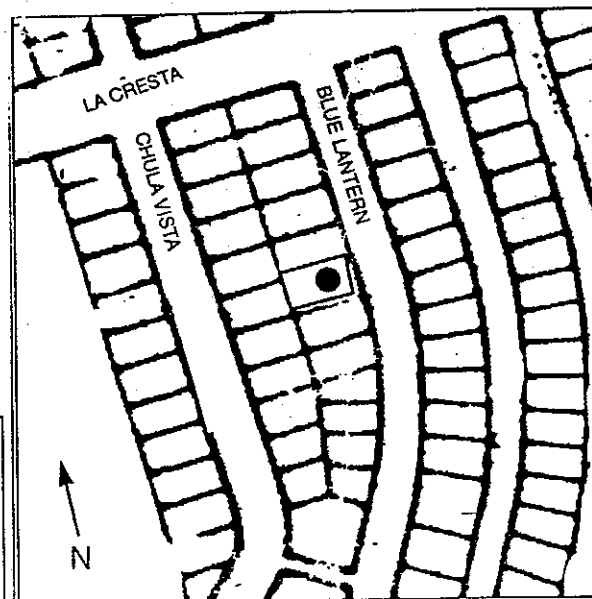
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/02/1996

(This space reserved for official comments.)



34051 BLUE LANTERN

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S2

Other Listings _____

Review Code _____ Reviewer _____ Date 1 / 1 / _____

Page 1 of 2

*Resource Name or #: 33941 Street of the Copper Lantern

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 33941 St. of the Copper Lantern City Dana Point Zip 92629

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 682-254-17

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Spanish Colonial Revival house features many typical features of the style such as the hand trowelled stucco, red clay, barrel tile roof, and wood windows. It is built in an "L" plan with an intersecting gable roof. In the wall under the front gable is a fixed, multi-pane feature window in a large circular arch opening. An under-roof entry porch in the "L" has a front-facing, double wood casement window and a side facing entry door. The stucco texture is unusual and gives the appearance of having been applied over a stone wall. The house is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)
front facade

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:
Robert Lee James Barnes
33941 St. of the Copper Lantern
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
112 Harvard Ave.
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code SS2

Source Name or #: 33941 Street of the Copper Lantern

B1. Historic Name: Woodruff House 254-17

B2. Common Name: Lee House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F-construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

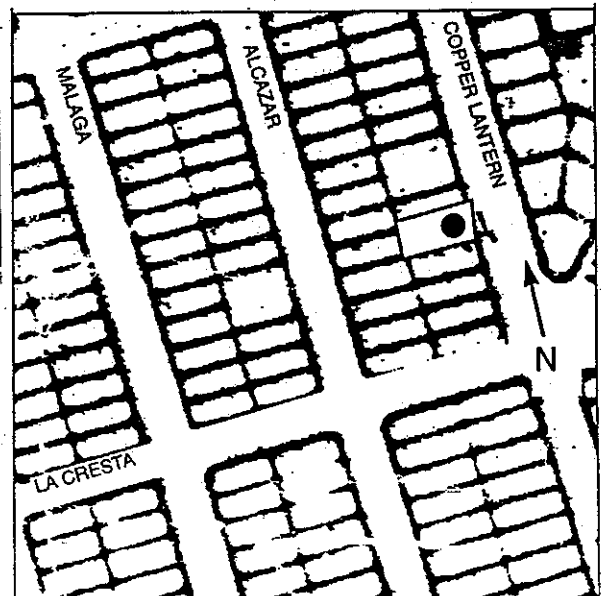
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/01/1996

(This space reserved for official comments.)



33941 COPPER LANTERN

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2
Resource Name or #: 34171 Street of the Ruby Lantern

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 34171 St. of the Ruby Lantern City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-242-19

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story frame, stuccoed house is built in a rectangular plan on an above grade lot. It has a steeply pitched gable roof of unequal slope. The longest slope is flared at the eave. The street facing gable has three windows and a wing wall with arched opening to the door way on the right side. On this right facade there are two additional doors on the second floor accessed by an exterior stair. Also on this wall is a tall brick chimney. The house is designed in a provincial style but has lost some character because of the aluminum window replacements. Remaining characteristics of the style are the roof line, attic vent, and some wood board shutters. The house is in good condition.

Resources Attributes: (List attributes and codes) HP2. Single Family Property

*Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
Thomas Golden Kim Ware
455 El Camino del Mar 203 Avenida
Laguna Beach, CA 92651 San Clemente
P-Private CA 92672

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none")

Comments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

e 2 of 2

*NRHP Status Code 5S2

Source Name or #: 34171 Street of the Ruby Lantern

B1. Historic Name: Woodruff House 242-19

B2. Common Name: Golden House

B3. Original Use: R-Residence

B4. Present Use: R-Residential MF

*B5. Architectural Style: Provincial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Above grade lot

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff House. It is one of the few built in the Provincial Revival style rather than the Spanish Colonial Revival style of the development. It meets General Criteria a, b, e, f, j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

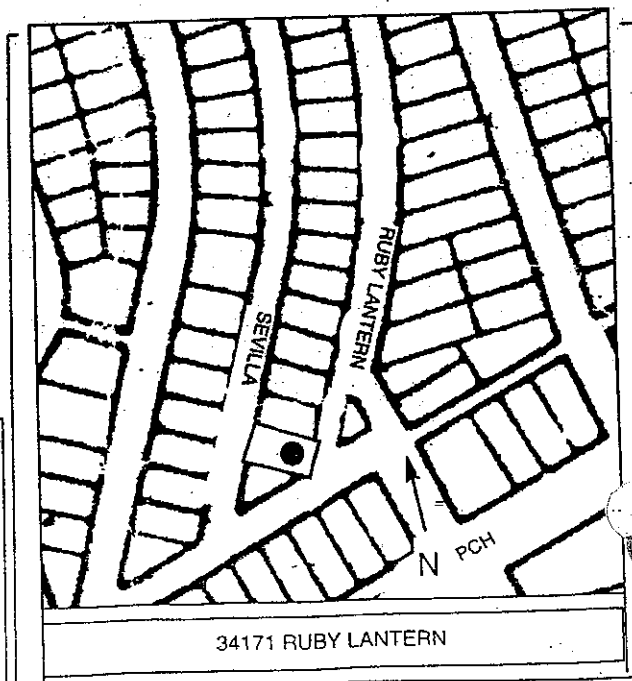
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/23/1996

(This space reserved for official comments.)



*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33857 Street of the Violet Lantern

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 33857 St. of the Violet Lantern City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 937-008-02

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story, Spanish Colonial Revival house sits at the top of an above grade lot between two streets. The house is at street grade on the Violet Lantern side and above grade on the Robles side. The main entrance is under an arched porch with balcony above on the facade facing the triangle where the streets meet. A large lawn slopes down from this facade. On the Violet lantern facade is a wood French door, a secondary entry, and another balcony. The Robles Dr. side features additional entries and a balcony and also an original, three-car garage. The walls are hand trowelled stucco, the roofs red clay, barrel tile, and the original windows wood casement. Some of these have been replaced with aluminum. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address: Heade Gressel
Lisa Thomas William Nugent
600 24th Ave. 33857 Violet Lantern
San Francisco, CA 94121 DP 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 33857 Street of the Violet Lantern

B1. Historic Name: Woodruff House 008-02

B2. Common Name: Thomas House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 Construction

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Hilly lot

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff house. It meets General Criteria a, b, e, f, j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



33882 VIOLET LANTERN

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33872 Valencia

P1. Other Identifier: _____

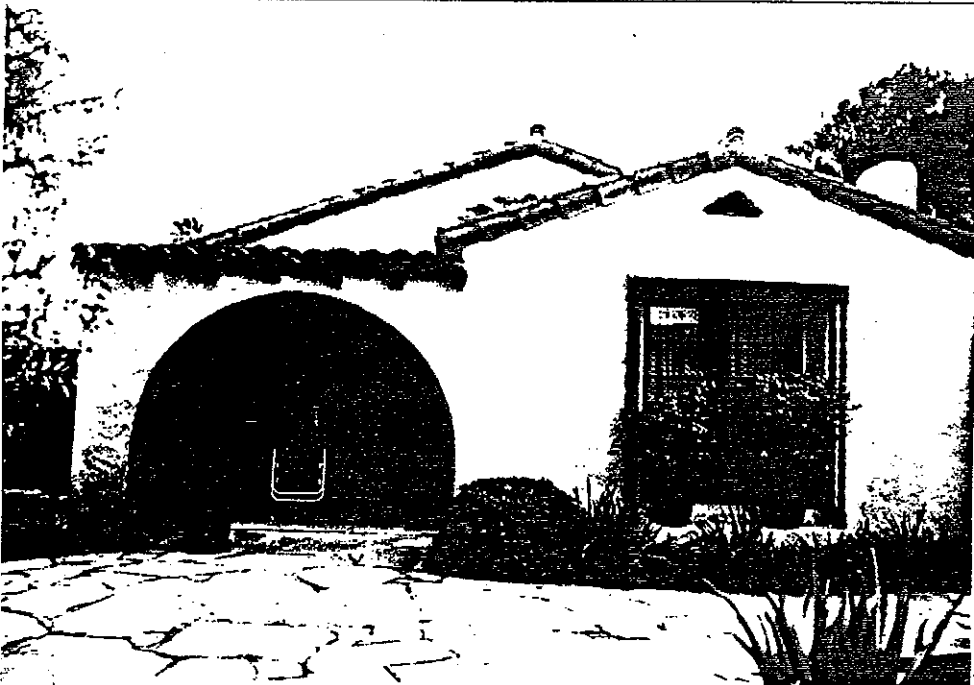
*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 33872 Valencia Place City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 682-083-08

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This originally was a small Spanish Colonial Revival house. It now has a large addition on the back that cannot be seen easily because the lot grade drops off at the rear. The original house is built in a rectangular plan with two offset, front gable roofs covered with red clay barrel tile. In the "L" of the gables is a shed roof porch with an arched opening to a side facing door. In the front wall to the right of the arch is a large, wood, double casement window accented by an engaged hood and sill with spindle supports at the corners. The stucco walls are hand trowelled. On the right is a side entrance and a stucco chimney. The rear addition has wood siding and consists of a garage and extra living space. It does not complement the original. The house is in fair condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930 F

*P7. Owner and Address:

Richard John Lee
33872 Valencia Pl.
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS

112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 33872 Valencia

B1. Historic Name: Woodruff House 8

B2. Common Name: Lee House

B3. Original Use: Residence

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1930 F Construction

Alts: addition (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Fence across front, Slate ground cover

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff house. It meets General Criteria a, b, e, f, j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

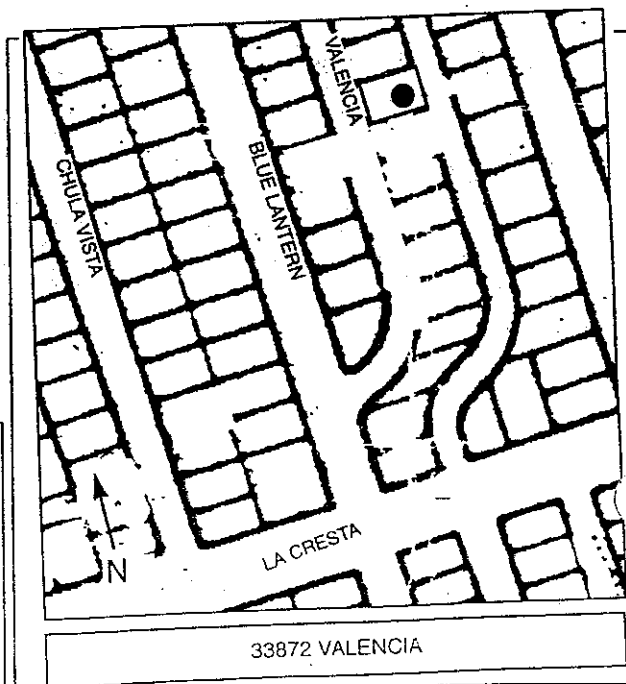
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 33882 Valencia

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 33882 Valencia Place City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 682-083-09

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large, two-story Spanish Colonial Revival house is built in a rectangular plan with a low, hip roof. Across the front is a one-story section with a front gable over a bay window and a shed roof over the entry porch. Opening onto the porch is a set of wood French doors with sidelights and a side facing entry door into the gable section. In the center of the second-story eave is a small wall dormer with a wood casement window. The walls are hand trowelled stucco and the roofs have red clay barrel tile set in an irregular pattern. Across the front is a wrought iron fence. The two-story section at the back is probably an addition. The house is in excellent condition.

*11/28
Requested not to be pursued for hist designation
Demo'd Majority of Structure in 1985. Remaining portions
includes floor joist, wood flooring, fireplace and roof tiles*

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:
Walter & Rose Baldwin Baldwin
33882 Valencia Pl.
Dana Point, CA 91629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey



*Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

2 of 2

*NRHP Status Code 5S2

*Resource Name or #: 33882 Valencia

B1. Historic Name: Woodruff House 083-09

B2. Common Name: Baldwin House

B3. Original Use: Residence

B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F Construction Alts. Two-story addition.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Wrought iron fence across front

B9a. Architect: Charles A. Hunter

b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Woodruff house. It meets General Criteria a, b, e, f, j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix III)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix III)

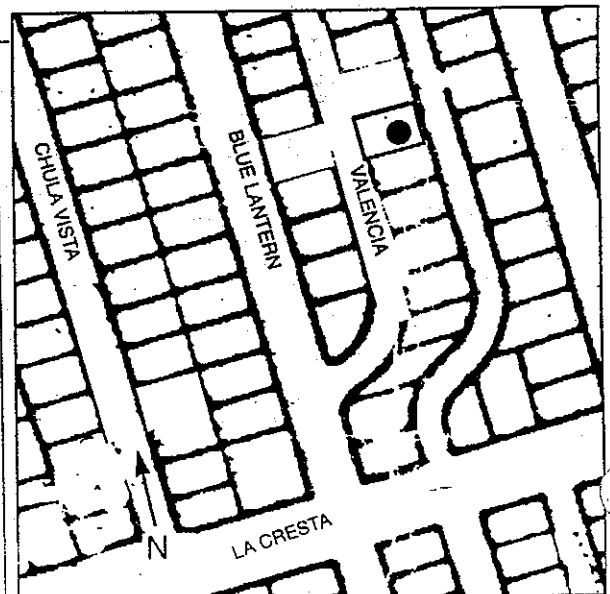
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



33882 VALENCIA

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34255 Via Lopez

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 34255 Via Lopez City Capistrano Beach Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 123-162-58

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story, Spanish Colonial Revival house is built in an irregular rectangle plan and has a complex gable roof of red clay barrel tile. The long facade faces the street where there is a two-story tower entry in the ell of two intersecting salients. This round tower has a low-pitch conical roof, stucco walls to match the house, a small door, and a small recessed wood casement window. To the right is an arched, fixed, picture window. The other windows of the house have been replaced with aluminum sliders or fixed glass. The house is in good condition but has lost some of its integrity due to the window changes and alterations to a second-story balcony on the right side front.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 A

*P7. Owner and Address:
Ygnacio Soto
34255 Via Lopez P.O. Box 32
Capistrano Beach, CA 92625 San Juan
P-Private Cap, CA 92693

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

i. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 34255 Via Lopez

B1. Historic Name: Doheny House 58

B2. Common Name: Soto House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival (altered)

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 Construction

Alts: windows; balcony enclosed (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, i, and j. It is representative of the architecture during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. Its architectural significance would be enhanced if the alterations were reversed, especially the windows. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

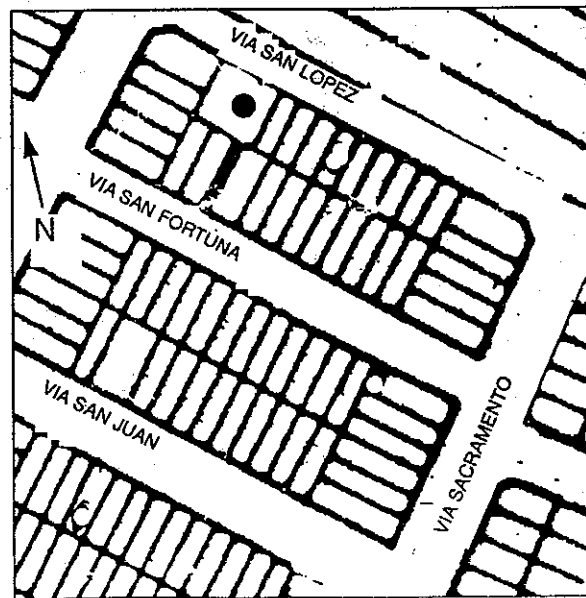
B13. Remarks:

Threats: Inappropriate alterations

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/05/1996

(This space reserved for official comments.)



34255 VIA LOPEZ

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34283 Via Lopez

P1. Other Identifier: _____

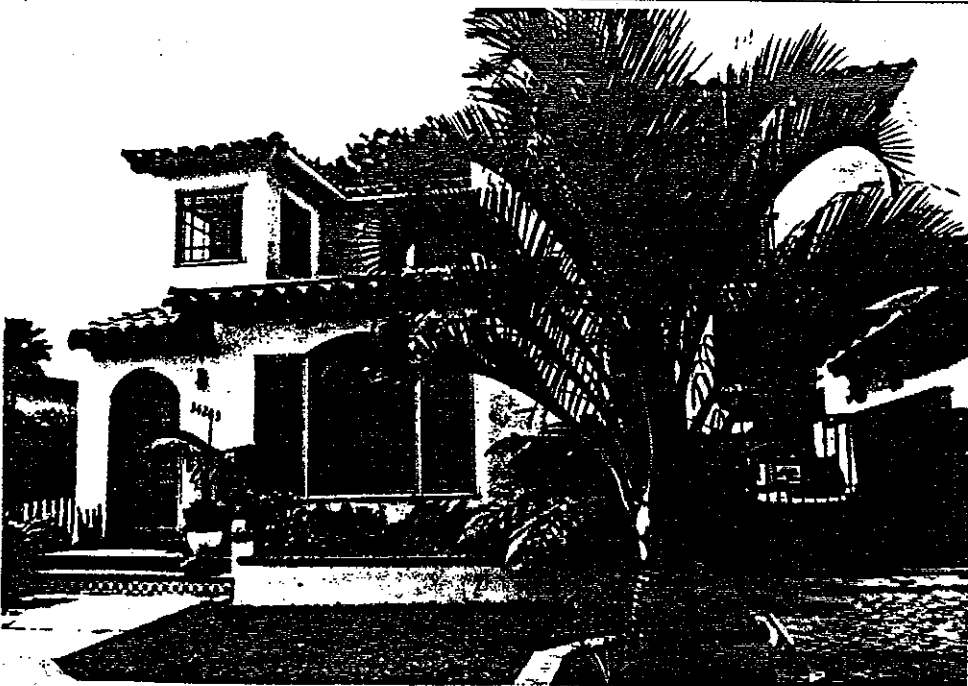
*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34283 Via Lopez City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 123-162-43

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This two-story Spanish Colonial Revival house retains the features of the style even though it has been remodeled. It retains stucco walls, tile roof, wood windows, and typical roof lines. It is built in a rectangular plan with a hip roof "C" two-story section, a hip roof one-story section filling the space between the ells, and a shed roof entry on the left. The front facade has a three part feature window with arched center section flanked by multi-pane casement. The front step risers are faced with decorative tiles. The house is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.) _____

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
Donald & Sharon Perkins
34283 Via Lopez
Capistrano Beach, CA 92624
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code SS2

- Source Name or #: 34283 Via Lopez
- B1. Historic Name: Doheny House 43
- B2. Common Name: Perkins House
- B3. Original Use: Residential B4. Present Use: R--Residential
- *B5. Architectural Style: Spanish Colonial Revival (altered)
- *B6. Construction History: (Construction date, alterations, and date of alterations.)
1928 F Construction Alts: new tile; windows may be new (date unknown)
- *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
- *B8. Related Features:

- B9a. Architect: Roy Kelly b. Builder: _____
- *B10. Significance: Theme Residential Architecture Area Dana Point
Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, i and j. The alterations are appropriate and it is a representative of the architecture during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

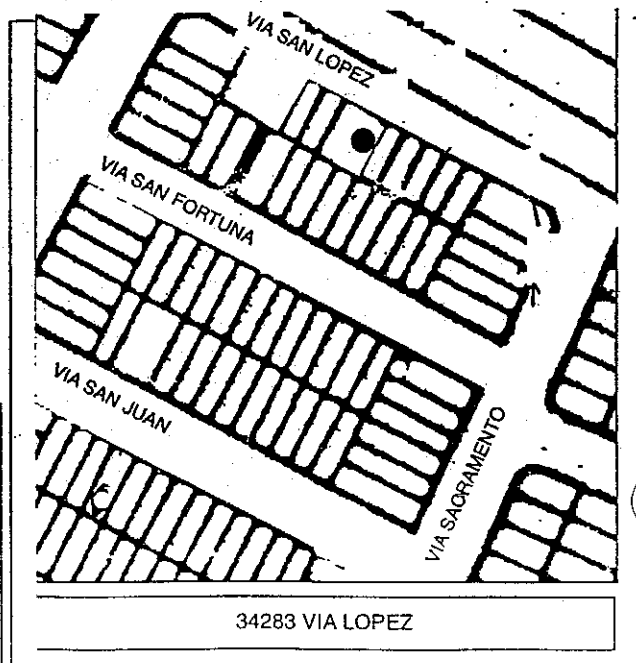
- B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property
- *B12. References:

(See Appendix II)

- B13. Remarks:
Threats: Unknown

- *B14. Evaluator: Judy Wright & Mary Stoddard
Date of Evaluation: 06/05/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

a 1 of 2

*Resource Name or #: 26545 Via Sacramento

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 26545 Via Sacramento City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 123-151-15

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This one-story, stucco house is built in a short "L" plan with a flat roof section in back and a front-facing gable in front. Elements of the Spanish Colonial Revival style include an exceptionally noteworthy round chimney with tile cap, red clay tile roofing, and trowelled stucco walls. The windows and doors are replacements. The centered front entry door is protected by a tiled, shed hood. It is in good condition.

Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.) _____

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:
Alan & Linda Warzyca
26545 Via Sacramento *OK*
Capistrano Beach, CA 92624
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe) _____

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

Comments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 5S2

Source Name or #: 26545 Via Sacramento

B1. Historic Name: Doheny House 151-15

B2. Common Name: Warzyca House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F Construction

Alts: windows & doors (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residential structure is an original Doheny house. It meets General Criteria a, b, d, e, f, h, i, j. It is a representative example of the architecture during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

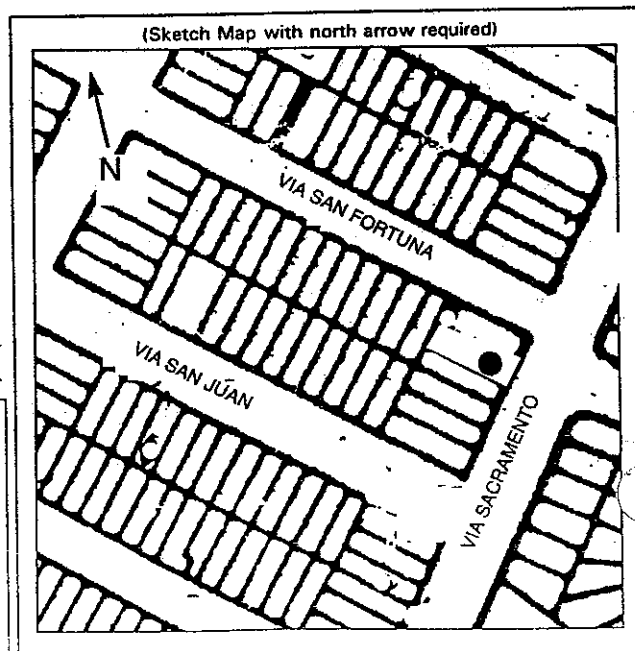
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 26565 Via Sacramento

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 26565 Via Scaramento City Capistrano Beach Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

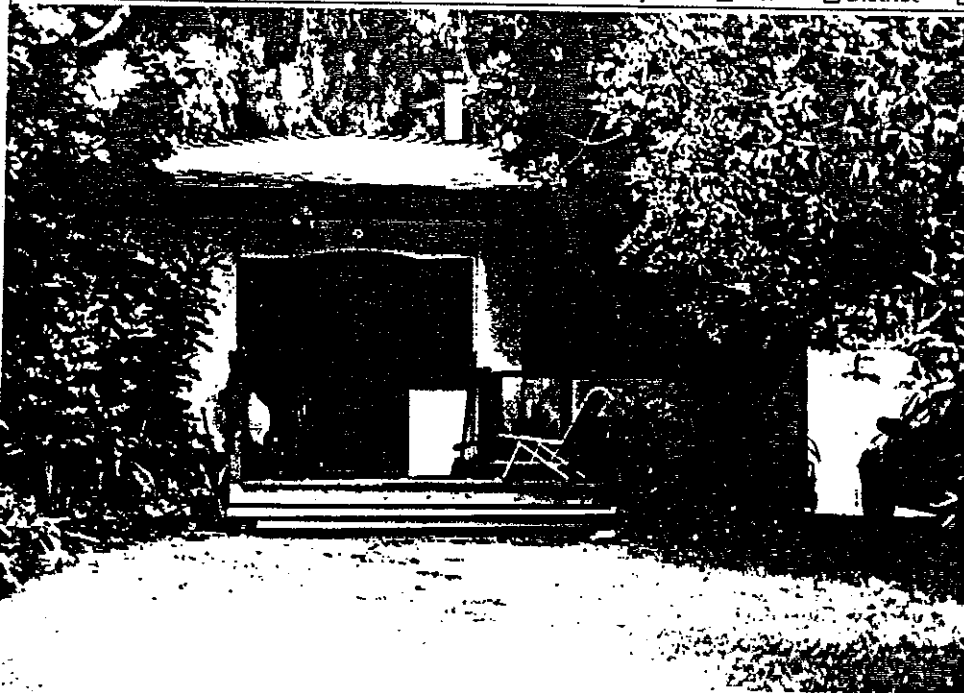
Assessor's Parcel Number: 123-162-17

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, hip roof house has been altered extensively. Originally there may have been an open front porch but it is impossible to see the entire original configuration. It is built in a rectangular plan with low hipped roof and stucco siding. The front panel-and-glass door has 1/2 false shutters. To the right is an arched window. It is in fair condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.) _____

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928 F

*P7. Owner and Address:

Patricia Preston

2409 Ridgeland Rd.

Torrance, CA 90505

P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave. S 93

Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 6

Source Name or #: 26565 Via Sacramento

B1. Historic Name: Doheny House 162-17

B2. Common Name: Preston House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival - altered

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

Alts: extensive (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Doheny House. It meets General Criteria d, e, j. The historic architectural integrity of this structure has been lost. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

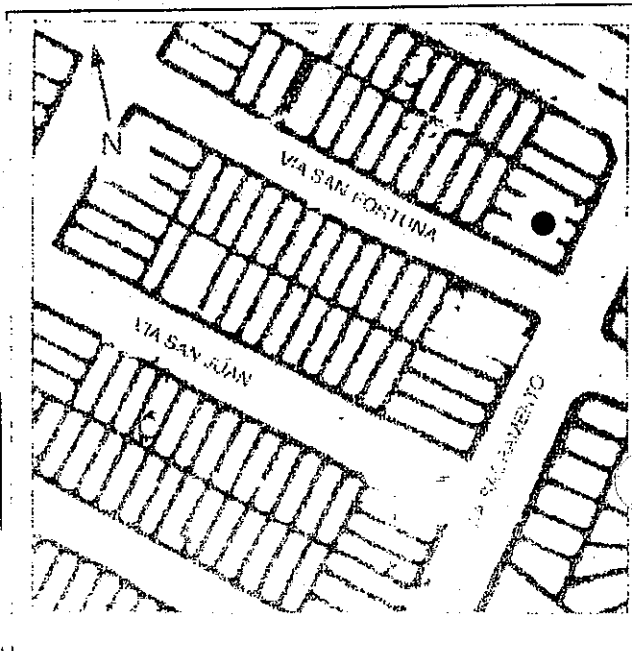
B13. Remarks:

Threats: Inappropriate remodeling

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34248 Via Santa Rosa

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 34248 Via Santa Rosa City Dana Point Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 668-373-02

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Spanish Colonial Revival residence is difficult to see with the dense landscaping. It has a flat roof with notched parapet and a tile shed roof over the porch. In the front is a matching garage that may have been built at a later date. It is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1927 F

*P7. Owner and Address:

Jack Cullen Saunderson, Jr.

34240 Via Santa Rosa *OK*

Capistrano Beach, CA 92624

P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave. S 93

Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 5S3

2 of 2

Source Name or #: 34248 Via Santa Rosa

B1. Historic Name: Deitz House

B2. Common Name: Saunderson House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1927 Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1925-1931 Property Type residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house was built in 1927 by Mrs. Deitz. It was later lived in by Carl Buchheim and his wife Katherine when they were first married. After W.W. II, the Buchheims moved to San Juan Capistrano where Mr. Buchheim served as the first mayor. It meets General Criteria e, f, and j and is eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

Marty Yslas

Carl Buchheim

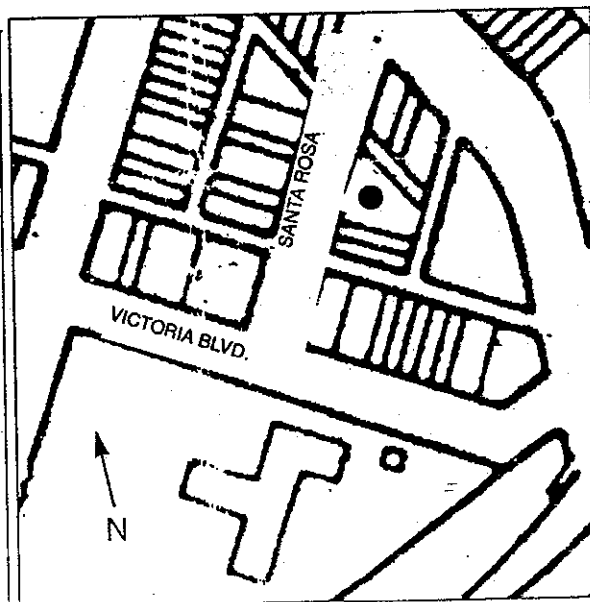
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1997

(This space reserved for official comments.)



34248 SANTA ROSA

*Required information

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34365 Via San Juan

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 34365 Via San Juan City Capistrano Beach Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 123-152-05

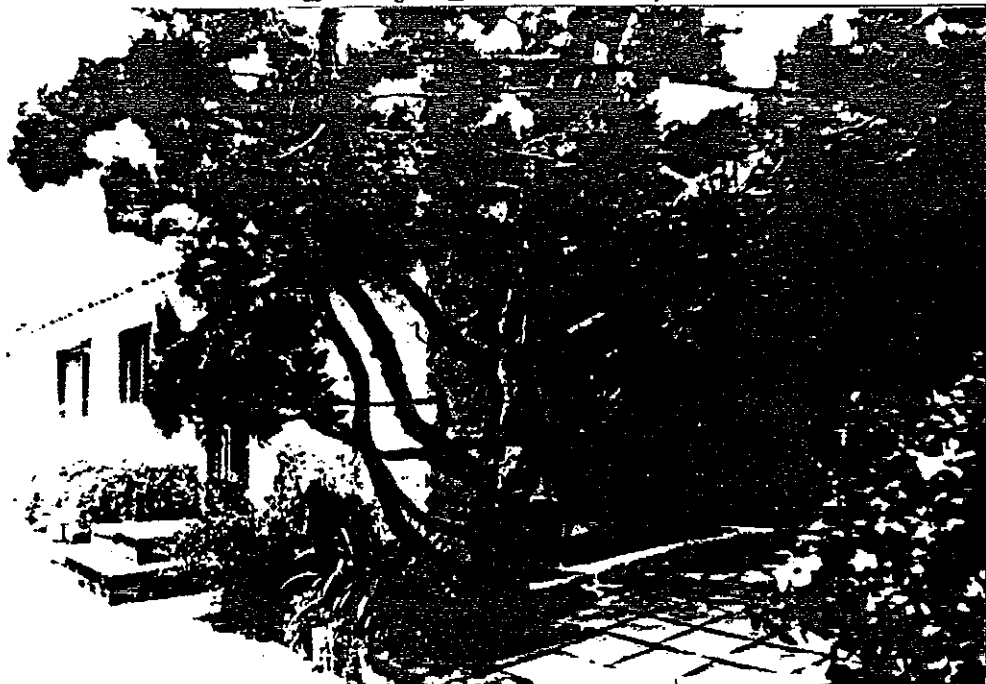
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This was originally a small Spanish Colonial Revival house. It has been altered by new windows, restuccoing, and a very large addition attached to the rear. It is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1931 F

*P7. Owner and Address:
Richard Sink Paul Kane
29641 Monarch Drive 34365 Via San Juan
San Juan Capistrano, CA 92675
P-Private Capo Beach, 92624

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 6

Source Name or #: 34365 Via San Juan

Historic Name: Doheny House 152-05

B3. Common Name: Sink House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival (altered)

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1931 F Construction

Alts: extensive and inappropriate (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Large addition

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residential structure has been remodeled and has lost its historic architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

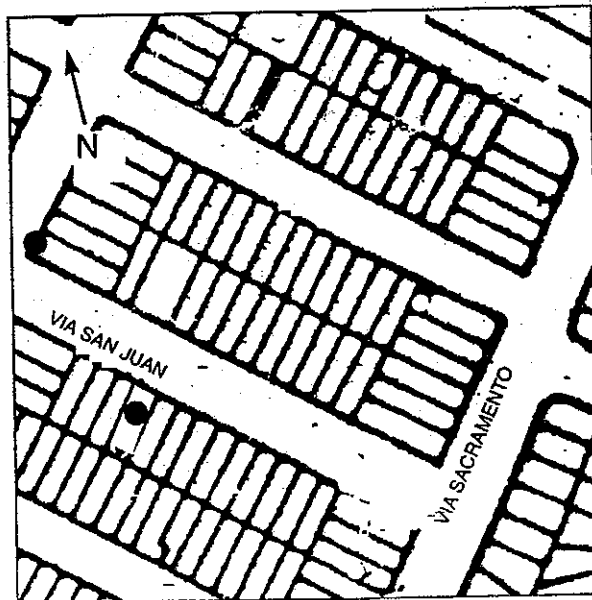
B13. Remarks:

Threats: Inappropriate remodeling

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



34365 VIA SAN JUAN

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 4

*Resource Name or #: 34560.62.64 Via Velez

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 34260.62-64 Via Velez City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)
Assessor's Parcel Number: 123-183-17

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

There are three addresses at this property, which was originally a house and garage. The main house (34264) is a rectangular, one-story, Spanish Colonial Revival with hand trowelled stucco walls, wood casement windows, and very low, hipped, red clay tile roof with exposed rafter tails. It features a corbelled brick chimney and clay tile floor entry court. On the patio wall facing Via Velez is painted the word "Jesus" in large script. Another small iron sign identifies the house as "Dos Casas." The second address (34262) is in a wing of the same house with similar detailing. This section is accessed through a brick wall with wooden gate and has a narrow porch across the front under the main roof. The third unit (34260) is in a converted garage with roof matching the main house. The structures are in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:

Joan Matie Haefner
2063 Via Concha OK
San Clemente, CA 92672
P--Private

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☒ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code: 5S2

2 of 4

Source Name or #: 34560.62.64 Via Velez

B1. Historic Name: Doheny House 17

B2. Common Name: Haefner House

B3. Original Use: Residential

B4. Present Use: R--Residential MF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Painted Sign "Jesus"

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny houses. This residential structure meets General Criteria a, b, d, e, f, h, i, j. It is representative of the architecture during the period of significance. Although not eligible for listing in the National Register, it should be considered eligible for listing under any local ordinance that may be developed. (See Appendix II)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

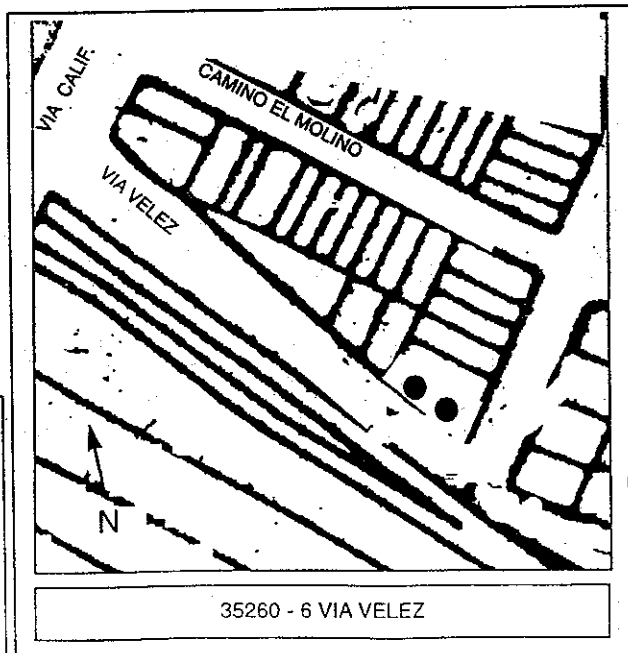
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



35260 - 6 VIA VELEZ

*Required information

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

4 of 4
Source Name or #: _____

*Recorded by Judy Wright & Mary Stoddard

*Date 07/05/1997

☒ Continuation

☐ Update

P5a (con't.)



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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status-Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 34506 Via Verde

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 34506 Via Verde City Capistrano Beach Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 691-392-08

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This, one-story, rectangular plan house has some features of the Spanish Colonial Revival style such as stucco walls and tile mansard but has been remodeled extensively including aluminum windows on the front. This whole front facade seems to have been altered. There is a gate across the drive and a detached structure at the rear of the property. It is in excellent condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.) _____

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1927 F

*P7. Owner and Address:

Frank Reilly
34506 Via Verde
Capistrano Beach, CA-92624
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS

112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 6

Source Name or #: 34506 Via Verde

Historic Name: Doheny House 392-08

B2. Common Name: Reilly House

B3. Original Use: Residential B4. Present Use: R-Residential

*B5. Architectural Style: Spanish Colonial Revival (altered)

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1927 F

Alts: extensive (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is an original Doheny House. It meets General Criteria a, b, d, e, and j. Although not eligible for listing in the National Register and not a representative example of the architecture during the period of significance, it is eligible for consideration in local planning.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

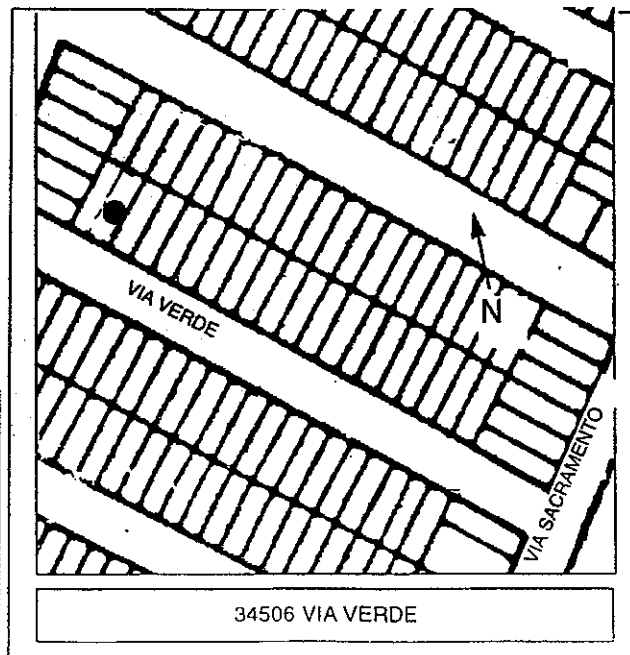
B13. Remarks:

Threats: Inappropriate alterations

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 06/06/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date 1 /

Page 1 of 2

*Resource Name or #: 25862 Victoria

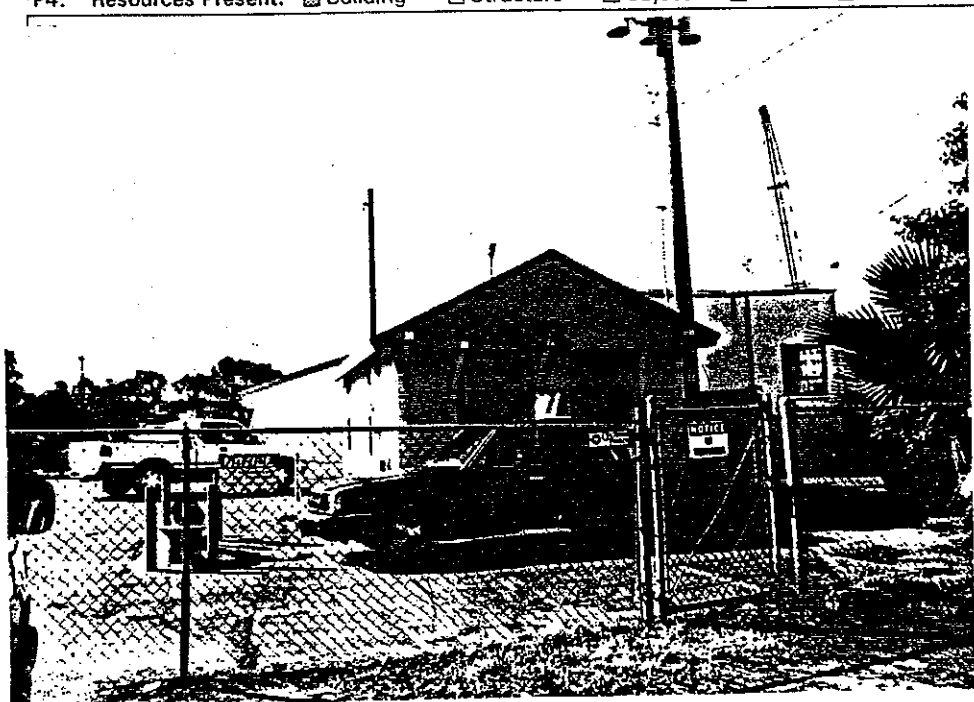
P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M.
c. Address 25862 Victoria Blvd. City Dana Point Zip 92624
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 668-341-07

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This very small structure (approx 200 sq. ft.) sits behind a chain link fence in the middle of a mostly dirt lot with one other commercial warehouse or garage structure. It has a gable roof, clapboard siding, gable hood with knee braces over the door, and wood sash double-hung windows. It is in good condition and unaltered.

*P3b. Resources Attributes: (List attributes and codes) HP4. Ancillary Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1920s

*P7. Owner and Address:
Lawrence F. Bucheim, Tr.
P0 Box 25
San Juan Capistrano, CA 92624
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. #93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Primary # _____

HRI # _____

*NRHP Status Code 6

Source Name or #: 25862 Victoria

Historic Name: _____

Common Name: _____

B3. Original Use: commercial

B4. Present Use: C--Commercial

*B5. Architectural Style: Gable Roof Cottage

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1920s A

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Commercial Development

Area Dana Point

Period of Significance 1914-1925

Property Type commercial

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was built for the Merlin Harlow garage. It was used to store vehicles and supplies. It meets General Criteria f, and j. However it is out of context and may not qualify for consideration in local planning unless it could be moved.

B11. Additional Resource Attributes: (List attributes and codes) HP4. Ancillary Building

*B12. References:

Orange Assessor's Records

Marty Yslas

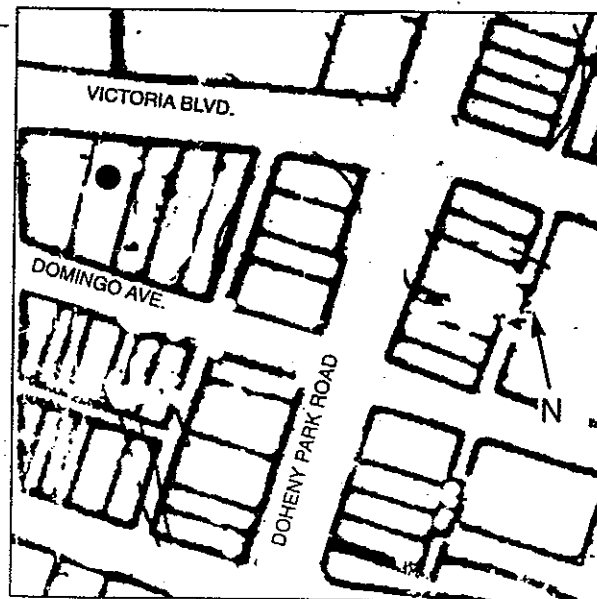
Carl Buchheim

B13. Remarks:

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/23/1997

(This space reserved for official comments.)



25862 VICTORIA BLVD.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 25872 Victoria

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 25872 Victoria Blvd. City Dana Point Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 668-341-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This bungalow is built in a rectangle plan with an offset gable roof. The lower gable covers a front room and an entry porch with a side-facing door. The porch is accessed through an arch on either side. The front arch has a quoin effect surround. On the left side is a shed roof entry extension. It is difficult to determine alterations. The house is in fair condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1927 F

*P7. Owner and Address:
Jennie T. Loncono Tr.
P.O. Box 2034
Capistrano Beach, CA 92624
P-Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 6

Source Name or #: 25872 Victoria

*1. Historic Name: Loncono House

*2. Common Name: Loncono House

B3. Original Use: Residential

B4. Present Use: R-Residential

*B5. Architectural Style: Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1927 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Large lot

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1920-1931

Property Type residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house was built by the Loncono family in 1927 and served the family for seventy years. Mr. Loncono was a plasterer and concrete worker and may have been responsible for many of the plaster buildings in Dana Point and San Juan Capistrano. It meets General Criterion j but has lost much of its context due to surrounding development.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

Marty Yslas

Carl Buchheim

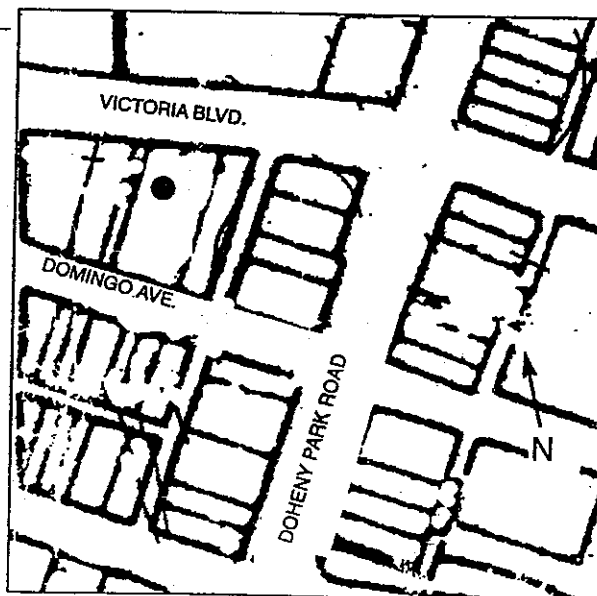
B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/27/1996

(This space reserved for official comments.)



25872 VICTORIA BLVD.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 25882 Victoria

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____

c. Address 25882 Victoria Blvd. City Dana Point Zip 92624

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 668-341-07

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This simple rectangular, one-story house has a flat roof, hand trowelled stucco and aluminum windows. It has Spanish Revival influence in the plastered walls, and some Pueblo influence in the flat roof design. The original windows have been replaced with aluminum sliders. It is sited on a large lot with mature trees and cacti.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1931 F

*P7. Owner and Address:
Lawrence Buchheim Tr.
P.O. Box 25
San Juan Capistrano, CA 92693
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 07/05/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

*Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Page 2 of 2*NRHP Status Code 6Source Name or #: 25882 VictoriaB1. Historic Name: Buchheim HouseB2. Common Name: Buchheim HouseOriginal Use: ResidentialB4. Present Use: R--ResidentialArchitectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1931 F Construction

*B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Large, landscaped lot

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Residential Architecture Area Dana PointPeriod of Significance 1928-1931 Property Type residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house was lived in by Larry Buchheim

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

Marty Yslas

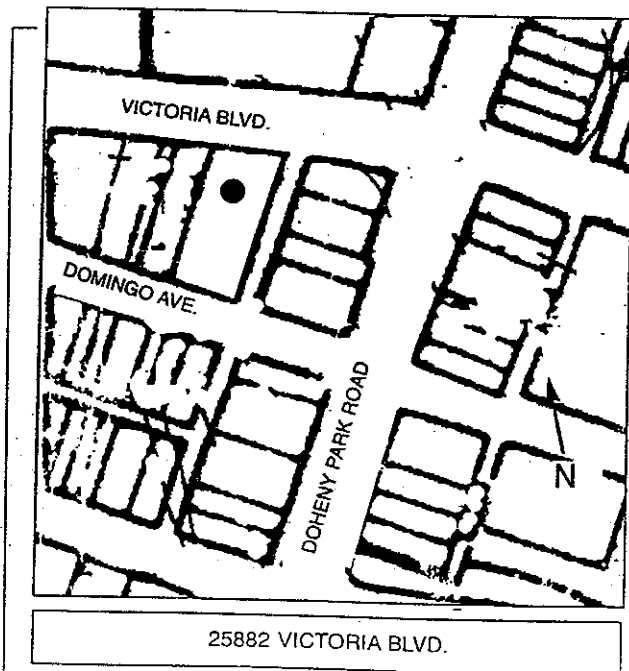
Carl Buchheim

B13. Remarks:

Threats: Commercial development

*B14. Evaluator: Judy Wright & Mary StoddardDate of Evaluation: 05/27/1996

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 26822 Vista del Mar

P1. Other Identifier: _____

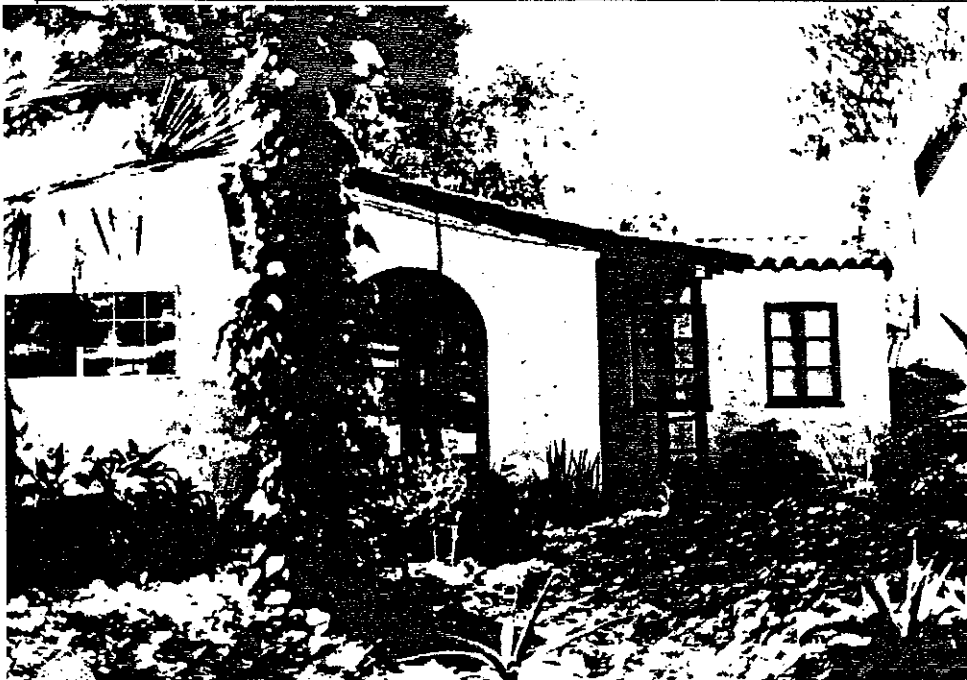
*P2. Location: ☐ Not for Publication ☐ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 26822 Vista del Mar City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 123-361-10

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Spanish Colonial Revival house is sited with a deep setback on a wooded lot. It is designed in a short "T" plan with an intersecting gable roof. The short facade of the house faces the street with a front gable and an entrance patio in the ell of the wings. Part of the patio is sheltered by a wide eave extension supported by wood posts. Facing the street are two double wood casement windows in the side-facing gable wing and a rounded arch set of French doors centered under the front-facing gable. To the left of it is a new window with imitation muntins. The stucco walls, tile roof and original wood windows are the main details of the house. A longer facade along the drive on the left has replacement windows. The house is in good condition.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

front and left facades

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 F

*P7. Owner and Address:

Michael Bridges

26822 Vista del Mar 16621 Mulherview Dr
Dana Point, CA 92629 Perris, CA
P-Private 92570

*P8. Recorded by: (Name, affiliation, address)

Judy Wright & Mary Stoddard

AEGIS

112 Harvard Ave. #93

Claremont, CA 91711

*P9. Date Recorded: 05/22/1997

*P10. Survey Type: (Describe)

C-Comprehensive Survey

*Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code SS2

Source Name or #: 26822 Vista del Mar

Historic Name: Doheny House 361-10

B2. Common Name: Bridges House

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 F construction Alts. some windows (date unknown)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Wooded lot

B9a. Architect: Roy Kelly

b. Builder: _____

*B10. Significance: Theme Residential Architecture

Area Dana Point

Period of Significance 1928-1931

Property Type Residence

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is one of the original Doheny Houses. It meets General Criteria a, b, d, e, f, h, i, and j. It is representative of the architecture during the period of significance. Although not eligible for inclusion in the National Register, it should be considered eligible for inclusion under any local ordinance that may be developed. (See Appendix II).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

(See Appendix II)

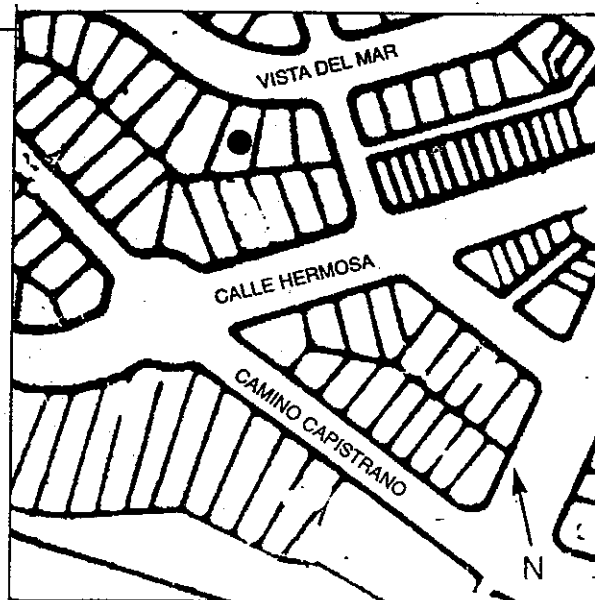
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 02/26/1997

(This space reserved for official comments.)



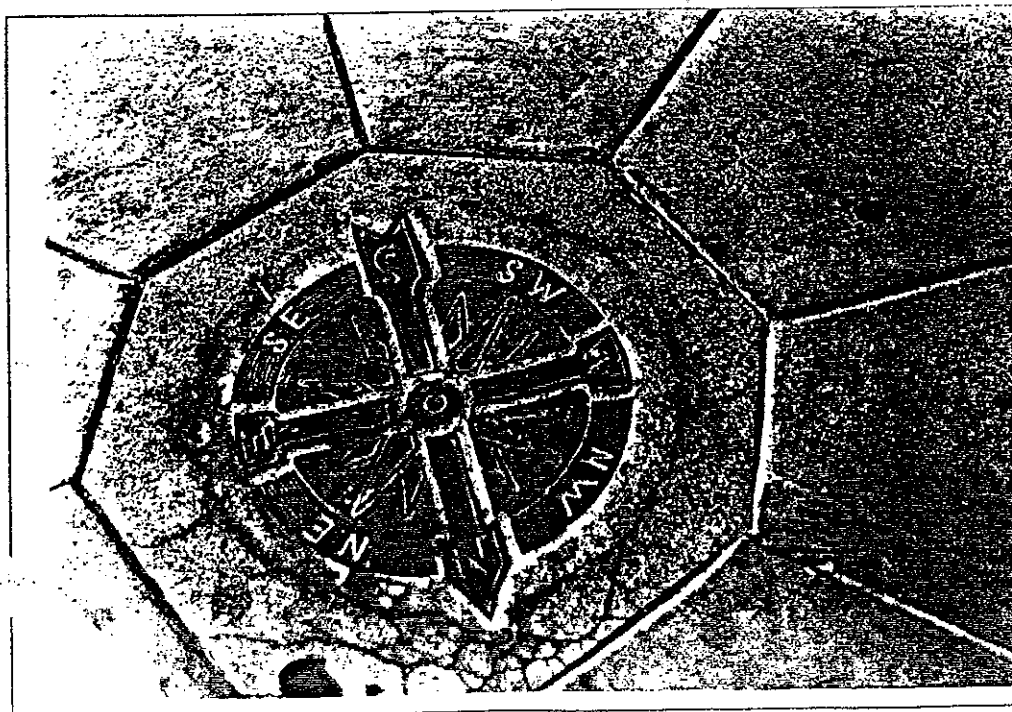
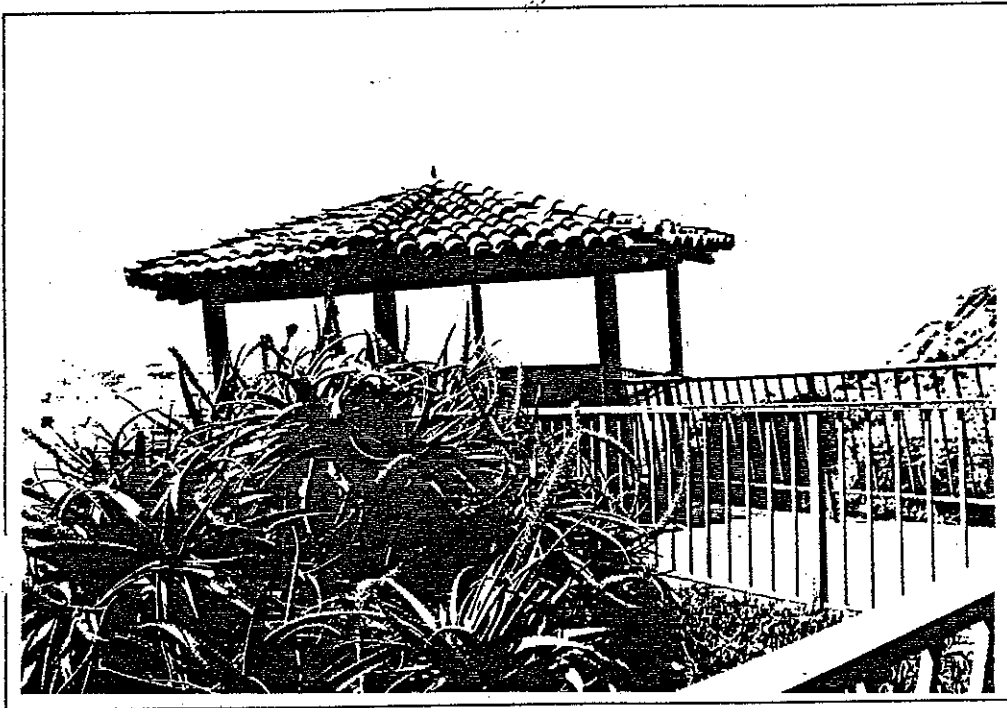
26822 VISTA DEL MAR

OTHER RESOURCES

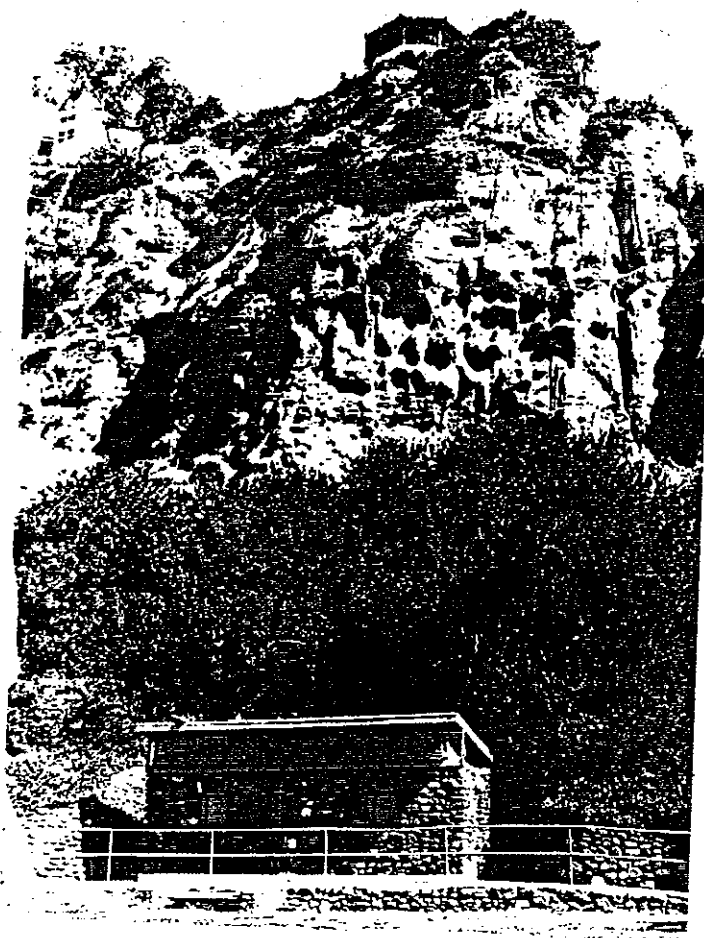
THE GAZEBO

Anna Walters Walker, Dana Point's first developer, was a Laguna Beach realtor and organized the San Juan Point Corporation. The plan was to build stylish houses, a hotel, and other resort amenities. In preparation for the development, massive grading was done in order to create a focal point at the end of Street of the Blue Lantern. The site's mood was set with a red tile roofed hexagonal gazebo that remains today.

In 1975 the tiny quarter-acre site became an official Orange County Park dedicated as "Blue Lantern Lookout Park." The quaint gazebo had long lost the windows that it once had, but it was refurbished and strengthened.

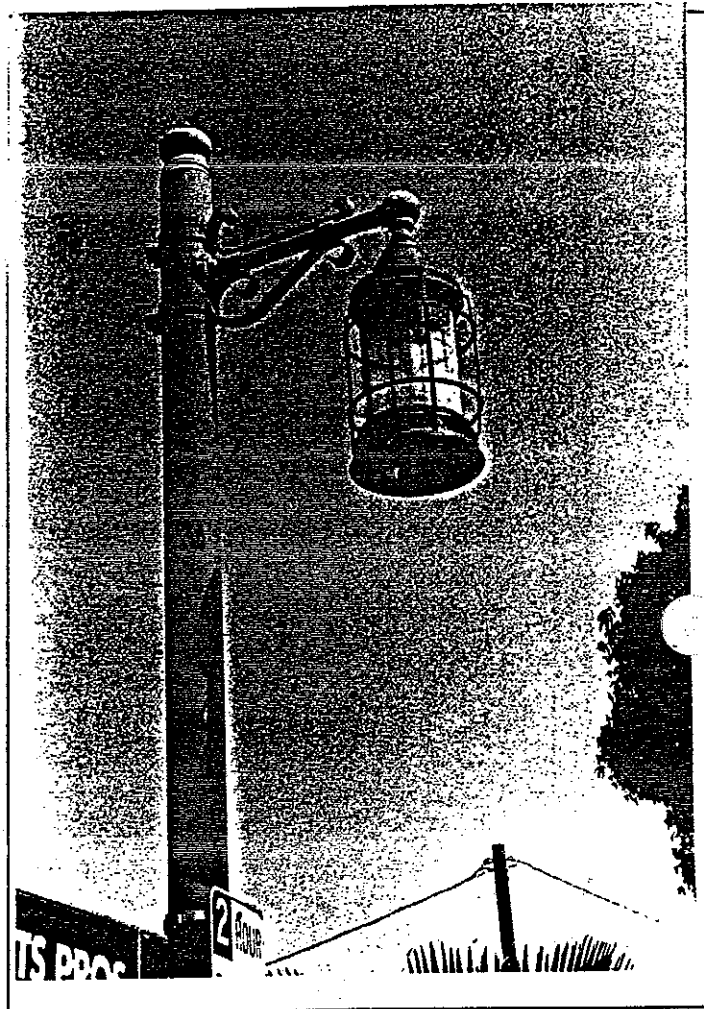


THE GAZEBO (CON'T)



LANTERNS

Dana Point's romantic plans of the 1920s gave it cross streets named for ships' lanterns of different colors. Streetlights in the shape of such lanterns were installed throughout the town with underground wiring, revolutionary for the time. During the depression and war years most of the 18-inch copper lanterns were stolen, scrapped, or fell apart. Some of the original lanterns were saved, however. In 1989, 15 were refurbished, rewired, and installed on La Plaza, the historic town square.

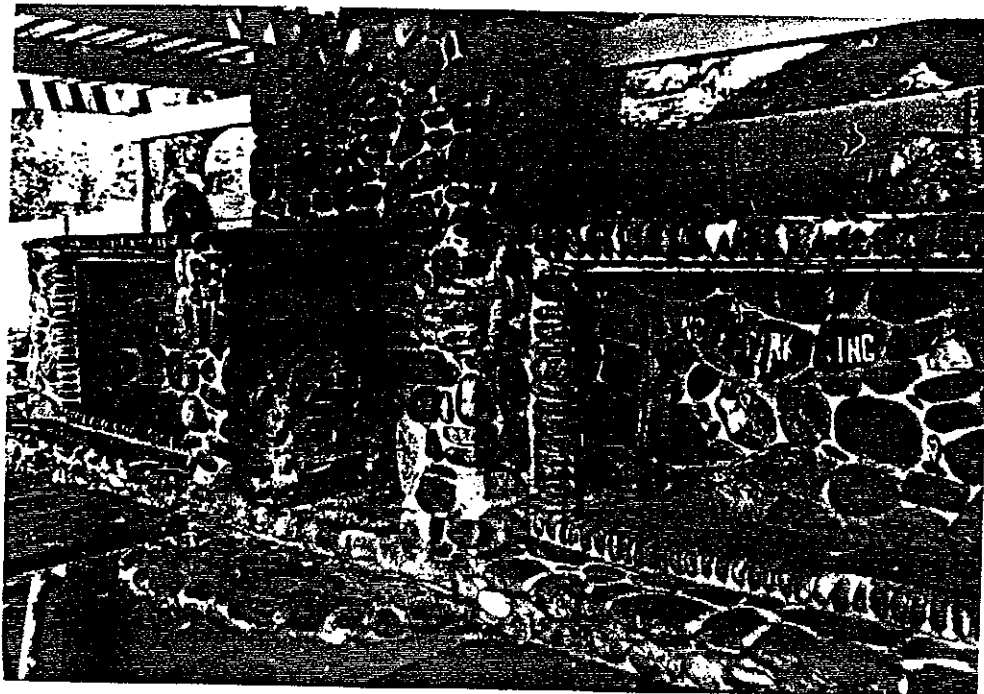
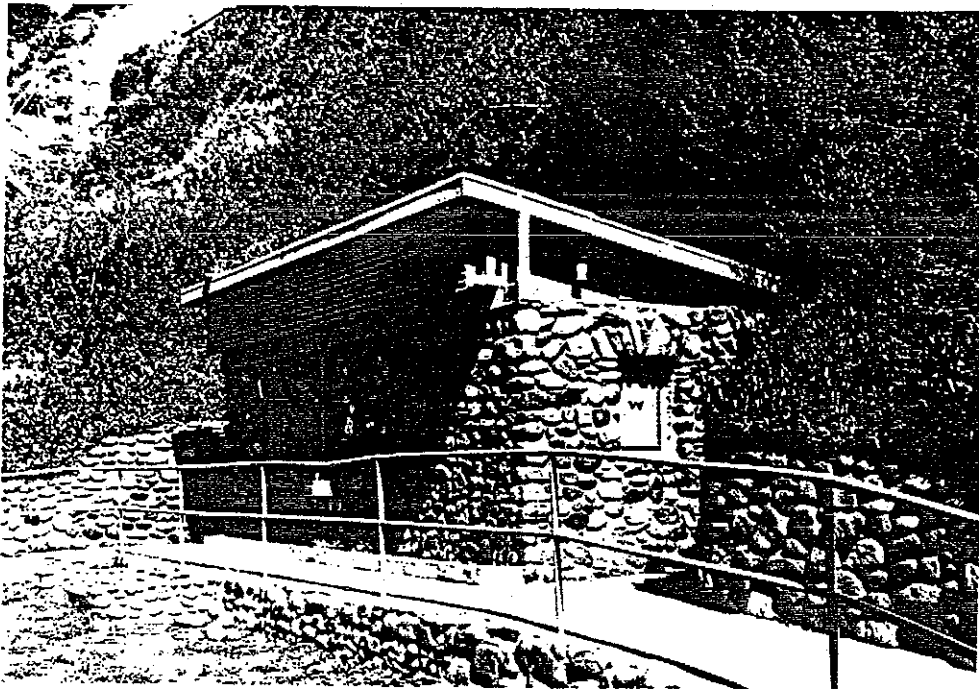


PICNIC FACILITY & RESTROOMS

Dana Point Harbor Drive

These structures were reportedly built using rocks from the ruins of the Dana Point Inn.

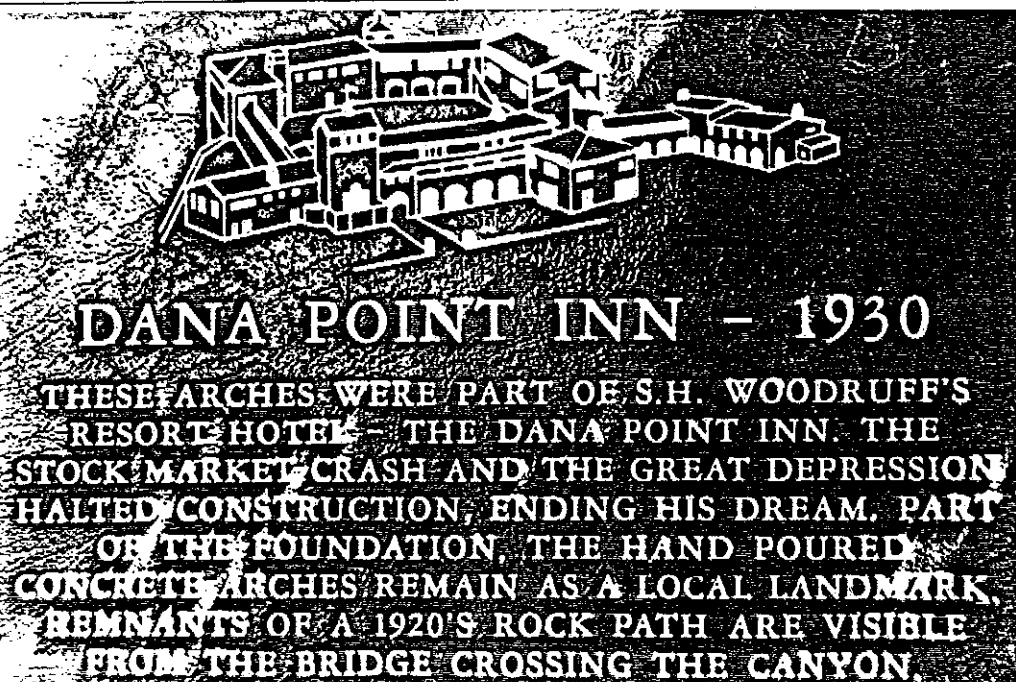
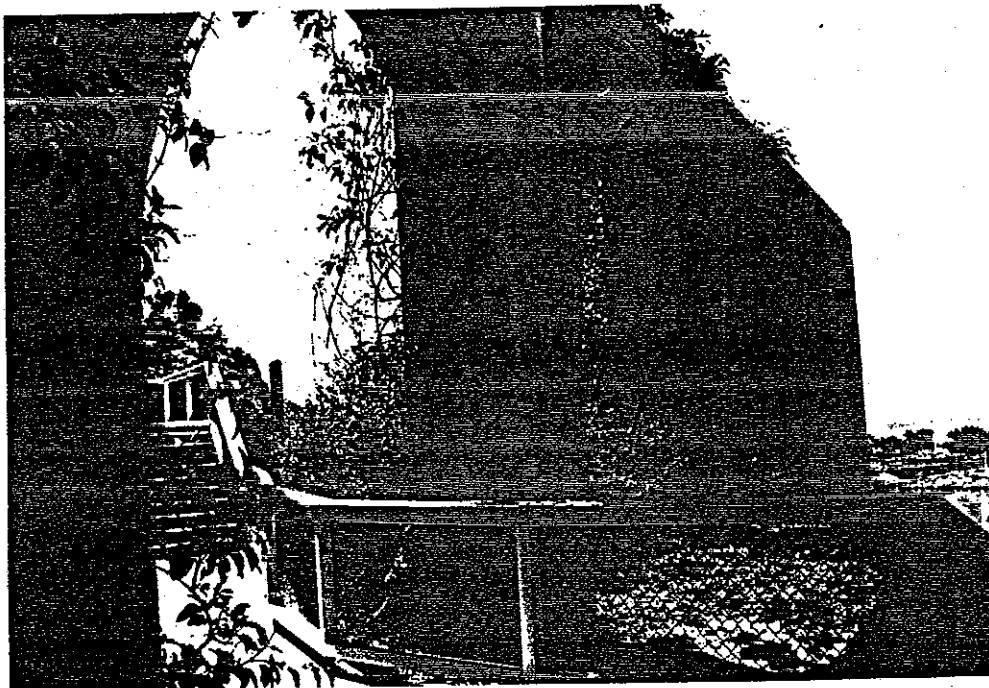
Source:
Doris Walker



DANA POINT INN RUINS

Foot of Violet Lantern

These ruins are all that is left of the Dana Point Inn. They are a part of the City Park system. From the ruins, one can see remains of a walkway with rock retaining walls that lead to the beach below.



COMMERCIAL STRUCTURES

UPTOWN DANA POINT

34620 Dana Point Harbor Drive.
24699 Del Prado *
34090-92 Pacific Coast Hwy. *
34091 Pacific Coast Hwy.
34098 Pacific Coast Hwy. *
34105 Pacific Coast Hwy. *
34111 Pacific Coast Hwy

34130 Pacific Coast Hwy. *
34311 Pacific Coast Hwy
34185 Pacific Coast Hwy. (remodeled) *

*. see Appendix III

Uptown Dana Point radiates from La Plaza, the Spanish style town square laid out in the 1920s. The U-shaped street was designed to be the focal point of the business community. Originally, all the streets named for ship's lanterns that intersect Pacific Coast Hwy. through the town were lit with appropriately designed lantern standards. Doris Walker relates: the lantern standards were topped with globes of coordinating colors. Flowering shrubs and trees of hues matching the lantern colors were planted along the similarly named streets.

All of the pre-1940 commercial structures remaining in Dana Point are of the Spanish Colonial Revival style and were built in the years 1928-1930s. The buildings were originally intended as commercial establishments to supply the needs of San Juan Point or Dana Point developments as planned by Anna Walker and Sidney H. Woodruff and partners. The primary building material in all of these structures was plaster and red tiles. The Spanish theme was carried out to detail. Many of the smaller establishments feature such embellishments as window tiles and ornamental doors.

All of the commercial buildings existent from this period are still used for commercial purposes and have been rehabilitated and preserved to a certain extent. Alterations have been mainly in the area of walls, parking facilities, and the removal of out buildings.

References

Books

Adventurer's Guide to Dana Point, Doris Walker

Home Port for Romance, Doris Walker.

Other Sources

Air Photos, UCLA Dept. of Geography, Los Angeles.

Dana Point Historical Society picture collection.

Woodruff Tract Map

Interview with Lynn Muir, 1996.

Interview with Doris Walker, 1997.

Interview with Patti Short, 1997.

APPENDIX I - A

COMMERCIAL STRUCTURES CAPISTRANO BEACH

34172 Doheny Park Road
34182 Doheny Park Road
34215 Doheny Park Road
34221 Doheny Park Road
34222 Doheny Park Road

34225 Doheny Park Road
34231 Doheny Park Road

The first commercial area in what is now part of Dana Point began in about 1910 when the area was the village of Serra. Named for the founder of the Mission San Juan Capistrano, Father Junipero Serra, the village had a small commercial area along Highway 101 (what is now Doheny Park Road.) The last original building from the downtown settlement is included in the survey as a record, but it was demolished in 1996. Through the years additional commercial structures were added to form a small downtown area.

Only a few buildings remain from the 1920s - 1940s and they meet the "downtown design" definition of streetfront buildings with storefront facades built contiguous to one another. This shopping area also reflects different decades of Capistrano Beach history and that is another characteristic of a downtown.

References

Adventurer's Guide to Dana Point, Doris Walker
Home Port for Romance, Doris Walker.
Dana Point Historical Society picture collection.
Interview with Lynn Muir, 1996
Interview with Marty and Ramona Yslas, 1997
Interview with Carl Buchheim, 1997
Interview with Mary Vasquez, 1997

APPENDIX II

DOHENY HOUSES

35141 Beach Rd.
35145 Beach Rd.
35147 Beach Rd.
35155 Beach Rd.
34532 Camino Capistrano
35101 Camino Capistrano
26942 Calle Granada
26821 Calle Hermosa
27001 Calle Maria
26771 Calle Real
26805 Calle Real

34162 Camino El Molino
34166 Camino El Molino
34255 Via Lopez
34283 Via Lopez
34365 Via San Juan
26545 Via Sacramento
26565 Via Sacramento
43260-62 Via Velez
34506 Via Verde
26822 Vista Del Mar

The 1920s were boom years for California. Instead of the railroad, which spurred the 19th century real estate boom, this time oil (and in some areas citrus) took the place of the rails. Shopping areas, parks, and homes were designed to conjure up romantic times and far away places. The longing for a foreign atmosphere was so great that entire tracts such as San Clemente in 1925 and in 1928 the Woodruff Dana Point tract was developed.

Three years after San Clemente's 2000 acres were laid out as a "Spanish Villa by the Sea," oil baron Edward J. Doheny, Jr. purchased 1000 acres of palisades and beach to the northwest to build "Capistrano Beach." Doheny, whose father had discovered oil in Los Angeles in 1892, started the community of Spanish Villas in 1928 at Estrella Mall, "a lamp-lit landscaped hub of the proposed community." Camino De Estrella was named for two Estrelles; Doheny's mother and the wife of Manager Harry Leyden.

The first of several "classy residences" was built at the intersection of De Estrella and Camino Capistrano (35101 Camino Capistrano). It became known as Palisades House #1 and was the gathering place for the Doheny family and important visitors. At one time it also served as the home of artist Robert Wood.

Unfortunately, about one year after the development started, the young Doheny was killed. The development continued under the guidance of Harry and Don Leyden of Fresno. Leyden Park is named for Don's wife, Louise.

The Beach Road houses in the survey were also part of the Doheny development. They were built nearby the Capistrano Beach Club, a centerpiece of the Doheny development (demolished in the 1960s). Gazebo Park and Pines Park were also part of the development. Doheny State Beach was donated to the State by the Doheny family in memory of their son in 1930.

Doheny Buildings Architect - Roy C. Kelly

Born in Highland, California, Roy Kelly graduated Cum Laude in architecture from the University of Southern California in 1927. The A.I.A. award winning architect was hired by the developers of the Doheny Tract where he worked on designs until about 1930. He moved to Hawaii in the 1930s where he is best known as a hotel architect. The Islander, the Edgewater Lanais, The Reef, The Waikiki Surf, Coral Seas, and The Outrigger are some of his hotels. He is credited with anticipating the post-war growth of Waikiki and honored by having the street, "Kelly's Alley" named for him. He also designed the Halekaulani Hotel, The Waikiki Theatre, and several other institutional buildings.

References

Books

Adventurer's Guide to Dana Point, Doris Walker

Other Sources

American Architects Directory, 1956, p 293.

American Architects Directory, 1962, p 370.

American Architects Directory, 1970, p 479.

Baldwin Memorial Archives, (AIA Library), Fairfax, Geoffrey, "Architect's Sketch" KE KAHAKI'I, December, 1970. p.4

Dana Point Historical Society picture collection.

Myra Hill photo collection at "Doheny Park." Historical Society material

Home Port for Romance, Doris Walker.

Aerial Photo 1933 & 1939, UCLA Dept. of Geography, Los Angeles.

Interview with Lynn Muir, 1996.

Interview with Carl Buchheim, 1997.

APPENDIX III

WOODRUFF HOUSES

33762 Chula Vista Ave.
33942 Chula Vista Ave.
33959 Chula Vista Ave.
34031 Chula Vista Ave.
34041 Chula Vista Ave.
33941 Copper Lantern
24622 El Camino Capistrano
24642 El Camino Capistrano
24711 El Camino Capistrano
24721 El Camino Capistrano
33901 El Encanto Ave.
33905 El Encanto Ave.
33912 El Encanto Ave.
33791 Granada Dr.
33962 Granada Dr.
34122 Granada Dr.
24231 La Cresta Dr.
24441 La Cresta Dr.

24531 La Cresta Dr.
34352 Pacific Coast Hwy.
34171 Ruby Lantern
24366 Santa Clara
24440 Santa Clara
24401 Santa Clara
24422 Santa Clara
24682 Santa Clara
34010 Street of the Amber Lantern
34021 Street of the Amber Lantern
33771 Street of the Blue Lantern
33792 Street of the Blue Lantern
33882 Street of the Blue Lantern
34051 Street of the Blue Lantern
33872 Valencia Place
33882 Valencia Place
33857 Violet Lantern

WOODRUFF COMMERCIAL (See Appendix I)

24699 Del Prado
34090-92 Pacific Coast Hwy.
34098 Pacific Coast Hwy.
34105 Pacific Coast Hwy.

34130 Pacific Coast Hwy.
34185 Pacific Coast Hwy. (remodeled)

Sidney Woodruff, successful founder and promoter of Hollywoodland, was part of a syndicate that founded Dana Point. The main financiers of the syndicate were Mr. Chandler (of the Los Angeles TIMES and General Sherman (of the Sherman Library).

A \$ 400,000,000.00 investment from Chandler and Sherman allowed Woodruff to begin a promotion for Dana Point in 1928, as "the most romantic spot along the coast." He had plans drawn for a 200-room hotel to be called the Dana Point Inn with polo fields, two golf courses, tennis courts, riding trails, and pools (ruins from the Inn now make up part of the City's unique park system.) The town was planned to surround and complement the inn. Woodruff planned the natural harbor to include pedestrian walkways, yacht moorings, and horse trails. The architecture was to be "Mediterranean Revival" only. The street names in Dana Point implemented during Woodruff's era were named either in Mediterranean style or after ship's lanterns. The street lights had colored bulbs at the corner of Roosevelt Highway (now Pacific Coast Highway) and each colored lantern street. Alice Davis remembers that the plans included landscaping to match the color of each lantern and before the development went broke that Golden Lantern had Acacia trees and Violet Lantern had Jacaranda trees. Some of the original lanterns still exist in La Plaza shopping center at Golden Lantern. The Woodruff tract was forward-looking because it included underground electrical systems, sewers, sidewalks, and paved streets. The Great Depression ended the progress on the Woodruff tract. There were probably phases of the development, but Alice Davis remembers that the Woodruff Home, (24642 El Camino Capistrano) and the Guest house (24622 El Camino Capistrano) where dignitaries stayed were some of the first house built. The consultants think that 41 houses and commercial buildings were built during the Woodruff era. The architectural style and detailing are too similar not to have been part of the development and the dates are in that era. Alice Davis, the stepdaughter of Woodruff, has said, "If houses were built during that era, they were built by the Woodruff/Chandler/Sherman syndicate because there was no one else building."

Woodruff Buildings Architect - Charles A. Hunter

Born in Patterson, New Jersey, Hunter worked as a young architect for the architect Francis A. Nelson and for the Construction Division of the U.S. Army. He came west in 1925, and worked for the renowned California architect Reginald Johnson from 1925-1928. It was either during that time or between 1928-30 that Hunter designed structures for Woodruff. Hunter lived most of his professional life in Laguna Beach with offices on Pacific Coast Hwy. He was president of his own architectural firm, Charles A. Hunter, A.I.A., and designed mostly residential structures in Redlands, Dana Point, Laguna Beach, and Emerald Bay.

References

Books

Dana Point and Vicinity, Benton.
Home Port for Romance, Doris Walker.

Other Sources

American Architects Directory, 1956, p 264.
American Architects Directory, 1962, p 334.
American Architects Directory, 1970, p 432.
Dana Point Historical Society picture collection.
Santa Ana Daily Register, Feb. 24, 1930.
Views of New Homes and Improvements in Dana Point, Dana Point Historical Society Photo, 1927.
Woodruff Tract Map.
Interview with Alice Davis, 1997
Interview with Lynn Muir, 1996.
Interview with Patti Short, 1997.
Interview with Mary Vasquez, 1997

LATE 1930s AND 1940s DEVELOPMENT

34111 Street of the Amber Lantern
34001 Chula Vista Ave.
33942 El Encanto Ave.
33962 El Encanto Ave.
34111 Pacific Coast Hwy.

After the depression hit, Dana Point and Capistrano Beach went into a deep building slump. There was very little development. About the time of W.W. II, building activity started again. Most of the buildings built during this era were commercial buildings, but there were also a few houses and Dana Point's population increased. The houses are eclectic although they roughly follow a bungalow/ranch style and have less ornamentation than their 1920s counterparts.

References

Lukey's Orange County Beach Cities Official Crisscross City Directory, Directory Service Co. Publishers, Santa Ana, 1952
Interview with Mary Vasquez, 1997.
Interview with Carl Buchheim, 1997.
Interview with Louise Cole, 1997.

APPENDIX V

SURVEY ADDRESS MATRIX

DANA POINT - HISTORIC RESOURCES SURVEY 1996
PRE-1940 STRUCTURES

No.	Street	STYLE	BUILT	STUDY AREA	APN	N.R. RATING	DIMITRI SUB DIRECTORY
35141	Beach Rd.	Spanish Colonial Revival	1928	7	691-142-05	5S2	FILE 13
35145	Beach Rd.	Spanish Colonial Revival	1928	7	691-142-06	5S2	FILE 13
35147	Beach Rd.	Spanish Colonial Revival	1929	7	691-142-07	5S2	FILE 13
35155	Beach Rd.	Spanish Colonial Revival	1929	7	691-142-08	5S2	FILE 13
34921	Calle Del Sol	Bungalow	1920s	5	123-354-07	5S3	FILE 13
26942	Calle Granada	Spanish Colonial Revival / altered	1928	6	123-331-12	5S2	FILE 13
26821	Calle Hermosa	Spanish Colonial Revival	1932	6	123-361-16	5S2	FILE 13
26893	Calle Hermosa	Stucco Box	1930s	6	123-354-30	5S3	FILE 13
27001	Calle Maria	Spanish Colonial Revival	1929	6	691-201-08	5S2	FILE 13
26771	Calle Real	Spanish Colonial Revival	1929	6	123-244-30	5S2	FILE 13
26805	Calle Real	Spanish Colonial Revival	1929	6	123-244-31	5S2	FILE 13
34532	Camino Capistrano	Spanish Colonial Revival / altered	1929	5	691-372-10	5S2	FILE 13
35101	Camino Capistrano	Spanish Colonial Revival	1928	6	123-372-19	4S2	FILE 13
34162	Camino El Molino	Spanish Colonial Revival	1929	5	123-181-02	5S2	FILE 13
34166	Camino El Molino	Spanish Colonial Revival	1928	5	123-181-03	5S2	FILE 13
34000	Capistrano by the Sea	Prairie	1914	3	121-251-14	4S2	FILE 9
33762	Chula Vista Ave.	Spanish Colonial Revival	1928	1	682-085-37	5S2	FILE 2
33942	Chula Vista Ave.	Spanish Colonial Revival	1929	1	682-085-22	5S2	FILE 2
33959	Chula Vista Ave.	Spanish Colonial Revival	1928	1	682-086-19	5S2	FILE 2

DANA POINT - HISTORIC RESOURCES SURVEY 1996
PRE-1940 STRUCTURES

No.	Street	STYLE	BUILT	STUDY AREA	APN	N.R. RATING	DMITRI SUB DIRECTORY
34001	Chula Vista Ave.	Ranch	1948	1	682-246-01	5S3	FILE 2
34031	Chula Vista Ave.	Spanish Colonial Revival	1939	1	682-246-04	5S2	FILE 2
34041	Chula Vista Ave.	Spanish Colonial Revival	1928	1	682-246-05	5S2	FILE 2
34620	Dana Point Harbor Dr.	Spanish Colonial Revival / hotel	1930	3	121-340-57	5S2	FILE 9
24312	Del Prado	Bungalow	1935	1	682-233-05	5S2	FILE 5
24699	Del Prado	Spanish Colonial Revival	1928	2	682-323-21	5S2	FILE 5
34172	Doheny Park Rd.	storefront / Chicks Plumbing	1920s	4	668-351-15	5S3	FILE 10
34182	Doheny Park Rd.	storefront / Beach Cities Glass	1920s	4	668-351-16	5S3	FILE 10
34215	Doheny Park Rd.	storefront / Pac. Blue Water	1930s	4	668-341-03	5S3	FILE 10
34221	Doheny Park Rd.	storefront / Le Studio Florist	1940s	4	668-341-03	5S3	FILE 10
34222	Doheny Park Rd.	commercial false front / demolished	1920pre	4	668-331-03	5S3	FILE 10
34225	Doheny Park Rd.	storefront / Stockwell Interiors	1926	4	668-341-02	5S3	FILE 10
34231	Doheny Park Rd.	storefront / Capo Beach Steak House	1949	4	668-351-14	5S3	FILE 10
25846	Domingo Ave.	Bungalow	1930	4	668-341-34	6	FILE 10
25862	Domingo Ave.	Spanish Colonial Revival	1930	4	668-341-32	6	FILE 10
25992	Domingo Ave.	Colonial Bungalow	1928	4	668-332-02	6	FILE 10
24622	El Camino Capistrano	Spanish Colonial Revival	1928	2	682-203-02	5S2	FILE 7
24642	El Camino Capistrano	Spanish Colonial Revival	1928	2	682-203-03	5S2	FILE 7
24711	El Camino Capistrano	Provincial Revival	1928	2	682-202-10	5S2	FILE 7

DANA POINT - HISTORIC RESOURCES SURVEY 1996

PRE-1940 STRUCTURES

No.	Street	STYLE	BUILT	STUDY AREA	APN	N.R. RATING	DIMITRI SUB DIRECTORY
24721	El Camino Capistrano	Spanish Colonial Revival	1928	2	682-202-09	5S2	FILE 7
33901	El Encanto Ave.	Spanish Colonial Revival	1929	1	682-091-21	5S2	FILE 3
33905	El Encanto Ave.	Spanish Colonial Revival	1930	1	682-091-22	5S2	FILE 3
33912	El Encanto Ave.	Spanish Colonial Revival	1930	1	682-103-40	5S2	FILE 3
33942	El Encanto Ave.	hip roof house	1940	1	682-103-36	5S3	FILE 3
33962	El Encanto Ave.	hip roof house	1940	1	682-103-34	5S3	FILE 3
33791	Granada Dr.	Spanish Colonial Revival	1929	1	682-082-01	5S2	FILE 4
33962	Granada Dr.	Spanish Colonial Revival	1928	1	682-094-13	5S2	FILE 4
34122	Granada Dr.	Provincial Revival	1929	1	682-283-25	5S2	FILE 4
24231	La Cresta	Provincial Revival	1928	1	682-086-20	5S2	FILE 4
24441	La Cresta	Spanish Colonial Revival	1929	1	682-093-11	5S2	FILE 4
24531	La Cresta	Spanish Colonial Revival	1928	1	682-091-57	5S2	FILE 4
25801	Las Vegas Ave.	Bungalow	1920	4	668-341-22	6	FILE 10
34090 -92	Pacific Coast Hwy.	Spanish Colonial Revival	1931	1	682-243-08	5S2	FILE 5
34091	Pacific Coast Hwy.	Spanish Colonial Revival	1925	1	682-233-01	5S2	FILE 5
34098	Pacific Coast Hwy.	Spanish Colonial Revival	1929	1	682-243-10 (A)	5S2	FILE 5
34105	Pacific Coast Hwy.	Spanish Colonial Revival	1928	1	682-231-01	5S2	FILE 5
34111	Pacific Coast Hwy.	Colonial Revival / motel	1942	1	682-232-01	5S2	FILE 5

DANA POINT - HISTORIC RESOURCES SURVEY 1996
PRE-1940 STRUCTURES

No.	Street	STYLE	BUILT	STUDY AREA	APN	N.R. RATING	DIMITRI SUB DIRECTORY
34130	Pacific Coast Hwy.	Spanish Colonial Revival	1928	1	682-282-19	5S2	FILE 5
34185	Pacific Coast Hwy.	remodel	1929	1	682-301-03	6	FILE 5
34311	Pacific Coast Hwy.	Spanish Colonial Revival / hotel	1930	3	682-165-01	5S2	FILE 9
34352	Pacific Coast Hwy.	Spanish Colonial Revival / duplex	1928	3	668-271-10	5S2	FILE 9
34812	Pacific Coast Hwy.	Monterey Revival / hotel	1930	7	691-411-42	5S2	FILE 9
24366	Santa Clara Ave.	Spanish Colonial Revival	1929	2	682-071-07	5S2	DANA 5
24401	Santa Clara Ave.	Spanish Colonial Revival	1928	2	682-234-12	5S2	DANA 5
24422	Santa Clara Ave.	Spanish Colonial Revival	1929	2	682-071-12	5S2	DANA 5
24440	Santa Clara Ave.	Spanish Colonial Revival	1928	2	682-234-13	5S2	DANA 5
24682	Santa Clara Ave.	Provincial Revival	1928	2	682-202-05	5S2	DANA 5
34555	Scenic Drive	Shingle	1939	3	672-262-01	5S2	FILE 6
34567	Scenic Drive	Spanish Colonial Revival	1926	3	672-262-04	5S2	FILE 6
34010	Street of the Amber Lantern	Spanish Colonial Revival	1929	1	682-281-37	5S2	FILE 1
34021	Street of the Amber Lantern	Spanish Colonial Revival	1930	1	682-282-03	5S2	FILE 1
34111	Street of the Amber Lantern	Gable Roof House	1937	1	682-282-12	5S2	FILE 1
33771	Street of the Blue Lantern	Spanish Colonial Revival	1928	1	682-085-04	5S2	FILE 1
33792	Street of the Blue Lantern	Spanish Colonial Revival	1928	1	682-084-02	5S2	FILE 1
33882	Street of the Blue Lantern	Spanish Colonial Revival	1929	1	682-084-08	5S2	FILE 1

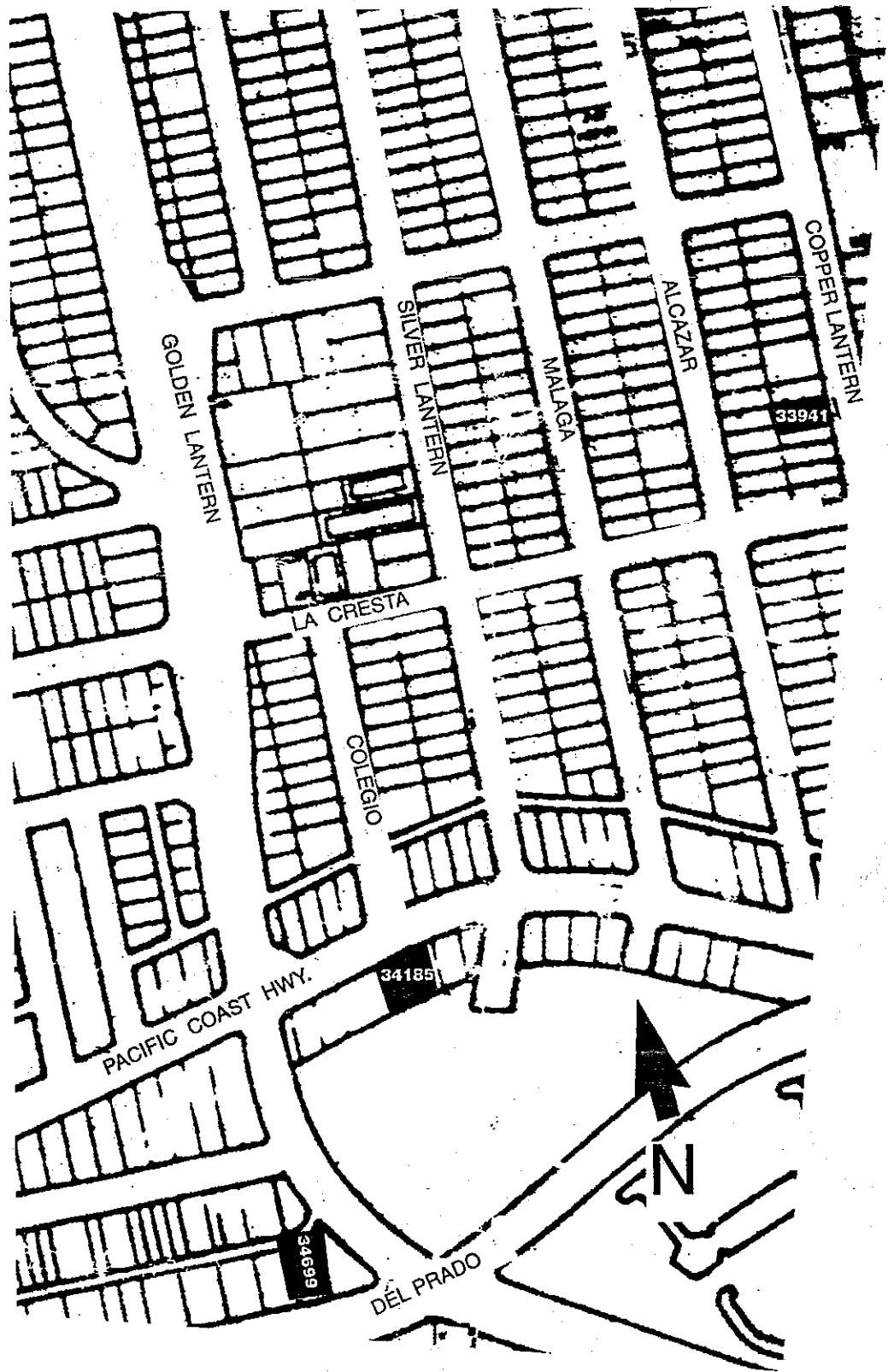
DANA POINT - HISTORIC RESOURCES SURVEY 1996
PRE-1940 STRUCTURES

No.	Street	STYLE	BUILT	STUDY AREA	APN	N.R. RATING	DIMITRI SUB DIRECTORY
34051	Street of the Blue Lantern	Spanish Colonial Revival	1928	1	682-245-06	5S2	FILE 1
33941	Street of the Copper Lantern	Spanish Colonial Revival	1929	1	682-254-17	5S2	FILE 3
34171	Street of the Ruby Lantern	Provincial Revival	1928	1	682-242-19	5S2	FILE 6
33857	Street of the Violet Lantern	Spanish Colonial Revival	1929	1	682-272-19	5S2	FILE 6
33872	Valencia Pl.	Spanish Colonial Revival	1930	1	682-083-08	5S2	FILE 6
33882	Valencia Pl.	Spanish Colonial Revival	1929	1	682-083-09	5S2	FILE 6
34255	Via Lopez	Spanish Colonial Revival	1928	5	123-162-58	5S2	FILE 13
34283	Via Lopez	Spanish Colonial Revival	1928	5	123-162-43	5S2	FILE 13
26545	Via Sacramento	Spanish Colonial Revival	1929	5	123-151-15	5S2	FILE 13
26565	Via Sacramento	Spanish Colonial Revival	1928	5	123-162-17	6	FILE 13
34365	Via San Juan	Spanish Colonial Revival	1931	5	123-152-05	6	FILE 13
34248	Via Santa Rosa	Spanish Colonial Revival	1927	4	668-373-02	5S3	FILE 10
34260 /62/ 64	Via Velez	Spanish Colonial Revival	1928	5	123-183-17	5S2	FILE 13
34506	Via Verde	Spanish Colonial Revival altered	1927	5	691-392-08	6	FILE 13
25862	Victoria Blvd.	Gable Roof Cottage/bungalow	1926	4	668-371-02	6	FILE 10
25872	Victoria Blvd.	Spanish Colonial Revival	1927	4	668-341-06	6	FILE 10
25882	Victoria Blvd.	Spanish Colonial Revival	1931	4	668-341-07	6	FILE 10
26822	Vista Del Mar	Spanish Colonial Revival	1929	4	668-361-10	7	FILE 10

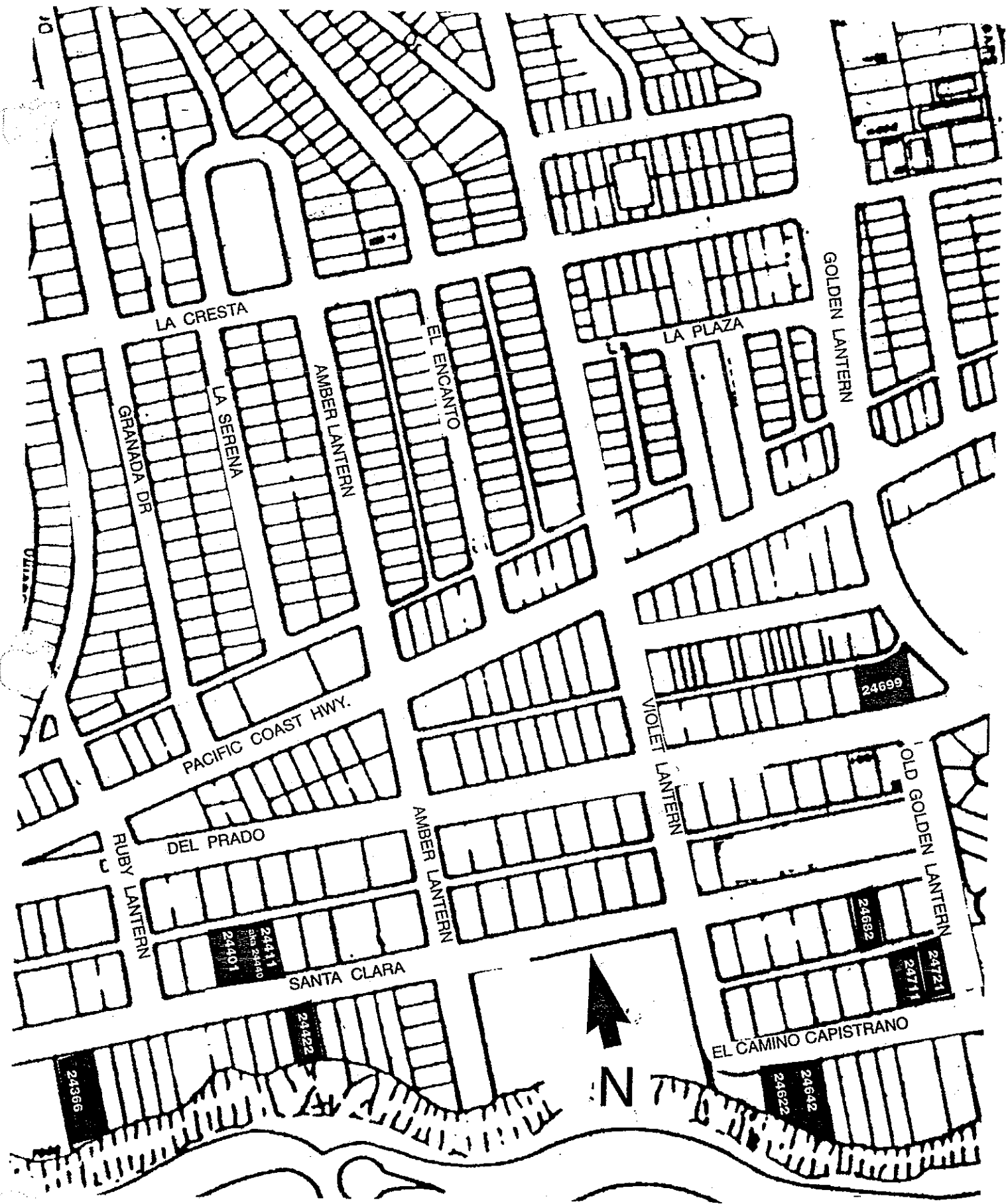
APPENDIX VI

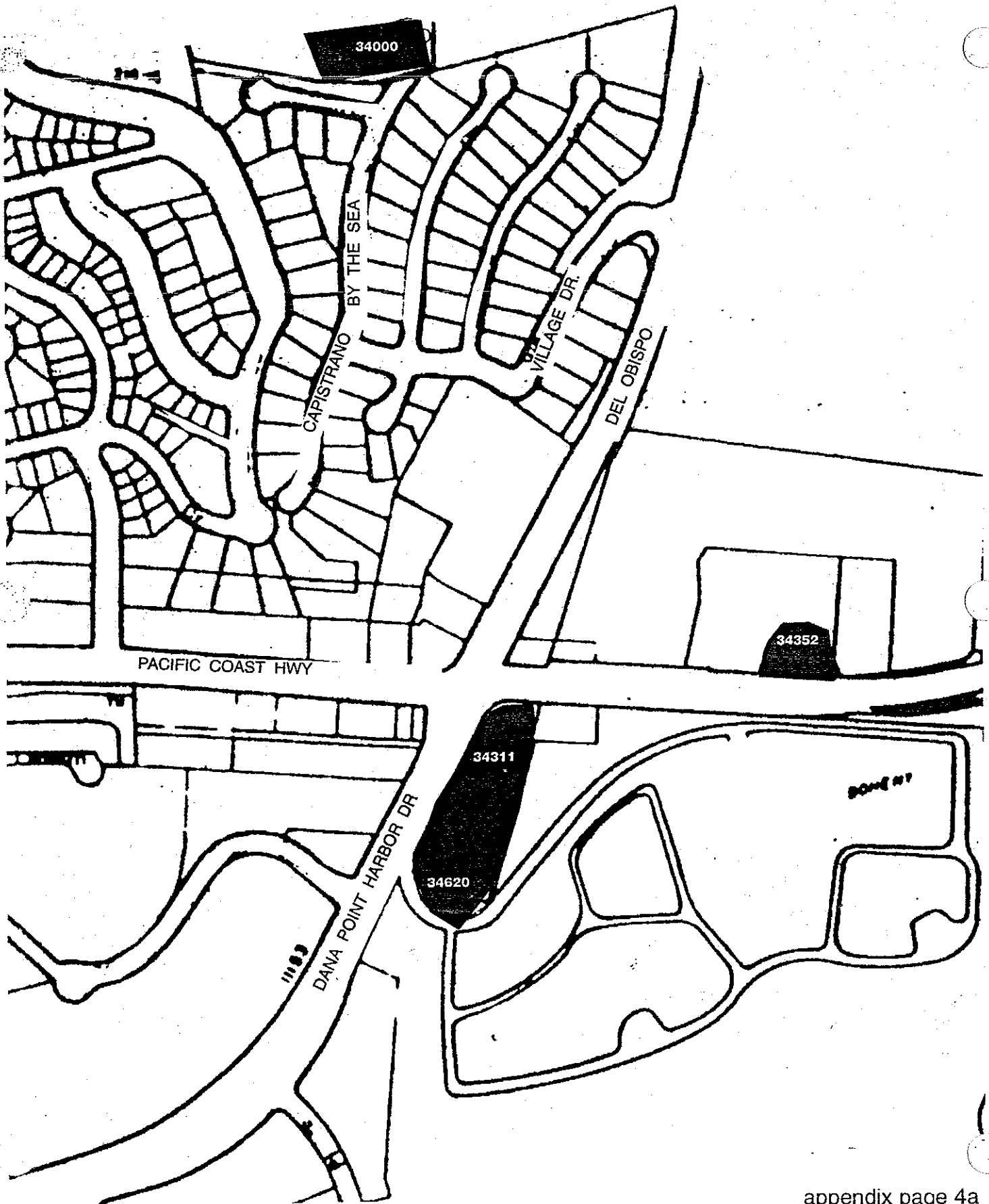
MAPS OF SURVEY SITES



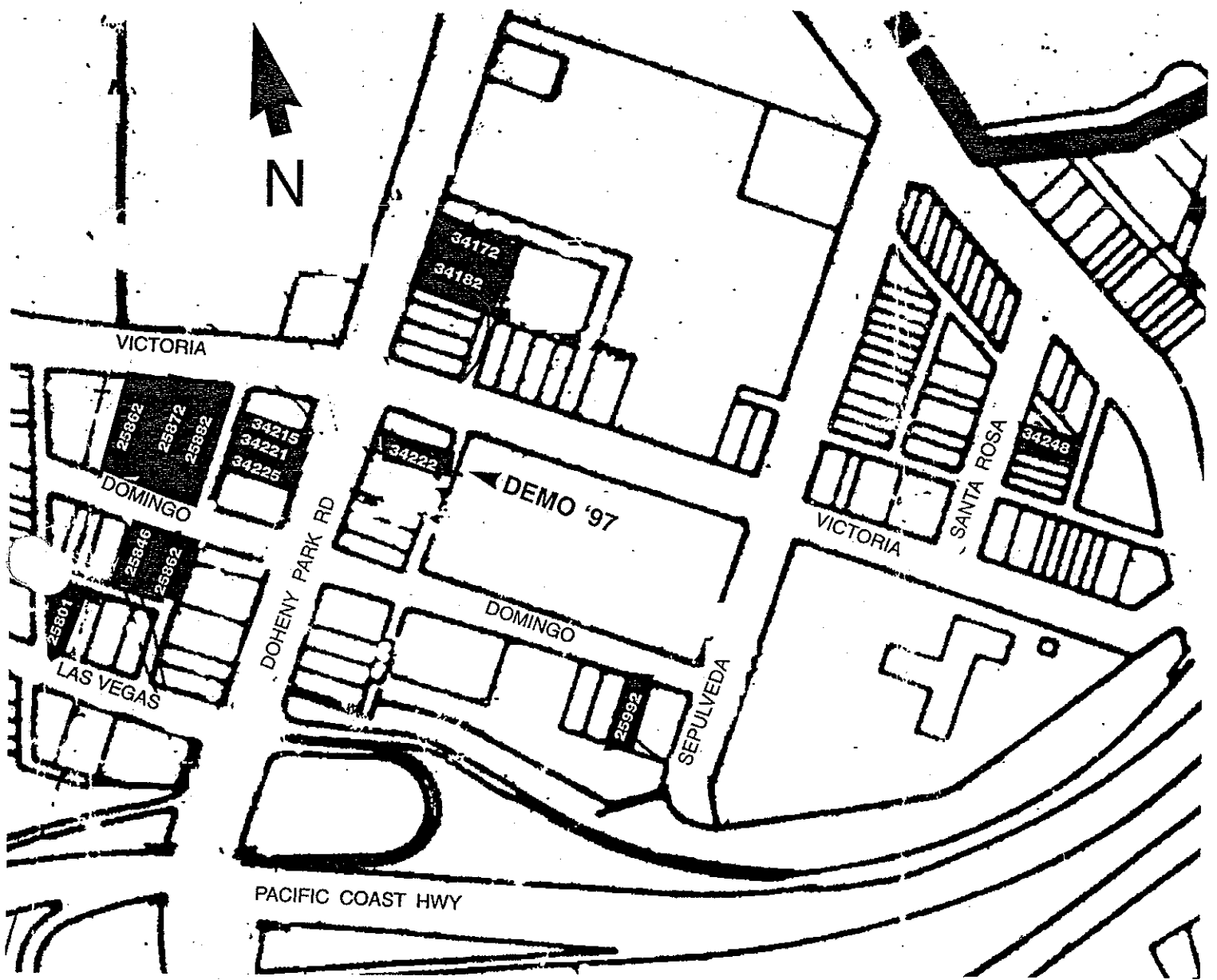


appendix page 2a



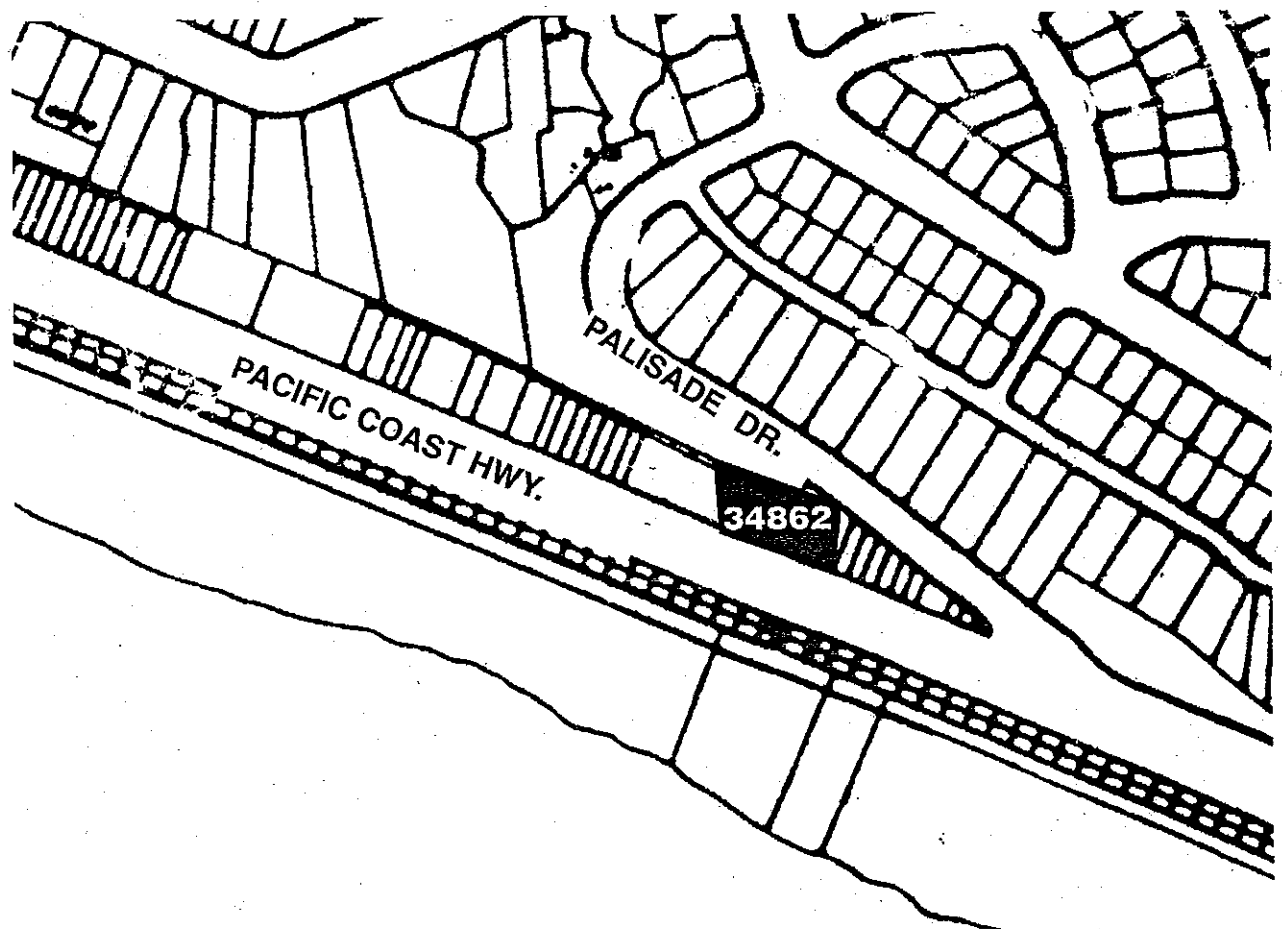


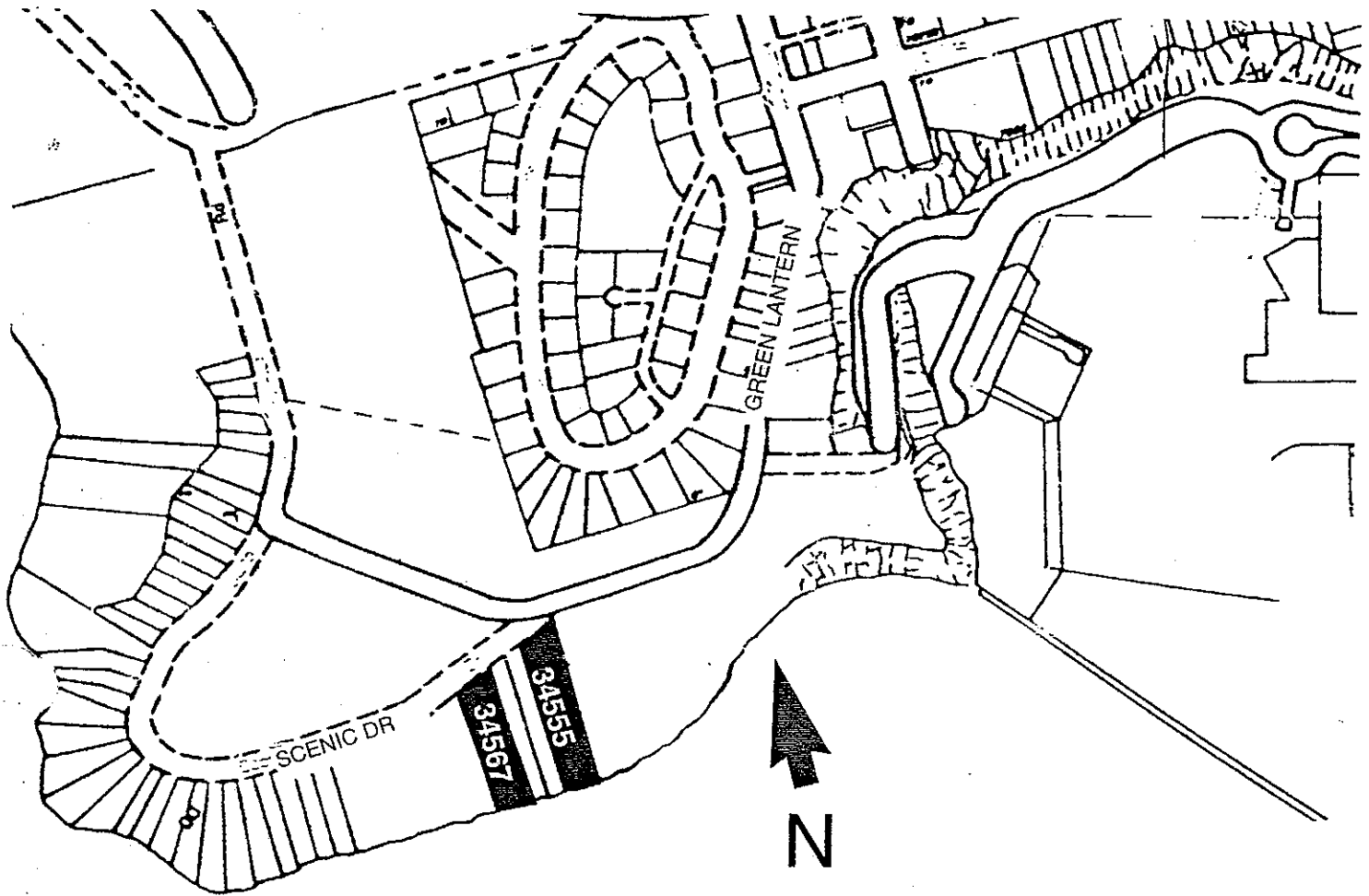
STUDY AREA 3











APPENDIX VII

SURVEY FORM SAMPLE DPR523 A & B

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: _____

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted
a. County _____
b. USGS 7.5' Quad _____ Date ____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; ____ B.M.
c. Address _____ City _____ Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

*P3b. Resources Attributes: (List attributes and codes) _____

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)

*P9. Date Recorded: 05/23/1997

*P10. Survey Type: (Describe)

Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

Resource Name or #: _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

*B5. Architectural Style: _____

*B6. Construction History: (Construction date, alterations, and date of alterations.) _____

*B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: _____

(Sketch Map with north arrow required)

B13. Remarks: _____

*B14. Evaluator: _____

Date of Evaluation: ____ / ____ / ____

(This space reserved for official comments.)

APPENDIX VIII

NATIONAL REGISTER STATUS FOR LOCAL SIGNIFICANCE

The list shown below provides for an array of evaluation codes

The first number indicates the status generally.

1. Listed in the National Register
2. Determined eligible for the Register in a formal process involving federal agencies.
3. Appears eligible for listing in the National Register in the judgement of the persons completing or reviewing the form.
4. Might become eligible for listing.
5. Ineligible for the Register but still of local interest.
6. None of the above.
7. Undetermined.

The definitions are redefined as follows:(Abbreviated to apply to the Dana Point survey)

4S1-4S8. May become eligible for separate listing in the National Register when one of the following occurs:

4S1. The property becomes old enough to meet the Register's 50 year requirement.

4S2. More historical or architectural research is performed on the property.

4S3. Contextual information is expanded.

4S4. A more appropriate property type is defined.

4S5. Registration requirements for the property type are clarified.

4S6. The property is evaluated in another historical context.

4S7. The architectural integrity of the property is restored.

4S8. Other properties, which provide more significant examples of the historical or architectural associations connected to this property, are demolished or otherwise lose their architectural integrity.

5S1-5S3. Not eligible for the National Register but of local interest because the property:

5S1. Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.

5S2. Is likely to become eligible for separate listing or designation under a local ordinance that has not yet been written.

5S3. Is not eligible for separate listing or designation under an existing or likely local ordinance but is eligible for consideration in local planning.

APPENDIX IX

Rehab Standards to supplement the Secretary of Interior Standards for Rehabilitation

The following guidelines can be used as a supplement to the Secretary of the Interior's Guidelines.

General Rules for Exterior Renovation

- a. Do not try to make a house look either newer or older than it is.
- b. Retain as many original materials as your budget will allow. Generally speaking, no materials will look better than the original ones.
- c. If mixing old and new design and/or materials, make sure that the character or design of the building is not ruined in the process. Obtain advice from an architect or designer with rehab experience, if possible.
- d. Avoid imitation materials or design elements whenever possible. If you use synthetic materials do so for maintenance purposes only, not for aesthetic reasons, and use them very carefully. Avoid composition shingles or siding and aluminum windows; they generally reduce the value as well as the appearance of the property.
- e. For an effective color scheme, avoid using too many colors; two or three colors (for walls and trim) are usually most effective. Choose colors that are appropriate for the architectural style.
- f. Re-roofing should match the original. If this is not possible choose a neutral-toned roof material. Roofing is generally not considered to be part of the color scheme of the house. Dark roofs do not create substantial excess heat in the summer.
- g. Replace windows only if maintenance requires it. New windows should be of the same size, material, and type as the old ones. Especially do not replace original windows with aluminum frame windows. These are popular but generally misguided "improvements." Do not change window sizes or locations on the front of the building.
- h. Retain original doors if possible. Do not change doorway sizes or locations on the front of the building.
- i. A building should relate positively to the visual environment. Strive for a facade that harmonizes with the neighboring buildings. Major elements of design should unify a building with its surroundings. Details should focus on contrast and add interest.
- j. Planting, paving, fences, and other features of the grounds should enhance the built environment. Utilize existing landscape elements of the neighborhood including types of trees, hedges, and fences; their repetition identifies and unifies a neighborhood.
- k. Do not cover wood siding with stucco or re-stucco original stucco.



Included in inventory

May 24, 2000

- EK
- CHRONO
- FILE
- _____

Margaret V. Serences
24622 El Camino Capistrano
Dana Point, California 92629

Subject: **Letter Regarding City's Historic Ordinance**

Dear Ms. Serences:

Thank you for your letter of concern regarding your home at 24622 El Camino Capistrano. You would like to know if the City has studied the potential marketability of your home over a fifteen-year period if your property is designated as a historic property. The City has not adopted a historic ordinance, but that undertaking should be completed by fall of this year.

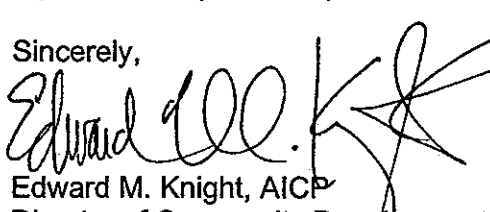
Several years ago, the City inventoried those structures in the community that were forty years or older. Since your home was originally constructed in 1928, it was included in that inventory. The inventory did not designate or propose to designate any structure as a historic property, but simply documented those older structures in the community.

The historic ordinance as envisioned by the City Council would be a volunteer program in which it would be the decision of the property owner whether or not they want to participate. If you choose to not participate, then there will not be any limitations on your property. Since the historic ordinance could only affect a property owner that consciously makes a decision to participate, then that property owner would have full knowledge of how that decision may affect the marketability of their home.

The City will be holding a workshop on the draft historic ordinance at some point in the future and you will receive a notification of that workshop. The City encourages you to attend that workshop and review the draft ordinance.

If you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,


Edward M. Knight, AICP
Director of Community Development

c: John B. Bahorski, City Manager
City Council

H:\LETTERS\Serences.doc

Brenda-

This will need to go in one of the historic files Mike Thiele still has. Also a notice has been promised to this lady.

PS when will we get those files back? B.

City of Dana Point

Historic Inventory and Local Register

ADDRESS	HOMEOWNER	YEAR BUILT	STYLE	MILLS ACT?	REGISTER?
Rating 4S2 (Recommended for National Designation)					
35101 Camino Capistrano	Howard, James	1928	Spanish Colonial Revival (altered)		Yes**
34000 Capistrano by the Sea	CPH-Dana Point	1914	Prairie		Yes**
Rating 5S2 (Recommended for Local Designation)					
35141 Beach Road	Masto, Ambrose S.	1928	Spanish Colonial Revival		
35145 Beach Road	Schneider, Gary	1928	Spanish Colonial Revival		
35147 Beach Road	Sister of the Soc. Services	1929	Spanish Colonial Revival		
35155 Beach Road	Prieto, Consuelo	1929	Spanish Colonial Revival		
26942 Calle Granada	Connelly, Charles	1928	Spanish Colonial Revival (altered)		
26821 Calle Hermosa	Noorbar, Herbert	1932	Spanish Colonial Revival		
27001 Calle Maria	Pucillo, Martha	1929	Spanish Colonial Revival		
26771 Calle Real	Carter, Christopher	1929	Spanish Colonial Revival		
26805 Calle Real	Burnes, Donald	1929	Spanish Colonial Revival		
34532 Camino Capistrano	Chamas, Maurice	1929	Spanish Colonial Revival (altered)		Yes
34162 Camino El Molino	Howard, James	1929	Spanish Colonial Revival		
34166 Camino El Molino	Goodwin, Francis/Grace	1928	Spanish Colonial Revival		
33762 Chula Vista Ave.	Quinn, Timothy J.	1928	Spanish Colonial Revival		Yes**
33942 Chula Vista Ave.	Johaness, Keith E.	1929	Spanish Colonial Revival		
33959 Chula Vista Ave.	Crippen, Loretta Kaye	1928	Spanish Colonial Revival	In Process	In Process
34031 Chula Vista Ave.	Johnson, Travis	1939	Spanish Colonial Revival		
34041 Chula Vista Ave.	Dana Villa Assoc.	1928	Spanish Colonial Revival		
24312 Del Prado	Cole, Louise Stone	1935	Bugalow		
24699 Del Prado	Bodgni, Vincent Jr.	1928	Spanish Colonial Revival		
24622 El Camino Capistrano	Serences, John P.	1928	Spanish Colonial Revival		
24642 El Camino Capistrano	Cohen, Said/Joan	1928	Spanish Colonial Revival		
24711 El Camino Capistrano	Brown, David W.	1928	Provincial Revival		
24721 El Camino Capistrano	Proffer, Ellender	1928	Spanish Colonial Revival		
33901 El Encanto Ave.	Hayes, Karin	1929	Spanish Colonial Revival		
33905 El Encanto Ave.	Goerl, Phillip	1930	Spanish Colonial Revival		
33912 El Encanto Ave.	Simpson, Craig	1930	Spanish Colonial Revival		
33791 Granada Dr.	Simms, Rhonda	1929	Spanish Colonial Revival		
33962 Granada Dr.	Giers, Michael	1928	Spanish Colonial Revival		
34122 Granada Dr.	Kinner, Helen	1929	Provincial Revival		
24231 La Cresta	Boyd, William	1928	Provincial Revival		Yes**

City of Dana Point

Historic Inventory and Local Register

ADDRESS	HOMEOWNER	YEAR BUILT	STYLE	MILLS ACT?	REGISTER?
24441 La Cresta	Gustafsson, Orjan	1929	Spanish Colonial Revival		
24531 La Cresta	Gimenez, Ruth	1928	Spanish Colonial Revival		
34090-92 Pacific Coast Hwy.	Hosman Properties	1931	Spanish Colonial Revival		
34091 Pacific Coast Hwy.	Northern Trust of CA	1925	Spanish Colonial Revival		
34098 Pacific Coast Hwy.	Mr. Upchurch	1929	Spanish Colonial Revival		
34105 Pacific Coast Hwy.	Hofer, Paul	1928	Spanish Colonial Revival		
34111 Pacific Coast Hwy.	Choi, Kumbok	1942	Colonial Revival (motel)		
34130 Pacific Coast Hwy.	Sun, Chen	1928	Spanish Colonial Revival		
34311 Pacific Coast Hwy.	Dana Villa Assoc.	1930	Spanish Colonial Revival (hotel)		
34352 Pacific Coast Hwy.	Vardakostas, Evangelos	1928	Spanish Colonial Revival (duplex)		
34812 Pacific Coast Hwy.	AB/RK Investments	1930	Monterey Revival (hotel)		
24366 Santa Clara Ave.	Schafer, Glenn	1929	Spanish Colonial Revival		
24401 Santa Clara Ave.	Cary, Steven	1928	Spanish Colonial Revival		
24422 Santa Clara Ave.	Orlandella, Anthony	1929	Spanish Colonial Revival		
24440 Santa Clara Ave.	Westerfeld, Donovan	1928	Spanish Colonial Revival		
24682 Santa Clara Ave.	Golumbic, Harvey/Jane	1928	Provincial Revival		
34555 Scenic Drive	Gassell, M. Michael	1939	Shingle		
34567 Scenic Drive	Blade, Robert	1926	Spanish Colonial Revival		
34010 Amber Lantern	Dow, Richard	1929	Spanish Colonial Revival		
34021 Amber Lantern	Beeby, Robert/Bonnie	1930	Spanish Colonial Revival		
34111 Amber Lantern	Anderson, Janice	1937	Gable Roof House		
33771 Blue Lantern	Goodwin, Lucille	1928	Spanish Colonial Revival		
33792 Blue Lantern	Roberts, John H.	1928	Spanish Colonial Revival		
33882 Blue Lantern	Pulsey, Rachelle	1929	Spanish Colonial Revival		
34051 Blue Lantern	Caldwell, Evelyn M.	1928	Spanish Colonial Revival		
33941 Copper Lantern	Barnes, James	1929	Spanish Colonial Revival		
34171 Ruby Lantern	Ware, Kim	1928	Provincial Revival	In Process	In Process
33857 Violet Lantern	Nugent, William	1929	Spanish Colonial Revival		
33872 Valencia Pl.	Lee, Richard John	1930	Spanish Colonial Revival		
33882 Valencia Pl.	Badouin, Walter	1929	Spanish Colonial Revival		
34255 Via Lopez	Soto, Ygnacio	1928	Spanish Colonial Revival		
34283 Via Lopez	Perkins, Donald/Sharon	1928	Spanish Colonial Revival		
26545 Via Sacramento	Warzyca, Alan/Linda	1929	Spanish Colonial Revival		
34260/62/64 Via Velez	Haefner, Joan Matie	1928	Spanish Colonial Revival		
(5S3) Not Recommended for Local Designation, But Should be Considered in Local Planning					

City of Dana Point Historic Inventory and Local Register

ADDRESS	HOMEOWNER	YEAR BUILT	STYLE	MILLS ACT?	REGISTER?
34921 Calle De Sol	Lucarelli, Roxi/Terry	1920s	Bungalow		
26893 Calle Hermosa	McElwee, Charles	1932	Stucco Box		
34001 Chula Vista Ave	Grierson, Scott	1948	Ranch		
34172 Doheny Park Rd.	Chapman, Becky	1920s	storefront/Chicks Plumbing		
34182 Doheny Park Rd.	Krill, Charles K.	1920s	storefront/Beach Cities Glass		
34215 Doheny Park Rd	Storey, Thomas F.	1930s	storefront/Pac. Blue Water		
34221 Doheny Park Rd.	Storey, Thomas F.	1940s	storefront/Le Studio Florist		
34225 Doheny Park Rd.	Storey, Thomas F.	1926	storefront/Stockwell Interiors		
34231 Doheny Park Rd.	Storey, Thomas F.	1949	storefront/Capo Beach Steak House		
33942 El Encanto Ave.	Wright, Michael	1940	hip roof house		
33962 El Encanto Ave.	Vasquez, Mary	1940	hip roof house		
34248 Via Santa Rosa	Saunderson, Jack Cullen	1927	Spanish Colonial Revival		
(6) Not Recommended for Local Designation or Consideration.					
25846 Domingo Ave.	Chade, Vivian	1930	Bungalow		
25862 Domingo Ave.	Saucedo, Martha Yslas	1930	Spanish Colonial Revival		
25992 Domingo Ave.	Hickman, Karlene Joyce	1928	Colonial Bungalow		
25801 Las Vegas Ave.	Lopez, Ofelia M.	1920	Bungalow		
34185 Pacific Coast Hwy.	Blacke Properties	1929	remodel		
26565 Via Sacramento	Preston, Patricia	1928	Spanish Colonial Revival		
34365 Via San Juan	Kane, Paul	1931	Spanish Colonial Revival		
34506 Via Verde	Reilly, Frank	1927	Spanish Colonial Revival (altered)		
25862 Victoria Blvd	Buchheim, Lawrence F.	1926	Gable Roof Cottage/bungalow		
25872 Victoria Blvd.	Loncono, Jennie T.	1927	Spanish Colonial Revival		
25882 Victoria Blvd.	Buchheim, Lawrence	1931	Spanish Colonial Revival		
(7)					
26822 Vista Del Mar	Bridges, Michael	1929	Spanish Colonial Revival		

** Received Dana Point historic plaque.

**CITY OF DANA POINT
HISTORIC PRESERVATION PROGRAM**

RESEARCH & BACKGROUND INFORMATION SUMMARY REPORT

Prepared For:
The City of Dana Point



Prepared By:
Hogle-Ireland, Inc.
5 Corporate Park, Suite 160
Irvine, California 92606

Revised
October 6, 2000

INTRODUCTION

This document is intended to provide background information for use in developing the City of Dana Point's Historic Preservation Program. The objective of the Program is to encourage the maintenance and protection of the City's historic buildings, and to identify national, state, and local incentives that would be most appropriate for, and applicable to, the Dana Point community. The information included in this report has been selected with sensitivity to the City's desire to provide a Historic Preservation Program that property owners can participate in voluntarily.

EXISTING CITY PLANS, POLICIES, AND GUIDELINES

General Plan

The Dana Point General Plan includes goals and policies that encourage the preservation of historically and culturally significant resources in the community. Specifically, they include the following:

Conservation/Open Space Element

GOAL: Encourage the preservation of significant historical or culturally significant buildings, sites, or features within the community.

Policy 8.1: Require reasonable mitigation measures where development may affect historical, archaeological or paleontological resources. (Coastal Act/30244, 30250)

Policy 8.2: Retain and protect significant areas of historical, archaeological, or paleontological value for education and scientific purposes.

Policy 8.3: Development adjacent to a place, structure or object found to be of historic significance should be designed so that the uses permitted and the architectural design will protect the visual setting of the historical site.

Policy 8.4: Develop and maintain a cultural resource inventory.

Design Guidelines

The City of Dana Point's Design Guidelines include a chapter on historic preservation. The guidelines identify the process for creating a historic preservation program including the preparation of an inventory of buildings or sites that may be historically or architecturally significant, and the enrollment of property owners in the program by agreeing to the designation of their property as a historic site or structure.

Upon the establishment of a Historic Preservation Program, the Guidelines call for new development to be compatible with designated historic resources, and for a diligent effort to be

made to retain and rehabilitate historic resources in a historically sensitive and architecturally appropriate manner.

Historic Architectural Resources Inventory

The City prepared an inventory of its historic building sites in 1997. That inventory originally identified 92 historic buildings. Of these buildings, 17 are commercial and 75 are residential. Since the preparation of the survey, one commercial and one residential building have been demolished. In addition to the demolition, five property owners requested that their properties be removed from the inventory. A number of buildings were found to no longer be worthy of listing on a local register of historic resources based on the condition of the structures and extent of code violations. General criteria utilized for the inclusion of historic sites in the survey included:

- Buildings, structures, or places, including landscaping, that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.
- Structures that help retain the characteristics of the town that was 50 years ago.
- Structures that contribute to the unique urban quality of a downtown.
- Structures contributing to the architectural continuity of the street.
- Structures that are identified with a person or person who significantly contributed to the culture and/or development of the city, state, or nation.
- Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.
- Structures that illustrate the development of California locally and regionally.
- Buildings retaining the original integrity of and/or illustrating a given period.
- Structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation.
- Structures that are at least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional importance.

At least two of these criteria were utilized to determine the significance of a property. However, in most instances, at least three criteria applied.

In summary, a total of 75 buildings remain as candidates for voluntary inclusion in a local historic building inventory based on the following National Register of Historic Places Guidelines:

4S2 Rating (eligible for separate listing in the National Register of Historic Places when one of the following occurs: more historical or architectural research is performed on the property): **2 residential structures**

5S2 Rating (is likely to become eligible for separate listing or designation under a local ordinance that has not yet been written): **61 structures (50 residential; 11 commercial)**

5S3 Rating (is not eligible for separate listing or designation under an existing or likely local ordinance, but is eligible for special consideration in local planning): **12 structures (8 residential; 4 commercial)**

OVERVIEW OF KEY PRESERVATION INCENTIVES

Federal Programs

Tax Reform Act of 1986 Rehabilitation Tax Credits

The Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47 [formerly Section 48 (g)]) makes tax credits available for the rehabilitation of historic and non-historic buildings that are used in a trade or business, or held for the production of income, such as rental housing units and hotels. It should be noted that these rehabilitation incentives involve complexities, and operate within the context of a building's local real estate market, its economic profile, and project investors' individual tax situations, and consultation with a professional tax advisor is recommended before initiating a rehabilitation project.

10% Rehabilitation Tax Credit: The tax credit program most applicable to the properties listed in the City of Dana Point Historic Resources Survey is the 10% Rehabilitation Tax Credit. This program offers a credit to property owners undertaking rehabilitation of buildings built before 1936, but are not listed on a local, state, or national historical register. Eligible buildings must be non-residential, commercial, or industrial buildings.

To receive a rehabilitation credit, a property owner must substantially rehabilitate a qualifying building. A substantial rehabilitation means that a property owner's expenditures must exceed the greater of the "adjusted basis" of the building, or \$5,000 during any 24-month period, or 60-month period in the case of a phased rehabilitation. The program does *not* subject rehabilitation projects to any design standards, and both exterior and interior rehabilitation costs are eligible expenses.

In order to qualify for the tax credit, certain existing building elements must be retained. These include the following:

- 50% or more of the existing external walls must be retained in place as external walls;
- 75% or more of the existing external walls must be retained in place as internal or external walls; and
- 75% or more of the existing internal structural framework must be retained in place.

Qualifying expenditures must be capital in nature and depreciable as real property to qualify for a credit. They include:

- New plumbing, mechanical, and electrical systems;
- Sprinklers/life safety systems;
- Elevators,
- Brick and façade cleaning;
- Any other work including cosmetic changes to the structural components of the buildings;
- Architect's fees, consulting fees, developer fees; and
- Construction period interest and taxes.

20% Rehabilitation Tax Credit: The 20% Rehabilitation Tax Credit only applies to Certified Historic Structures. A Certified Historic Structure is one that is:

- Individually listed on the National Register of Historic Places; or
- Located in a "registered historic district" and certified by the Secretary of the Interior as being of historical significance to the district. A registered historic district is one that is listed on the National Register of Historic Places, or designated under a state or local statute certified by the Secretary of the Interior as containing criteria that will substantially achieve the purpose of preserving and rehabilitating buildings of significance to the district and that is certified as substantially meeting all of the requirements for the listing of districts on the National Register.

The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes. It is not available for properties used exclusively as a private residence.

Under the 20% Rehabilitation Tax Credit program all rehabilitation work (interior and exterior) must be done in a manner that is consistent with the historic character of the building, and that meets the Secretary of the Interior's *Standards for Rehabilitation*. The National Park Service

charges a processing fee to review projects involving more than \$20,000 of rehabilitation expenditures.

Community Development Block Grant Funds

Community Development Block Grant (CDBG) funds may be utilized for preservation, rehabilitation, or restoration projects involving historic properties that are:

- Listed or eligible to be listed on the National Register of Historic Places;
- Listed in a State or local inventory of historic places; or
- Designated as a State or local landmark or historic district by appropriate law or ordinance.

Eligible costs include:

- Preservation studies and plans;
- Acquisition assistance for private individuals and entities if the acquired property is to be used for residential purposes after rehabilitation;
- The actual costs of rehabilitating, restoring, or preserving the property; and
- The cost of temporarily relocating residents while preservation work is performed.

Additional eligible costs may include costs required by the State Historic Preservation Officer (SHPO) to permit the use of a historic structure for public or private uses. Detailed information about eligible activities may be obtained from the SHPO. CDBG funds may not be used for the preservation of building used for the general conduct of government.

In order to utilize CDBG funds for preservation activity, a project must meet a National CDBG objective. This can be accomplished in different ways depending on whether the property is a residential or non-residential structure. In the case of residential properties, projects can qualify under the housing criteria of the Low/Mod Benefit National Objective if at least 51 percent of the housing is inhabited by and affordable to low- and moderate-income persons. Non-residential properties can qualify for CDBG funds under the Area Benefit, Limited Clientele, or Job Creation/Retention criteria. In each of these categories the funding is linked to the project's ability to benefit low- and moderate-income citizens.

Because of the strict criteria for project eligibility, the use of CDBG funds for historic preservation activities in Dana Point is unlikely. However, CDBG funding could be pursued if a specific project were to materialize that could meet the National objectives.

State Programs

The Mills Act

The Mills Act provides for property tax relief for owners of qualified historic properties who agree to comply with certain preservation restrictions. Although the Mills Act is a State program, property owners enter into a contract with the city to obtain the benefits of the program. Under a Mills Act contract, the property owner is obligated to prevent deterioration of the property, in addition to complying with any specific restoration or rehabilitation provisions established by the city. Rehabilitation work must conform to the Secretary of the Interior's Standards for Rehabilitation (see Appendix A).

In order for a property to be eligible to participate in the Mills Act it must be listed on the National Register of Historic Places, be located in a National Register or local historic district, or be listed on a state, county, or city and county official register. The program applies to both private residences and income-producing property. The key points of the program include:

- Property tax assessments may be reduced by up to 50%.
- There is no minimum investment unless required by the city.
- Participation is voluntary.
- Property owner enters into a 10-year contract with the city that outlines restoration, rehabilitation, or maintenance work anticipated during that timeframe to prevent deterioration of the property.
- Property rehabilitation must comply with Department of Interior standards.
- Provides property owner with flexibility.
- Remains in effect upon change of ownership.
- Property tax benefits may encourage buyers to purchase designated structures.
- Termination of the contract prior to the end of the contract period results in the assessment of a penalty representing 12.5% of the property value.

Each City is responsible for public outreach and program administration. Orange County cities that make the Mills Act available to property owners include the Cities of Brea, Irvine, Laguna Beach, Orange, San Clemente, San Juan Capistrano, Santa Ana, and Tustin. The Cities of Orange and San Clemente experience the highest levels of participation in the Mills Act.

State Historic Building Code

The State Historic Building Code (SBHC) (Sections 19950-18961 of the State Health and Safety Code) may be used by local building officials for projects involving the rehabilitation of historic properties included on the National Register, a state register, or a locally adopted landmarks list or historic property inventory. The SHBC supplants the Uniform Building Code (UBC) and allows greater flexibility in the enforcement of the UBC. The SHBC allows building officials to make a determination that a building's internal systems are reasonably safe without automatically imposing the requirements of the most current UBC. It allows for alternative standards to be applied to issues such as plumbing, electrical, structural, seismic, fire safety, energy efficiency, and accessibility requirements. The SHBC also does not recognize the "triggers" for full

upgrading to current standards with respect to length of vacancy, change of occupancy, or percentage of value of the work proposed. Although in many instances the SHBC provides for building code flexibility, it generally does *not* allow standards to be waived. Instead, it provides for alternative methods to be utilized in achieving reasonable levels of safety.

State Historic Preservation Office Grants

As funding for historic preservation projects becomes available at the federal or state level, the State Historic Preservation Office awards these funds in the form of grants to qualifying projects. The awarding and distribution of funds is dictated by the legislation or bond act that is the source of the funding. Because the criteria for eligibility for these funds is typically narrowly defined, and the nature and timing of legislation or bond acts is somewhat uncertain, State Historic Preservation Office grants are not considered to be a guaranteed, reliable funding sources.

Local Incentives

Fee Waivers

Some cities waive or reduce fees associated with the processing of permits and applications. There are alternative approaches to this incentive. One option is to provide a blanket waiver or reduction for planning and/or building permit fees related to historic buildings. Other options are for a city to provide permits at no cost up to a specified project valuation, or a percentage reduction applied to planning and/or building permit fees.

Development Standard Flexibility

In many cases, historic properties have legal non-conforming characteristics such as setbacks and parking due to changes in development standards over time. Strict application of current development standards often functions to deter building rehabilitation or the establishment of new uses in these buildings. In the case of the commercial buildings identified in the 1997 Historic Architectural Resources Survey, some of these buildings have limited or no off-street parking. The hotel properties may also have legal non-conforming parking conditions. Similarly, the residences identified in the Inventory may have legal non-conforming parking or setback conditions. A number of cities have adopted mechanisms that provide flexibility in their development standards as a means of accommodating new uses in old buildings and to "breath new life" into a historically significant building.

Transfer of Development Rights

The transfer of development rights (TDR) is a mechanism through which owners of historic properties may sell unused development rights (i.e., air rights) to a property owner who uses those rights on another site to build a larger building on that site than the zoning would normally allow. Owners of historic properties who sell development rights may use the proceeds from their sale to pay for necessary repairs to their property. In order for a TDR incentive to be successful, there must be a market for development rights that owners of historic properties want to sell.

Other Incentives

Charitable Contributions—Historic Preservation Easements

Charitable contribution deductions are allowed for the donation of historic preservation easements to preservation organizations. This deduction applies to both commercial and residential property and owner-occupied housing, and provides an opportunity for income and estate tax deductions.

A preservation easement is an agreement by owners of certified historic property to relinquish their right to alter or demolish property and to abide by other preservation conditions that are enforced by the organization receiving the easement or governmental body. The restrictions must be permanent to qualify for a federal charitable deduction and must apply to all future purchasers of the property. Typical agreements protect the façade of a building, but may also restrict the development of adjoining lands and interior features or require maintenance of property elements. In addition, the public must have some visual access to the donated property.

TECHNICAL SUPPORT FOR PRESERVATION EFFORTS

Preservation Services Fund

The Preservation Services Fund is a National Trust for Historic Preservation Program that provides assistance to communities throughout the country to save historic places. The Fund offers grant assistance ranging from \$500 to \$5,000 to non-profit organizations and public agencies to initiate preservation projects. Grant funds may be utilized to support consultants with professional expertise in architecture, planning, economics, law, and graphic design, educational programming that address subjects of particular importance to historic preservation, and curriculum development in preservation directed toward select audiences. Eligible projects must be clearly defined and time specific. Applications for funding are accepted three times each year.

COOPERATIVE RELATIONSHIPS

A number of cities have formed partnerships with local historic preservation, cultural, or local history organizations to achieve mutual objectives. These relationships have been a successful tool for public education and outreach efforts, adaptive re-use projects, and affordable housing projects.

COMMUNITIES WITH VOLUNTEER HISTORIC PRESERVATION PROGRAMS

In 1993, the City of Dana Point surveyed a number of communities about their Historic Preservation Ordinances. The results of that survey are included as Attachment B to this report. Using this research as a foundation, these communities were contacted again in order to obtain

more detailed information about the available preservation incentives, and how successful the incentive programs have been in each community.

COMMUNITY INCENTIVES SURVEY

A follow-up investigation was conducted, building upon the 1993 survey conducted by the City of Dana Point (Appendix B), to determine which preservation incentives are most commonly offered in the region, and how successful these incentives have been. Communities that experience the highest level of participation and interest in historic preservation incentives include the Cities of San Clemente and Orange. The most popular incentives utilized by property owners are the Mills Act, due to the substantial property tax benefit it provides, and the State Historic Building Code, based on the flexibility it provides for restorations and modifications to historic buildings.

While other enticing incentives identified in the following table such as fee waivers, and development standard flexibility are also offered by the various cities, they have not been utilized to their maximum potential by property owners. It appears that this is due to the fact that the majority of the preservation programs are either relatively new, and the programs have not been publicized by the cities that offer them. A number of cities have only recently started participating in the Mills Act. Those staff persons surveyed anticipate heightened interest in historic preservation in their communities, and concurrent higher levels of awareness about the various incentives.

HISTORIC PRESERVATION INCENTIVES

Incentive	Anaheim	Brea	Fullerton	Laguna Beach	Orange	San Clemente	San Juan Capistrano	Santa Ana	Tustin
Development Standard Flexibility				•					
Historical Building Code	•	•	•	•		•		•	•
Fee Reductions/Waivers		•		•	•	•		•	
Density Bonuses				•					
Official Recognition/Awards			•	•		•			
Property Tax Reduction (Mills Act)	•	•		•	•	•	•	•	•
Preservation Easement Program		•	•		•				
Transfer of Development Rights					•				
Technical Assistance	•	•							
Rehabilitation Grants/Loans	•*	•							
Special Uses							•		

* Rehabilitation loans are made available to owners of property located in a redevelopment area that are found to meet CDBG eligibility criteria.

DANA POINT PRESERVATION PROGRAM RECOMMENDATIONS

In consideration of the City of Dana Point's Preservation Program objectives, and the programs offered by the local communities surveyed, and identified through research of successful programs in the western United States, it is recommended that the Dana Point Preservation Program include the following components:

1. Preparation of an Historic Preservation Ordinance

An Ordinance should be prepared that:

- Establishes a review body or review authority for the Planning Commission to consider projects involving exterior modifications to locally significant historic properties identified in the 1997 Dana Point *Historic Architectural Resources Inventory* and placed by their owners on the local register of historically significant buildings;
- Establishes a local register of historically significant buildings. Listing on this register would be voluntary. Preservation incentives would only be made available to properties listed on the local register.
- Establishes a review process for modifications to designated locally significant historic properties; and,
- Establishes incentives for maintenance and preservation of designated locally significant historic properties.

2. Designation of Incentives for Maintaining and Preserving Designated Historic Properties

Various incentives could be made available to property owners interested in listing their properties on a local register of historically significant buildings. Based upon a review of incentives offered by the cities surveyed the following incentives would be most suitable and easy to implement in the City of Dana Point.

Rehabilitation Tax Credit Programs

10% Rehabilitation Tax Credit: The commercial properties included in the *Historic Architectural Resources Inventory* are prime candidates for participation in the 10% Rehabilitation Tax Credit Program for property owners who do not wish to have their buildings included on a local inventory of historic resources. Application for the tax credit is made by the property owner directly to the National Park Service via the State Office of Historic Preservation. The City of Dana Point would not be involved in the process.

20% Rehabilitation Tax Credit: None of the properties identified in the City of Dana Point Historic Resources Inventory are listed on the National Register. However, two properties (35101 Camino Capistrano and 34000 Capistrano by the Sea) are identified as being candidates for nomination for listing on the National Register. Therefore, if a property owner was interested in listing his/her building, they would become eligible for the 20% tax credit. As in the case of the 10% Rehabilitation Tax Credit Program, application is made by the property owner directly to the National Park Service via the State Office of Historic Preservation. The City of Dana Point would not be involved in the process.

Mills Act

The Mills Act would be a highly attractive mechanism for preserving designated historic properties given the high cost of real estate in Dana Point. The Mills Act is of primary benefit to individuals who purchased their homes after the passage of Proposition 13 in 1979 and are presently paying high property taxes.

California cities that offer Mills Act contracts to property owners have experienced few problems with the program. Because of the specific contractual obligations and high financial penalty for breach of contract, only property owners committed to preserving and restoring their property volunteer to enter into Mills Act contracts. However, participation in the Mills Act does involve City staff time associated with providing public information, property inspection, contract preparation, and report writing and attendance at City Council meetings. City costs of project administration may be covered by applicant filing fees. In addition to any City application fees, applicant costs simply include expenses associated with home improvement projects.

The fiscal impact to the City associated with implementation of the Mills Act depends upon the number of property owners participating in the program. The City of Long Beach estimates revenue losses per property of \$600 to \$800 annually as a result of reduced property taxes. At the time the City of Orange adopted its Mills Act Program, the annual revenue loss to the City was projected to be \$7,000 to \$21,000 annually. As of February, 2000, both the Cities of San Clement and Orange experienced eight percent participation rates in their Mills Act Programs. This program participation level applied to the City of Dana Point's 75 potentially eligible properties would involve six structures. Even if the City of Dana Point were able to achieve higher levels of Program participation, the impact to City revenues and staff time would be minimal.

Development Code Flexibility

The City may want to consider zoning ordinance alternatives such as offering administrative parking reductions or waivers for new occupancies of historic commercial buildings that involve higher parking requirements than the previous use

such as the use of a historically retail space by a restaurant, the establishment of a secondary dwelling unit on the property of a historic residence, or the adaptive reuse of a historic commercial property for residential purposes. The City may also wish to provide flexibility to individuals interested in adding onto their properties in a manner that would extend a legal non-conforming setback in order to maintain the historic integrity of the building.

California Historical Building Code

The City of Dana Point could apply the State Historic Building Code to designated historic properties to minimize the challenges of bringing such a building into compliance with the current Uniform Building Code. The flexibility provided by the State Historic Building Code would demonstrate to the public that the City recognized historic buildings as entities worthy of special consideration, and wanted to work with the public to make it easier for them to maintain and improve these buildings. It could be applied without additional cost to the City.

Planning and Building Permit Fee Waivers or Reductions

Fee waivers or reductions could be offered for improvements to designated historic properties. The cities that offer reductions and/or waivers have indicated that very few property owners take advantage of this incentive. For instance, the City of Tustin offers a waiver for commercial property owners based on project valuation. During the three years of the incentive's availability, only four property owners have used it. Therefore, the financial impact on the City of Dana Point, if it were to offer such an incentive, would be minimal—particularly given the limited number of historic buildings in the community.

Official Recognition/Awards

The City of Dana Point could work in cooperation with the Dana Point-Capistrano Beach Historical Society to develop a recognition or awards program to acknowledge successful rehabilitation projects involving designated historic buildings. This program could include the issuance of press releases, the presentation of certificates or other types of awards (tiles, plaques, etc.) at City Council meetings, or an individual awards program to acknowledge property owners who have made a special effort to preserve and enhance the historic architectural resources in the community. Award categories could focus on general property maintenance, successful building additions, historically sensitive landscape renovations, etc. The financial impacts on the City would be minimal. As noted in Appendix C, the City of San Clemente budgeted \$2,000 for its recognition program during the last fiscal year. It would also provide the City with a positive public relations opportunity, highlighting the City's appreciation of property owners who take the initiative to preserve the architectural history of Dana Point, and making the public at-large aware of the community's rich past.

Technical Assistance

The Preservation Services Fund grant program sponsored by the National Trust for Historic Preservation could be utilized by the City of Dana Point for the preparation of public information materials, or outreach efforts such as community or property owner workshops. For instance, as a means of encouraging historic preservation activity in the community, the City could sponsor informational workshop(s) for owners of properties included in the Historic Architectural Resources Inventory featuring a historic preservation architect, real estate professional, contractor, legal expert, and tax professional to explain the benefits of property rehabilitation, and answer questions. In addition to public information materials, the funds could be utilized to offer stipends to technical experts participating in the workshop. Pursuit and utilization of Preservation Services Fund resources would involve the devotion of City staff time to the preparation of the grant application and grant administration. Therefore, it would be advantageous for the City to approach this program as a co-sponsor with a local historical society or preservation group that could take the lead in applying for the grant.

3. Identification of Opportunities to Utilize CDBG Funds

The potential exists for the City to utilize CDBG funds for preservation efforts associated with designated historic properties owned by individuals meeting the CDBG income eligibility criteria. For instance, the City could apply for funding for preservation-related technical assistance for eligible residential and commercial property owners, as well as for the creation of a low-interest rehabilitation loan program for eligible property owners interested in maintaining and improving their property.

4. Cooperation with the Dana Point-Capistrano Beach Historical Society

The cooperative relationship that presently exists between the City of Dana Point and the Dana Point-Capistrano Beach Historical Society should be maintained and expanded upon. This type of partnership could be used most effectively in the pursuit of grant funding for which government agencies are not eligible, but matching funds or in-kind services are needed. The City could also co-sponsor public education and outreach efforts, technical workshops, and other special events that highlight the architectural history of the community with the Historical Society. In recognition of staffing limitations, the City could provide assistance in the form of matching funds, assistance in publicizing historical society events on its web site, assistance with information mailing costs, and the like.

APPENDIX A
SECRETARY OF THE INTERIOR'S
STANDARDS FOR REHABILITATION



Technical Preservation Services for **HISTORIC BUILDINGS** National Park Service

"Caring for Your Historic Building"

American
Battlefields

Historic
Buildings

Historic
Landmarks

Historic
Landscapes

Tribal
Communities

The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995

Standards for Rehabilitation



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.*

- Welcome
- What We Do
- Search
- E-Mail

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its

environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

REHABILITATION AS A TREATMENT. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

Introduction

Four Treatment Approaches

Choosing an Appropriate Treatment

Standards for Preservation

Standards for Rehabilitation

Standards for Restoration

Standards for Reconstruction

When the Standards are Regulatory

Ordering Accompanying Guidelines

[Back to Top](#)



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APPENDIX B
CITY SURVEY

HISTORIC ORDINANCE SURVEY

January 10, 1994

QUESTIONS	Anaheim 254-2749 Brad Hubson	Brea Lisa Dunell 990-7600	Fullerton 738-6549 Bob Lennell	Laguna Beach 497-3311 Ann Larson	Orange 744-7220 Dan Ryan	Placentia 993-8231 Joyce Rosenthal	San Clemente 498-2533 Jim Barnes	San Juan Capistrano 493-1171 Christie Dilorio	Santa Ana 647-6520 Aida Renta Bob Tyler	Tustin 573-3140 Paula Lanken Anne Bonner
1. Does City have a Historic Ordinance?	No.	No, but they are working on one.	Yes.	Yes.	Yes.	No; has 'policy'	Yes.	Yes.	Yes.	Yes.
Do we have a copy?	Historic Bldg. Survey rec'd	N/A	Yes.	Yes.	Requested	Rec'd copy of policy	Requested 11/19 & 1/10/94; not yet rec'd	Yes.	Yes.	Yes.
2. If no ordinance, do you have policies or procedures for historic structures?	Yes.	Historic preservation elements and general policies.	N/A	N/A	N/A	Yes (see Policy #703)	N/A	N/A	N/A	N/A
(If no ordinance), Do you have discretionary review of demolition permits for older or historic structures?	Must go to City Council for approval; also governed by redevelopment agency	In-house discretionary review of demolition permits.	N/A	N/A	N/A	Yes. Those not requiring Planning Comm. review are reviewed by Historical Committee.	N/A	N/A	N/A	N/A
3. Is there a Historic Committee or Commission to oversee Ordinance?	Yes. Neighborhood Council	Yes.	Yes. Landmarks Commission	Yes. *Design Review Bd (DRB) & **Heritage Committee	They are modifying the Design Board to act as preservation committee	Yes. Historical Committee	Yes. Community Design Committee	Yes. Cultural Arts & Heritage Commission (if CTR, other bodies may be involved)	No.	Cultural Resources Advisory Committee
If yes, what is the role of this Committee/Commission?	Reviewed results of survey; voted to select structures	oversees designation of historic structures	reviewing, making determinations as to recommended case on all matters	*Approves alterations, demolitions, etc (public hearing) **Advisory role	Design Board reviews demolition of old town area; City Council takes action	Review proposal and submit to P.C. or C.C. for review and/or approval	Review proposed structures	Oversees demolition, removal, relocation or alteration of historic structures	N/A	Advisory to City Council; studies, reviews & makes recommendations; liaison w/residents & property owners; no decision-making authority

QUESTIONS	Anaheim 254-2749 Brad Hubson	Brea Lisa Dumell 990-7600	Fullerton 738-6549 Bob Lennell	Lagu Beach 497-3311 Ann Larson	Orange 744-7220 Dan Ryan	Placentia 993-8231 Joyce Rosenthal	San Clemente 498-2533 Jim Barnes	San Juan Capistrano 493-1171 Christie Dilorio	Santa Ana 647-6520 Aida Renta Bob Tyler	Tustin 73-3140 Paula Lanken Anne Bonner
If no separate committee, which 'body' carries out this function?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	City Council	(City Council is decision-making body)
What is the role of this 'body'?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(by resolution) designates historical properties; may repeal revise or modify resolution	CC is ultimate authority; Advisory Commission and Planning Commission have roles in establishing a resource, site, or district
4. Can anyone nominate a structure?	No.	Yes.	Yes.	No.	Yes (via notarized application)	No.	Yes.	Yes. (with property owner's approval)	Yes.	Yes.
If so, who has authority to nominate a structure?	There is no formal procedure, but City Council must approve	N/A	Yes, as long as they have owner's consent	Only property owner	N/A	Only the property owner	N/A	N/A	N/A	N/A
Can property be designated historic without the approval or authorization of the property owner?	No; owner must approve	No; voluntary program; only property owner can decide to include property	There's a possibility, but it hasn't happened yet	Can be an historic resource inventory or historic landmark (per ALP)	If eligibility is determined	No.	Yes.	No; owner must approve	City Council can designate any area as a historical rehabilitation area	Yes (see 9252(e))
5. Are there any restrictions on a historically designated structure?	Yes. Design must match design guidelines for the area	They have a proposed list of restrictions	Yes. (alterations, additions, relocation or demolition)	Yes. alterations, additions, relocation or demo (public hearing req'd)	?	Consent change exterior or alter w/o permission of Historical Committee	All modifications require Cultural Heritage Board approval	Yes. Cannot demolish, remove, relocate or alter w/o City's approval	Follows State Historical building code. Dir. of Hlg. safety applies code	Yes. See (1)(2)&(3) alteration, removal, demolition requires approval

QUESTIONS		Anaheim 254-2749 Brad Hubson	Brea Lisa Dunell 990-7600	Fullerton 738-6549 Bob Lennell	Laguna Beach 497-3311 Ann Larson	Orange 744-7220 Dan Ryan	Placentia 993-8231 Joyce Rosenthal	San Clemente 498-2533 Jim Barnes	San Juan Capistrano 493-1171 Christie Diforio	Santa Ana 647-6520 Aida Renta Bob Tyler	Tustin 573-3140 Paula Lanken Anne Bonner
What are the obligations for the property once it is designated historical?		Must meet downtown design guidelines; maintenance agreement is overseen by assigned agent	Must maintain and alter as planned	Maintenance and alteration must keep with historic nature of property	no changes (except interior or minor exterior) without DRB approval	Maintain as is	exterior maintained as is	Maintain historic integrity	Maintain exterior Strict enforcement for violations	?	Design criteria and development standards; keep exterior in good repair (Enforcement procedures & penalties)
6. Are there provisions to consider demolition of the structure once it is deemed historical?		Yes.	Proposed provisions to consider removal for relocation of structure	Yes. (Demolition and relocation provisions)	Yes. Demolition/relocation requires public hearing	Demolition Ordinance being updated	Yes. Requires permission of property owner	Yes. (with Board's approval)	Yes. Requires Commission and/or other decision-makers approvals	?	Yes.
7. Does the City offer any incentives that can be applied to a historic structure?		Yes. Rehabilitation loans/redevelopment agency.	Yes. Proposed incentives: lower processing fees & CDBG funds	No. (In process of developing historic 'plaque' program)	Yes. (various public fees, incentives, grants, etc.)	Yes. They are working on add'l local tax incentives via Ord.; PC can grant incentive (e.g. parking reductions)	No.	No.	Yes. Property can be turned into small B&B.	Eligible for State Historical rehabilitation financing (Murks Hist. Rehab. Act of 1976)	Historic building code

APPENDIX C
SAMPLE INCENTIVES

Anaheim

- Mills Act Program under development.
- Use of the State Historic Building Code for locally designated historic properties.
- City has utilized CDBG funds to offer low-interest loans for property rehabilitation for eligible property owners within a redevelopment area.

Brea

- Use of the State Historic Building Code for locally designated historic structures.
- Preservation easements for historic buildings to enable property owners to receive property tax deductions.
- Reduced or no processing fees for appropriate rehabilitation of designated historic structures.
- Technical assistance through the city's Development Services Department and preservation professionals.
- Grants and loans for appropriate rehabilitation of designated historic structures.
- Awards and other symbols of recognition of exemplary rehabilitation and maintenance of historic structures.
- Investigation of the feasibility of other incentives such as transfer of development rights and similar mechanisms for designated historic resources subject to the approval of the City Council.
- Mills Act Program that can lower property taxes of designated historic structures subject to the approval of the City Council.
- Assistance in processing applications for federal investment tax credits for certified rehabilitation of historic structures listed in the National Register of Historic Places.

Fullerton

- Preservation easement program

Laguna Beach

- Parking. The following benefits are subject to design review board approval:
 - Historic single-family dwellings that are nonconforming due to substandard parking are not required to provide parking in accordance with the Code when additions are proposed, provided that such additions do not exceed more than 50 percent of the original square footage of the structure and that at least one covered parking space has been provided on-site. When a second unit is being added to a historic structure, parking must be provided in accordance with the Code unless modified by the design review board for purposes of achieving the goals of the historic preservation ordinance.
 - Historic multiple-family dwellings that are nonconforming due to substandard parking are not required to provide parking in accordance with the Code when additions are proposed, provided that such additions do not exceed more than 50 percent of the original square footage of the structure and that at least half of the required parking spaces have been provided. When a second unit is being added to a historic structure, parking shall be in accordance with the Code, unless modified by the design review board for purposes of achieving the goals of the historic preservation ordinance.
 - Some historic structures located in commercial zones may be granted a conditional use permit to allow a reduction in parking requirements, to a maximum of 75 percent based on the degree to which the historic character of the building is preserved and/or enhanced.
- Building Permit and Planning Application Fees. All building permit and planning application fees for structures placed on the historic register are waived by the Director of Community Development for projects compatible with preserving the historic character of the building.
- Building Code Deviations. The city may allow deviations from Title 14 of this code requirement when findings can be made by the director of community development that the historic building is in conformance with the State of California Historical Building Code.
- Additions to Historic Commercial Structures. Historic commercial structures may add up to 15 percent of the existing floor area, not to exceed 500 square feet,

without providing additional parking and without bringing any existing nonconformities into compliance with current zoning regulations, subject to review and approval by the design review board. The addition must be removed if the historical building is demolished.

- **Setback Flexibility.** Additions to historic structures may maintain setbacks up to the line of existing encroachments; provided, that all setbacks as required by the Uniform Building Code are maintained for new construction.
- **Density Bonuses.** Historic structures located in the local business professional zone and in the downtown specific plan area may be eligible for residential density bonuses.
- **Official Recognition.** Properties on the historic register are eligible to apply for local, state and national financial benefits.
- **Relief from Nonconforming Structure Requirements.**
 - Structures listed on the historic register may add more than 50 percent of the original structure without bringing existing nonconformities into compliance if it is determined that the addition will not diminish or detract from the historic significance of the original structure, and if the addition is found to be compatible in scale and character with the surrounding neighborhood.
 - Properties located in multifamily zones, where only one unit currently exists, may apply for additional units without bringing existing nonconformities into conformance, if it is determined that the additional unit will not diminish or detract from the historic significance of the original structure, and if such additional unit is found to be compatible in scale and character with the surrounding neighborhood. Requests for this benefit shall be subject to approval by the design review board with recommendation of approval provided by the heritage committee.

La Verne

- **Mills Act Program.** The City does not charge fees for its Mills Act applications.
- **An across the board reduction of 30 percent in all processing fees for qualifying projects that restore a historic structure for adaptive reuse.**
- **In historic neighborhoods, parking requirements are reduced by 30 percent and in-lieu fees are allowed instead of on-site parking.**

- The City uses its housing and CDBG programs to promote historic preservation strategies. Participants in housing rehab programs are encouraged to use "rehab right" strategies.
- Free design assistance by a qualified restoration architect and landscape architect. Each client is given five to ten hours of free design time to sketch ideas, develop more sensitive alternatives, and develop a consensus to preserve. This technique has been very successful.

Orange

- Preservation Incentives Ordinance indicates that the Planning Commission may approve the following:
 - Changes of use
 - Mills Act Tax Incentives (36 participants; 31 on waiting list. City limits the total number of Mills Act contracts to 20 per tax year).
 - Preservation easement & donations
 - Development incentives
 - Fee reductions
 - Transfer of development rights

San Clemente

- Parking waivers
- State Historic Building Code
- Historic Property Preservation Agreements (Mills Act) are accepted on a quarterly basis from owners of properties included on the Designated Historic Structures List. Only five are accepted per quarter for the first three quarters of each year. Complete applications are processed in the quarter following the quarter of submittal.
- The Tile Award Program is an achievement-based program sponsored by the City as an incentive to encourage good commercial and residential design. Tile award categories include architecture, historic preservation, and economic vitalization. The historic preservation category is applied to projects involving preservation and restoration of buildings on the City's Designated Historic Structures List. The estimated annual cost of the program to the City is \$2,000 including the cost of the tiles and tile installation.

San Juan Capistrano

- Mills Act
- Permit and discretionary application fee waivers are granted for any work involving designated historic properties.
- Bed and breakfast establishments may only be development within structures listed on the Inventory of Cultural and Historic Landmarks, or designated as a State Historic Landmark or a National Historic Landmark.
- Development standard flexibility is not offered as a matter of policy, but variances are commonly granted based upon the finding that the historic status of the building is an unusual circumstance that justifies a deviation from the standards.

Santa Ana

- Mills Act Program has recently been initiated. Two properties are currently participating, however this number is expected to increase as the public becomes aware of the program.
- Historic Building Code can be utilized for modifications to properties listed on the local register of historic buildings.
- Waiver of Historic Commission Review fee for the review of improvements to properties listed on the local register of historic buildings or the demolition of non-historic features associated with these properties.

Tustin

- Historic Building Code
- Owners of Designated Cultural Resources are obligated to keep their property in good repair or be subject to a fine.
- Fee waiver program for improvements to historic commercial properties with a project valuation up to \$80,000.



December 7, 2000

Thomas Storey
825 42nd Street, SW Apt. #214
Fargo, ND 58103

Re: City of Dana Point Historical Preservation Ordinance

Dear Mr. Storey

Thank you for inquiring about the City's proposed Historical Preservation Ordinance. The Public Meeting held on November 29th to review the draft Ordinance was well attended and many provided positive comments. Enclosed is a copy of the draft Ordinance and Background Report. As you have been notified, because you own properties in the City which were identified in 1997 as being historic, you may benefit from the incentive programs to be offered if the Ordinance is adopted. Our records show that you own the following properties which were identified in a 1997 survey as being historical structures:

34231, 34225, 34221 and 34215 Doheny Park Road

The Ordinance is tentatively scheduled to be reviewed by the Planning Commission on January 17, 2001 and would go to the City Council for adoption in February. We will continue to forward notices regarding upcoming public hearings to your P.O. in San Juan Capistrano. If you would rather these notices be sent to your North Dakota address, please let me know. If you have any questions related to the voluntary program created by the Ordinance, feel free to contact me at 949/248-3568.

Brenda Chase
Associate Planner

RECEIVED
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

December 1, 2000

Brenda Chase, Associate Planner
City of Dana Point
33282 Golden Lantern,
Dana Point, Ca. 92629

Dec 7 3 34 PM '00

Dear Ms. Chase,

I recently received a letter regards a Historical Preservation Ordinance. I was unable to attend the public meeting held on Nov. 29, due to being out of town. I am interested in this project and would appreciate any information you could forward to me. Also in a letter from Mr. Knight, he states that a site I own is eligible for local designation as a historical structure. Please, furnish me with the address of said property. Thank you, for your help in this matter.

My mailing address is: 825 42nd St. SW. Apt. #214, Fargo, ND. 58103.

34231 Doheny Park Rd
34225 Doheny Park Rd
34221 Doheny Park Rd
34215 Doheny Park Road
-Pacific Bluewater

Sincerely,

Thomas Storey
Thomas Storey

C. unique urban quality
d architectural continuity of the street
J. at least 50 years old
(built in 1930)