

# PRIMARY RECORD

Other Listings

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

Page 1 of 3

Resource Name or #: 104 AVENIDA DEL MAR

P1. Other Identifier: Stanford Court

P2. Location:  Not for Publication  Unrestricted a. County Orange  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

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

c. Address 104 Avenida Del Mar City San Clemente Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-081-23

### P3a. Description:

The property contains a two-story mixed use building with multifamily residential and retail uses, with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with smooth stucco. The fenestration consists of both original and non-original wood casement and fixed windows throughout the building. Entrance to the neighboring building is located on the ground level of the building. Alterations include the main door, which has been replaced, as well as the upper story sliding windows that have been replaced. Otherwise, the residence is in good condition and its integrity is good.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



### P5b. Description of Photo:

P6. Date Constructed/Sources:  
 Historic  Both  
 Prehistoric

1927 (E) Tax Assessor

### P7. Owner and Address:

Kaupp, Michael W.  
322 W Avenida Valencia

### P8. Recorded by:

Historic Resources Group, 1728  
Whitley Avenue, Hollywood, CA  
90028

P9. Date Recorded: 9/21/2006

### P10. Survey Type:

City of San Clemente Historic  
Resources Survey Update

P11. Report Citation: None.

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

DPR 523A (1/95) HRG

# BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code 3D

Resource Name or #: 104 AVENIDA DEL MAR

B1. Historic Name: (Unknown)

B2. Common Name: Stanford Court

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved?  No  Yes  Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: (Unknown)

b. Builder: (Unknown)

B10. Significance: Theme Ole Hanson/Spanish Village by the Sea Area City of San Clemente

Period of Significance 1925-1936 Property Type Commercial building Applicable Criteria A

This two-story commercial building was built in 1927. It is a unique example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. The property also appears eligible at the local level as a contributor to a potential historic district. It is recommended for addition to the Historic Structures List.

B11. Additional Resource Attributes: 06 Commercial Building, 1-3 stories, 03 Multiple Family Property

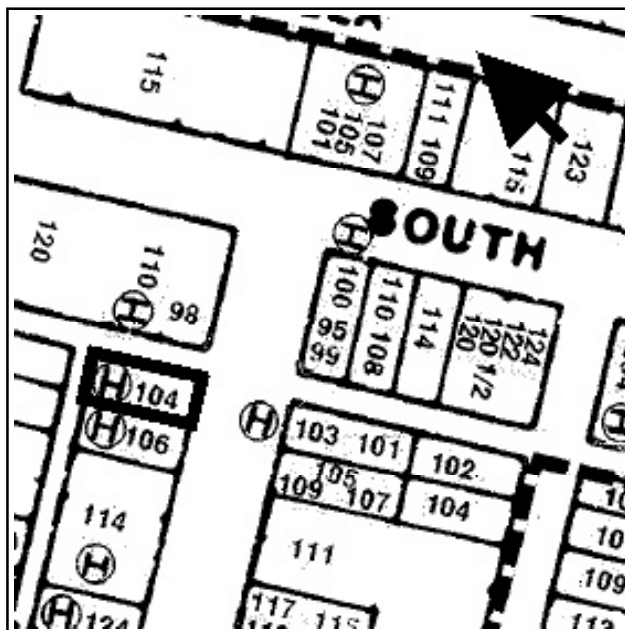
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/21/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

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Resource Name or #: 104 AVENIDA DEL MAR

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation  Update

## Photographs of the Subject Property:

