

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 255 AVENIDA LOBEIRO

P1. Other Identifier: Casa De Marca

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 Location: Not for Publication Unrestricted a. County Orange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 255 Avenida Lobeiro/255-261 Avenida Lobeiro

City San Clemente

Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 936-37-035

P3a. Description:

The property contains a two-story residential building with wood-frame construction. The residence has a U-shaped plan arranged around a central courtyard. Designed in the Spanish Colonial Revival style, it has low-pitch hipped roofs clad with clay tiles. A one-story projecting arcade is sheltered beneath a clay tile clad shed roof. The exterior walls are clad with smooth stucco. The fenestration consists of original wood divided-light single- and double-casement windows throughout the residence. The building's eastern elevation fronts the street, while the western elevation overlooks the ocean. Decorative exterior features include arched walkways, arched openings.

(See Continuation Sheet).

P3b. Resources Attributes: 03 Multiple Family Property

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



P5b. Description of Photo:

East elevation, west view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1930 (F) Building Permit

P7. Owner and Address:

(unknown)

P8. Recorded by:

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

P9. Date Recorded: 9/20/2006

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

CONTINUATION SHEET

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Resource Name or #: 255 AVENIDA LOBEIRO

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Continuation Update

P3a. DESCRIPTION (continued).

The portion of the residence at 255 Avenida Lobeiro appears to have been originally designed as a single-family residential building and subsequently converted to its present multi-family use. The adjacent two-story multi-family residential building at 257 Avenida Lobeiro is connected to the main structure by an arched wing wall. This similarly styled adjacent building features differing rooflines and rafter tails, and appears to be a later addition. The main residence is in good condition. Its integrity is good.

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: 255 AVENIDA LOBEIRO

- B1. Historic Name: (Unknown)
- B2. Common Name: Casa De Marca
- B3. Original Use: Single-family residential
- B4. Present Use: Multi-family residential
- B5. Architectural Style: Spanish Colonial Revival
- B6. Construction History:

B7. Moved? No Yes Unknown Date: Original Location:

B8. Related Features:

- B9a. Architect: Leo Smith
- 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 Residential Applicable Criteria A

This two-story multi-family residential building was built for Smith & Edwards in 1930. It was designed by Leo Smith. This property is a distinctive 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. It also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

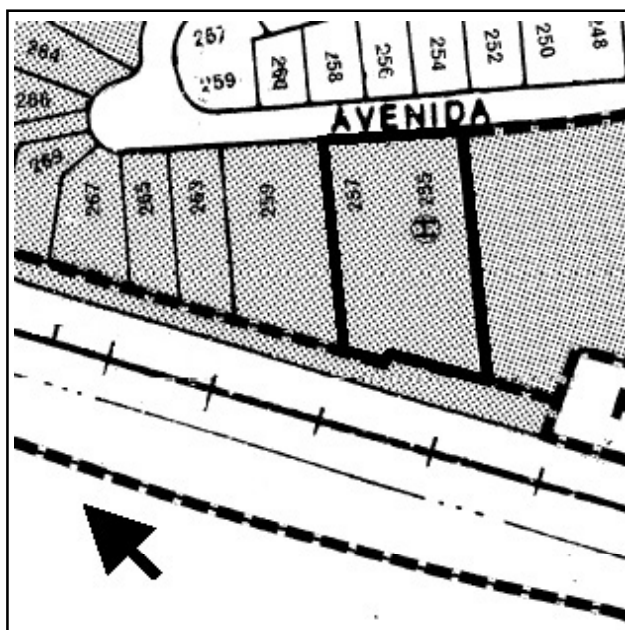
B11. Additional Resource Attributes: 03 Multiple Family Property

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

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA
Date of Evaluation: 9/20/2006

(This space reserved for official comments.)



CONTINUATION SHEET

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Continuation Update

Photographs of the Subject Property, Continued:

