

*Message from  
President Mike Cotter*

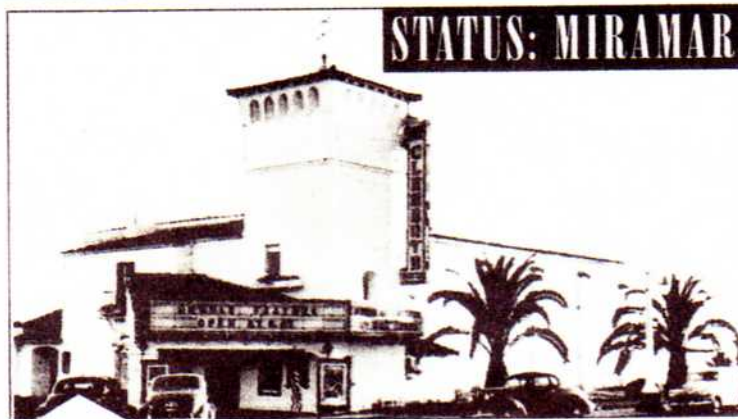
## Congratulations City Council!

After two years of research and public hearings by its Landmarks Task Force, the recommendations of its historical consultant (Historical Resources Group) and its Planning Commission, the San Clemente City Council last month approved the long-awaited City Landmarks Ordinance. The new ordinance:

- Identifies five new non-structure cultural resources.
- Designates 22 structures as official City "Landmarks."
- Waives many cultural heritage permit fees.
- Provides a Planning Department liaison person with preservation expertise to assist historic property owners through the permit and planning process.
- Provides for "Landmark" plaques to be placed on such buildings, with owner's permission.
- Sets up community educational and grant programs to enhance historical preservation.
- Establishes a comprehensive law specifically prohibiting "demolition by neglect."

The new ordinance celebrates the most iconic of the City's historic structures, enhances and encourages historical preservation, and does not burden historic property owners, nor their neighbors, with any new restrictions.

Congratulations, City Council!



This building has a new owner. The previous owner of this historic North Beach Landmark had applied to demolish the building to make way for a massive 4-story retail and condo project. The Society is opposed to the demolition of this icon, and supports its adaptive reuse. Over 1,400 members of the community have signed the Society's "Save The Miramar" petition, which continues to circulate. Falling roof tiles and boarded up windows and doors continue to openly defy the City's maintenance and nuisance codes.



The owner of this historic 1930s dance pavilion has applied to the City to move the octagonal domed building to a corner of the parcel and to demolish the historic buildings surrounding it to make way for condos. The Society is opposed to the relocation and demolition of this Landmark, and supports the preservation of the historic architectural setting of the North Beach entertainment historic district.

## SAVE THE DATE

**October 12, 2008**  
Annual Membership Meeting

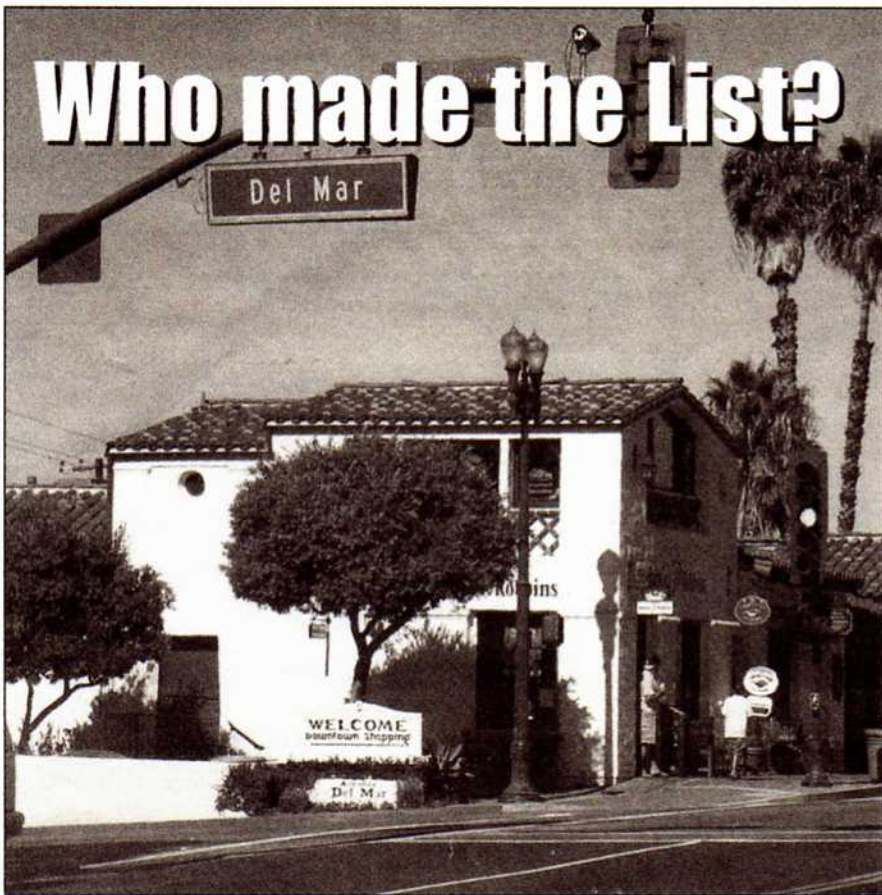
Also,  
City Council  
Candidates Forum  
2 to 5 pm  
Ole Hanson Beach Club –  
upstairs  
Public is invited

## Over 160 Historical Photographs on Sale!

**The Frame House -**  
110 Avenida Del Mar, SC  
*Printed on archival permanent  
silver halide photo paper  
professionally matted  
in protective sleeve*

## Who made the List?

Del Mar



The original administration building at the top of Del Mar at El Camino Real.

List of official San Clemente Landmarks, as approved by City Council on October 2, 2007. This list, provided by the SC Times, is not in any particular order)

**1. 304 Avenida Cabrillo,  
L.S. Frasier House, 1938**

Built in 1938 for Thomas Loncono, this home is one of the few remaining adobe buildings.

**2. Avenida del las Palmeras,  
Cotton Estate Gate, 1928**

This gate served as the entrance to the Cotton Estate on the south end of town. It's located inside the Cyprus Shores neighborhood.

**3. 114 Avenida Del Mar,  
Hotel San Clemente, 1927**

Listed on the National Register of Historic Places, Hotel San Clemente was built as a three-story, 60-room hotel with a courtyard facing Avenida Del Mar. Today it serves as an apartment building.

**4. 415 Avenida Granada,  
Casa Romantica, 1928**

A home built for city founder Ole Hanson and designed by architect Carl Lindbom, Casa Romantica is on the National Register of Historic Places and is today a cultural cen-

ter and garden.

**5. 233 Avenida la Cuesta,  
Campbell House, 1941**

This house was designed by architect Aubrey St. Clair in the Hollywood Regency style, which is rare in San Clemente.

**6. 243 Avenida la Cuesta,  
Goldschmidt House, 1928**

Designed by architect Paul Williams for Adlai Goldschmidt, this house is on the National Register of Historic Places.

**7. 105 W. Avenida Pico,  
Ole Hanson Beach Club, 1927**

Another structure on the National Register of Historic Places, Ole Hanson Beach Club was designed by Virgil Westbrook and Paul McAlister as a part of the city's original plan. It's one of three parcels that comprise a potential North Beach Historic District.

**8. 140 W. Avenida Pico,  
Casino San Clemente, 1936**

This is also in the proposed North Beach Historic District. In the '30s and '40s, it served as a regional entertainment facility.

**9. 611 Avenida Victoria,  
Municipal Pier, 1928**

Over the past 79 years, the pier has been rebuilt many times.

**10. 4100 Calle Isabella,  
Casa Pacifica (Cotton Estate),  
1926**

Originally built for Hamilton Cotton and designed by Carl Lindbom, this home is also known as the Western White House, as former President Richard M. Nixon bought the estate in 1969.

**11. 100 N. Calle Seville,  
Community Center (Ole Hanson  
Room and Site), 1927**

*The Ole Hanson Room is all that remains of the original structure that was destroyed in the early '70s by a fire.*

**12. 412 Cazador Lane,  
Warner House, 1929**

*This home was built for Judge Warner, founder of the San Clemente Chamber of Commerce.*

**13. 100 S. El Camino Real,  
Bartlett Building, 1926**

*It's estimated that this was the second building constructed in town. Built for Edward Bartlett, it has multiple tenants including Schmid's Fine Chocolates, Hobie and residential space on the second floor.*

**14. 101 S. El Camino Real,  
Easley Building, 1929**

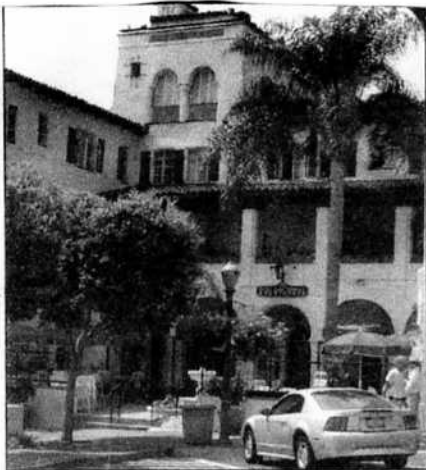
*Listed on the National Register of Historic Places in 1983, it was built for Oscar Easley and sits at the top of Avenida Del Mar.*

**15. 104-118 N. El Camino Real,  
Administration Building, 1926**

*This building served as Ole Hanson's offices and now houses Gordon James and Baskin-Robbins.*

**16. 1426 N. El Camino Real,  
San Onofre Inn, 1928**

*An apartment building, it was listed on the National Register of Historic Places in 1998.*



*Hotel San Clemente, built in 1927.*

**17. 408 N. El Camino Real,  
Old City Hall, 1928**

*This served as the civic center.*

**18. 1209 Buena Vista,  
Moulton House, 1929**

*Virgil Westbrook designed this home for H.G. Moulton.*

**19. 418 Cazador Lane, 1926**

*Some of the one-of-a-kind design elements of this house include a wood balcony, a Juliet balcony, a chimney and a tile stairway.*

**20. 420 Cazador Lane,  
Ann Harding House, 1926**

*This home was built for actress Ann Harding.*

**21. 230 W. Marquita,  
Swigart House, 1929**

*Virgil Westbrook designed this home for electrician Ralph Swigart.*

**22. 202 Avenida Aragon,  
St. Clement's Church, 1930**

*This church was designed by Virgil Westbrook.*

Proposed by Historical Resources Group, Landmarks Task Force, and Planning Commission but NOT YET APPROVED by City Council as City Landmarks as of October 2, 2007:

**1. 1700 N. El Camino Real,  
San Clemente Theater, 1937**

*Known as the Miramar Theater, it was the city's first movie theater and is also part of the potential North Beach Historic District.*

**2. 529-533 Avenida Victoria,  
Beachcomber Motel, 1947**

*This is believed to be the oldest continuously running business in town. It's one of few examples of Spanish Colonial Revival-style motels located on a coastal bluff.*

**3. 402-404 Pasadena Court,  
Sea Cliff Villas (Robison House),  
1927**

*Overlooking the Pacific and the pier, this home was built for Bertha and Emma Wierk.*

*(List verbiage is reprinted with permission from the SC Times September 27, 2007)*

# “Forward the Dream” Historical Landmarks List Passes City Council

by Mike Cotter

On October 2, 2007, the San Clemente City Council selected 22 of the City’s historic structures to be included on a new City “Landmarks List.” The Council chose not to include the Miramar Theater, Beachcomber Motel or Seacliffs Villa on the new List at this time. What does this mean?

**Q: Will the three buildings now be demolished?**

**A:** No. There are no active demolition applications before the City at this time.

**Q: Will it be easier to demolish them in the future?**

**A:** No. All three buildings are fully protected by the California Environmental Quality Act (CEQA), which prohibits demolition of any historic building (unless, of course, there are no reasonable alternatives to demolition.)

**Q: But, don’t buildings on the new Landmarks List have more protection than regular historic buildings?**

**A:** No. Being on the Landmarks List gives no additional protection. All of the City’s 206 historic buildings enjoy full CEQA protection, and being listed, or not listed, on the Landmark List makes no difference.

**Q: But, wouldn’t it be somehow easier to demolish the Miramar, Beachcomber or Seacliffs than the buildings on the Landmark List?**

**A:** No. In order to demolish the Miramar, the Beachcomber or Seacliffs, a developer would have to go through the normal City permit process, including public hearings and the preparation of an Environmental Impact Report (EIR). The California Coastal Commission would have to approve demolition as well. All such historic buildings would have to go through this process, whether the City calls them “Landmarks” or not.

**Q: So, what good is the “Landmarks List?”**

**A:** The Landmarks List was established by the City Council to highlight, enhance and encourage the preservation of the City’s finest historic resources, not to provide additional legal protection or burden.

Additionally, the Landmarks List is just part of a comprehensive new Landmarks Ordinance which includes the reaffirmation of 206 existing official historic structures, the identification of five new non-structure cultural resources, and the establishment of a comprehensive law specifically prohibiting “demolition by neglect.”