

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: OCTOBER 23, 2017

TO: DANA POINT PLANNING COMMISSION

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT
 URSULA LUNA-REYNOSA, DIRECTOR
 JOHN CIAMPA, SENIOR PLANNER**

**SUBJECT: RECOMMEND APPROVAL OF THE HISTORIC RESOURCE
 INVENTORY UPDATE, ZONING TEXT AMENDMENT, AND LOCAL
 COASTAL PROGRAM AMENDMENT TO THE CITY COUNCIL**

RECOMMENDATION: Staff requests the Planning Commission recommend the City Council approve the update to the City's Historic Inventory, Zone Text Amendment, and Local Coastal Program Amendment.

APPLICANT: City of Dana Point Community Development

REQUEST: Review the Historic Resources Inventory Update and make a recommendation to the City Council for approval of the Update and associated Zone Text and Local Coastal Program Amendment

LOCATION: Citywide

NOTICE: All property owners identified in the Historic Resources Inventory update, stakeholders, and interested parties were notified. In accordance with Section 9.61.080(e)(4)(A), all noticing requirements for the LCPA will be completed a minimum of six weeks prior to the City Council taking final action on this project.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the Historic Inventory update and subsequent Zoning Code Text and Local Coastal Program Amendments are Categorically Exempt and not a project per Sections 15306 (Class 6 – Information Collection) and 15061(b)(3) in that the project involves the resource evaluation of existing and potential historic resources which do not result in serious disturbances to an environmental resource.

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Zoning Code (DPZC) and Local Coastal Program (LCP);
- Project satisfaction of all findings required pursuant to the DPZC and LCP for approval of a Historic Resource Application, Zoning Text Amendment, and Local Coastal Program Amendment.

BACKGROUND:

The first Historic Resources Inventory, entitled the *County of Orange Survey of Dana Point*, was completed in 1980, when Dana Point was still an unincorporated community of Orange County. The survey identified sixteen residential properties and eight commercial properties that appeared eligible for listing, presumably in the National Register of Historic Places. The survey only captured a small fraction of the community's historic resources and evaluated the historic resources.

The second Historic Inventory, *Historic Architectural Resources Inventory*, was completed in 1997, by historic preservation firm Aegis. The Inventory evaluated properties that were constructed in the 1940s and was tailored to the community's earliest period of development. The survey evaluated a total of 92 properties and determined that 73 were eligible for listing. Of the properties identified, 39 were voluntarily added to the Historic Register and 37 are participating in the Mills Act Program. As a result of the 1997 Historic Resource Inventory, the City adopted a Historic Resource Ordinance in 2001.

In 2015, the City Council initiated an update to the Historic Inventory because it had been nearly 20 years since the previous Inventory and policies and implementation measures identified in the Town Center Plan called for an update to the Historic Inventory. The survey was prepared by historic preservation consultant, Architectural Resources Group (ARG). The update resurveyed previously designated properties and evaluated properties constructed prior to 1975 that could be considered historic.

ARG's project scope to develop the Historic Inventory included: 1) historic overview of the City, 2) develop the City's historic context, 3) resurvey the current Inventory of historic resources and evaluate properties constructed prior to 1975 for historic eligibility, and 4) update the criteria to identifying historic resources.

DISCUSSION:

The Historic Resource Inventory update is utilized to evaluate, and protect resources that give Dana Point its individual character and sense of place. The Inventory provides information to make and prioritize preservation goals, develop and implement land use policies, create heritage tourism initiatives, and educate the public on the community's history. The Inventory will also assist in the identification of resources worthy of

designation to a National, State, and/or local register.

The scope of the project includes a comprehensive update to the 1997 Inventory that follows the National Park Service evaluation for the development of a Historic Inventory. The update includes a summary of Dana Point's history, context statement, criteria for determining historic resources and their integrity, classification criteria, and recommendations to improve the City's Historic Preservation Ordinance.

Survey Research

Archival research was conducted by ARG to further aid its understanding of Dana Point's development history and the character of the built environment. Various primary and secondary source materials were utilized including books, journals, periodicals, newspaper articles obtained from the archives of the Los Angeles Times, Orange County Register, Sanborn fire insurance maps, historical building permits, and assessor parcel data. The research materials were gathered from a variety of sources including the Orange County Libraries, the Orange County Archives, Orange County Assessor and City of Dana Point records, ARG's in-house library of architectural books and reference materials, and various online repositories. The Dana Point Historical Society played an instrumental role in this phase of the project by providing ARG with access to its collection of photographs and documents of the City's history.

Following the research component of the survey, ARG conducted reconnaissance surveys of the City. The surveys analyzed development patterns, mixture of property types and architectural styles, general age, and integrity of resources. The information gathered from the survey allowed ARG to further narrow the areas where historic resources would likely be located.

The historic resource evaluation criteria established by the City's Historic Preservation Ordinance is 20 years old and no longer reflects the criteria from the National and California Registry for evaluating resources. ARG utilized the National and California Registry evaluation criteria to ensure the survey and evaluation process reflected the current standards for the historic significance evaluation. A summary and explanation of the components of the Historic Resource Inventory Update criteria are provided as Supporting Documents 5 to the report.

Public Outreach

Once the draft Inventory update was completed it was provided to the Dana Point Historical Society and stakeholders, including Capo Cares, to obtain their initial input. In review of the document the stakeholders believed there was a possibility that additional resources were not identified. Using their knowledge of the area, the stakeholders coordinated a survey effort to identify additional properties that could have historic significance. Staff reviewed the list, researched permit records, and surveyed the properties to evaluate which identified properties met the criteria established for historic

significance. Properties that staff believed met the California Register evaluation criteria and retained integrity were forwarded to ARG for evaluation. The properties that ARG determined to meet the required criteria were added to the Historic Inventory List. Properties that did not meet the required criteria but may have the potential to be added to the Inventory in the future were included in a Properties of Interest List that could be utilized for future Inventory updates and other planning related activities.

Staff conducted a public workshop on September 26, 2017, where all of the owners of properties identified in the updated Inventory and stakeholders were invited to provide their comments on the Historic Inventory update. The workshop was held at the City Council Chambers where approximately 25 people attended. Questions from the public were related to general information about the Inventory update and the incentives offered by the City for properties on the Historic Registry.

Survey Findings

The Inventory resulted in 122 resources that appear to have historic significance and would be eligible for National, State, or Local Register listing status. The Inventory identified 109 individual buildings (60 were previously identified in the 1997 Inventory) and 13 non-historic building (structure, objects, and sites) were identified as potential historic resources. The evaluation and analysis of the potential resources is included on the Property Database Spreadsheet, provided as Supporting Document 4. The vast majority of resources identified in the update were stand-alone residential buildings from the 20s and 30s and houses built after WWII. Fifteen commercial, public/private, and industrial properties were identified as eligible because of their association with the early efforts to develop Dana Point and Capistrano Beach, post WWII development, and mid-century modern architecture.

The Monarch Bay Mall community was initially identified as a potential historic district for its association with architects Fernald, Nicol, and Schiller and the concentration of Mid-Century Modern architecture. Upon review of the draft Inventory and reaching out to the Monarch Bay Mall community, staff was informed that many of the houses in the community were modified and may have lost their integrity. Staff researched the permit records of the community and provided ARG with an assessment of its integrity. ARG re-evaluated the community and determined it no longer had the integrity necessary to be classified as a historic district. The re-evaluation did confirm that the community's central landscape Mall should still be recommended as a historic resource because of its unique design, connectivity with the community, and for its Landscape Architect, Morgan Evans, who was the lead landscape designer of Disney theme parks for more than half a century.

Over the years a number of properties previously identified as historically significant in the 1997 Historic Resource Inventory were either demolished, extensively altered, or no longer retained sufficient integrity. There are 30 of these properties that are no longer historically significant and are recommended for removed from the Historic Resource Inventory. Staff and the Dana Point Historic Society's position is that there is value to the

community retaining a list of these resources in a Properties of Interest List. This list would be included with properties surveyed and identified by the stakeholders that did not meet the criteria for historic significance. This list can be utilized by future property owners who may want to restore their properties and for future planning activities. The analysis for the recommended removal of structures from the historic resource list is provided in the Historic Resource Inventory Report (Supporting Document 2).

Zoning Text Amendment/Local Coastal Program Amendment

Section 9.07.270 of the Dana Point Zoning Code (Implementation Plan) specifically recognizes the 1997 Historic Resource Inventory as the document that identifies resources eligible for the City's Historic Registry. The Zoning Text Amendment and Local Coastal Program Amendment are required to reference the new Inventory. The amendment is also required to update the City's criteria and integrity requirements for evaluating historic resources to be consistent with the current State and National standards. The text amendments are only to reference the updated Inventory and new evaluation criteria and would not amend the incentives or review procedures for historic resources.

CORRESPONDENCE: To date, staff has received correspondence from the Dana Point Historical Society, Monarch Bay representatives and HOA, Capo Cares, attendees of the Public Workshop, and individual property owners. The input from the community is addressed in the Historic Resource Inventory update memos, Supporting Documents, and the staff report. A letter was received by the Monarch Bay HOA which opposed to the designation of any properties in their community as historic resources and is included as Supporting Document 7.

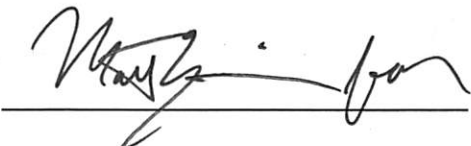
CONCLUSION: Pursuant to the City Council's direction, the project's scope was for the update the City's 20-year-old Historic Resource Inventory; however, when ARG began the Inventory update they discovered the City's Historic Preservation Ordinance evaluation criteria was outdated and recommended the Ordinance's be modified to reflect the National and State review criteria. The Zoning Text Amendments are proposed to modify the historic resource evaluation criteria to be consistent with the established standards to ensure all of the historic resources are reviewed with the most current industry standards for consistently and accuracy.

In the Historic Resource Inventory update report, ARG also identified additional recommendations to improve the City's Historic Preservation Program and make it consistent with the National and California standards. ARG's additional recommendations include: moving the City towards a Certified Local Government, and update the City's Historic Preservation Ordinance to be consistent with California and National standards. Since these recommendations were not part of the original project scope they require City Council policy direction before implementation. Staff requests the Planning Commission recommend approval of the Historic Resource Inventory update and Zoning Text Amendments to the City Council for implementation. Staff will continue to research the

Inventory's additional recommendations and return to the Planning Commission once the City Council provides policy direction.



John Ciampa, Senior Planner



Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Resolution 17-10-23-XX

Supporting Documents:

2. Historic Resources Inventory Update Report
3. ARG Memos Updating Inventory Report
4. Historic Resource Spreadsheet
5. Summary of Inventory Update
6. Properties of Interest List
7. Monarch Bay HOA Letter

RESOLUTION NO. 17-10-23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE HISTORIC RESOURCE APPLICATION 17-0001, ZONING TEXT AMENDMENT 17-0002, AND LOCAL COASTAL PROGRAM AMENDMENT 17-0004 TO UPDATE THE CITY'S HISTORIC RESOURCE INVENTORY AND ASSOCIATED TEXT AMENDMENTS TO THE HISTORIC PRESERVATION ORDINANCE

Applicant: Community Development Department

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, on August 20, 1997, the City Council adopted the Historic Architectural Resources Survey prepared by AEGIS where 75 commercial and residential structures in the City were identified as candidates for inclusion in the City's local Historic Resource Inventory; and

WHEREAS, on February 27, 2001, the City Council adopted the Historic Resource Ordinance; and

WHEREAS, on April 21, 2015, the City approved Professional Services Agreement between the City of Dana Point and Architectural Resources Group to initiate an update to the City's Historic Resource Inventory; and

WHEREAS, the Inventory update was completed in 2016, where the current Inventory of resources was evaluated for structures constructed prior to 1975. The Historic Resource Inventory updated identifies 122 commercial, residential, and non-building structures in the City as potential historic resources; and

WHEREAS, on September 26, 2017, a public workshop was held at the City Council Chambers to inform the public regarding the Historic Resource Inventory update; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Historic Resource Inventory update and subsequent Zoning Code Text and Local Coastal Program Amendments are Categorical Exempt and not a project per Sections 15306 (Class 6 – Information Collection) and 15061(b)(3) in that the project involves the resource evaluation of existing and potential historic resources which do not result in serious disturbances to an environmental resource.

WHEREAS, the City's proposed amendments to the Historic Preservation Ordinance are identified in Exhibit A; and

WHEREAS, the Planning Commission did, on the 23rd day of October 2017, hold a

hearing to consider the update to the City's Historic Resource Inventory, Zoning Text Amendment, and Local Coastal Program Amendment to make the associated text amendments to the City's Historic Preservation Ordinance; and

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A) That the above recitations are true and correct; and incorporated herein by reference
- B) That the proposed action complies with all other applicable requirements of State law and Local Ordinances;
- C) That the update to the Historic Resource Inventory is consistent with the survey and evaluation criteria established by the National Park Service and the State of California:
- D) That based on the evidence presented at the public hearing the Planning Commission adopts the following findings:

Findings:

Local Coastal Program Amendment (LCPA17-0004) and Zoning Text Amendment 17-0002)

- 1) That the public and affected agencies have had ample opportunity to participate in the review of the Historic Resource Ordinance which will require a Historic resource Application (HRA17-0001), Zoning Text Amendment (ZTA17-0002) and amendment to the Local Coastal Program (LCPA17-0004). A Public Workshop was convened on September 26, 2017, to provide the public an opportunity to comment on the Historic Resource Inventory Update. On October 23, 2017, the Planning Commission reviewed the item at a public hearing.
- 2) Notice for the proposed action included an advertisement published in the Dana Point News Paper on October 12, 2017. Notice of the hearing were mailed to property owners identified in the Historic Resource Inventory update, adjacent jurisdictions, and other affected agencies. Notices were also posted on October 12, 2017, at the Dana Point City Hall, the Dana Point Post office, the Capistrano Beach Post office, and the Dana Point Library.
- 3) That all policies, objectives, and standards of the Historic resource Application (HRA17-0001), Zoning Text Amendment (ZTA17-0002) and amendment to the Local Coastal Program (LCPA17-0004) conform to the

requirements of the Coastal Act, including that the land use plan as amended is in conformance with and adequate to carry out the Chapter Three policies of the Coastal Act. The proposed action would not result in any new development.

- 4) That the Coastal Act policies concerning specific coastal resources, hazard areas, coastal access concerns, and land use priorities have been applied to determine the kind locations, and intensity of land and water uses. No changes in intensity of land and water uses would occur as result of the proposed action.
- 5) That the level and pattern of development proposed is reflected in the Land Use Plan, Zoning Code, and Zoning Map. No changes to the level and pattern of development would occur as result of the proposed action.
- 6) That a procedure has been established to ensure adequate notice of interested persons and agencies of impending development proposed after certification of the LCPA. The proposed action would not result in development beyond what is identified in the existing General Plan. Noticing of impending development to occur after certification of the LCPA will be consistent with procedures detailed in the City's Zoning Code.
- 7) That zoning measures are in place (prior to or concurrent with the LCPA) which are in conformance with and adequate to carry out the coastal policies of the Land Use Plan. The City's existing Zoning Code is in conformance and adequate to carry out the coastal policies of the General Plan.

Historic Resource Application (HRA17-0001)

- 1) That the proposed Historical Resource Application complies with all other applicable requirements of State law and local ordinances.
- 2) That the designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no possible effect to the environment via this designation.
- 3) That the City of Dana Point has a rich history. Significant aspects of that history need to be recognized and preserved.
- 4) That preservation of historic resources is important to promote the public health and safety and the economic and general welfare of the people of Dana Point.

- 5) That well-preserved and retained historic resources are essential to maintain and revitalize the City and its neighborhoods and stimulate economic activity, and, further, the preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods.
- 6) That the Historical Resource Application is consistent with the goals and policies of the General Plan and Zoning Code and the project meets the findings necessary for the approval of the request to include the subject property on the Dana Point Historic Resources Register.
- 7) That the Dana Point Historic Resource Ordinance identifies Program Eligibility Criteria for designating historic resources established by the California Register which is established through the Zoning Text Amendment to designate new historic resources.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 23rd day of October, 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Scott McKhann, Chairman
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department

EXHIBIT A

9.07.250 Historic Resources.

(b)(6) "Inventory" refers to the ~~1997~~ City of Dana Point Historic Resources Inventory which is the most recent Historic Resources Inventory adopted by the City Council that identifies resources in the City which may be considered historical. Owners of property which were included in the Inventory are eligible to apply to be included on the City's Historic Resources Register.

(c) City of Dana Point Historic Architectural Resources Inventory.

(1) ~~The 1997 City of Dana Point Historic Architectural Resources Inventory (Inventory) identifies resources in the City which may be considered historical. The Inventory was developed based on the eligibility criteria established by the National and California Register of Historic Resources identified below: National Register of Historic Places Guidelines for determining historical resources. Meeting criteria "j" and at least two of other criteria were utilized to determine the significance of a property. However, in most instances, at least four criteria applied. The criteria utilized in developing the Inventory is detailed below:~~

~~(A) Buildings, structures, or places 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 50 years age.~~

~~(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 person 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 of and/or illustrating a given period.~~

~~(I) Structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation.~~

~~(J) 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.~~

(A) Criterion 1 (events): associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

(B) Criterion 2 (persons): associated with the lives of persons important to local, California, or national history;

(C) Criterion 3 (architecture): embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

(D) Criterion 4 (information potential): has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state, or the nation.

(2) Resources that are identified to meet one of the City's four Criterion must also retain integrity to qualify as a historic resource on the City's Historic Inventory List. Integrity is evaluated by weighing all seven of these aspects together and either retains sufficient integrity, or it does not. Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource's placement within a historic context, integrity can be assessed only after it has been concluded that the resource is in fact significant. The integrity requirements are identified as follows:

(A) Location (the place where the historic property was constructed or the place where the historic event occurred)

(B) Setting (the physical environment of a historic property)

(C) Design (the combination of elements that create the form, plan, space, structure, and style of a property)

(D) Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property)

(E) Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory):

(F) Feeling (a property's expression of the aesthetic or historic sense of a particular period of time)

(G) Association (the direct link between an important historic event/person and a historic property)

(23) The Inventory identified two (2) structures which may be eligible for listing on the National Register of Historic Places. As such, this section shall provide additional protection to these structures. The two structures are the Dolph Mansion located at 34000 Capistrano by the Sea and a single-family Palisades home located at 35101 Camino Capistrano.

~~(3) The Inventory also identified sixty one (61) properties which have potential to be considered historically significant and included on the City of Dana Point Historic Resources Register (Register).~~

(4) Resources are not subject to any provisions of this Section as result of being included in the Inventory. The intent of the Inventory is only to identify resources which are eligible for inclusion in the City's Register. Resources are included in the Register only upon request of the property owner, with exception of the two structures which may be eligible to be listed on the National Register of Historic Places.

(5) Properties identified in the Inventory shall not be prejudiced in any form as result of being included in the Inventory.

(f) Historic Resource Designation Procedures.

(1) Property owners of resources identified in the ~~1997~~ City of Dana Point Historic Architectural Resources Inventory may request placement on the City of Dana Point Historic Resources Register in the following manner:

(A) Owner(s) of resources included in the City's Inventory may request inclusion in the Register by submitting a Historical Resource Application to the Community Development Department.

(B) Owner(s) of structures which were identified in the Inventory as being potentially eligible for the National Register of Historic Places are, upon adoption of this ordinance, considered locally significant and are included in the City's Register. National designation may also be requested for these structures.

(C) Historic Resource Applications shall be made to the Community Development Director or his/her designee, who shall within 30 days of receipt of a completed application, prepare and make recommendations on the contents of the contract for consideration by the Historic Preservation Commission. No fees are required to process the application.

(D) The Commission shall determine at a regular public meeting based on the documentation provided as to whether the nomination application is appropriate for and shall by motion approve the application in whole or in part, or shall by motion disapprove it in its entirety.

(E) The Director, Planning Commission or City Council may also initiate such proceedings on their own motion for resources on public property.

(2) Property owners not identified in the Inventory, upon demonstrating achievement of the City's eligibility criteria "j" ~~and two other criteria listed~~ in Section 9.07.250(c)(1), may submit a Historical Resource Application requesting inclusion in the Register.

(i) Preservation Incentives.

(1) The Commission is authorized to develop and implement preservation incentive programs that are consistent with this Chapter. Incentives shall be made available for properties listed on the Register that undergo maintenance or alteration consistent with the Secretary of the Interior Standards for Rehabilitation.

(A) State Historic Building Code. The Building Official is authorized to use and shall use the California State Historic Building Code (SHBC) for projects involving designated historic resources. The SHBC provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of structures designated as historic resources. The SHBC shall be used for any designated historic resource in the City's building permit procedure.

(B) Fee Waivers. Any permit fees for minor or major exterior modifications to historic resources done in accordance with the Secretary of the Interior Standards for Rehabilitation shall be waived provided that the work is consistent with the historic criteria under which the property was designated an historic resources.

(C) Development Standard Flexibility.

1. Parking Standards.

a. Designated residential structures may add additional floor area and bedrooms without providing additional parking provided that such additions do not exceed more than 50 percent of the original

square footage of the structure and that at least two covered parking spaces have been provided on-site. This incentive is not available when second units are proposed.

b. Designated historic commercial structures with limited off-street parking may be granted a conditional use permit to allow a reduction in parking requirements to a maximum of 50 percent when supported by documentation that demonstrates that the use will not adversely affect parking availability to surrounding properties.

c. Designated 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 nonconformity into compliance with the current zoning regulations, subject to review and approval by the Commission. The addition must be removed if the historic building is demolished.

d. The Commission may establish a parking in-lieu fee for the adaptive re-use of designated historic commercial structures that have no or limited off-street parking.

2. Setbacks.

a. Additions to designated historic resources shall be allowed to maintain legal non-conforming front, side and rear yard setbacks up to the line of existing encroachment, provided that all setbacks as required by the Uniform Building Code are maintained.

(D) Mills Act Contracts.

1. Mills Act contracts granting property tax relief shall be made available by the City of Dana Point only to owners of properties listed in the Dana Point Historic Resources Register, as well as properties located within the City of Dana Point that are listed in the National Register of Historic Places or the California Register of Historical Places. Properties that have been previously listed on the above-mentioned register(s), but that have been removed from the register(s) and are no longer listed, shall not be eligible for a Mills Act contract with the City.

2. Mills Act contracts shall be made available pursuant to California law. The Community Development Department shall make available appropriate Mills Act application materials. The Mills Act application may be processed with the Historic Resource Application.

3. Mills Act contract applications shall be made to the Community Development Director or his/her designee, who shall within 30 days of receipt of a completed application, prepare and make recommendations on the contents of the contract for consideration by the City Council. ~~A fee of \$40~~ The City's established fee for the application will be required, to cover all or portions of the costs of the preparation of the contract or an amount set by City Council Resolution may be charged.

4. The City Council shall, in public hearing, resolve to approve, approve with conditions, or deny the proposed contract. Should the City Council fail to act on the proposed contract within one year of its receipt of the proposal,

the proposal shall be deemed denied.

5. A Mills Act contract application that has failed to be approved by the City Council cannot be resubmitted for one year from the date of City Council action, or where the Council fails to take action, within one year from the date that the application is deemed denied pursuant to (4) above.

DRAFT



City of Dana Point Historic Resources Inventory Update Survey Report - DRAFT

Prepared for:

City of Dana Point
Community Development Department, Planning Division

Prepared by:



Architectural
Resources Group

Pasadena, California

January 12, 2016

TABLE OF CONTENTS

I. INTRODUCTION	1
Project Overview	1
Description of the Survey Area.....	2
Project Team	6
Previous Historic Resource Surveys	7
Designated Resources.....	8
III. SCOPE AND METHODOLOGY	11
Project Scope.....	11
Methodology	11
California Historical Resource Status Codes	14
Resource Categories.....	14
IV. REGULATIONS AND CRITERIA FOR EVALUATION	17
National Register of Historic Places.....	17
California Register of Historical Resources	19
Dana Point Historic Resource Register	20
V. HISTORIC CONTEXT STATEMENT	22
Introduction to the Historic Context Statement.....	22
Summary of Contexts and Themes	22
Historical Overview	24
Context: Late Nineteenth and Early Twentieth Century Development, 1887-1922.....	33
Context: Early Subdivision and the Emergence of Community, 1923-1932.....	43
Context: Great Depression and World War II, 1933-1945	70
Context: Post-World War II Development, 1945-1975.....	85
Architectural Styles.....	115
VII. SUMMARY OF FINDINGS	131
Individually Eligible Buildings	131
Historic Districts.....	132
Non-Building Resources.....	135
Deviations from the 1997 Historic Architectural Resources Inventory.....	136
VII. RECOMMENDATIONS	138
VIII. SELECTED BIBLIOGRAPHY.....	139

I. INTRODUCTION

Project Overview

In April 2015, the City of Dana Point (the City) retained Architectural Resources Group (ARG) to conduct a citywide historic resource survey and update its existing Historic Architectural Resources Inventory. By establishing a comprehensive list of the city's historic resources, this document serves as a valuable informational tool that helps to guide planning and land use decisions. The existing Inventory, which was prepared by the historic preservation consulting firm Aegis, was completed in 1997 and evaluated properties within the city that were constructed prior to 1940. Nearly 20 years have passed since the Inventory was completed; some of the resources that were identified have since been substantially altered or demolished, and properties that post-date 1940 have not been comprehensively evaluated. The scope of this historic resources survey and inventory update (Inventory Update) is to survey all properties in the city constructed up to 1975, updating previous Inventory findings and evaluating other potential historic resources anew against federal, state and local eligibility criteria.

Execution of this Inventory Update centered around two interrelated tasks: (1) preparation of a historic context statement, and (2) completion of a citywide historic resources survey. Developed using the National Register Multiple Property Documentation (MPD) approach, the historic context statement provides an in-depth narrative account of the city's development history as reflected by its built environment.¹ The historic context statement places Dana Point's built resources within the broader context of those economic, political, social, and cultural forces that coalesced to shape the city's development over time. It also includes eligibility standards and integrity thresholds to help determine which properties associated with each context and theme rise to a level of significance and eligibility. The information included in the historic context statement was used to guide the survey component of this project by providing field surveyors with a contextual basis for evaluation.

Using the historic context statement as a guide, ARG conducted a historic resources survey of the city of Dana Point. The survey team assessed all built resources within Dana Point's city limits that were constructed through 1975 (40 years or older), an end date that was mutually agreed upon by ARG and City staff. In addition to individual buildings, surveyors evaluated concentrations of potential historic resources (historic districts), structures, objects, sites, and

¹ National Park Service, *National Register Bulletin 16b: How to Complete the National Register Multiple Property Documentation Form*, 1991 (rev. 1999)
http://www.nps.gov/nr/publications/bulletins/nrb16b/nrb16b_IIintroduction.htm.

various other aspects of Dana Point’s built environment. Each resource identified in the survey was evaluated for eligibility against the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the Dana Point Historic Resource Register and was assigned a status code corresponding to its determination of eligibility.² Documented resources represent an array of themes within the city’s history including social and cultural development, architecture, community planning, commerce, economics, and others.

Description of the Survey Area

The boundaries of the Survey Area are coterminous with the city limits of Dana Point, a coastal city that is located in South Orange County and lies roughly midway between Los Angeles and San Diego. With a population of 34,037 and a footprint of 6.5 square miles, Dana Point is relatively small in comparison with other incorporated cities in the area. Like almost all of the communities comprising South Orange County, it exudes a suburban character and has a built environment that dates largely to the post-World War II era. Dana Point is irregular in shape and is generally bounded by the cities of Laguna Beach and Laguna Niguel on the north, San Clemente on the south, and San Juan Capistrano on the east. The west boundary of the city is delineated by the Pacific Ocean and a roughly seven-mile stretch of coastline.



Figure 1. General location map of the Survey Area and environs (Architectural Resources Group)

² More information regarding the survey process is provided in Section III (Scope and Methodology) of this report.

Dana Point is notable for its picturesque coastal setting and array of natural features. Historically, the area was bisected by two natural streams that carried water from the hills above to the ocean below – Salt Creek (near Monarch Beach) and San Juan Creek (near Capistrano Beach) – though both have since been channelized as a means of flood control and prevention. The area’s topography consists of a series of coastal bluffs and rolling hills that punctuate the landscape. What is arguably the most distinctive – and celebrated – of Dana Point’s coastal bluffs is a pronounced, south-facing promontory known as the Headlands, atop which one is afforded a dramatic view of the ocean. The Headlands were famously described as “the only romantic spot on the coast” in the memoirs of merchant seaman Richard Henry Dana, for whom the city is named. Portions of the Headlands are undeveloped and are peppered with native coastal scrub and chaparral, though in recent years some new residential development has taken place in the area. To the north of the Headlands and to the south of San Juan Creek are stretches of sandy beaches, which are popular recreational destinations and surf locales.

The city is also shaped and defined by several man-made features of note. Situated at the foot of the Headlands is the Dana Point Harbor, a 2,500-boat harbor facility that was considered an engineering feat when it was dedicated in 1971. Construction of the harbor was one of the most dramatic instances of human intervention in the natural environment of Orange County and indelibly changed both the appearance and function of the area’s coastline. The east and south portions of Dana Point are bisected by a freight and passenger railroad easement, which runs adjacent to San Juan Creek and then veers southeast near its mouth to parallel the Pacific Ocean. A portion of the city is also bisected by the San Diego Freeway (Interstate 5) and a one-mile stretch of Pacific Coast Highway (State Route 1), both of which are at-grade. These freeways and their associated ramps and overpasses have left an imprint on the built environment.

When it incorporated in 1989, Dana Point inherited portions of three communities, each of which had a character and history very much its own. The city continues to read as an amalgamation of different communities that were fused together in the spirit of incorporation rather than as a singular whole, as evidenced by the varied and eclectic character of its built environment. In the most general of terms, the city is divided into three distinct sections, each of which was well-established prior to incorporation:³

- **Monarch Beach** comprises the northwest portion of the city and generally occupies the stretch of coast north of the Headlands. Unlike other parts of the city, which were developed in a more piecemeal

³ Since community boundaries are subjective and often vary according to source, the three communities identified herein are only meant to serve as a basic means of orientation and are not intended to parse precise divisions.

manner and span multiple eras of development, Monarch Beach remained entirely undeveloped until after World War II. Today it is largely composed of gated residential communities, Dana Point's two premier resorts, and several miles of the area's most picturesque stretches of beach. This area was once associated with the adjacent community of Laguna Niguel, but branched off to become a part of Dana Point in 1989.

- **Dana Point** occupies the central portion of the city, generally to the east of Monarch Beach and to the north and west of San Juan Creek. First subdivided in the 1920s, the community includes many of the city's oldest buildings and has developed incrementally over time, providing it with a rich assortment of building typologies and architectural styles. Dana Point encompasses an area that includes neighborhoods and community landmarks such as Lantern Village, the Headlands, the harbor, the primary commercial district known as Town Center, and several mass-produced residential tracts that date to the postwar period and are generally concentrated in the northern reaches of the city.
- **Capistrano Beach** generally comprises the southern and eastern parts of the city, opposite San Juan Creek. Like central Dana Point, Capistrano Beach can trace its roots to the 1920s and includes some of the city's older building stock. The community consists primarily of custom single-family houses, a few of which are sited directly on the beach and the rest of which are perched atop palisades that overlook the ocean. These houses were built over a span of many decades and do not adhere to an architectural theme or motif. At the north end of Capistrano Beach is **Doheny Village**, a small community that is sandwiched between Interstate 5 and San Juan Creek and is composed of wide variety of property types.

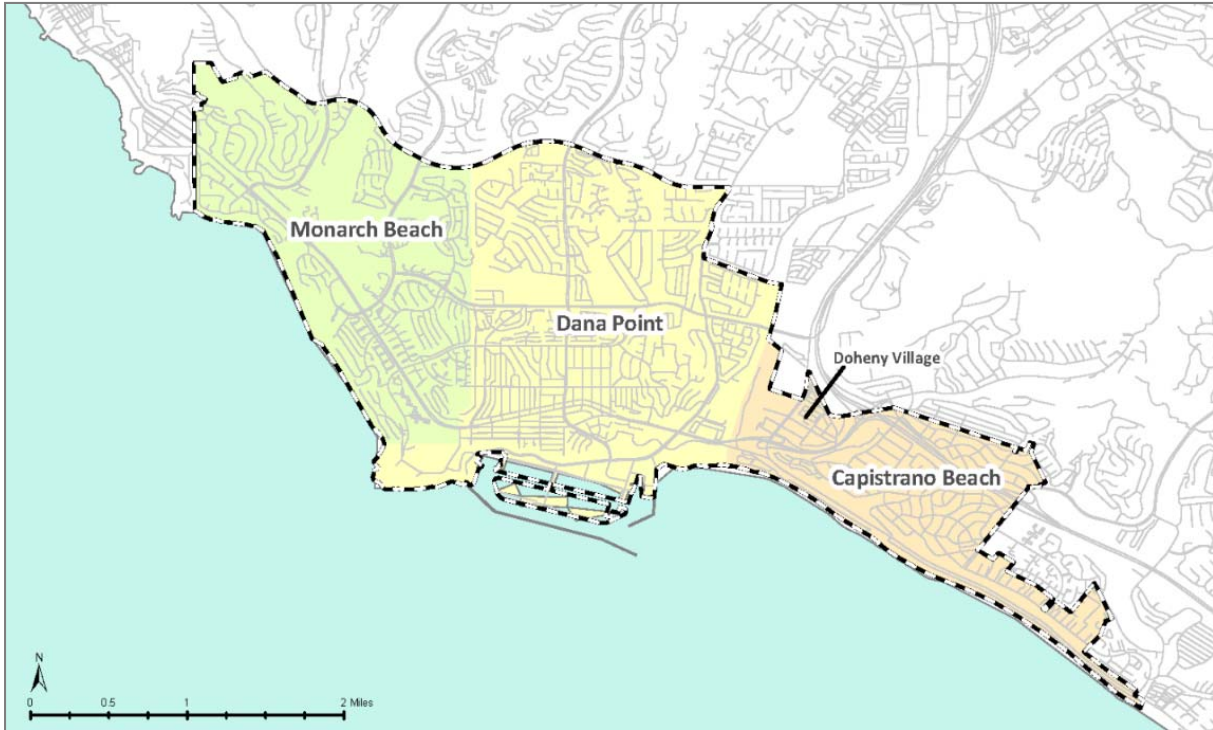


Figure 2. Map indicating the general location of the City’s communities (Architectural Resources Group)

A variety of land uses and associated property types are located within the city limits.⁴ As a suburban community, Dana Point is dominated by residentially-zoned properties, of which a majority are developed with detached single-family dwellings. Multi-family residences, which are less common, are interspersed throughout the area known as Lantern Village or comprise residential complexes that flank the city’s major corridors. Commercial development is largely concentrated on and around Pacific Coast Highway (in central Dana Point) and along Doheny Park Road (in Capistrano Beach), though many smaller commercial centers that serve the city’s residential neighborhoods are located at major intersections. Public and private institutional properties are not concentrated in any one particular area, but rather are scattered about the city. For a relatively small city, Dana Point contains an abundance of open space, much of which takes advantage of the area’s natural features and topographical conditions. While the city is almost entirely devoid of industry, a few industrially-zoned parcels are wedged between San Juan Creek and the railroad right-of-way near Doheny Village. A significant portion of Dana Point lies within the California Coastal Zone and is thereby subject to the oversight of the California Coastal Commission.

Dana Point’s circulation network largely conforms to the area’s topographic conditions and the contour of the coastline. Most streets chart a curvilinear

⁴ Information related to land use patterns was gleaned from the City’s zoning map and from field observations.

course across the area's rolling hills and coastal bluffs, although some of the streets in the city's more established sections are oriented on loose rectilinear grids that date to early subdivision efforts in the 1920s. Many of Dana Point's streets, particularly those in the Monarch Beach area, lie within gated residential communities and are inaccessible to the public. Major east-west arteries in the city are (from north to south): Camino del Avion, Stonehill Drive, Selva Road, Del Prado Avenue, Dana Point Harbor Drive, and Camino de Estrella. Major north-south arteries are (from east to west): Coast Highway, Doheny Park Road, Del Obispo Street, Golden Lantern Street, Niguel Road, and Crown Valley Parkway. Pacific Coast Highway follows the coastline and thus includes sections that run approximately east-west and north-south.

Project Team

All phases of this project were conducted by ARG personnel who meet the *Secretary of the Interior's Professional Qualification Standards* in Architectural History and History.⁵ ARG staff who participated in the project include Katie E. Horak, Principal; Andrew Goodrich, AICP; Evanne St. Charles; and Mickie Torres-Gil, all Architectural Historians and Preservation Planners. Additional support was provided by intern Christina Park.

⁵ The Secretary of the Interior's Professional Qualification Standards were developed by the National Park Service. For further information on the Standards, refer to http://www.nps.gov/history/local-law/arch_stnds_9.htm.

II. PREVIOUS EVALUATIONS

Previous Historic Resource Surveys

Historic resource surveys have been conducted in Dana Point twice in the past. The first survey project, entitled the *County of Orange Survey of Dana Point*, was undertaken in 1980, when Dana Point was still an unincorporated community of Orange County. It identified sixteen residential properties and eight commercial properties that appeared eligible for listing, presumably in the National Register of Historic Places. A copy of the 1980 survey could not be located and so its exact scope remains unclear; however, it appears to have only captured a small fraction of the community's historic resources and was indubitably conducted using methods that are now out of date.⁶

The second historic resource survey, called the *Historic Architectural Resources Inventory*, was completed in 1997 by the historic preservation consulting firm Aegis. The Inventory evaluated properties in the City of Dana Point that were built prior to 1940 and, as such, was tailored to the community's earliest period of development and the Period Revival style buildings that date to that period. The 1997 survey was fully executed prior to the creation of the California Register of Historical Resources (1998) or the adoption of a local historic preservation ordinance (2001), and surveyors evaluated resources for federal and local eligibility only, under the assumption that a local ordinance and associated mechanisms for designation would be developed at some point in the future. The 1997 survey evaluated a total of 92 pre-1940 properties and determined that 68 were eligible for listing, as follows:

- Two properties were found eligible for the National Register of Historic Places;
- 66 properties were found eligible for local listing, pending the adoption of a historic preservation ordinance

The remaining properties that were evaluated were deemed ineligible for listing as follows:

- 13 properties were found ineligible for listing, but worthy of consideration in local planning;
- 11 properties were found ineligible for any designation program

Findings from the 1997 survey formulated the basis of the City's historic preservation program, which was implemented in 2001. All properties identified as potentially significant in the 1997 survey were included in what is known as the

⁶ Information related to the 1980 survey was culled from the historic resource survey report prepared by Aegis in 1997 as part of the subsequent citywide survey project.

Inventory, a comprehensive list of properties in Dana Point that have potential architectural, historical, and/or cultural merit. Just because a property was included in the Inventory did not mean it was automatically designated; rather, designation was (and is) a separate process that is voluntary and must be initiated by a property owner. At the behest of their respective owners, several properties identified in the 1997 survey were designated as local landmarks following the adoption of a historic preservation ordinance in 2001. Locally designated properties are listed in what is known as the Dana Point Historic Resources Register, or simply the *Register*.

Designated Resources

ARG reviewed the local Register and the California Historical Resources Inventory (HRI) and concluded that, at present, there are 40 designated resources in the City of Dana Point.⁷ Designated resources include one historic vessel that is listed in the National Register of Historic Places (and by virtue of its listing in the National Register, is also listed in the California Register of Historical Resources), and 39 resources that are individually listed in the local register. There are currently no historic districts within the city limits. The scenic overlook at Blue Lantern and Santa Clara Streets is identified as California Historical Landmark (CHL) #189: Dana Point. However, since this title was conferred prior to the creation of the California Register (1998) and associated criteria for designation, the site was never evaluated against California Register criteria. Thus, CHL #189 is not currently listed in a historic register and does not appear in the State's HRI database.⁸

Included below are summary tables that identify all designated historic resources in Dana Point, which are organized by designation level (federal and local) and sorted by address:

⁷ The Historical Resources Inventory (HRI) database is a comprehensive listing of all properties in California that have been evaluated for historic significance. More information regarding the HRI is provided in the State Office of Historic Preservation's *Technical Assistance Bulletin #8*: <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

⁸ CHLs numbered 770 and above are automatically listed in the California Register of Historical Resources; those numbered 769 and below pre-date the creation of the California Register and did not receive automatic listing. The State Office of Historic Preservation (OHP) has indicated that these older CHLs will be re-evaluated using current standards and methodology in the future, at which point they would likely be determined eligible for listing in the California Register. For more information on the CHL program, refer to http://ohp.parks.ca.gov/?page_id=21748.

Listed in the National Register of Historic Places/California Register of Historical Resources:⁹

LOCATION	NAME OR DESCRIPTION	YEAR BUILT
Docked in Dana Point Harbor	<i>Virginia</i> (historic vessel)	1913

Listed in the Dana Point Historic Resource Register:

LOCATION	NAME OR DESCRIPTION	YEAR BUILT
34010 Amber Lantern St	Residence	1929
34021 Amber Lantern St	Residence	1930
33771 Blue Lantern St	Residence	1928
33792 Blue Lantern St	Residence	1928
34051 Blue Lantern St	Residence	1928
26771 Calle Real	Residence	1929
26805 Calle Real	Residence	1929
34532 Camino Capistrano	Residence	1929
35101 Camino Capistrano	Residence (Doheny residence)	1928
34162 Camino El Molino	Residence	1929
1 Capistrano by the Sea	Residence (Dolph estate)	1914
33762 Chula Vista Ave	Residence	1928
33942 Chula Vista Ave	Residence	1929
33959 Chula Vista Ave	Residence	1928
34001 Chula Vista Ave	Residence	1948
34031 Chula Vista Ave	Residence	1929
34041 Chula Vista Ave	Residence	1928
33941 Copper Lantern St	Residence	1929
24721 El Camino Capistrano	Residence	1928
33901 El Encanto Ave	Residence	1929
33905 El Encanto Ave	Residence	1930
33912 El Encanto Ave	Residence	1930
33962 Granada Dr	Residence	1928
34122 Granada Dr	Residence	1929
24231 La Cresta Dr	Residence	1928
24531 La Cresta Dr	Residence	1929
34091 Pacific Coast Hwy	Blue Lantern Fountain Lunch	1925
34171 Ruby Lantern St	Residence	1928
24401 Santa Clara Ave	Residence	1928
24440 Santa Clara Ave	Residence	1928
34545 Scenic Dr	Residence	1957
33872 Valencia Pl	Residence	1930
34260-64 Via Velez	Residence	1928
33857 Violet Lantern St	Residence	1929

⁹ The *Virginia* was docked in Dana Point Harbor when it was listed in the National Register in 1991. It remains an active racing sloop and is currently reported to be in the waters of Nova Scotia.

26822 Vista del Mar	Residence	1929
Bluff Top Trail	Dana Point Inn Remnant Arches and Remnants of Bluff Top Trail	1930
Dana Point Harbor Dr & Cove Rd	Picnic Facility and Restrooms	c. 1972
Docked in Dana Point Harbor	<i>Schooner Curlew</i> (historic vessel)	1926
South terminus of Blue Lantern St	Blue Lantern Gazebo (structure)	1925

III. SCOPE AND METHODOLOGY

Project Scope

The scope of this Inventory Update is a citywide historic resources survey of all built resources within the Dana Point city limits that were constructed between the community's formative period of development and 1975. The end date of 1975 was mutually decided upon by ARG and City staff, and ensures that the survey can adequately capture potentially-eligible resources that are 40 years of age or older. Built resources that post-date 1975 were not evaluated unless surveyors had reason to believe that sufficient time has passed to understand their historical importance. All property types – residential, commercial, institutional, industrial properties and designed landscapes/sites – were all included in the project scope. Approximately 8,300 parcels within the city limits were evaluated by the survey team.

All of the properties that are presently included in the City's historic Inventory, including resources that have been locally designated and are listed in the local Register, were re-evaluated by ARG as part of this Inventory Update. Since the previous survey did not evaluate these properties against California Register criteria, and most of the resources were identified prior to the adoption of a local ordinance and designation procedures, reevaluation of these properties was deemed appropriate to ensure that all properties within Dana Point are evaluated in a consistent and comprehensive manner.

Methodology

To ensure that the methodology described herein incorporated the most up-to-date standards and was rooted in professional best practices, ARG consulted the following informational materials maintained by the National Park Service (NPS) and the California Office of Historic Preservation (OHP):

- National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation*
- NRB 16A: *How to Complete the National Register Registration Form*
- NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*
- NRB 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*
- California Office of Historic Preservation (OHP): *Writing Historic Contexts*
- California Office of Historic Preservation: *Instructions for Recording Historical Resources*

Research

Initial phases of the project primarily involved research and community outreach. ARG began by reviewing the conclusions of the 1997 Inventory and other background materials related to Dana Point's historic preservation ordinance and program. These materials oriented the survey team with past historic preservation efforts and the City's regulatory environment.

Archival research was conducted by ARG staff to further aid its understanding of Dana Point's development history and the character of its built environment. Various primary and secondary source materials were consulted toward this end including books, journals, and periodicals; newspaper articles obtained from the archives of the *Los Angeles Times* and the *Orange County Register*; Sanborn fire insurance maps; historical building permits; and assessor parcel data. These materials were culled from a variety of sources including the Orange County Libraries, the Orange County Archives, property records maintained by the Orange County Assessor Department and the City of Dana Point, ARG's in-house library of architectural books and reference materials, and various online repositories. The Dana Point Historical Society played an instrumental role in this phase of the project by providing ARG with access to its collection of photographs, documents, and ephemera related to the city's history.

Reconnaissance Survey

Once sufficient background research had been compiled and reviewed, ARG conducted a reconnaissance survey of the City of Dana Point. The NPS defines a reconnaissance-level survey as "a 'once-over lightly' inspection of an area, most useful for characterizing its resources in general and for developing a basis for deciding how to organize and orient more detailed survey efforts."¹⁰ A team of two ARG architectural historians methodically drove up and down each street within the city and took note of development patterns, the city's amalgam of property types and architectural styles, and the general age and integrity of buildings and resources. The team was equipped with blank GIS maps that showed only street names, address numbers, and parcel boundaries, which served both as a navigational aid and as a canvas on which notes were recorded. The GIS maps were populated with pertinent, property-specific information gleaned from archival research and consultation with the Dana Point Historical Society. Looking at the entire city at once enabled the survey team to place resources in context and allowed for effective comparative analysis.

¹⁰ National Park Service, *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* Chapter II: Conducting the Survey (revised 1985).

Based upon observations made during the reconnaissance survey, the survey team developed a list of properties and resources that appeared to be potentially significant and merited further research.

Historic Context Statement

Concurrent with the reconnaissance survey, ARG drafted a citywide historic context statement that is included in *Section V* (Historic Context Statement) of this report. The context statement was prepared in accordance with the Multiple Property Documentation (MPD) approach developed by the NPS. Often applied to large-scale surveys, the MPD approach streamlines the evaluation process by distilling major patterns of development into discernible themes that are shared by multiple properties within a given survey area. Utilizing the MPD approach ensures that properties with shared associative qualities and/or architectural attributes are evaluated in a consistent manner.¹¹ The context statement for Dana Point is organized into a sequential series of contexts and themes, which capture major occurrences in the city's development history and are expressed in its extant built resources. Baseline eligibility standards and minimum integrity thresholds were developed for each theme, and allowed surveyors to make informed and consistent determinations of eligibility in the field. The context statement is also intended to serve as a resource for future land use decisions and preservation endeavors undertaken by the City.

Field Documentation and Property Database

Once the historic context statement was fully drafted, the resources that had been preliminarily identified in the reconnaissance survey were subjected to more focused, property-specific research and were then evaluated against eligibility criteria for the National Register of Historic Places, the California Register of Historical Resources, and the local Register. All evaluations were completed from the public right-of-way by vehicle or on foot, as needed, though in some instances surveyors requested and were granted access to gated residential developments.

Data gathered in the documentation phase were collected digitally and compiled into a database (referred to herein as the "Property Database") that was developed by ARG.¹² Data entered into the Property Database included address/location, year built, architectural style, architect on record (when known),

¹¹ For more information on the MPD approach, refer to NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*:

http://www.nps.gov/nr/publications/bulletins/nrb16b/nrb16b_IIintroduction.htm.

¹² The digital Property Database was compiled in lieu of hard-copy California Department of Parks and Recreation (DPR) 523 series forms, which were prepared as part of the 1997 survey. The Property Database includes the same baseline information about identified resources that is typically conveyed in DPR 523 forms.

alterations, summary statement of significance, and California Historical Resource Status Code).

California Historical Resource Status Codes

First adopted in 1975 and substantially amended in 2003, the California Historical Resource Status Codes (referred to herein as “status codes”) are a systematic means of classifying historical resources that are evaluated either in a historic resource survey or as part of a regulatory process.¹³ Each status code assigned to a given resource conveys two key pieces of information: (1) a classification code that signifies at which designation level (federal, state, or local) the resource is determined eligible, if at all; and (2) a qualifier that indicates under which program the evaluation was triggered. Resources and their associated status code(s) are subsequently input into the state’s HRI database for reference.

Various elaborations of the status codes exist, some of which are rarely used or are not applicable to a survey. Listed below are the status codes that ARG used when evaluating Dana Point’s built resources. It should be noted that these status codes differ somewhat from those used in the 1997 survey, as the codes were substantially modified in 2003 to streamline the review process and account for the advent of the California Register.

CODE	DESCRIPTION
3S	<i>Appears eligible for the National Register (NR) as an individual property through survey evaluation.</i>
3CS	<i>Appears eligible for the California Register (CR) as an individual property through survey evaluation.</i>
5S1	<i>Individual property that is listed or designated locally.</i>
5S3	<i>Appears to be individually eligible for local listing/designation through survey evaluation.</i>
5D3	<i>Appears to be a contributor to a district eligible for local listing/designation through survey evaluation.</i>
6Z	<i>Found ineligible for NR, CR, or local designation through survey evaluation.</i>
7R	<i>Identified in Reconnaissance Level Survey: Not evaluated.</i>

Resource Categories

In addition to individual buildings, the survey team evaluated various other resource types, all of which are significant elements of Dana Point’s built

¹³ For more information about status codes and their application, refer to the State Office of Historic Preservation’s *Technical Assistance Bulletin #8*: <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

environment and help to tell the story of the community's development history. Following is a description of each major resource category that was identified:¹⁴

- **Buildings** are erected to shelter some aspect of human habitation. As buildings are the foundation of a developed area such as Dana Point, they represent a very common resource type. They house a variety of residential, commercial, institutional, and industrial uses.
- **Structures** are also substantive constructions composed of structural elements, but unlike buildings they serve a purpose aside from human habitation. Common examples of structures identified in a historic resource survey include bridges, tunnels, gazebos, dams, and lighthouses.
- **Objects** are differentiated from structures in that they are either decorative or nature, or are comparatively small and simply constructed. Resources such as signs, fountains, monuments, sculptures and public art installations, and street lamps are typically classified as objects.
- **Sites** are defined as areas that possess historic or cultural value and whose significance is not related to any building, structure, or object that may (or may not) be present. Some common examples include archaeological sites, natural features, parks, and designed landscapes.
- **Historic Districts** are identifiable areas that are related geographically and by theme. Districts are significant for the interrelationship between their resources and consist of historically and/or functionally related properties. Residential neighborhoods, commercial areas, and institutional campuses are examples of resources that may be recorded as historic districts.
- **District Contributors and Non-Contributors** refer to the buildings, structures, objects, sites, and other features that are located within the boundaries of a historic district. Generally speaking, contributors help to convey the significance of the district. Non-contributors, on the other hand, are identified as such because they been extensively altered or were built outside of the district's historic period (known as the period of significance).

¹⁴ These resource categories and descriptions are derived from *NRB 15: How to Apply the National Register Criteria for Evaluation*. For more information, refer to <http://www.nps.gov/nr/publications/bulletins/nrb15/>.

IV. REGULATIONS AND CRITERIA FOR EVALUATION

All properties within the scope of this survey were evaluated against federal, state, and local eligibility criteria. These are known as the National Register of Historic Places, the California Register of Historical Resources, and the Dana Point Historic Resource Register, respectively. Each program and its associated criteria are described below beginning with the National Register, whose policies set the conceptual framework for state and local programs.

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the NPS and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. As described in NRB 15: *How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both: (1) be *significant*, and (2) retain sufficient *integrity* to adequately convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria:¹⁵

- **Criterion A (events):** associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B (persons):** associated with the lives of significant persons in our past;
- **Criterion C (architecture):** embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction;
- **Criterion D (information potential):** has yielded or may be likely to yield, information important in prehistory or history.

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or *integrity* – to

¹⁵ Some resources may meet multiple criteria, though only needs to be satisfied for National Register eligibility.

convey the reason(s) for its significance. Integrity is best described as a resource’s “authenticity” as expressed through its physical features and extant characteristics. Generally speaking, if a resource is recognizable as such in its present state, it is said to retain integrity, but if it has been extensively altered then it does not. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by the NPS:

- **Location** (the place where the historic property was constructed or the place where the historic event occurred);
- **Setting** (the physical environment of a historic property);
- **Design** (the combination of elements that create the form, plan, space, structure, and style of a property);
- **Materials** (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);
- **Workmanship** (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
- **Feeling** (a property’s expression of the aesthetic or historic sense of a particular period of time);
- **Association** (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a “yes or no” determination – that is, a resource either retains sufficient integrity, or it does not.¹⁶ Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource’s placement within a historic context, integrity can be assessed only after it has been concluded that the resource is in fact significant.

Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. Exceptions are made if it can be demonstrated that a resource less than 50 years old is (1) of exceptional importance, or (2) is an integral component of a historic district that is eligible for the National Register.

¹⁶ Derived from NRB 15, Section VIII: “How to Evaluate the Integrity of a Property.”

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an authoritative guide that is used to identify, inventory, and protect historical resources in California. Established by an act of the State Legislature in 1998, the California Register program encourages public recognition and protection of significant architectural, historical, archeological, and cultural resources; identifies these resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA).¹⁷

The structure of the California Register program is similar to that of the National Register, though the former more heavily emphasis on resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant under one of the following four criteria, which are modeled after the National Register criteria listed above:

- **Criterion 1 (events):** associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- **Criterion 2 (persons):** associated with the lives of persons important to local, California, or national history;
- **Criterion 3 (architecture):** embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
- **Criterion 4 (information potential):** has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state, or the nation.

Mirroring the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

¹⁷ For more information on the California Register program, refer to the State Office of Historic Preservation's web site: http://ohp.parks.ca.gov/?page_id=21238.

Certain properties are automatically listed in the California Register, as follows:¹⁸

- All California properties that are listed in the National Register;
- All California properties that have formally been determined eligible for listing in the National Register (by the State Office of Historic Preservation);
- All California Historical Landmarks numbered 770 and above; and
- California Points of Historical Interest which have been reviewed by the State Office of Historic Preservation and recommended for listing by the State Historical Resources Commission.

Unlike the National Register, there is no strict 50-year age requirement associated with the California Register; rather, it must be demonstrated that sufficient time has passed to understand the historical importance of a resource.

Dana Point Historic Resource Register

The treatment and management of historic resources in Dana Point is addressed in Chapter 9.7.250 (Historic Resources) of the Dana Point Municipal Code (referred to herein as the “Ordinance”). Adopted by City Council in 2001, the Ordinance set into motion a historic preservation program consisting of various preservation incentives and regulations; a means of inventorying Dana Point’s known historic resources (called the Inventory); and a process wherein historic resources could be designated at the municipal level and listed in a local register (called the Dana Point Historic Resource Register). Listing in the local Register is a voluntary process that requires the consent and participation of property owners. 39 resources are currently listed in the Dana Point Register, as described in Section II (Previous Evaluations) of this report.

The consultant team that led the 1997 survey applied ten general criteria to determine whether resources identified in the survey qualified for local designation. These ten criteria, which appeared to loosely incorporate terminology associated with the National Register, were subsequently incorporated into the Ordinance upon its adoption in 2001. As the Ordinance reads now, a resource must satisfy Criterion (j) and at least two of the other criteria below to be eligible for listing in the local Register:¹⁹

- **Criterion A:** buildings, structures, or places that are key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district;

¹⁸ California Public Resources Code, Division 5, Chapter 1, Article 2, § 5024.1.

¹⁹ Dana Point Municipal Code, Chapter 9.07.250 (c) (1).

- **Criterion B:** structures that help retain the characteristics of the town that was 50 years ago;
- **Criterion C:** structures that contribute to the unique urban quality of a downtown;
- **Criterion D:** structures contributing to the architectural continuity of the street;
- **Criterion E:** structures that are identified with a person or person [sic] who significantly contributed to the culture and/or development of the city, state, or nation;
- **Criterion 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;
- **Criterion G:** structures that illustrate the development of California locally and regionally;
- **Criterion H:** buildings retaining the original integrity of and/or illustrating a given period;
- **Criterion I:** structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation;
- **Criterion J:** structures that are least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional significance.

For the purposes of this survey, the ten aforementioned criteria were not used to assess local eligibility; rather, to ensure a more streamlined evaluation process, California Register criteria were used in the evaluation of local eligibility and applied to a local context. Recommendations related to Dana Point’s designation criteria are discussed in *Section VII (Recommendations)* of this report.

The Ordinance, as written, does not address the issue of integrity aside from the language included as part of Criterion H. ARG used the National/California Register guidelines on integrity when evaluating resources’ eligibility for local listing in accordance with professional best practices.

V. HISTORIC CONTEXT STATEMENT

Introduction to the Historic Context Statement

Historic and cultural resources cannot be adequately evaluated without first taking into consideration the historic context(s) with which they are associated. Historic contexts are defined by the NPS as “broad patterns of development in a community or its region that may be represented by historic resources.”²⁰ Those historic contexts that are germane to a particular area of study are identified and explored in a summary document known as a historic context statement, which links extant built resources to the key patterns of development that they represent. As historic context statements establish the analytical framework through which historic and cultural resources are evaluated, a well-developed context statement is a vital component of any successful survey endeavor. Context statements are also used to guide future determinations of eligibility and land use decisions involving potential historic resources.²¹

While a historic context statement helps to relay the story of a particular community, it is not intended to be an all-encompassing history of that community; rather, its aim is to identify and describe broad historical patterns so that one may better ascertain how a community’s built environment and cultural climate came to be. Historic context statements are generally organized by context and theme: **contexts** cast the widest net and capture a broad historical pattern or trend, and within each context are one or more relevant **themes** that are represented through extant property types sharing physical and/or associative characteristics. Accompanying each theme is a list of associated property types and guidelines for establishing eligibility and assessing integrity under the theme.

Summary of Contexts and Themes

Four contexts have been identified for the evaluation of built resources in Dana Point. The contexts are organized chronologically and capture major patterns and trends in the city’s development history that are expressed in its extant built resources. Within each context are one or more themes that provide a focused discussion related to a particular property type(s). Evaluation guidelines accompany each theme and provide a framework for evaluating resources associated with the theme. A resource may be significant under multiple contexts

²⁰ National Park Service, *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* Chapter I: Planning the Survey (revised 1985).

²¹ More information and resources related to historic context statements and their application can be found on OHP’s web site: http://ohp.parks.ca.gov/?page_id=23317.

and themes; for instance, a single-family residence may be significant as representing the earliest pattern of history and development in Dana Point as well as a significant example of an architectural type or style.

The following contexts and themes are associated with Dana Point's development history and extant built resources:

- **Context: Late Nineteenth and Early Twentieth Century Development, 1887-1922.** Resources associated with this context pre-date the subdivision efforts that laid the groundwork for present-day Dana Point and Capistrano Beach. Only one known resource is associated with this context.
- **Context: Early Subdivision and the Emergence of Community, 1923-1932.** This context pertains to residential, commercial, and institutional properties that are associated with early concerted efforts to subdivide and develop Dana Point and Capistrano Beach. In the 1920s, Sidney Woodruff, the Doheny family, and other like-minded entrepreneurs significantly invested in the improvement of the Capistrano Bay area. Two themes are embedded within this context:
 - Theme: 1920s Residential Development, 1923-1932
 - Theme: 1920s Commercial and Institutional Development, 1923-1932
- **Context: Great Depression and World War II, 1933-1945.** Little development took place following the onset of the Great Depression, but there are a few notable examples of development from this period. This context addresses those resources and is divided into the following two themes:
 - Theme: Depression-Era Residential Development, 1933-1945
 - Theme: Depression-Era Commercial and Institutional Development, 1933-1945
- **Context: Post-World War II Development, 1945-1975.** This context is used to evaluate resources that are associated with the population growth and development boom that dramatically transformed Dana Point and Capistrano Beach after World War II. It is during this period that Dana Point matured into the community it is today in terms of its built resources. This context is divided into the following three themes:
 - Theme: Post-World War II Residential Development, 1945-1975
 - Theme: Post-World War II Commercial Development, 1945-1975
 - Theme: Post-World War II Civic and Institutional Development, 1945-1975

- **Architectural Styles.** This chapter provides an overview of the range of architectural styles that represent each period of Dana Point’s development. Used in conjunction with the four contexts described above, this chapter helps to define and describe the different architectural modes and styles that collectively give Dana Point its physical character. For each style, lists of typical character defining features help to guide the evaluation of buildings that may have significance for embodying the characteristics of a specific architectural style.

The sections herein comprise the historic context statement for Dana Point. Prefacing the context statement is a broad-brush historical overview that summarizes Dana Point’s history from the pre-contact period to the present day. Following the historical overview is a detailed discussion of each of the contexts and themes listed above. Guidelines for evaluation accompany each context/theme.

Historical Overview

Dana Point was incorporated in 1989 and is among the youngest municipalities in California. However, the city possesses a rich and varied past that spans multiple eras of history and is associated with contexts and themes that are definitive in the history of Orange County and Southern California.

Prior to the Spanish colonization of California in the eighteenth century, the Capistrano Bay and its environs were inhabited by the Acjachemen (also called the Juaneño), a Native American people that occupied the foothills and coastal plains of South Orange County. Ethnographic accounts describe the Acjachemen as a peaceful group of hunter-gatherers who subsisted on acorns, berries, and seeds as well as the fish and shellfish that were in abundant supply.

Archaeological evidence indicates that the Acjachemen resided in small, ephemeral camps that were located near creeks and other freshwater bodies; many of these camps were also proximate to the ocean, where the Acjachemen hunted for fish and abalone and engaged in trade with the indigenous people of the nearby Channel Islands.

In the Capistrano Bay area, there are believed to have been a dense concentration of Acjachemen camps around the San Juan Creek watershed near the present-day cities of San Juan Capistrano and Dana Point, owing to the plentiful supply of potable water that was provided by the creek and its tributaries. Within each camp was a grouping of *kiicha*, small thatched huts that were composed of tule or willow and served as a family’s primary unit of shelter.²² *Kiicha* were built as

²² Doris I. Walker, *Images of America: Dana Point* (Charleston: Arcadia Publishing, 2007), 25.

temporary structures and were incinerated once they had approached the end of their useful life. Traces of these Acjachemen camps, including remnants of metate bowls, stone tools, arrowheads, and other artifacts, have been unearthed in and around Dana Point in recent history as grading has taken place.²³

Indigenous settlement patterns were uprooted upon the arrival of Spanish colonists to California in the mid-eighteenth century and the subsequent founding of the Mission San Juan Capistrano. The seventh of California's 21 Franciscan missions, San Juan Capistrano was founded in 1776 by Father Junipero Serra and was located some four miles to the north of Capistrano Bay.²⁴ Establishment of the mission ultimately dealt a devastating blow to the native population. The area's once-abundant Acjachemen camps were abandoned as the indigenous people were either relocated to the mission or succumbed to smallpox and other diseases introduced by the Spanish, for which no immunity had been developed.²⁵

The Dana Point area remained undeveloped in the Spanish era of California history (1769-1821), but it served an important auxiliary role in the nearby mission's operations. Given its proximity to the mission and its wide expanses of open land, the area between San Juan Capistrano and the coast was primarily used by the mission for cattle grazing. Cattle were raised at each of the 21 missions for the production of hides and tallow, which in turn were bartered for much-needed supplies and were the lifeblood of the missions' economy. The area's natural bay also supported the economic vitality of the mission by serving

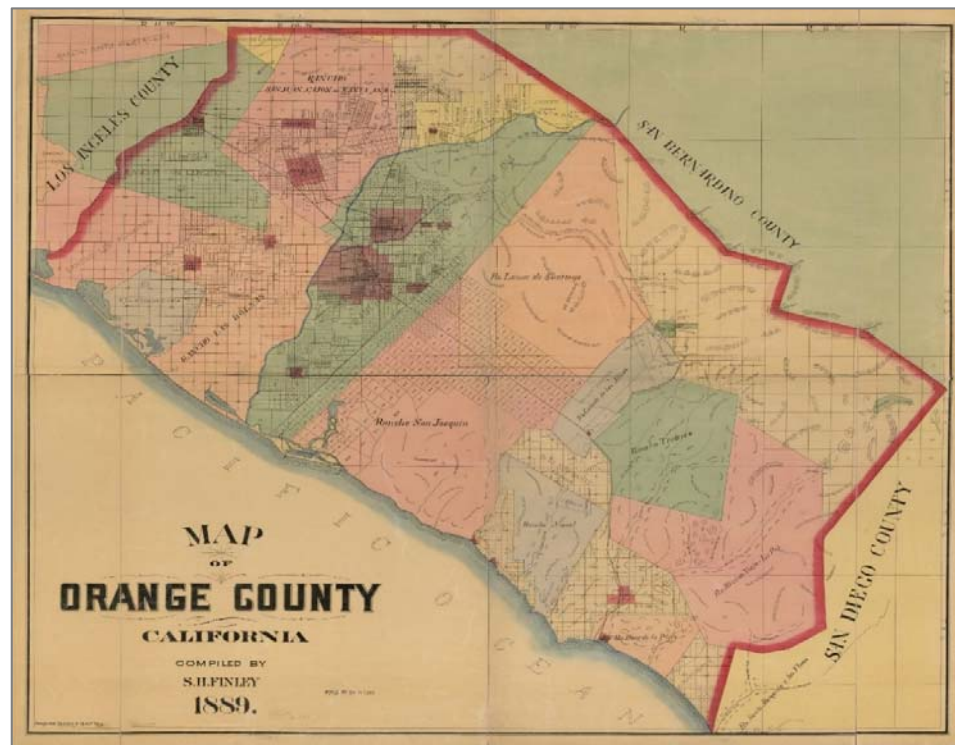


Figure 3. Map of Orange County (1889), overlaid with the boundaries of Mexican-era ranchos (Library of Congress).

²³ Indian Relics Discovered at Munderbird, *Los Angeles Times*, April 23, 1903.

²⁴ "Frequently Asked Questions about Mission San Juan Capistrano," n.d., accessed July 2015.

²⁵ Carey McWilliams, *Southern California: An Island on the Land* (Layton: Gibbs Smith, 1946), 32.

as its primary trading anchorage and thus as its link to the outside world.²⁶ In 1818, it was infamously anchored by Argentinean pirate Hipolito Boulard, who rowed his mercenary fleet up San Juan Creek and raided the mission, “plundering the town and enjoying the abundant stores of wine they discovered.”²⁷

California became a part of Mexico after the latter won its independence from Spain in 1821. Land use patterns in Mexican California were predominantly defined by a system in which expansive land grants, or *ranchos*, were issued to prominent, well-heeled families as a means of encouraging settlement and bolstering California’s lucrative hide and tallow trade.²⁸ The missions, meanwhile, waned in influence and were ultimately desecularized and abandoned. Present-day Dana Point was divided between three of these land grants in the Mexican era of California history (1821-1848): what is now Capistrano Beach fell within Rancho Boca de la Playa, the area near today’s Lantern Village remained a part of the former mission lands, and much of what is now Monarch Beach lay within the holdings of Rancho Niguel.²⁹ Each of these areas remained undeveloped and were primarily used for cattle grazing during this period.

It was at this time that the Capistrano Bay area, and in particular the bay and its adjacent bluffs, emerged as a focal point in the hide and tallow trade that defined and sustained California’s economy under Mexican rule. Once the Spanish ceded control of California, trade restrictions which had once prohibited the exchange of goods with non-Spanish ships were lifted, and the much-coveted hides (known as “California Bank Notes” since they were the primary medium of exchange at this time) were suddenly made available to other nations. Sailors arriving from Boston, London, and elsewhere would anchor in Capistrano Bay, and laborers from the *ranchos*, known as “hide droughers,” would then hurl hides down to the shore from the bluffs above.³⁰

What is arguably the most celebrated moment in the area’s history took place in 1835, when a brig from Boston called the *Pilgrim* anchored in Capistrano Bay and one of the merchant seamen aboard, Richard Henry Dana, described the bay and surrounding landscape in particularly poetic prose. Dana, who hailed from an eminent New England family and was Harvard-trained, hardly fit the bill of a blue-collar laborer, but had chosen to enlist as a seaman after overcoming a severe bout of the measles.³¹ Dana maintained a detailed journal of his voyage aboard the *Pilgrim*, which was adapted into his 1840 memoir *Two Years Before the Mast*.

²⁶ “Historic Architectural Resources Inventory,” prepared by AEGIS for the City of Dana Point, 1997, 1.

²⁷ David Haldane, “Pirates Come Back to San Juan Capistrano,” *Los Angeles Times*, Oct. 27, 2001.

²⁸ McWilliams (1946), 38-39.

²⁹ Virginia Carpenter, *Ranchos of Orange County* (Orange: The Paragon Agency, 2003), rear cover.

³⁰ Doris I. Walker, *Dana Point/Capistrano Beach: Home Port for Romance* (Dana Point: To-The-Point Press, 1995), 72-73.

³¹ Marjorie Scott, “Out of the Past,” *Orange Coast* (May 1989), 53-56.

Capistrano Bay (called San Juan Bay by Dana) was described in the memoir as follows:

San Juan Bay is the only romantic spot on the coast. The country here for several miles is high tableland, running boldly to the shore, and breaking off in a steep cliff, at the foot of which the water of the Pacific are constantly dashing. For several miles the water rushes the very base of the hill, or breaks upon ledges and fragments of rocks which run out into the sea. Just where we landed was a small cove, or bight which gave us, at high tide a few square feet of sand-beach between the sea and the bottom of the hill. Directly before us rose the perpendicular height of four or five hundred feet. How we were to get the hides down, or goods up, upon the table on which the mission was situated, was more than we could tell...³²

The cove and headlands that were so emphatically described in Dana’s memoir were eventually named in his honor. There are varying accounts of how and when this stretch of coast was named for Mr. Dana, but it is generally believed that the name “Dana Point” was selected in 1884 by Judge Richard Egan, justice of the peace in San Juan Capistrano. A veritable jack-of-all-trades, Egan also worked as an architect, farmer, notary, telegrapher, real estate agent, “keeper of rainfall records and dispenser of charity to the needy,” and – most importantly – a land surveyor in addition to his judicial duties.³³ As a surveyor, Egan participated in a



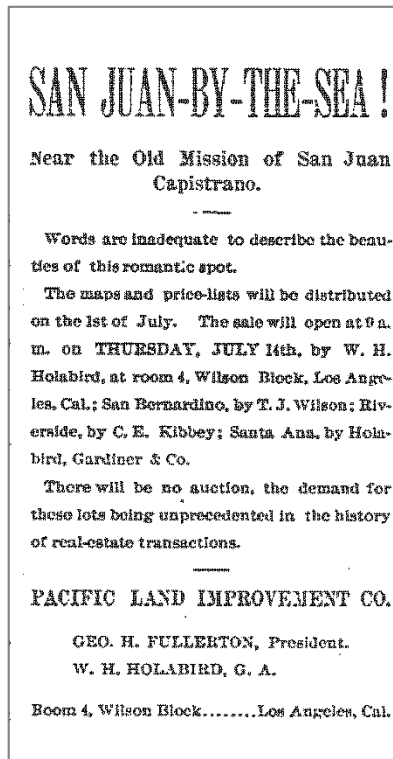
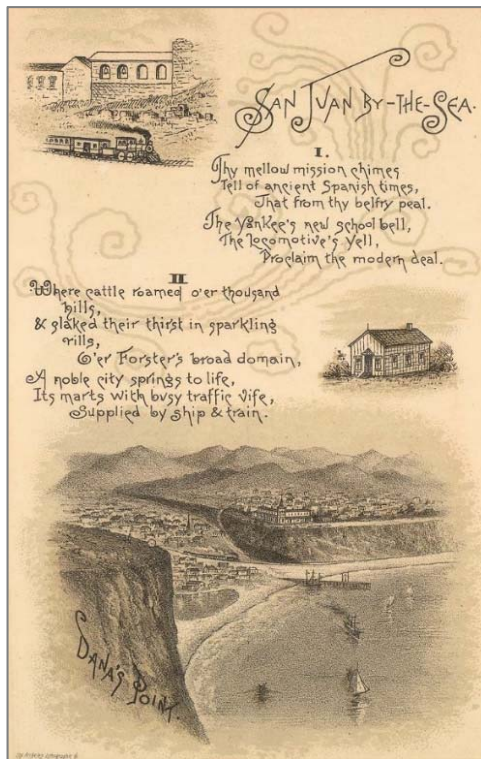
Figure 4. Dana Cove, with the rocky coast and bluffs as seen by Richard Henry Dana, n.d. (Orange County Archives).

³² F. Weber Benton, “Dana Point and Vicinity: California,” 1924, n.p.

³³ San Juan Capistrano Historical Society, “Judge Richard Egan: ‘The King of Capistrano,’” accessed July 2015.

coastal survey that was conducted in 1884 and is said to have exerted his influence in that capacity to name the area.³⁴

Developers began to set their eyes on this picturesque stretch of California coast in the late nineteenth century, though the establishment of a community here got off to a succession of false starts. A resort community named San Juan-by-the-Sea was hastily developed in present-day Doheny Village after the Santa Fe Railroad opened a line to the area in the 1880s, though like most speculative towns of the era it quickly succumbed to an economic slump and dwindled away to essentially nothing. In the early 1920s, a consortium of investors who banded together as the San Juan Point Corporation and set about to subdivide the bluffs overlooking the Capistrano Bay, but their efforts were squelched by financial woes – and ultimately foreclosure – before anything aside from a few tract features had been constructed.



Figures 5 and 6. Promotional materials for San Juan-by-the-Sea including a lithograph (1888) and a newspaper spread (1887) (Calisphere, LA Times).

Finally, amid the prosperity and optimism of the mid-1920s, the area began to take shape once out-of-town investors with grandiose visions entered into the picture including Sidney Woodruff, developer of Los Angeles' famed Hollywoodland tract. Woodruff envisioned Dana Point as developing into a quaint, charming Mediterranean-themed community awash in recreational amenities and opportunities to experience and enjoy the out-of-doors. At the same time, a similar vision was taking form just a few miles to the south in a

³⁴ Walker (1995), 91; Mearns. Some accounts indicate that the name may have originally been "Dana's Point," and that the possessive was eventually dropped to become "Dana Point."

nascent community flanking the palisades known as Capistrano Beach. Both of these communities benefited tremendously from – and likely would not have existed without – a new coastal highway that carried traffic to the Dana Point area beginning in the late 1920s, the antecedent of today’s Highway 1 (Pacific Coast Highway). Advertisements for 1920s Dana Point and Capistrano Beach were chock full of hyperbole and made it sound as if practically overnight, these two communities had dramatically germinated into populous communities with development that rivaled California’s foremost urban centers. But in reality, only a few dozen houses, and an even smaller number of commercial and institutional edifices, had been built before the market for speculative real estate once again imploded during the Great Depression. The area’s smattering of buildings sat in isolation throughout the 1930s and ‘40s.



Figure 7. Early view of Dana Point, with Woodruff’s sales office in the background (Dana Point Historical Society).

Like virtually every community in Southern California, Dana Point was punctuated by a period marked by steady development and spectacular growth in the decades following World War II. Scores of military veterans and upwardly mobile families flocked to the suburbs in search of a more serene way of life, and were aided in their quest by the advent of an extensive freeway network that rendered almost every destination in Southern California just a brief car ride away. The construction of Interstate 5 (San Diego Freeway) in the late 1950s had a particularly profound impact on the Capistrano Bay area. Many lots in Dana Point and Capistrano Beach that had been parceled out in the 1920s, but then sat vacant and weed-choked for several decades, were incrementally developed with new custom houses that, together, provided the communities with a varied and

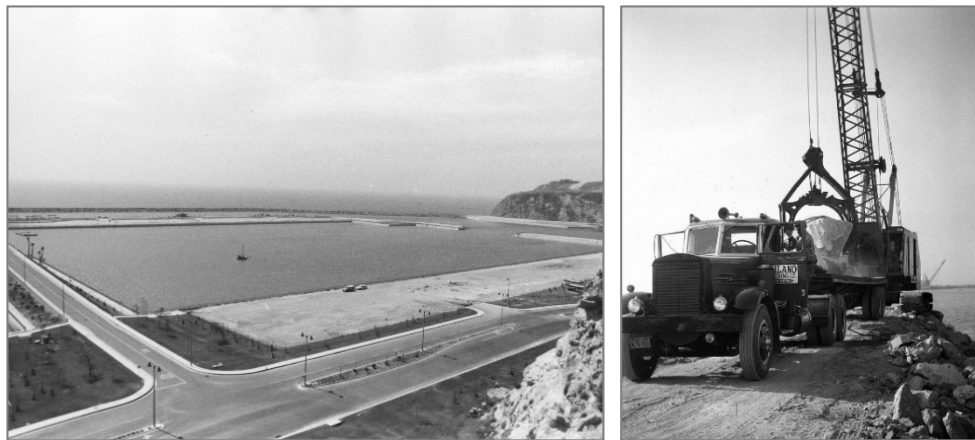
eclectic architectural palette. New businesses and various public and private institutions were erected concurrently to keep pace with the area's steady population growth.



Figure 8. Doheny Park Road in Capistrano Beach, 1969. After World War II, the area experienced substantial growth (Orange County Archives).

Development in the area increased in scale as the postwar period progressed. Beginning in the 1960s, expansive master-planned communities, which were planned and designed in one fell swoop, emerged as a popular way to accommodate the pressing demand for new, quality suburban housing. The stretch of coast between Dana Point and Laguna Beach (now known as Monarch Beach), which had remained entirely undeveloped to date, was eyed as the perfect blank canvas on which to develop this new type of residential community. The community of Laguna Niguel, master-planned by renowned architect Victor Gruen, began to take shape in the early 1960s and included coveted coastal real estate that was eventually consolidated into Dana Point. A second master-planned community known as Niguel Shores transformed the area's last large swath of undeveloped land into a fortified suburban enclave over the course of the 1970s. Cementing Dana Point's evolution from outpost to suburb was the dredging and construction of the Dana Point Harbor, which dramatically transformed what was a small bight into a fully-operational harbor with the capacity to house some 2,500 watercraft. The harbor instantly rendered Dana Point a foremost destination when it opened to the public in 1971.

Dana Point had certainly come of age by the 1970s, and an effort was spearheaded to provide it with an identifiable sense of place. Rather than revert back to the Mediterranean theme of years past, civic leaders and stakeholders instead elected to adopt a Cape Cod aesthetic that was vaguely reminiscent of New England towns. Adopting the Cape Cod aesthetic was seen as a good way to “distinguish the [community] from its Spanish and Mission-style neighbors – San Clemente and San Juan Capistrano – as well as to recall its namesake, Boston author Richard Henry Dana.”³⁵ Toward this end, buildings in the community’s main commercial core (now known as Town Center) were upheld to design standards in which “paint colors were limited to blues and grays, and building styles had to conform to the wood-sided structures with steep, gabled roofs” that one would expect to see in a New England town.³⁶ These standards have since been lifted, though the Town Center area retains a decidedly Cape Cod flavor.



Figures 9 and 10. Views of Dana Point Harbor under construction (c. 1967, 1972) (Orange County Archives).

Dana Point had attempted to incorporate multiple times beginning in the 1950s, but these efforts were consistently met with resistance and/or logistical burdens and were all squarely defeated. Dana Point and its sister community, Capistrano Beach, thus remained unincorporated entities of Orange County well into the postwar era. Yet another attempt at incorporating was spearheaded in the 1980s. The communities of Dana Point and Capistrano Beach joined forces in this effort to render incorporation more feasible, and in a move that incensed the neighboring community of Laguna Niguel, regulators carved out a 1.5-square mile strip of coastal land (today’s Monarch Beach) – including Monarch Bay, the planned community of Niguel Shores, and the coveted Ritz Carlton resort – as part of the proposed City of Dana Point.³⁷ Dana Point was incorporated as Orange County’s 28th city in January 1989.³⁸ The City has continued to usher in new

³⁵ Len Hall, “City Out of Love With Old Cape Cod,” *Los Angeles Times*, Nov. 23, 1992.

³⁶ Ibid; City of Dana Point, “Dana Point Town Center Plan,” Oct. 2008, 42.

³⁷ Jim Carlton, “Dana Point Sets Sail on an Independent Tack With Ceremony Marking Cityhood,” *Los Angeles Times*, Jan. 3, 1989.

³⁸ “Dana Point Becomes a City” *Los Angeles Times*, Jan. 2, 1989.

residential development into the present day, and is currently engaged in efforts to revitalize its main commercial node (Town Center) and the harbor.

Context: Late Nineteenth and Early Twentieth Century Development, 1887-1922

Narrative accounts of Dana Point history often begin in the 1920s, when investors such as Anna Walters and Sidney Woodruff subdivided and developed the bluffs atop Capistrano Bay. But in fact there had been some scattered development in the Dana Point area prior to the arrival of these parties, dating back to the late nineteenth century. This context addresses extant built resources that pre-date Dana Point's original 1923 subdivision and thus represent its very earliest patterns of settlement. It accounts for a very small handful of residential and commercial properties that were built between 1887, when the area was subdivided into a short-lived resort town known as San Juan-by-the-Sea, and 1922, just before the San Juan Point Corporation sowed the seeds for the modern-day community of Dana Point. Resources evaluated under this context are few and far between, and are rare vestiges of this very early period.

Southern California was characterized by prosperity and a prevailing sense of optimism in the mid and late-1880s. This sentiment had stemmed from the completion of a transcontinental railroad line to the region in 1886 and intense competition for passengers that ensued between the Santa Fe and Southern Pacific Railroad companies. The infamous "fare war" that brewed between these competing enterprises substantially reduced the cost of train fare and suddenly made it possible for droves of tourists and settlers from the Midwest and elsewhere to travel to Southern California and set down roots.³⁹ This, in turn, ignited a real estate boom that was predicated on speculation, as investors and developers seized upon the mass arrival of newcomers and hastily subdivided new towns adjacent to railroad corridors. Historian Carey McWilliams once remarked that these towns "appeared like scenes conjured up by Aladdin's map – out of the desert, in the river wash, or a mud flat, upon a barren slope or hillside" – anywhere that earnest investors perceived even the smallest kernel of demand.⁴⁰

Among the countless new towns that sprouted up at the apex of the 1880s land boom was San Juan-by-the-Sea, located in what is now Doheny Village. Subdivided in 1887, the town was sited at the southern end of a freight and passenger railroad line that was operated by the California Central Railway, an affiliate of the Santa Fe Railroad, and ran between Los Angeles and the undeveloped coast of South Orange County.⁴¹ California Central also built a small spur line to the beach and extended the main line some sixty miles south to San Diego shortly thereafter. San Juan-by-the-Sea was one of several towns on the rail

³⁹ George L. Henderson, *California and the Fictions of Capital* (New York: Oxford University Press, 1999), 154.

⁴⁰ Carey McWilliams, *Southern California: An Island on the Land* (Layton: Gibbs Smith, 1946), 120.

⁴¹ Walker (1995), 92.

line that had been subdivided by the Pacific Land Improvement Company, which was also an affiliate of Santa Fe, “in anticipation of the arrival of vacationers and settlers.”⁴² Company officials laid the groundwork for the new community by platting a gridded network of streets – several of which retain their original names (Domingo, Las Vegas, Santa Rosa, Sepulveda, Victoria) – and subdividing the area into a series of lots that ranged in price from \$250 to \$1800.⁴³ Lots went on sale in July 1887.



Figure 11. Subdivision map of San Juan-by-the-Sea, 1888 (Orange County Archives).

In 1888, a second subdivision map was recorded for a new community to the west of San Juan-by-the-Sea, in what is now Dana Point. Known as Dana Heights, this subdivision was planned as an eventual extension of San Juan-by-the-Sea and looks to have been envisioned as an exclusive suburb, reflecting the aggrandized sense of optimism expressed by investors and developers of the day. The subdivision map indicates that Dana Heights would consist of choice residential lots, a tourist hotel, and a lookout point atop the bluffs that would provide panoramic views of the coastline below. However, there is no further mention of Dana Heights and no built resources are associated with the town, indicating that it existed on paper only and never amounted to anything tangible.

Given its optimal climate and proximity to the coast, San Juan-by-the-Sea was marketed by the Pacific Land Improvement Company as a resort community that

⁴² California Coastal Commission, *California Coastal Resource Guide* (Oakland: Univ. of California Press, 1987), 328.

⁴³ Walker (1995), 97.

espoused the virtues of recreation, respite, and leisure. Prospective settlers were brought to the fledgling town on excursion trains and were subjected to various gimmicks upon arrival, including bullfights and spirited *fiestas*. These gimmicks were part of the Company's effort to woo the curious visitors and cajole them into buying lots. The most adventurous arrivals were invited to take a side trip up into San Juan Canyon some twelve miles to the east, where they could sightsee and bear witness to "the mystical waters of San Juan Hot Springs."⁴⁴

This overarching emphasis on recreation and leisure was reflected in the built environment of San Juan-by-the-Sea. In addition to a Queen Anne style rail depot, the Company hastily erected a handful of leisure-oriented commercial enterprises including a bathhouse, dance pavilion, several shops, and a small lodge known as the Pioneer Hotel. This smattering of commercial buildings formed the core of the nascent settlement and was accompanied by

a dozen or so houses. These dwellings are described as having been "quickly assembled" and were likely very modest edifices that may have loosely exhibited some characteristics of Victorian-era architecture but were generally devoid of articulation.⁴⁵ An 1888 article in the *Los Angeles Times* describes the physical character of San-Juan-by-the-Sea as follows:

The village consists of about a dozen houses and between thirty and forty tents of families camping here for the heated term. The Santa Fe route has a very neat depot building here... the passengers alight from the cars into a large pavilion, which affords ample shade and is a good place to enjoy the pleasures of dance, or a delightful prospect of the sea on one side and mountains on the other. A band furnishes music here every Sunday. There are two restaurants on the beach that sell good lunches, and a bathhouse that rents suits for bathers. Opposite the depot is a good family hotel, with a livery stable attached. A store of general merchandise a saloon, and the water works of the town are among the other attractions. Last year the streets were all graded, and a big reservoir was built back in the hills.⁴⁶

⁴⁴ Davan Maharaj, "Depot Debut: San Juan Renovation Project Hailed as Success," *Los Angeles Times*, Dec. 5, 1990.

⁴⁵ Walker (1995), 93.

⁴⁶ "San Juan by-the-Sea: A Pleasant Sketch of the Place and Surroundings," *Los Angeles Times*, Aug. 29, 1888.



Figure 12. Visitors and eager investors gather at the pavilion upon arriving at San Juan-by-the-Sea, 1887 (Calisphere).

However, the glory days of San Juan-by-the-Sea were short lived. Interest in speculative land had fizzled out by the early 1890s, by which time the boom had imploded and Southern California’s once-thriving real estate market “was reported ‘dead as a herring.’”⁴⁷ The bottoming out of the boom was compounded by the Panic of 1893, an economic depression that culminated in bank failures and financial devastation nationwide. Prospective settlers stopped traveling to San Juan-by-the-Sea amid these economic hurdles, and among those few pioneers who had purchased lots in previous years, almost all “neglected payments and abandoned their isolated property.”⁴⁸ Fewer than a dozen families remained on a permanent basis. The train depot, hotel, stores, and recreational facilities that had been constructed remained intact but sat underutilized in the absence of visitors. In 1892, the languishing Pioneer Hotel was briefly rented out by renowned Shakespearian actress Madame Helena Modjeska and her husband, a Polish nobleman named Count Bozenta, who were champions of the avant-garde and hosted soirées and a “summer camp” at the hotel for their intellectual friends.⁴⁹ But by summer’s end, Modjeska, Count Bozenta, and their entourage of bohemian guests had vacated the inn. The Pacific Land Improvement Company eventually relinquished its interests in the town as it failed to turn a profit.

⁴⁷ McWilliams (1946), 121.

⁴⁸ Walker (1995), 94.

⁴⁹ Walker (1995), 94; “Old-Time San Juan,” *Los Angeles Times*, Aug. 21, 1892.



Figure 13. Rail depot at San Juan-by-the-Sea, c. 1880s (Dana Point Historical Society).

As the 1890s progressed, San-Juan-by-the-Sea was re-named Serra, and development activity in the area shifted from town building to the next-most-lucrative venture: agriculture. The vast expanses of open land that were once envisioned as a bustling resort town were instead used to cultivate a variety of crops that required little in the way of irrigation. Specifically, “the richest of the land was culled for bean production, particularly limas; the remainder of arable hills, mesas, and coves finds its way into the least remunerative of the Southland crops:” wheat, barley, and hay.⁵⁰ The town of Serra hobbled along as a very sparsely-settled farming hamlet and its existing train depot was used to load lima beans and other crops aboard trains, which were then transported to merchants in Los Angeles. Serra was also a whistle stop on the Santa Fe line for when the occasional passenger wanted to disembark, and was a place where trains stopped “for water to keep up their steam en route between Los Angeles and San Diego.”⁵¹

Aside from the few modest buildings that remained at Serra, no new construction occurred in the Dana Point area in the late nineteenth and early twentieth centuries but for two exceptions. The first of these exceptions dates to the 1900s and 1910s when a small, ramshackle squatters’ camp coalesced in the cove at Dana Point. The camp consisted of a few modest shacks that were sheathed in tarpaper and were inhabited by a small contingency of fishermen, who depended “on the sea for their food and their livelihood” and fished for the abalone and

⁵⁰ George Law, “Coastal Grain: The Plowman’s Tale of the Hills,” *Los Angeles Times*, Feb. 26, 1922.

⁵¹ Walker (1995), 97.

lobster that were once abundant off the Dana Point coast.⁵² That portion of the yield that was not needed for subsistence was hauled up the bluffs and carried to Serra, where it was then loaded aboard trains en route to Los Angeles. By the 1910s, the camp had become the domain of a small enclave of Russian émigrés who also relied upon fishing and “were all identifiable on the beach and in town by the babushkas on their heads.”⁵³ However, the Russian enclave abruptly dissipated as the émigrés returned to their home country upon the onset of World War I.



Figures 14 and 15. The earliest development in Dana Point was limited to fishing shacks (left) and the Dolph Estate (right) (Dana Point Historical

The second notable instance of development took place in 1914, when a sprawling estate was built for philanthropist and anthracite coal heiress Blanche Dolph. Originally from Scranton, Pennsylvania, Dolph was as a remarkably “liberated and educated woman” who was well-known for her world travels and charitable endeavors.⁵⁴ Dolph had previously visited San Juan-by-the-Sea while traveling in California, and had been enamored by the area’s picturesque setting and temperate climate. It is because of this affinity that she “selected what then appeared to be a barren, windswept hilltop,” amid a sea of lima bean fields near present-day Del Obispo Street, as the site of her new estate.⁵⁵ Once she had acquired the land, Dolph hired noted Los Angeles architects Walker and Vawter (composed of Albert R. Walker and John T. Vawter) to design and build her 6,000-square foot, Mediterranean Revival style estate. The house included such lavish amenities as “a music salon, a skylighted [sic] conservatory, a servants’ wing, an attic, and a basement,” and exuded a sense of grandeur that sharply contrasted with the small, modest structures in Serra and the ramshackle shelters in the squatters’ camp.⁵⁶ Dolph resided at the estate until her death in 1967 with her secretary and confidant, Lucila McGaughey.

⁵² Walker (2007), 30; Joe Mozingo, *The Fiddler on Pantico Run: An African Warrior, His White Descendants, a Search for Family* (New York: Simon and Schuster, 2012), 18.

⁵³ Walker (1995), 99.

⁵⁴ Barbara Force Johannes, “The Dolphin’ Celebrates 100 Years as Dana Point’s Oldest Residence,” June 5, 2014, accessed July 2015.

⁵⁵ “Bare Hilltop Acres are Made to Bloom,” *Los Angeles Times*, Oct. 19, 1924.

⁵⁶ Walker (2007), 35.

Though it has been converted to various uses over the years and accordingly modified, the Dolph estate is still standing and is considered to be the oldest extant property in the City of Dana Point. The other late nineteenth and early twentieth century buildings associated with San Juan-by-the-Sea (and subsequently Serra), including the rail depot, dance pavilion, shops, and houses, have all been razed. The squatters' quarters at the cove were built haphazardly and were never intended to be permanent structures, and the agricultural uses that once dominated the area have long given way to suburban development. The Dolph estate, then, is the only known built resource associated with this very early period.

Evaluation Guidelines: Late Nineteenth and Early Twentieth Century Development, 1887-1922

Resources that were built prior to 1923 are extremely rare in Dana Point. They are vestiges of the very earliest instances of development in the area, and pre-date more organized attempts at subdivision and community development undertaken by seasoned developers, such as Sidney Woodruff, in the 1920s. The only known resource associated with this context is the Dolph estate, which was built in 1914 and pre-dates the subdivision and development of present-day Dana Point and Capistrano Beach. Should any resources dating to this period be discovered in the future, they could be evaluated using the following guidelines.

Associated Property Types Residential: Single-Family Residence

Property Type Summary At present, the former Dolph Estate (1 Capistrano by the Sea) is the only known resource associated with this context. A railroad depot, several small residences, and a handful of commercial buildings were constructed as part of San Juan-by-the-Sea, some of which were then incorporated into the agricultural town of Serra; however, all of these buildings appear to have all since been demolished. Since development that took place prior to 1923 was infrequent and sporadic, there are no concentrations of resources dating to this period; thus, resources associated with this context are evaluated for their individual merit.

Geographic Location(s) The Dolph Estate is located to the northeast of central Dana Point. It is possible that other remnant features of very early development may exist in and around Doheny Village, which is where the communities of San Juan-by-the-Sea and Serra were once located.

Applicable Criteria⁵⁷ A property associated with the Late Nineteenth and Early Twentieth Century Development context may be eligible under one or more of the following criteria:

Criterion A/1/1 (pattern of development/events): for its association with the earliest pattern of development and growth in Dana Point.

Criterion B/2/2 (persons): for its association with a person (or persons) significant in the history of Dana Point.

Criterion C/3/3 (architecture): as an excellent example of an architectural style or type from the period, or as the work of a notable builder, architect, or designer. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section of this report.

Integrity Considerations A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which

⁵⁷ Eligibility criteria are listed in the following order: National Register/California Register/Dana Point Register.

aspects are most important to a particular property type requires an understanding of its significance and essential physical features. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this context are exceptionally rare, some latitude shall be applied when evaluating integrity. As they were constructed when the area was almost entirely undeveloped, resources associated with this context are likely to have experienced a dramatic change in setting over time. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the following as a guide:

Criterion A/1/1 (pattern of development/events): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern.⁵⁸ A residential property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to reflect the important association with the city's development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that characterized its appearance during its historical period.

Criterion B/2/2 (persons): A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Criterion C/3/3 (architecture): A residential property significant under Criterion C/3/3 should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property from this period that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.

Registration Requirements

To be eligible under this theme, a resource should, at minimum, satisfy the following registration requirements:

- Date to the period of significance (1887-1922), and

⁵⁸ National Register Bulletin 15.

- Retain the essential aspects of integrity, and
- Retain enough of its essential physical characteristics to adequately convey its association with the historic context.
- If significant for its association with a notable person (Criterion B/2/2), the resource must be associated with that person's productive period – the period of time during which she or he attained significance.
- If significant for its architectural merit (Criterion C/3/3), the property must represent an excellent or influential example of an architectural style, type, or method of construction, or be associated with a significant architect or designer, and
- Display most of the character-defining features of the style or type.

Context: Early Subdivision and the Emergence of Community, 1923-1932

Dana Point and its environs remained sparsely settled and almost entirely undeveloped well into the 1920s aside from the handful of buildings comprising Serra, a few scattered instances of development such as the Dolph estate, and wide expanses of lima bean and wheat fields. Development was hindered in large part because of the area's distance from Southern California's key population and employment centers, and its lack of dependable transportation connections to and from Los Angeles. "That this remarkably scenic spot should have remained so long in its undeveloped condition," remarked an early promotional brochure for Dana Point, "may be attributed, in the main, to its inherent inaccessibility."⁵⁹ Also factoring into the equation to some degree was the area's notoriously poor local water supply.

But as was true across much of Southern California, the 1920s came to be a particularly transformative period in the development history of Dana Point. A robust economy, reinvigoration of the Southern California real estate market, and advances in intra-urban transportation rendered it both feasible and lucrative for developers to invest in areas on the urban periphery that had long been discounted as ill-suited for development. In the 1920s, syndicates of earnest investors subdivided large tracts of farmland adjacent to the coast and intended to develop entire new cities as part of their quest to strike it rich. Their efforts laid the groundwork for the present-day communities of Dana Point and Capistrano Beach. This context addresses extant built resources that are associated with 1920s subdivision and community building efforts that effectively put Dana Point and Capistrano Beach on the map. It accounts for those resources that were built between 1923, when Dana Point was first subdivided, and 1932, when the effects of the Great Depression firmly took hold and thwarted new development.

The first concerted effort to subdivide and develop the area took place in 1923, when a group of real estate investors from Laguna Beach called the San Juan Point Corporation acquired 900 acres of bluffs overlooking the Capistrano Bay. Headed by a particularly enterprising investor named Anna Walters, the Corporation subdivided the acreage into a new community called Dana Point. Walters and her business associates envisioned the community as developing into an upper-crest enclave for creative types, as articulated in a promotional pamphlet for Dana Point that was published by the Corporation in 1924:

Dana Point is designed as a city of art, culture and wealth. Already its fame has gone forth and its scenic attributes, in the superlative, have attracted scores of artisans until it has come to be reputed the Paradise

⁵⁹ Benton (1924), n.p.

of the sculptor, cameraman, and artist. Today numerous motion picture producers find here suitable settings of location for scenes of Switzerland, the Alps, Andes, tropics, and islands of the western and southern sea. And day by day there is evidence of the growth of the artists' colony that will become a factor in the fame and importance of this exclusive and unique community.⁶⁰

Before Dana Point was opened for public inspection, the Corporation constructed a series of tract improvements and features in its attempt to establish a sense of community character and woo prospective buyers. At the foot of the bluffs was a small structure known as the Scenic Inn, which was not actually a lodge but was rather a small, sheltered picnic facility that stood adjacent to the shore. The Scenic Inn was accessed by a set of stone grotto steps that descended down the hillside in dramatic fashion, following "a tortuous course from the summit of the bluff to its rock-ribbed base."⁶¹ Integrated into the steps were six "lovers landings supplied with benches" for those visitors who grew weary on the trip down to the shore.⁶² Both the Scenic Inn and the grotto steps were constructed using stones that were collected from the waterfront below and are believed to have been built by local brothers Ed and George Seeman, who "hailed the stones up from the shore in gunnysacks and hand-set them."⁶³ The use of locally-sourced materials gave these tract features a weathered, rusticated aesthetic and made



Figure 16. Scenic Inn at the foot of the bluffs, c. 1927 (Orange County Archives).

⁶⁰ Ibid.

⁶¹ Ibid.

⁶² Meares (2015), accessed July 2015.

⁶³ Walker (1995), 53.

them appear as if they had arisen organically out of the earth. This rusticated aesthetic coincided with the Corporation's vision of Dana Point as a community bearing an integral relationship with the natural environment - a common theme applied to the design of early residential suburbs.

Dana Point officially opened to the public in September 1925.⁶⁴ Visitors from Los Angeles and elsewhere were invited to come and inspect the new community by the sea, which was described in superlative prose as "the land of your heart's desire, distinctive for its historic and scenic attractions."⁶⁵ Upon arriving to Dana Point via train, motor coach, or sometimes car, prospective buyers would first tour the town site and would then be escorted down the steep grotto steps to the Scenic Inn, where they would be served lunch and encouraged to buy a lot while taking in the spectacular ocean views.⁶⁶ However, this very early incarnation of Dana Point proved to be short-lived, as the Corporation's lofty plans were abruptly "short-circuited by bank foreclosures only a few short months after [the tract opened]."⁶⁷ Advertisements for Dana Point stopped appearing in early 1926. While several lots appear to have been sold on speculation, nothing tangible aside from the Scenic Inn and the grotto steps were constructed at this time.⁶⁸ The Scenic Inn succumbed to erosion in the 1930s, but portions of the grotto steps remain.



Figures 17 and 18. Grotto steps descending the bluffs, c. 1920s (Dana Point Historical Society).

In 1926, the foreclosed tract was acquired by the Dana Point Syndicate, a more powerful consortium of investors from Los Angeles. Among those who were associated with the Syndicate were Harry Chandler, eminent publisher of the *Los Angeles Times*, and M.H. Sherman, a capitalist who had played an instrumental

⁶⁴ "Beach Tract to Open Formally," *Los Angeles Times*, Sept. 6, 1925.

⁶⁵ Newspaper Advertisement for Dana Point, *Los Angeles Times*, Aug. 30, 1925.

⁶⁶ Dana Point Historical Society, "Dana Point Abounds with New Historic Designations," 2013, accessed July 2015.

⁶⁷ Baum and Burnes (2001), 3.

⁶⁸ Some sources indicate that the Blue Lantern Gazebo, at the southern terminus of Blue Lantern Street, was installed in 1924 by the San Juan Point Corporation. However, documentary evidence suggests that the gazebo was actually installed later in the 1920s, under the direction of Sidney Woodruff. Its Spanish Colonial Revival aesthetic is consistent with Woodruff's vision and the architectural restrictions that he imposed.

role in the development of Los Angeles' extensive streetcar network. At the helm of the Syndicate was developer Sidney Woodruff, who was concurrently involved in the subdivision and development of the acclaimed Hollywoodland tract in Los Angeles. Woodruff and his associates purchased the 1,388 acres – which included the 900 acres that had previously been owned by the San Juan Point Corporation – for roughly 500 dollars per acre, considered a steal by 1926 standards.⁶⁹

Not much is known about the early life of Woodruff. Hailing from a prominent Michigan family, he started his career as an architect and designed buildings in Buffalo, New York and elsewhere across New England early in his professional life. In the early twentieth century he relocated to the West Coast and shifted his emphasis to real estate development, first working in San Francisco and Malibu before settling in Los Angeles.⁷⁰ He began to develop residential subdivisions in the Los Angeles area in the mid-1920s and, notably, was a driving force behind Hollywoodland and its iconic, 50-foot tall sign.⁷¹



Figure 19. Development officials gathered at Dana Point, 1930 (Orange County Archives).

With the financial backing of his business partners, Woodruff was able to breathe new life into the Dana Point development. A visionary who was known for his bold ideas and aptitude for marketing, Woodruff scrapped the naturalistic motif that had been embraced by his predecessors and instead devised his own vision for Dana Point, in which he envisioned the community as developing into a Mediterranean-themed village. Seeking to make the most of the area's temperate

⁶⁹ Baum and Burnes (2001), 3-4.

⁷⁰ Gabriela A. Montoya, "Guide to the Dana Point Syndicate Records of S.H. Woodruff" (1998), 3.

⁷¹ Heather Ignatin, "A Piece of History," *The Orange County Register*, Aug. 27, 2006.

climate and proximity to the ocean, Woodruff also framed Dana Point as a community that was oriented around tourism, recreation, and leisure. Toward this end, Woodruff’s plan for the reinvigorated Dana Point included abundant amenities for outdoor recreation including an 18-hole golf course, polo fields, and amenities in support of “aquatic sports, motor boating, sailing, yacht moorings, fishing, stillwater swimming, and surf bathing...horseback riding, Country Club, and other year round outdoor activities of California.”⁷² Few of these amenities would come to fruition, but Woodruff was successful in building a 500-foot pleasure pier in the cove and opening Dana Strand Beach to the public – which quickly became a favorite spot among beachgoers and was emphatically described by Woodruff as “the finest bathing beach in the world.”⁷³

Woodruff set out to improve the tract upon acquiring it in mid-1926, immediately picking up where his predecessors had left off. He graded streets, constructed sidewalks and curbs, and installed subterranean water, sewer, and utility lines to support new development. One of the most distinctive features of the tract was its innovative wayfinding scheme, which was a play on the area’s nautical history. Rather than applying more conventional nomenclature, north-south streets in Dana Point were named for colored ship’s lanterns, and ornamental copper lanterns were installed as the street lights for the community. Those lanterns “at the corners of each street [were] illuminated with the color indicative of the

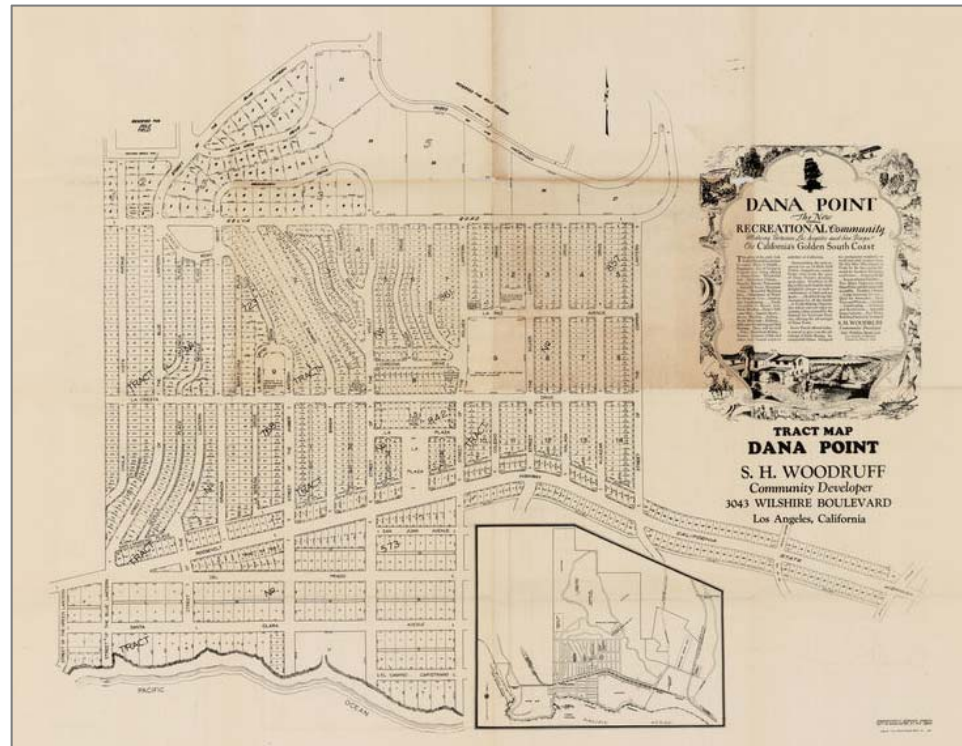


Figure 20. Tract map of Dana Point, c. 1928 (raremaps.com).

⁷² “Tract Map, Dana Point,” printed by the Hollywood Blue Print Company, 1928, accessed July 2015.

⁷³ “Bathing Beach Available,” *Los Angeles Times*, July 1, 1928.

street of the street name...newcomers visiting Dana Point in the future will be guided simply by following the street of the color they desire, the house numbers being the same color as the street.”⁷⁴ Whereas some sources attribute this scheme to Woodruff and his ingenuity, others indicate that it was actually the idea of Anna Walters, whom Woodruff had retained to serve as tract manager. Most of the lanterns were removed in the Depression era, but over time some have been uncovered and relocated to private yards and in the commercial pocket around present-day La Plaza.

Dana Point re-opened to the public in January 1927, after nearly half a year of preparatory work.⁷⁵ The revived tract consisted primarily of residential lots – which were intended to accommodate a mix of housing types including single-family dwellings, apartment houses, bungalow courts, and the like – but also included a commercial core that was to flank either side of the proposed Roosevelt Coast Highway, (present-day Pacific Coast Highway), a north-south state highway along the California coast that opened in phases and was under construction at the time Woodruff opened Dana Point.⁷⁶ In addition, Woodruff reserved several large parcels at the northernmost end of the subdivision for the never-built golf course and polo fields, as well as a 125-acre site atop the bluffs for Woodruff’s proposed Dana Point Inn. Prominently perched atop the bluffs, the



Figure 21. Rendering of the Dana Point Inn, envisaged as the focal point of the community (Dana Point Historical Society).

⁷⁴ “Innovation in Lighting Disclosed,” *Los Angeles Times*, Aug. 21, 1927; Walker (1995), 128-129.

⁷⁵ “Announcing the Opening of Dana Point,” *Los Angeles Times*, Jan. 15, 1927.

⁷⁶ Walker (1995), 123; Baum and Burnes (2001), 4.

Dana Point Inn, when constructed, was intended to be the centerpiece of the new community that would draw in myriad tourists and would serve as its foremost attraction. Woodruff boasted that the inn would “rival the tourist hotels of Europe and America.”⁷⁷

Woodruff was an adept advertiser and booster and applied his talent to its fullest to market Dana Point. He embarked upon a full-fledged advertising campaign that sought to draw in prospective buyers by virtually every means conceivable. Full-page spreads regularly appeared in regional newspapers and beseeched prospective buyers and any interested parties to come experience “California’s most delightful seacoast community.”⁷⁸ Woodruff hosted bus excursions that would leave Los Angeles and travel to Dana Point via a scenic route along the coast, as to emphasize Dana Point’s



Figures 22 and 23. Signs touting the benefits of purchasing a lot in Dana Point, c. 1920s (Dana Point Historical Society).

picturesque attributes and unrivaled ocean views.⁷⁹ Visitors attended spirited sales presentations in an auditorium that had been built specifically for this purpose, in which Woodruff enthusiastically touted the merits of purchasing a lot in the new community. To further butter up his visitors, would follow the presentation up with a wine tasting and lunch.⁸⁰ He frequently took his visitors to a scenic overlook atop the bluffs, which included a gazebo at the southern terminus of Blue Lantern Street, and would point to a group of young people frolicking in the water below to

reinforce the theme of year-round recreation that permeated his vision for the community. What these visitors did not know was that the frolickers were actually Woodruff’s stepdaughter and several of her friends, who had been

⁷⁷ Meares (2015).

⁷⁸ “Announcing the Opening of Dana Point,” *Los Angeles Times*, Jan. 15, 1927.

⁷⁹ Baum and Burnes (2001), 6.

⁸⁰ *Ibid*, 4.

recruited to act as if they were having a good time. But in reality, later explained the stepdaughter, “it was the middle of winter. It was freezing, and it was hard trying to look like we were having fun.”⁸¹

Architecture played a key role in the establishment of community character early on in Dana Point’s history. Woodruff envisioned the community as exhibiting a cohesive architectural vocabulary that embraced Spanish Colonial Revival style architecture. “The prevailing motif of the architecture at Dana Point,” declared Woodruff, “will be the new California-Renaissance architecture, a rebirth of the early Spanish hacienda type homes in California. These beautiful homes with red tile roofs, white plastered walls, deep reveals and the air of charm and romance of California, will form at Dana Point an ensemble of beauty...”⁸² To ensure that development remained consistent with this vision, all new buildings were subject to architectural restrictions that heavily favored Spanish and Mediterranean-inspired designs. However, as indicated by the handful of Tudor Revival residences that were erected at this time, other architectural styles were permitted so long as they were compatible with Woodruff’s overarching vision.

Written accounts of Dana Point that were put out by the Dana Point Syndicate gave the impression that lots were being sold faster than new tracts could be opened, and that the nascent community was being developed at a frenzied rate. In 1927, advertising manager L.J. Burrud declared that “as a result of our newspaper advertising the public has overnight become tremendously interested in the district...and now steam shovels, graders, tractors, and laborers are rushing the building and construction program to early completion.”⁸³ In reality, however, development activity was occurring at a far more measured pace. By decade’s end, the community very much retained a fledgling character and consisted of a few dozen dwellings, a handful of businesses, and a couple of tract features and recreational amenities.



Figure 24. Cars parked in front of the Blue Lantern Gazebo, 1927 (Dana Point Historical Society).

⁸¹ Meares (2015).

⁸² “Interest High at Dana Point,” *Los Angeles Times*, Jan. 23, 1927.

⁸³ “Dana Point Has Many Visitors,” *Los Angeles Times*, Jan. 30, 1927.

At around the same time that Dana Point was being developed by Woodruff and the Dana Point Syndicate, a second beachside community – Capistrano Beach – was taking shape on the opposite side of San Juan Creek. Located just south of Serra, Capistrano Beach was subdivided in 1925 by a team of investors who were interested in the area’s newfound development potential.⁸⁴ After the land had been acquired and a subdivision map had been filed, managing agent J.A. Waldy heavily marketed the community as a hotspot for recreation and tourism due to its pristine beaches, temperate climate, and ample outdoor amenities that were in the works. Waldy emphasized that Capistrano Beach was easily accessible from Los Angeles, yet remained far enough away to provide a sense of respite.

In addition to these amenities, Capistrano Beach was to include 5,000 residential lots along the shore and atop the palisades, as well as a small commercial district that was to flank the present-day route of Coast Highway.⁸⁵ The existing town of Serra, which had managed to live on as a farming hamlet after the shuttering of San Juan-by-the-Sea, was located to the north and would be associated with Capistrano Beach, serving as its main commercial and institutional node. Such essential functions as a grammar school and post office were located in Serra, which by this time had been re-named Capistrano Beach.⁸⁶



Figure 25. J.A. Waldy’s Sales Office for the Capistrano Beach tract, c. 1920s (Dana Point Historical Society).

The initial development of Capistrano Beach appears to have been slow, as very little construction occurred and the subdivision appears to have changed hands

⁸⁴ California Coastal Commission (1987), 328.

⁸⁵ “Capistrano Beach As Is To-Day,” *Los Angeles Times*, Sept. 1, 1925.

⁸⁶ Sanborn Fire Insurance Map for Capistrano Beach, 1929, accessed July 2015.

more than once over the course of the 1920s. Development along the shore appears to have been limited to a small café (called the Mills Café) and various beach-related amenities, including a bathhouse and “covered benches and tables for picnic parties.”⁸⁷ Ultimately the subdivision ended up in the hands of a syndicate of capitalists known as the Capistrano Beach Company, which continued with plans to develop the community and carried forward the overarching themes of leisure and recreation. The Company switched gears somewhat and marketed Capistrano Beach as a “cottage site colony” geared toward investors in search of seclusion.⁸⁸ City dwellers in Los Angeles, San Diego, and elsewhere were encouraged to buy a lot, erect a beach cottage, and enjoy the serenity and privacy that were all but impossible to attain in the urban environment.

Purchasing a lot in Capistrano Beach came with a number of perks which had been conceived by the Company in its quest to lure in prospective buyers. Like Woodruff had done in Dana Point, the Company adopted a series of architectural restrictions which would be applied to all new buildings within the new community and, according to Company officials, were intended to protect investments. The Company’s President, Charles H. Piers, “declared that an art jury of prominent architects and engineers will have direct supervision of all plans and construction in order to insure [sic] architectural beauty and harmony of development.”⁸⁹ While there is no explicit mention of the architectural vocabulary that was preferred, contextual evidence indicates that the Company expressed a strong affinity for the Period Revival styles that were fashionable at the time and were generally associated with status and good taste.

In addition to the protections that were provided by building restrictions, those who purchased lots in Capistrano Beach were notably given “free of charge a four-year membership in the Capistrano Beach Club” that was under construction.⁹⁰ Completed in 1928, the Capistrano Beach Club was intended to be the centerpiece of the new community and would house a rich variety of recreational amenities. The building, which was prominently located alongside the beach, was an elaborate and well-articulated Spanish Colonial Revival style edifice that was adorned by a three-story tower.⁹¹ The club was equipped with a large swimming pool and as well as “a spacious sun-terrace facing the ocean, sheltered patios, dining room and café, a large ballroom, lounge rooms, and other club features.”⁹²

⁸⁷ “Improvements Cost Millions,” *Los Angeles Times*, Jun. 28, 1925; “Capistrano Beach Work Under Way,” *Los Angeles Times*, Aug. 23, 1925.

⁸⁸ “New Beach Tract Opens,” *Los Angeles Times*, Aug. 21, 1927.

⁸⁹ “Seaside Tract Sale is Open,” *Los Angeles Times*, Aug. 15, 1926.

⁹⁰ “Sea Front Tract to be Sold,” *Los Angeles Times*, Jan. 15, 1928.

⁹¹ Carlos N. Olvera, “It’s History: A Lost Beachfront Treasure,” *Dana Point Times*, July 5, 2014.

⁹² “Capistrano Beach: Cottage Sites Each With its Own Private Beach Front,” *Los Angeles Times*, Aug. 17, 1927.



Figure 26. Capistrano Beach Club as viewed from the palisades above (USC Digital Library).

However, these perks did not prove to be nearly as enticing as the Company had hoped for, as the beach and adjacent palisades remained almost entirely undeveloped well into the 1920s. While the Capistrano Beach Club, a small handful of businesses along Coast Highway, and various improvements at the beach had been completed, the community of beach cottages that the Company had envisioned did not materialize as planned. The meager amount of development that did occur in Capistrano Beach in the mid-1920s was largely concentrated in the area formerly known as Serra.

In January 1929, the 1,000-acre Capistrano Beach development was sold to the Petroleum Securities Company, a corporation that was owned by the eminent Doheny family of Los Angeles oil fame.⁹³ While the family's patriarch, Edward L. Doheny, is listed as the Company's president, it was his son, Edward Jr. ("Ned"), who is widely believed to have been the driving force behind the acquisition and development of Capistrano Beach.⁹⁴ Certainly not lacking in the capital required to jumpstart development, the Dohenys set about improving the nascent town site, platting streets, constructing sidewalks, and installing utility conduits and electroliers. Luther Eldridge, a contractor and close acquaintance of the Doheny family, was brought on to assist in the community's development. Eldridge is said to have been the inspiration behind the curvilinear maze of streets atop the palisades, which is rumored to have been designed to emulate the pattern of a

⁹³ "Beach Holdings Sold to Doheny," *Los Angeles Times*, Jan. 11, 1929.

⁹⁴ Baum and Burnes (2000), 6.

rose: “as seen from above, the red tile roofs would appear to be the petals of the flower, while the palm trees would be the leaves.”⁹⁵ The Company also added several amenities to augment the existing Capistrano Beach Club and enhance the community’s image of leisure and recreation. Included was a 1,200-foot-long pleasure pier that could accommodate a variety of active and passive recreational uses including boating, yachting, “strolling, sightseeing, and fishing;” and a small gazebo was erected at the top of the palisades, which was perched above the beach club and pier and offered sweeping, panoramic views of the coastline below.⁹⁶

But as was the case in Dana Point, development in Capistrano Beach remained quite meager for the rest of the 1920s. Development of the beachside tract was limited to a couple dozen new houses, including one that the Dohenys commissioned for their own use. Most of these houses were constructed atop the palisades, though a few were erected adjacent to the shore. The nearly-uniform architectural vocabulary of these houses indicates that they were upheld to architectural restrictions that strongly favored a Spanish-inspired aesthetic. At the base of the palisades stood a lumber yard and planing mill that provided requisite materials for new construction on site.⁹⁷ Most of the development that did occur in Capistrano Beach in the 1920s took place in what was formerly Serra and assumed a character that was much more modest and organic than the thoughtfully planned, architecturally cohesive community that was slowly coalescing along the beach. A Sanborn fire insurance map dated June, 1929 indicates that Capistrano Beach had a population of 350 and consisted of a smattering of small dwellings, businesses, a hotel, a post office, and a school by decades’ end.⁹⁸

⁹⁵ Baum and Burnes (2000), 6; Dana Point Historical Society (2003), 23.

⁹⁶ Carlos N. Olvera, “It’s History: A Lost Beachfront Treasure,” *Dana Point Times*, July 5, 2014; Walker (2007), 46.

⁹⁷ Baum and Burnes (2000), 6; Joe Dunn, “The Beach Road Story,” May 10, 2013, accessed July 2015.

⁹⁸ Sanborn Fire Insurance Map Company, “Capistrano Beach or Serra,” published June 1929.

Theme: 1920s and '30s Residential Development, 1923-1932

Residential development accounted for the majority of new construction that took place in and around Dana Point between the late 1920s and early 1930s. Sidney Woodruff and the various parties involved in the development of Capistrano Beach envisioned these communities as developing into seaside resort communities, where city dwellers in search of respite and seclusion would come to live on a permanent or semi-permanent basis. Most of the parcels in each community were thus allocated for residential use.

In Dana Point, residential development consisted almost exclusively of detached, one and two-story single-family houses that were built in the late 1920s and early 1930s. As a means of jumpstarting development in the nascent community, the Dana Point Syndicate organized the construction of several new houses, all of which were financed by the Lincoln Mortgage Company and built by the Western Construction Company.⁹⁹ Several additional houses were constructed by private parties who had bought a parcel from the Syndicate. Early dwellings were not concentrated in a particular area of Dana Point but were rather dispersed throughout the community, presumably so that they would function as “anchors” and help to draw in additional development to a particular block. While no concentrations of these houses ever existed, Woodruff is said to have constructed them in pairs so that when photographs were taken, the community would appear to be more densely developed than was actually the case.¹⁰⁰



Figure 27. Early residences on Santa Clara Avenue, Dana Point. Houses were often built in pairs and were designed in the Spanish Colonial Revival style (Dana Point Historical Society).

⁹⁹ Baum and Burnes (2001), 7.

¹⁰⁰ This information was provided by members of the Dana Point Historical Society. Historic aerial images and maps were consulted to corroborate this pattern of residential development.

At least two of these houses are said to have been commissioned by Woodruff himself. A stately, two-story dwelling at 24401 Santa Clara Avenue is identified as “the residence that the Woodruff family used as their home on [their] many trips to Dana Point.”¹⁰¹ Approximately one block away, at 24622 El Camino Capistrano, is another two-story dwelling that “was used by Woodruff as a special guest house for very special weekend clients.”¹⁰² Both Woodruff’s personal residence and the guest house were constructed in 1928 and were among the first dwellings to be completed in the fledgling community.



Figures 28 and 29. Woodruff-commissioned residences at 24401 Santa Clara Ave (left) and 24622 El Camino Capistrano (right), 2015 (ARG).

In total, approximately 40 residential properties were built between the late 1920s, when Woodruff re-opened Dana Point, and the early 1930s, when the economic effects of the Great Depression stymied further development.¹⁰³ Single-family houses accounted for the vast majority of residential development that took place in Dana Point throughout the 1920s. But Woodruff never envisioned the community as becoming the bastion of any one particular economic class; on the contrary, he envisioned Dana Point as appealing to a broad base and advertised the community as suited for a variety of dwelling types, ranging from exclusive estates, to middle-of-the-road single-family residences, to economical housing options including apartment houses and bungalow courts.¹⁰⁴ A very small handful of multi-family residences, including the Villa Orilla courtyard apartment complex at 39910 Orilla Road and a fourplex at 34097 Granada Drive, were constructed in the late 1920s and helped to round out the community’s predominant stock of single-family residences.

The residential development that occurred in Dana Point in the late 1920s adhered to a mostly-uniform architectural vocabulary that was rooted in the architectural restrictions that had been conceived and implemented by Woodruff. With very few exceptions, the dwellings that were erected at this time embodied the Spanish Colonial Revival style that was popular at the time and celebrated California’s Spanish and Mexican roots. Thrown into the mix was the occasional

¹⁰¹ Baum and Burnes (2001), 7.

¹⁰² Ibid.

¹⁰³ Meares (2015).

¹⁰⁴ “Interest High at Dana Point,” *Los Angeles Times*, Jan. 23, 1927.

house that was designed in the equally-popular Tudor Revival style, thus indicating that there did exist some flexibility with regard to how these restrictions were applied, so long as the houses stood out as architecturally distinctive and were of high quality design.

Many of the 1920s dwellings in Dana Point are attributed to architect Charles A. Hunter.¹⁰⁵ Not much has been written about Hunter's career aside from his contributions to Dana Point. An East Coast native, he first ventured into architecture by apprenticing under Francis A. Nelson, a noted architect whose practice was based in Montclair, New Jersey. After a stint as an architect for the U.S. Army and Veterans' Bureau, Hunter relocated to Southern California and worked in the office of noted Pasadena architect Reginald Johnson before setting out into private practice.¹⁰⁶ Periodic mention of Hunter's work in newspapers and journals indicates that he was involved in the design of custom residences in and around Los Angeles following his involvement in Dana Point. A 1932 Los Angeles Times article states that Hunter was known for his Period Revival designs, and that his "specialty is the Mexican rancho motif."¹⁰⁷

Residential development adhered to a similar pattern in the adjacent community of Capistrano Beach. Similar to nearby Dana Point, residential uses accounted for the majority of development that took place during this period, with approximately two dozen dwellings constructed between the late 1920s and early 1930s. All of these dwellings appear to have been originally built as single-family residences, and all but four were perched up atop the palisades and were interspersed throughout its meandering network of streets. The other four houses were sited adjacent to the shore on present-day Beach Road, comprising a compound that was "used by close friends and members of the [Doheny] family."¹⁰⁸

The first residence to be constructed in Capistrano Beach was an elaborate, one-story dwelling with a rambling plan that was commissioned by the Doheny family. Located at 35101 Camino Capistrano, it was primarily used by the Doheny family as a private guesthouse but periodically served as a hospitality and entertainment venue when notable visitors were in town.¹⁰⁹ The house was prominently sited on a one-acre parcel that was perched atop the palisades and offered panoramic views of the bay and coast below. To the rear of the house was a pedestrian stairway that was clad with stone and "led down the steep bluff to the wide, white sand," which provided the Dohenys and their guests with unobstructed access to the beach.¹¹⁰ The house served as an anchor for the palisades area,

¹⁰⁵ "Historic Architectural Resources Inventory," prepared by AEGIS for the City of Dana Point, 1997.

¹⁰⁶ Pacific Coast Architecture Database, "Charles A. Hunter," accessed July 2015.

¹⁰⁷ "Residence Construction Moves Briskly Upward," *Los Angeles Times*, Mar. 27, 1932.

¹⁰⁸ Baum and Burnes (2000), 6.

¹⁰⁹ Walker (1995), 118.

¹¹⁰ *Ibid.*

helping to draw in further development in this part of Capistrano Beach. Several houses were built nearby shortly thereafter.



Figure 30. Doheny Residence in Capistrano Beach, 2015 (ARG).



Figures 31 and 32. Typical 1920s-era residences in Capistrano Beach, 2015 (ARG).

Consistent with the Spanish-inspired design of the elaborate Capistrano Beach Club, all of the houses constructed in Capistrano Beach during this period were designed in the Spanish Colonial Revival style as evidenced by their clay tile roofs, stucco exterior walls, complex massing, and application of various period details. Their common architectural vocabulary helped to unify the disparate components of the nascent development and helped to establish its aesthetic character. While there is no explicit mention of architectural restrictions associated with Capistrano Beach during the Petroleum Security Company era, its remarkably cohesive architectural character, coupled with the high quality design exhibited by individual houses, indicates that restrictions or some other regulatory mechanisms were in place.

Most of the houses constructed in Capistrano Beach in the late 1920s are attributed to a single architect: Roy C. Kelley of Los Angeles.¹¹¹ Originally from the community of Redlands, Kelley was a freshly-minted graduate of the University of

¹¹¹ "Historic Architectural Resources Inventory," prepared by AEGIS for the City of Dana Point, 1997.

Southern California's School of Architecture and only had a few months' experience when he was hired as the company architect for Capistrano Beach. "I got a job as an architect for the project which is much bigger than I deserved, I assure you," Kelley once explained. Nonetheless Kelley demonstrated an aptitude for his craft as evidenced by the detail and articulation applied to many of the houses erected in Capistrano Beach under his direction. Not long after he was hired, though, Ned Doheny was murdered and Kelley was let go. He moved to Waikiki in 1929, where he designed several small apartments and pursued the design and management of hotels. After World War II, Kelley's emphasis shifted to hotels, and he went on to become Waikiki's largest hotel operator.¹¹²

¹¹² Ibid; Harold Morse, "Hotelier Kelley Dies at 91," *Honolulu Star-Bulletin*, 1997.

Evaluation Guidelines: 1920s and '30s Residential Development, 1923-1932

Residential properties associated with this theme are remnants of the early communities of Dana Point and Capistrano Beach, as envisioned by the ambitious developers who spearheaded their subdivision and presided over their conception in the 1920s and early 1930s. They represent these communities' early patterns of development, and their mostly-Spanish inspired designs are evocative of Woodruff and Doheny's visions for these communities as picturesque seaside enclaves that would exude a distinctively Mediterranean flavor. Only several dozen residential properties were constructed before the onset of the Great Depression and construction activity came to a near standstill circa 1932; most appear to still be standing, though some have been extensively altered over time. This theme also pertains to a small number of tract features that were installed in residential neighborhoods at this time. Resources that are associated with this theme and remain reasonably intact are therefore quite rare.

Buildings evaluated under this context are significant for their association with patterns of 1920s and '30s development in Dana Point, and/or the significant individuals who played a notable role in this chapter of Dana Point's history, and/or as excellent examples of architectural styles or types of the period.

Associated Property Types

Residential: Single-Family Residence
Residential: Multi-Family Residence
Tract or Subdivision Feature (street lights, gazebo)

Property Type Summary

Detached, single-family residences account for a majority of the extant resources associated with this theme. These houses vary between one and two stories in height and are typically accompanied by an attached or detached garage. Almost all are designed in some variation of the Spanish Colonial Revival style, though a handful of Tudor Revival style houses dating to this period can also be found. Less common, but present nonetheless, are smaller-scale multi-family residential types including duplexes, triplexes, and fourplexes. The compatible scale and design of these properties allowed them to seamlessly blend in with the community's prevailing stock of single-family houses. Larger-scale multi-family residences were uncommon, though one known example of a courtyard apartment was constructed during this period. A small number of tract features were installed and contributed to residential development patterns by establishing a sense of community character.

Residential properties associated with this theme are somewhat rare. Their development took place on an incremental basis during the 1920s and early 1930s. Residential properties tended to stand alone on a given block and were interspersed throughout the subdivisions of Dana Point and Capistrano Beach. In effect, there are no historic districts or sizable concentrations of 1920s and '30s residences; rather, properties associated with this theme are evaluated for their individual merit.

Geographic Location(s)

Most residential properties associated with this theme are interspersed around the Lantern Village area of Dana Point, and amid

the meandering network of streets traversing the Capistrano Beach palisades. A grouping of four 1920s-era residences also abuts the Capistrano Beach shore, and a few very modest dwellings that were constructed as part of Serra (later re-named Capistrano Beach) in the 1920s can be found scattered about the streets of Doheny Village.

Applicable Criteria

A residential property or tract feature associated with the 1920s and '30s Residential Development theme may be eligible under one or more of the following criteria:

Criterion A/1/1 (pattern of development/events): as an excellent example of residential development reflecting the subdivision and community development efforts of the 1920s and '30s.

Criterion B/2/2 (persons): for its association with a person (or persons) significant in the history of Dana Point. Historically significant persons associated with this theme are likely to include notable early residents, or figures important to the conception and development of Dana Point and Capistrano Beach.

Criterion C/3/3 (architecture): as an excellent example of an architectural style or type from the period, or as the work of a notable builder, architect, or designer. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section of this report.

Integrity Considerations

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type requires an understanding of its significance and essential physical features. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this theme are relatively rare, some latitude shall be applied when evaluating integrity. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the following as a guide:

Criterion A/1/1 (pattern of development/events): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern.¹¹³ A residential property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to reflect the important association with the city's development during this period. Minor alterations – such as garage door replacement, re-roofing, or compatible re-stuccoing – shall not, in and

¹¹³ National Register Bulletin 15.

of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource's overall integrity. More substantive alterations that are difficult to reverse – such as the modification of original fenestration patterns, the removal of historic finishes or features, or large additions that overpower the building's original massing and volumes – significantly detract from a resource's integrity and may render it ineligible. Several houses that were originally one story now feature upper-story additions. These additions may not preclude a building's eligibility so long as they do not obscure the building's original form, are discernable from the original structure, and are adequately set back from public view.

Criterion B/2/2 (persons): A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Criterion C/3/3 (architecture): A residential property significant under Criterion C/3/3 should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property from this period that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.

Registration Requirements

To be eligible under this theme, a resource should, at minimum, satisfy the following registration requirements:

- Date to the period of significance (1923-1932)
- Retain the essential aspects of integrity (listed above)
- Retain enough of its essential physical characteristics to adequately convey its association with the historic context.
- If significant for its association with a notable person (Criterion B/2/2), the resource must be associated with that person's productive period – the period of time during which she or he attained significance.
- If significant for its architectural merit (Criterion C/3/3), the property must represent an excellent or influential example of an architectural style, type, or method of construction, or be associated with a significant architect or designer, and
- Display most of the character-defining features of the style or type.

Theme: 1920s and '30s Commercial and Institutional Development, 1923-1932

Concurrent with the residential development of the 1920s was the development of various commercial and institutional buildings, which supported the day-to-day needs of the area's newly-formed population. Commercial and institutional uses were not as common as residential properties but played just as important a role in the early development of Dana Point and Capistrano Beach.

The placement of commercial and institutional development is associated with the rise of the car and car culture in the 1920s. Whereas houses were scattered throughout Dana Point and Capistrano Beach as a means of catalyzing further growth, non-residential uses were generally concentrated on and around the area's two primary vehicular corridors: the Roosevelt Coast Highway (present-day Pacific Coast Highway), which paralleled the coastline and passed through Dana Point; and the San Diego Highway (present-day Doheny Park Road and Coast Highway), which arrived from Los Angeles via an inland route, passed through Capistrano Beach, and continued on to San Diego. By occupying prominent locations along these two highways, businesses were able to draw in passing motorists who were traveling between Los Angeles and San Diego or were simply out enjoying a scenic drive along the coast.



Figure 33. Commercial development flanking the Roosevelt Coast Highway, including the Dana Villa Motel (Dana Point Historical Society).

Car travel also influenced the use and character of these roadside businesses, as many were specifically designed to accommodate passing motorists who were in need of a break. This was certainly true of the Blue Lantern Fountain Lunch at the intersection of Pacific Coast Highway and Blue Lantern Street, which was one of the first commercial buildings to be constructed in Dana Point. Built in 1927 and owned by Anna Walters, previously of the San Juan Point Corporation, it occupied a prominent corner parcel and consisted of a service station and coffee shop where light lunches were served.¹¹⁴ Further south on the highway, at the intersection of Pacific Coast Highway and Dana Point Harbor Drive, stood the Dana Villa Motel (not extant), which was completed in 1930. Billed as an “unusually well-appointed motor inn,” it included a variety of amenities that clearly took the automobile into account.¹¹⁵ Each room at the motel came with a locked garage where guests could park their cars, and the property also included an on-site lunchroom and service station where motorists could fill up before hitting the road. Additional service stations opened nearby.

A few other commercial buildings were constructed at various points along the state highway in Dana Point. Housed in these buildings was a variety of restaurants and shops; a commercial building at the fork of Pacific Coast Highway and Del Prado Street, which was visible to motorists entering into Dana Point from the north, was the site of Sidney Woodruff’s sales office.¹¹⁶ A critical mass of commercial development was planned for the area called La Plaza, which sat adjacent to the state highway and was envisioned as becoming “the community center or public square of Dana Point,” though this plan did not materialize in the Woodruff era.¹¹⁷ Thrown into the mix was a very small handful of institutional buildings including a telephone building and the Woodruff Auditorium, where Woodruff would host his sales presentations, wine tastings, and luncheons to woo buyers. The same architectural restrictions that dictated the design of residential properties in Dana Point were also applied to its commercial and institutional edifices. Accordingly, these buildings were designed in a Spanish Colonial Revival style that was compatible with Dana Point’s dwellings and kept with Woodruff’s vision for the community’s aesthetic. Most of these buildings also appear to have been designed by Charles A. Hunter, but other architects appear to have been given an opportunity to exert their influence as well. The Blue Lantern Fountain Lunch, for instance, was designed by architect Fay Spangler of Santa Ana.¹¹⁸

¹¹⁴ “Subdivision on Coast Speeds Up,” *Los Angeles Times*, Apr. 3, 1927.

¹¹⁵ “Dana Villa Near Historic Spot,” *Los Angeles Times*, Jun. 24, 1938.

¹¹⁶ “Historic Architectural Resources Inventory,” prepared by AEGIS for the City of Dana Point, 1997.

¹¹⁷ “La Plaza Unit is Now Opened at Dana Point,” *Los Angeles Times*, May 22, 1927.

¹¹⁸ “Subdivision on Coast Speeds Up,” *Los Angeles Times*, Apr. 3, 1927.

Figure 34. Blue Lantern Fountain Lunch, c. 1927 (Dana Point Historical Society).



In 1930, ground was broken on the Dana Point Inn, the bluff-top hotel that was intended to be a tourist mecca and the centerpiece of the Dana Point community upon its completion. Woodruff envisioned the hotel as emulating the grand resorts of the Mediterranean and had commissioned architect Hunter to develop its architectural plans. “The original plans called for the Dana Point Inn to rise two to five stories above the cliffs, providing rooms for some 100 visitors plus a special dining patio capable of handling 1,250 people,” and guests would be able to access the shore via an elevator shaft that would be incorporated into the hotel’s design.¹¹⁹ However, this venture was ill-timed, as ground was broken just as the economic effects of the Great Depression were beginning to take effect. Construction of the inn was indefinitely halted just months after ground was broken; the only pieces of the building that had been constructed were its poured concrete foundation, portions of the frame, a piece of an arched colonnade, and an elevator portal. The colonnade and elevator portal are all that remain today.

Whereas the development of commercial properties in Dana Point was carefully planned and regulated, commercial development in Capistrano Beach took on a more varied and eclectic character. A small hotel and several service stations, stores, auto garages, and restaurants lined the San Diego Highway (present-day Doheny Park Road) as it passed through Serra/Capistrano Beach.¹²⁰ Consistent with the community’s character, these buildings do not appear to have been architect-designed, as were the commercial and institutional buildings in Dana Point, but rather took on a vernacular and utilitarian appearance. Further south

¹¹⁹ Don Smith, “Dana Point Hotel Ruins Recall Boom and Bust,” *Los Angeles Times*, Dec. 2, 1956; Meares (2015).

¹²⁰ Sanborn Fire Insurance Map for Capistrano Beach, June 1929, accessed July 2015.

on the state highway, across the street from the Capistrano Beach Club, was a small café that was set at the base of the palisades and became a popular stop among motorists. The café appears to have been demolished at some point in the following decades, though a handful of the small commercial buildings along the former San Diego Highway/Doheny Park Road are still standing.



Figures 35 and 36. Examples of early commercial development in Dana Point, 2015 (ARG).



Figure 37. Doheny Park Road in Capistrano Beach, 1930 (Orange County Archives).

Capistrano Beach served as the institutional hub of the area at this time and thus was the site of those public institutions that were essential to the area's livelihood. The area's only public school (called the Serra Grammar School) and lone post office were located in the heart of Serra/Capistrano Beach in what is now known as Doheny Village. The Capistrano Beach Club, which sat adjacent to the shore, and an adjacent yacht and fishing pier were the only notable examples of private institutional development in Capistrano Beach from this era. Both the clubhouse and the pier were demolished after World War II.

Evaluation Guidelines: 1920s and '30s Commercial and Institutional Development, 1923-1932

Commercial and institutional properties that are associated with this theme are remnants of the early communities of Dana Point and Capistrano Beach. Like their residential counterparts, these properties are reflective of early development patterns and helped to give each community its initial form, shape, and aesthetic character. With regard to architecture, these properties range from very modest to highly articulated, and most exhibit some characteristics of the Spanish Colonial Revival style. Only a handful of commercial and institutional properties were constructed prior to the Great Depression circa 1932; of these, some have been demolished or substantially altered. Less than a dozen known examples of these properties are still standing and remain reasonably intact, which renders them a rare resource type.

Buildings evaluated under this context are significant for their association with patterns of 1920s and '30s development in Dana Point, and/or the significant individuals who played a notable role in this chapter of Dana Point's history, and/or as excellent examples of architectural styles or types of the period.

Associated Property Types

Commercial: Storefront
Commercial: Mixed-Use (residential and commercial)
Commercial: Remnant feature (e.g. remnants of the Dana Point Inn)
Institutional: Community Center/Meeting Hall
Institutional: Utility Building
Tract or Subdivision Feature

Property Type Summary

Most of the commercial development associated with this theme is represented in the form of a commercial storefront: a single building that is expressly used to sell consumer goods or services. Commercial storefronts are typically one story in height, are either flush with or minimally set back from the street, and exhibit some characteristics of Spanish Colonial Revival architecture. As their construction dovetailed with the rise of the automobile, some originally housed uses that were oriented toward passing motorists as evidenced in their design. Also constructed at this time were a few mixed-use buildings, characterized by one or more commercial tenants at street level and residential units up above. In the case of the Dana Point Inn, construction came to a halt before the building was completed, so there are a handful of remnant building features that are associated with this theme.

Far less common was institutional development, which is limited to a meeting hall (Woodruff Auditorium) that was used by Sidney Woodruff as a venue for his sales pitches, and a telephone exchange building that housed a switchboard for local phone service. These buildings also exhibited characteristics of Spanish Colonial Revival architecture and carried forward the community's established brand and aesthetic.

There are no identified historic districts or sizable concentrations of 1920s and '30s commercial and institutional resources; rather,

properties associated with this theme are evaluated for their individual merit.

Geographic Location(s)

Almost all commercial and institutional properties associated with this theme can be found on or around the two former state highways that serviced the area in the 1920s and '30s: the Roosevelt Coast Highway (now Pacific Coast Highway) in Dana Point, and the San Diego Highway (now Doheny Park Road and Coast Highway) in Capistrano Beach.

Applicable Criteria

A commercial property or institutional property associated with the 1920s and '30s Commercial and Institutional Development theme may be eligible under one or more of the following criteria:

Criterion A/1/1 (pattern of development/events): as an excellent example of commercial and institutional development reflecting the subdivision and community development efforts of the 1920s and '30s.

Criterion B/2/2 (persons): for its association with a person (or persons) significant in the history of Dana Point. Historically significant persons associated with this theme are likely to include notable early residents, or figures important to the conception and development of Dana Point and Capistrano Beach.

Criterion C/3/3 (architecture): as an excellent example of an architectural style or type from the period, or as the work of a notable builder, architect, or designer. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section of this report.

Integrity Considerations

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type requires an understanding of its significance and essential physical features. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this theme are relatively rare, some latitude shall be applied when evaluating integrity. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the following as a guide:

Criterion A/1/1 (pattern of development/events): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern.¹²¹ Commercial and institutional properties from this period should retain integrity of location, design, feeling, and association, at a

¹²¹ National Register Bulletin 15.

minimum, in order to reflect the important association with the city's development during this period. Minor alterations – such as door replacement, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource's overall integrity. More substantive alterations that are difficult to reverse – such as extensive storefront modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes or features – compromise a resource's integrity and are likely to render it ineligible.

Criterion B/2/2 (persons): A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Criterion C/3/3 (architecture): A property significant under Criterion C/3/3 should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.

Registration Requirements

To be eligible under this theme, a resource should, at minimum, satisfy the following registration requirements:

- Date to the period of significance (1923-1932)
- Retain the essential aspects of integrity (listed above)
- Retain enough of its essential physical characteristics to adequately convey its association with the historic context.
- If significant for its association with a notable person (Criterion B/2/2), the resource must be associated with that person's productive period – the period of time during which she or he attained significance.
- If significant for its architectural merit (Criterion C/3/3), the property must represent an excellent or influential example of an architectural style, type, or method of construction, or be associated with a significant architect or designer, and
- Display most of the character-defining features of the style or type.

Context: Great Depression and World War II, 1933-1945

The economic prosperity and prevailing sense of optimism that characterized Dana Point and Capistrano Beach’s development in the 1920s came to an abrupt halt concurrent with the devastating economic effects of the Great Depression. In an era characterized by economic uncertainty and massive unemployment, buyers were no longer in a position to invest in beachfront real estate, and financiers were reluctant to provide Woodruff and his contemporaries with the requisite capital to carry on with development. Thus, construction activity in Dana Point and Capistrano Beach essentially came to a standstill in the 1930s, a pattern that persisted through World War II. “Dana Point and Capistrano Beach marked time as isolated beach towns” in the Depression era, though there were a few isolated instances of development that occurred during this period.¹²² This context addresses the few built resources that were constructed between 1933, when construction in the area ground to a halt, and the end of World War II in 1945.



Figures 38 and 39. Aerial images illustrating the sparse character of Dana Point prior to World War II (Dana Point Historical Society).

While the stock market crash that precipitated the Great Depression occurred in 1929, it took some time before its effects yielded a noticeable impact in Southern California. In the absence of tangible evidence to suggest that the local economy was about to sour, it was not uncommon for developers to brush the issue under the rug early on in the Depression years. According to historian Kevin Starr, “many communities were reluctant to admit that there was a problem at all, seeing in such imagery as public soup kitchens and long lines of unemployed men awaiting a meal or a bed.”¹²³ This certainly appears to have been the case in Dana Point. Ground was broken on the massive Dana Point Inn in 1930 – months after the stock market crash – and advertisements continued to appear in newspapers

¹²² Walker (1995), 124.

¹²³ Kevin Starr, *Endangered Dreams: The Great Depression in California* (New York: Oxford Univ. Press, 1996), 226.

well into 1930, which gave the impression that Dana Point was somehow immune to systemic economic problems.¹²⁴

But immune it was not, as the devastating effects associated with the Depression began to reverberate shortly thereafter. Development activity in the area began to show signs of faltering by mid-1930 and ground to a virtual halt not long after. Once-prolific newspaper advertisements suddenly stopped appearing, parcel sales rapidly diminished, and virtually no new building permits were issued. Perhaps what most profoundly represented the impact of the Great Depression on Dana Point was the abandonment of the Dana Point Inn, which Woodruff had so enthusiastically touted. Financing for the project dissipated just months after ground was broken, leaving just its poured concrete foundation, a portion of the building frame, and an elevator shaft at the foot of the bluffs as physical evidence of the grand hotel-to-be. Woodruff beseeched local dignitaries to finance the hotel so that it could be finished prior to the 1932 Olympics, but his pleas fell on deaf ears.¹²⁵ The partially-built hotel sat abandoned for decades, and bit by bit pieces of its wood frame were stripped by looters.



Figure 40. Partially-constructed Dana Point Inn, n.d. (Orange County Archives).

¹²⁴ "Work Begins on Hotel at Dana Point," *Los Angeles Times*, Jan. 26, 1930.

¹²⁵ Meares (2015).

The souring of the economy expressed itself in Dana Point's built environment in other ways too. Its innovative copper lanterns, which had once been a selling point of the community, suffered from deferred maintenance and showed visible signs of neglect. Several of these lanterns were pilfered by looters, who removed them from the streets.¹²⁶ The Scenic Inn succumbed to a similar fate: "cliff erosion, heavy sea swells and lack of maintenance during the Depression wore away the beach building, turning it back into a pile of boulders."¹²⁷ Erosion and lack of maintenance also wore away at the grotto steps that led down the bluffs to the Scenic Inn. The majority of Dana Point lots remained vacant in the 1930s aside from the few Spanish and Tudor-inspired buildings that had been erected prior to the crash.

Capistrano Beach also suffered from the effects of the Depression, but construction in the community had been thwarted even before the stock market crash. Earlier in 1929, Ned Doheny – who was vice-president of the Petroleum Securities Company and managed the development of the Capistrano Beach development – was murdered by his close friend, Hugh Plunkett.¹²⁸ While the Doheny family continued to own Capistrano Beach, development was stymied while the family dealt with the tragedy at hand and sorted out how to best move forward with the tract's administration and management. The onset of the Depression compounded the family's ill-fortune and brought development activity to a near standstill. Very few new buildings were constructed in Capistrano Beach after 1929.¹²⁹

By the early 1930s, Capistrano Beach consisted merely of the beach club and pier, roughly two dozen Spanish Colonial Revival style houses, and a smattering of modest dwellings and various commercial and institutional buildings in the area formerly known as Serra. Only nominal changes occurred at this time, none of which profoundly impacted the area's built environment. In January 1931, Edward Doheny, under the auspices of the Petroleum Securities Company, donated 41.5 acres of shoreline in Capistrano Beach to the State of California for use as a public beach facility. Park Commissioner Henry O'Melveny remarked that the bequest "came out of a clear sky. Mr. Doheny called me up last week and started to talk about the commission acquiring the property and when I began to talk about finances he said, 'No, I'm going to give it to you. I want the people of the State to have it.'"¹³⁰ The donated land was located immediately south of the mouth of San Juan Creek and was aptly named Doheny State Beach.

In March 1931, the community of Capistrano Beach was officially re-named Doheny Park. Shortly after Doheny donated the beachfront land, residents who

¹²⁶ Walker (2007), 77.

¹²⁷ Walker (1995), 109.

¹²⁸ Baum and Burnes (2000), 7-10.

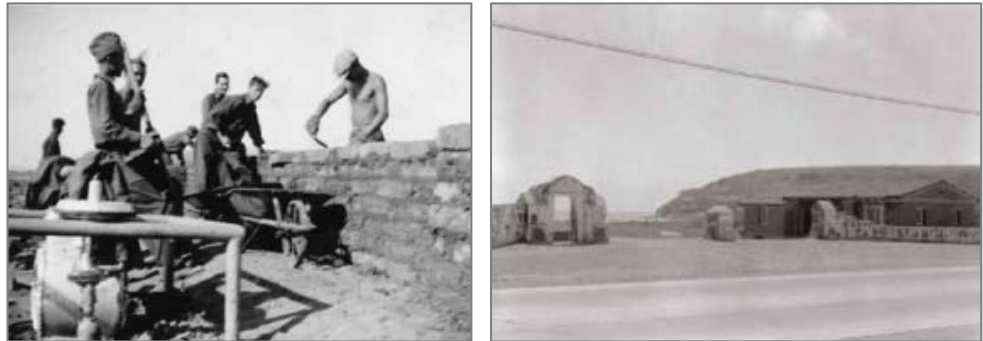
¹²⁹ "Historic Architectural Resources Inventory," prepared by AEGIS for the City of Dana Point, 1997.

¹³⁰ "Half-Mile of Sea-Beach Doheny's Gift to State," *Los Angeles Times*, Jan. 6, 1931.

lived in the community had “circulated a petition asking authorities in Washington to change the name” as a tribute to Doheny and his bequest.¹³¹ This marked the third consecutive name change for the community alongside San Juan Creek which was first known as San Juan-by-the-Sea, next as Serra, then as Capistrano Beach and now as Doheny Park.

What is generally considered to be the most transformative moment of development in the Depression era was the improvement of Doheny State Beach. After the land was donated in 1931, improvement of the facility was undertaken by the Civilian Conservation Corps (CCC), one of many work relief programs that had been established as part of President Roosevelt’s New Deal. The CCC enlisted unemployed, unwed young men to work on projects generally associated with the conservation and enhancement of natural resources which included “planting trees, building flood barriers, fighting fires, and maintaining roads and trails.”¹³² CCC enlistees incrementally transformed the ribbon of undeveloped shoreline near Capistrano Beach into a fully-functional public beach facility throughout the 1930s. By 1940, CCC enlistees “had constructed picnic areas, campgrounds, parking lots, and a custodian’s lodge,” as well as retaining walls and other site planning features that were built of adobe bricks manufactured on-site.¹³³

Figures 41 and 42.
Improvement of Doheny State Beach by CCC enlistees, c. 1930s (Doheny State Beach Interpretive Association).



Meanwhile, Woodruff was struggling to keep the Dana Point community afloat amid severely depressed economic conditions. Ever the entrepreneur, he floated a new business model once lots had stopped selling and it became evident that construction of the Dana Point Inn would never resume. “In 1935, desperate to make his acreage profitable, Woodruff toyed with planting flower beds along the coast to make perfumes that featured the ‘scents of California.’”¹³⁴ Per this plan, essential oils from these flowers would be extracted and bottled at several

¹³¹ “Capistrano Beach Getting New Name,” *Los Angeles Times*, Feb. 19, 1931.

¹³² PBS, “Introduction: The Civilian Conservation Corps,” accessed July 2015.

¹³³ Doheny State Beach Interpretive Association, “Historic Doheny Photos,” accessed July 2015; Walker (2007), 78.

¹³⁴ Meares (2015).

factories that were to be built in the area.¹³⁵ Not surprisingly, this far-fetched plan never gained traction, and Dana Point continued to languish as time went on.

Ultimately, the syndicates that were once so powerful and steered the early development of Dana Point and Capistrano Beach relinquished their interests in the area. In 1939, the Dana Point Syndicate was dissolved, and its holdings were sold at auction so that its members could remit property taxes that had become very delinquent.¹³⁶ Lots in Dana Point, which had once been sold for hundreds of dollars, were auctioned off for as little as \$25 apiece.¹³⁷ After the death of Edward Doheny in 1935, lots in Capistrano Beach were incrementally sold, and by 1944 all of the properties had been sold off to private parties.¹³⁸

¹³⁵ Walker (2007), 79.

¹³⁶ Baum and Burnes (2001), 7; Walker (2007), 79.

¹³⁷ Walker (1995), 138.

¹³⁸ Baum and Burnes (2000), 7.

Theme: Depression-Era Residential Development, 1933-1945

In Dana Point and Capistrano Beach, almost all residential construction projects were halted during the Great Depression. The residential building boom of the 1920s, which was characterized by stringent architectural guidelines and the construction of elaborate Period Revival style houses, had ceased by the early 1930s as prospective buyers stopped investing in the area. Roughly fifteen residential properties were built in Dana Point and Capistrano Beach between 1933 and 1945.¹³⁹ All of these properties were one-story, single-family residences that were very modest in form and style. These houses reflected the economic austerity of the period and sharply contrasted with the articulated Spanish and Tudor-inspired houses of years past. The simplicity of these houses indicates that they were built on a tight budget, and were contractor-built as opposed to architect-designed. These Depression-era houses were constructed on vacant parcels in the previously-subdivided areas of Dana Point and the Capistrano Beach palisades.

Whether a custom residence designed by renowned architect R.M. Schindler was constructed in Dana Point in the 1930s has long been a matter of speculation. Schindler was a Viennese-born architect who became well-known for his pioneering role in the Modernist movement and his International style buildings. In 1934, he prepared plans for the “Residence of Mr. and Mrs. Haines” and indicated that it was to be built on Alicia Drive in Dana Point.¹⁴⁰ Renderings that were produced by Schindler indicate that the residence was to be constructed atop a hill and would exhibit the hallmarks of Schindler’s iconic International style. However, since no house fitting this bill is located at the address specified in Schindler’s plans, and there does not appear to be a house of this age or physical character located anywhere in the vicinity, it appears as if Residence of Mr. and Mrs. Haines never materialized and only ever existed on paper.

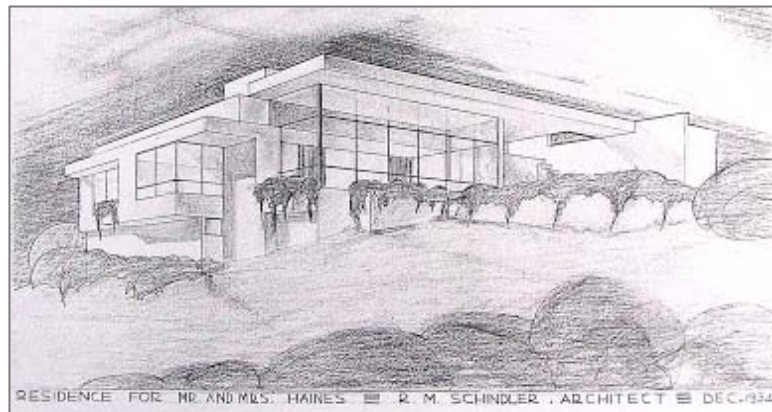


Figure 43. Rendering of the never-constructed Residence for Mr. and Mrs. Haines, designed by Rudolph Schindler (OC History Roundup).

¹³⁹ This figure was generated using parcel data obtained from the Orange County Assessor Department, 2015.

¹⁴⁰ Chris Jepsen, “R.M. Schindler in Dana Point?” O.C. History Roundup, Jun. 5, 2009, accessed July 2015.

Evaluation Guidelines: Depression-Era Residential Development, 1933-1945

Minimal residential development took place in Dana Point over the course of the Depression era, with new residential construction limited to a smattering of single-family dwellings. Houses of this era were generally designed in the Minimal Traditional style or early iterations of modern styles (such as Streamline Moderne) and for the most part lacked the detail, articulation, and historicist references that had unified dwellings that had been constructed in the “boom years” of the 1920s and early ‘30s. These houses’ pared-down appearance reflected the less-than-favorable economic climate in which they were built.

Since development associated with this theme was sporadic; houses were constructed on an ad-hoc basis and were not part of any broad vision or community development scheme; and their construction did not significantly transform the built environment of Dana Point, it is anticipated that very few resources associated with this theme will satisfy eligibility criteria.

Associated Property Types Residential: Single-Family Residence

Property Type Summary All known residential resources associated with this era are detached, single-family dwellings. These houses are generally one story in height, have simple forms and footprints, and are characterized by an overarching sense of simplicity. Most exhibit characteristics of Minimal Traditional style or early iterations of Modern and Moderne architecture and are largely devoid of articulation.

Resources associated with this theme are relatively uncommon, as the pace of residential development remained slow throughout the Depression era. Roughly two dozen new residences were erected between 1933 and 1945, all of which appear to have been individually commissioned (as opposed to part of a broader vision or community development scheme). There are no historic districts or geographic concentrations of Depression-era residences; rather, properties associated with this theme are evaluated for their individual merit.

Geographic Location(s) Residential properties built during the Depression era were mostly slotted into existing blocks that had been previously subdivided as part of Sidney Woodruff’s attempt to develop Dana Point. Thus, resources associated with this theme are primarily located on the established residential blocks comprising the Lantern Village area.

Applicable Criteria A residential property associated with the Depression-Era Residential Development theme may be eligible under one or more of the following criteria:

Criterion A/1/1 (pattern of development/events): for its association with an event significant in the history of Dana Point. Since the Depression era was neither a particularly formative nor noteworthy period in the city’s development history, an individual residence is generally not eligible under Criterion A/1/1 merely because it was constructed during this period of development. Rather, it must have a

direct association with events or pattern or events that have made a significant contribution to the history of the region.

Criterion B/2/2 (persons): for its association with a person (or persons) significant in the history of Dana Point. Historically significant persons associated with this theme are likely to include notable residents who lived and/or worked in Dana Point this time.

Criterion C/3/3 (architecture): as an excellent example of an architectural style or type from the period, or as the work of a notable builder, architect, or designer. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section of this report.

Integrity Considerations

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type requires an understanding of its significance and essential physical features.

Criterion A/1/1 (pattern of development/events): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern.¹⁴¹ A residential property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to reflect the important association with the city's development during this period. Minor alterations – such as garage door replacement, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource's overall integrity. More substantive alterations that are difficult to reverse – such as the modification of original fenestration patterns, the removal of historic finishes or features, or large additions that overpower the building's original massing and volumes – significantly detract from a resource's integrity and may render it ineligible.

Criterion B/2/2 (persons): A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Criterion C/3/3 (architecture): A residential property significant under Criterion C/3/3 should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property from this period that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms

¹⁴¹ National Register Bulletin 15.

of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.

Registration Requirements

To be eligible under this theme, a resource should, at minimum, satisfy the following registration requirements:

- Date to the period of significance (1933-1945) and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical characteristics to adequately convey its association with the historic context.
- If significant for its association with a notable person (Criterion B/2/2), the resource must be associated with that person's productive period – the period of time during which she or he attained significance.
- If significant for its architectural merit (Criterion C/3/3), the property must represent an excellent or influential example of an architectural style, type, or method of construction, or be associated with a significant architect or designer, and
- Display most of the character-defining features of the style or type.

Theme: Depression-Era Commercial and Institutional Development, 1933-1945

Like residential development, commercial and institutional development in Dana Point and Capistrano Beach slumped once the economic devastation of the Great Depression took full effect. With a meager population that remained all but stagnant, there was little demand for new businesses and institutions at the height of the Depression. However, the fact that the area was prominently sited along two major state highways, and was the midway point between Los Angeles and San Diego, meant that there did exist a market for commercial enterprises that catered to passing motorists en route between the two cities. A handful of new motor inns spouted up alongside the two state highways, including the Swallows Motel on Coast Highway in Capistrano Beach, the Plantation Motel on Pacific Coast Highway (demolished), and the Dana Point Hotel on Del Prado Avenue (extant, but extensively altered). These no-frills enterprise stressed convenience and provided weary motorists with an economical, yet comfortable place to rejuvenate before continuing on the next leg of their journey. Motor inns also proved to be draw to tourists and day-trippers, as they were located in proximity to local attractions including beaches and the sheltered cove that was becoming a popular surf destination.

The Swallows Motel was a quintessential example of the motor inn or “motel,” a term that was first coined by architect and developer Arthur Heinemann in 1925. Well aware of the transformative effect that the automobile would come to yield on the physical environment and cultural consciousness, Heinemann melded together the concepts of the hotel and the motor court and opened the Milestone Mo-Tel in San Luis Obispo, considered to be the first example of a lodge that catered specifically to motorists.¹⁴² The Swallows Motel carried forward the essential program that was conceived by Heinemann and refined in subsequent years. It was sited at a prominent location that was visible to passing motorists, adhered to a sprawling plan that allowed for ease of access to and from the state highway, and included ample on-site parking and other amenities explicitly geared toward the automobile. The Swallows Motel remains intact and is now known as the Capistrano Seaside Inn.

¹⁴² Sam Watters, “Milestone Mo-Tel, California’s First Motel, Was a Landmark Design,” *Los Angeles Times*, Jul, 2, 2011.



Figure 44. Postcard of the Swallows Motel in Capistrano Beach, c. 1940.

A few small, one-story commercial storefronts were also constructed along the San Diego Highway (present-day Doheny Park Road) in the commercial core of Capistrano Beach/Doheny Park. These small commercial enterprises tended to emulate earliest patterns of commercial development and consisted of modest storefronts that were sited flush with the street. They were less overtly oriented toward the passing motorist and instead appeared to cater more to the handful of residents who lived nearby.

Little institutional development took place in the Depression era, but the Capistrano Bay area was notably selected as the site of a monumental civic improvement project that was associated with the New Deal: the improvement of Doheny State Beach into a public recreation venue in the 1930s. The Civilian Conservation Corps (CCC), one of the many federal agencies created under the New Deal to put unemployed Americans back to work, erected a number of buildings and amenities – including parking lots, campgrounds, restrooms, and ancillary structures – to prepare the site for public use. As part of the improvement project, the CCC also erected various planning features including walls, archways, and ramadas.¹⁴³ Buildings and planning features at the beach were constructed of adobe bricks that were fired on site. Most of these improvements have been removed as the park has been renovated several times since the 1930s; however, remnants near the original entrance to the beach remain extant.

¹⁴³ Doheny State Beach Interpretive Association, “Historic Doheny Photos,” accessed July 2015.

Figures 45 and 46. Site improvements at Doheny State Beach, c. 1930s (Doheny State Beach Interpretive Association).



Figure 47. Present-day view of the CCC's site improvements at Doheny



Evaluation Guidelines: Depression-Era Commercial and Institutional Development, 1933-1945

As is true for residential development, very little commercial and institutional development took place over the course of the Depression era. Known commercial resources associated with this theme predominantly consist of small motor inns, which catered to passing motorists and tourists who traveled to Dana Point and Capistrano Beach to enjoy the area's beaches and culture of respite. Motor inns that date to this era are potentially significant for their ability to articulate themes related to the rise of automobile culture and the area's history as a bastion for recreation and leisure. No known examples are excellent examples of an architectural style; however, a property may be significant if it embodies the distinctive characteristics of an architectural type (in this case, the motor inn/motel).

The only known example of institutional development from this era that retains integrity is a cluster of site features that is associated with the CCC's improvement of Doheny State Beach in the 1930s. They are the only vestiges of the CCC's civic improvement efforts that transformed this stretch of shoreline into California's first public beach.

Associated Property Types Commercial: Motel
Institutional: Infrastructure and Civic Improvements

Property Type Summary Commercial development associated with this theme is represented by the motor inn, a type of lodging characterized by its low scale, rambling footprint, easy access to major arterials, and incorporation of features demonstrating orientation to the automobile. Institutional resources are expressed in the form of site plan features – specifically, a retaining wall and archway each constructed of fired adobe – that are associated with government-sponsored work programs that aimed to put unemployed Americans back to work during the Depression.

Commercial and institutional properties associated with this theme are very rare; only one intact example of each is known to exist. There are no historic districts or geographic concentrations of Depression-era commercial and institutional resources; rather, properties associated with this theme are evaluated for their individual merit.

Geographic Location(s) The sole commercial property known to be associated with this theme (Swallows Motel, now the Capistrano Seaside Inn) is located at the foot of the Capistrano Beach palisades on Coast Highway, which was historically a major north-south state highway. The adobe wall and archway associated with the CCC are located adjacent to the main entrance to the Doheny Beach campground on Coast Highway. If other commercial and institutional resources associated with this theme exist, they would likely be located along major commercial corridors and within the city's established neighborhoods, respectively.

Applicable Criteria A commercial or institutional property associated with the Depression-Era Commercial and Institutional Development theme may be eligible under the following criteria:

Criterion A/1/1 (pattern of development/events): as a Depression-era resource directly associated with a significant pattern of events in the city's development history. Events that yielded an impact on the city at this time include (but are not necessarily limited to) (1) proliferation of the car and car culture, (2) the rise of a leisure-oriented economy and culture, and (3) monumental civic improvements associated with the New Deal. Since the Depression era was neither a particularly formative nor noteworthy period in the city's development history, an individual residence is generally not eligible under Criterion A/1/1 merely because it was constructed during this period of development. Rather, it must have a direct association with events or pattern or events (such as those listed above) that have made a significant contribution to the history of the region.

Criterion B/2/2 (persons): for its association with a person (or persons) significant in the history of Dana Point. Historically significant persons associated with this theme are likely to include notable residents who lived and/or worked in Dana Point this time.

Criterion C/3/3 (architectural type): as an excellent example of an architectural style or type from the period, or as the work of a notable builder, architect, or designer. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section of this report.

Integrity Considerations

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type requires an understanding of its significance and essential physical features.

Criterion A/1/1 (pattern of development/events): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern.¹⁴⁴ A commercial or institutional property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to reflect the important association with the city's development during this period. Minor alterations such as door replacement or sporadic window replacement in original openings shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource's overall integrity. More substantive alterations that are difficult to reverse – such as the modification of original fenestration patterns, the removal of historic finishes or features, or large additions that overpower the building's original massing and volumes –

¹⁴⁴ National Register Bulletin 15.

significantly detract from a resource's integrity and may render it ineligible.

Criterion B/2/2 (persons): A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Criterion C/3/3 (architecture): A property significant under Criterion C/3/3 should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.

Registration Requirements

To be eligible under this theme, a resource should, at minimum, satisfy the following registration requirements:

- Date to the period of significance (1933-1945) and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical characteristics to adequately convey its association with the historic context.
- If significant for its association with a notable person (Criterion B/2/2), the resource must be associated with that person's productive period – the period of time during which she or he attained significance.
- If significant for its architectural merit (Criterion C/3/3), the property must represent an excellent or influential example of an architectural style, type, or method of construction, or be associated with a significant architect or designer, and
- Display most of the character-defining features of the style or type.

Context: Post-World War II Development, 1945-1975

Whereas the 1930s and early 1940s were characterized by minimal growth in Dana Point and Capistrano Beach, the post-World War II period was marked by a renewed sense of optimism and prosperity. Like so many Southern California communities, Dana Point and Capistrano Beach witnessed unprecedented population growth and a surge in development between the mid-1940s and 1970s, transforming these sleepy beach towns into the populous and dynamic communities of today. This context addresses extant built resources that are associated with the postwar growth and expansion that played such a profound role in shaping the built environment and character of present-day Dana Point. Accounted for are built resources that were constructed between 1945, the first year after World War II, and 1975, when the nation experienced a series of economic changes that brought about an end to the postwar period.

In the years immediately after World War II, California entered into a period marked by tremendous growth. Between 1940 and 1950, the population of California increased by an astonishing 53 percent.¹⁴⁵ The influx of new settlers to California is generally attributed to a variety of interrelated factors. As World War II came to a close, scores of soldiers who had been stationed overseas returned home, got married, had children, and sought a place to settle down and raise a family. Heavily-subsidized home loans offered by the Veterans' Administration (VA) made it tenable for military veterans to buy a new house in the suburbs. Other federal programs, including low-interest mortgages offered by the Federal Housing Administration (FHA), promoted homeownership and encouraged the mass construction of single-family houses in suburban environments. The transition from a wartime to peacetime economy released Americans' pent-up consumer demand. And proliferation of the car and the construction of an expansive regional freeway network made it feasible to develop housing in more peripheral areas.

Dana Point and Doheny Park (previously called Capistrano Beach) were among the communities that were eyed by those interested in constructing a new suburban dwelling. (The name "Doheny Park" was shelved in 1948, at which time the community once again became known as Capistrano Beach.¹⁴⁶) Beginning in the late 1940s, prospective homeowners began acquiring the undeveloped parcels in these two communities that were vestiges of the planning and subdivision efforts of the 1920s. On these parcels they built custom houses alongside the handful of Period Revival style dwellings that had been erected in

¹⁴⁵ Kevin Starr, *Embattled Dreams: California in War and Peace, 1940-1950* (New York: Oxford University Press, 2002), 193-194.

¹⁴⁶ Walker (1995), 119.

decades prior, which provided these areas with a varied and eclectic architectural character. Several new businesses and institutions were also constructed to keep pace with residential growth.

While development was certainly apace by Dana Point/Capistrano Beach standards, the area was not growing at nearly the pace as many other communities in Orange County in the immediate postwar period. South Orange County lacked a freeway connection at the time and remained just far enough away from major employment centers to avoid the large-scale tract development that was so hastily transforming other sections of the county. Thus, in spite of the growth that was taking place, Dana Point and Capistrano Beach continued to exude a quasi-rural quality and “still presented a pleasant mixture of fields, pastures, eucalyptus windbreaks, and orange groves” into the 1940s and ‘50s.¹⁴⁷

However, this changed in the late 1950s when Interstate 5 (San Diego Freeway) was extended to the south. The newly-completed freeway, which abutted the eastern boundary of Dana Point and bisected a portion of Capistrano Beach, provided a direct and convenient connection between the coastal area and major urban centers in Los Angeles and San Diego to the north and south, respectively. Dana Point historian Doris Walker remarked that the freeway “opened the area to new residents. Commuting became easy from north county business centers to the rustic south coast, where orange groves had lingered to line the concrete road” that the freeway supplanted.¹⁴⁸ Also at this time, state transportation officials floated plans to construct another freeway – the Pacific Coast Freeway – that would parallel the Orange County coast and would pass directly through Dana Point; however, after being met with fervent opposition among area residents and civic leaders, plans to construct the freeway were shelved.¹⁴⁹

Indeed, completion of the San Diego Freeway hastened the pace of development and ushered in a considerable amount of new construction. Among the most transformative – not to mention the largest – new developments to break ground at this time was the master-planned community of Laguna Niguel. Portions of Laguna Niguel would eventually be incorporated into Dana Point. In 1959, roughly 7,000 acres of undeveloped coast and hills to the north of Dana Point, which had once comprised a portion of South County’s expansive Moulton Ranch, were acquired by the newly-founded Laguna Niguel Corporation, a syndicate of real estate interests that was headed by the noted Boston real estate firm of Cabot, Cabot and Forbes.¹⁵⁰ The Corporation hired Victor Gruen Associates, a noted

¹⁴⁷ Diann Marsh, “The Postwar Years,” in Brigandi, et. al, *A Hundred Years of Yesterdays: A Centennial History of the People of Orange County and their Communities* (Santa Ana: Orange County Historical Commission, 2004), 69.

¹⁴⁸ Walker (1995), 124.


¹⁴⁹ Nathan Masters, “From Roosevelt Highway to the 1: A Brief History of Pacific Coast Highway,” KCET, May 2, 2012, accessed July 2015; “Studies for Coast Freeway Started,” *Los Angeles Times*, Dec. 18, 1960.

¹⁵⁰ Baum and Burnes (2002), 14.

architecture and engineering firm based in Los Angeles, to develop a master plan for the area. Master planning was certainly a familiar concept to Gruen, a renowned Vienna-born architect who is perhaps best remembered as a pioneer of the shopping mall and an advocate of pedestrianism in urban cores. Prior to his work in Laguna Niguel, Gruen had developed master plans for the cities of Fort Worth, Texas (1956) and Kalamazoo, Michigan (1958); he was later involved in the master planning efforts for Fresno, California and the communities of Marina del Rey and Valencia, both near Los Angeles.¹⁵¹

LAGUNA NIGUEL: the ultimate community

Clean azure skies and sparkling blue ocean provide the lovely setting for this thoughtfully planned community of 7,000 acres. ● Architecturally designed homes, including site, are available from \$40,000; lots start at \$10,500. ● A tournament golf course will be ready for play next summer. The Monarch Bay Beach Club, shopping centers, churches, research and light industry parks are in the planning stages. ● Professionally decorated model homes are open daily from 9 to 5, week-ends from 10 to 5.



LAGUNA NIGUEL CORPORATION
 32802 Pacific Coast Highway
 South Laguna, California
 Exclusive agents: Cabot, Cabot & Forbes, Inc.

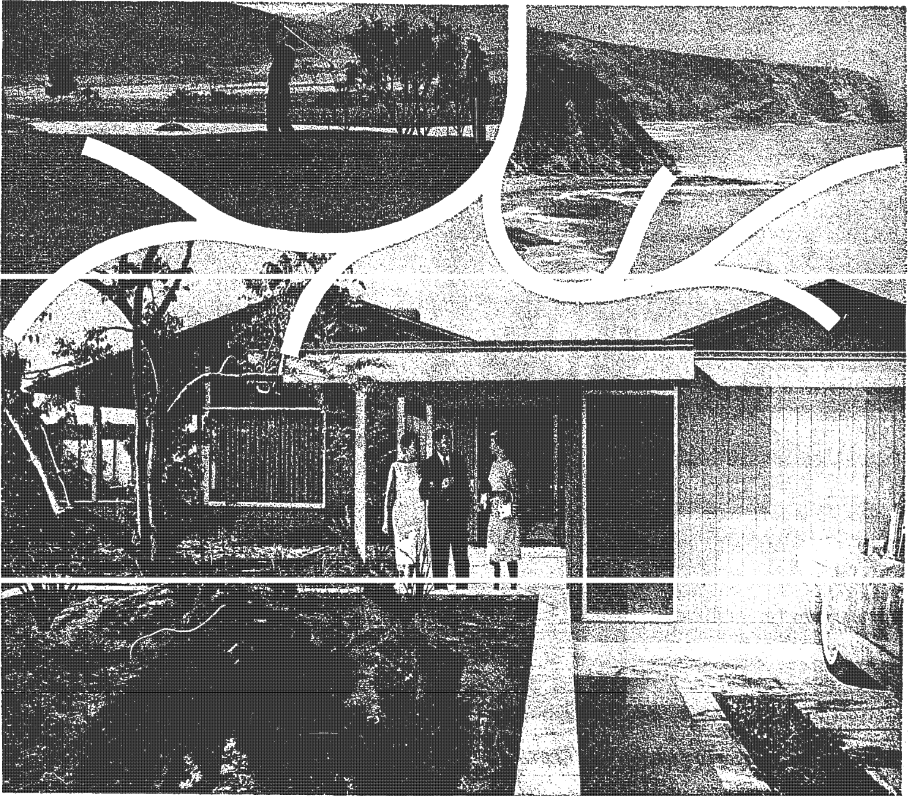


Figure 48. Newspaper spread for Laguna Niguel, 1961 (Los Angeles Times).

¹⁵¹ Los Angeles Conservancy, "Marina del Rey," accessed July 2015; Joel Kotkin, *The Next Hundred Million: America in 2050* (New York: The Penguin Press, 2010), n.p.

Per the master plan that was developed by Gruen, Laguna Niguel would be developed in multiple phases and, when built out, would house approximately 30,000 residents in eight distinct neighborhoods. In his plan, Gruen accounted for a variety of land uses, all of which were intended to work together to ensure the community's sustenance and vitality in the long term: accounted for in the master plan were sites for "homes, garden apartments, hotels, shopping centers, a town center, high schools, elementary schools, golf courses, a beach club, and 600 acres of research and light industrial activities."¹⁵² A boulevard called Crown Valley Parkway would bisect the community and travel between Pacific Coast Highway and Interstate 5, providing all residents with direct and convenient freeway access. There also existed elements of a progressive social agenda within the master plan, as Gruen called for a variety of housing types that would cater to households of all income levels. "This is part of Gruen's planning, reflective of his belief that communities gain strength, vitality, and a greater growth potential when not stultified by the 'one economic level' neighborhood concept," noted the *Los Angeles Times*.¹⁵³

Ground was broken on the first phase of Laguna Niguel, which consisted of two adjacent neighborhoods on either side of Pacific Coast Highway, in July 1960: Monarch Bay, which was located directly on the coast, and Niguel Terrace, which was located atop a hill overlooking the ocean.¹⁵⁴ In his master plan, Gruen envisioned both of these neighborhoods as elite residential communities that would be developed with custom single-family houses. Niguel Terrace was touted for its hilltop home sites that each came with a sweeping view of the coast; advertisements for Monarch Bay, on the other hand, stressed the neighborhood's adjacency to the ocean. Most of the parcels within Monarch Bay and Niguel Shores Terrace had been developed with custom houses by the mid-1960s, transforming this once-desolate stretch of coast into an affluent residential enclave.¹⁵⁵ Commercial and institutional properties had also been constructed in the vicinity around this time to support the local population.

¹⁵² "Laguna Niguel Sees Ideal Community," *Los Angeles Times*, Jun. 29. 1961.

¹⁵³ "Laguna: Ideal Setting for Work and Living," *Los Angeles Times*, Jul. 21, 1963.

¹⁵⁴ "Laguna Niguel Sees Ideal Community," *Los Angeles Times*, Jun. 29. 1961.

¹⁵⁵ The chronology of development in this area was ascertained through historical aerial images and property data obtained from the Orange County Assessor Department.



Figures 49 and 50.
 Conceptual renderings
 depicting Laguna Niguel,
 1959 (Orange County
 Archives).

Both of these neighborhoods would eventually become a part of Dana Point and, today, comprise the northernmost section of the city. But at the time, Monarch Bay and Niguel Terrace were very much associated with the adjacent community of Laguna Niguel. Through the mid-1960s, Dana Point and Laguna Niguel were separated by a strip of coastal land near Salt Creek that was privately owned and remained entirely undeveloped.¹⁵⁶ This strip of land created a sharp geographic division between Dana Point and Laguna Niguel and acted as a buffer zone between the two communities.

To date, Dana Point had remained an unincorporated community that was governed by the Orange County Board of Supervisors. However, as the area

¹⁵⁶ Niguel Shores Community Ass'n, "Welcome to Niguel Shores: Information Guide for New Residents," n.d., 10-11.

experienced a significant wave of growth in the postwar period, an effort was spearheaded to incorporate as its own municipality in 1961. After a joint effort between the adjacent communities of Dana Point, Capistrano Beach, and San

Figure 51. Newspaper ad for Dana Point Knolls, a postwar tract, 1961 (Los Angeles Times).

Juan Capistrano – in which the three communities would have incorporated as a single entity – fell through, Dana Point set out to incorporate on its own. However, a petition that was circulated among Dana Point residents did not garner enough signatures for the issue to move forward.¹⁵⁷ Several follow-up attempts at incorporation in the 1960s also failed, leaving Dana Point unincorporated for decades to come.

In addition to facilitating the development of large-scale planned communities

¹⁵⁷ Dana Point Historical Society, “The Dana Point Historical Society Celebrates 20 Years Before the Mast: A History of the City of Dana Point,” booklet, Jan. 3, 2009, 3.

such as Laguna Niguel – and also Irvine and Rancho Santa Margarita, both of which were developed in accordance with master plans – completion of the San Diego Freeway hastened development in Dana Point proper. In the 1960s, several residential tracts composed of hundreds of single-family houses apiece were subdivided in the undeveloped hills to the north of the former Woodruff development. With names such as Marina Shores, Dana Point Knolls, and Thunderbird Homes-by-the-Sea, these more conventional tracts were geared toward middle-income homebuyers who were interested in purchasing a new



Figure 52. Surfers with their boards; Hobie Alter is pictured at center (strandoc.com).

house near the coast. Advertisements stressed the reasonable price tags associated with these mass-produced houses: “you don’t have to be a millionaire to own and enjoy a lovely two-bedroom, two-bath lodge-type house in a perfect Southland beach setting,” declared a 1961 advertisement for the Marina Shores tract.¹⁵⁸ Commercial and institutional properties were developed in the commercial cores of both Dana Point and Capistrano Beach to keep pace with the steady population growth that was occurring in the 1960s.

The residential tracts and associated commercial and institutional development that arose in Dana Point during the 1950s and 1960s began to give Dana Point and its environs a suburban character. But Dana Point still retained an element of its more rural past and continued to be known as a “little beach known for its funky neighborhoods, cheap apartments, and good surfing” well into the postwar era.¹⁵⁹ In particular, the area became well-known as one of Southern California’s premiere locations for surfing and thus emerged as an epicenter of early surf culture. Some of the highest-profile surfers of the period frequented

¹⁵⁸ “Dana Point Homes Big Hit For Year ‘Round or Weekend Beach Living,” *Los Angeles Times*, Feb. 12, 1961.

¹⁵⁹ Eve Belson, “Dana Point: The Little City That Could,” *Orange Coast* (June 1990), 141.

the area's beaches, particularly Salt Creek Beach and Dana Strand Beach north of the headlands; Doheny State Beach; and the Dana Point Cove, which featured massive twelve to fifteen-foot swells and "was known for producing some of California's biggest surf."¹⁶⁰ Surf pioneer Hobie Alter had opened one of California's first surf shops in Dana Point in 1954, where he manufactured and sold his trademark polyurethane boards that made surfing accessible to the masses.¹⁶¹ Artist, filmmaker, and photographer John Severson first published what became *Surfer* magazine out of Dana Point in 1960.¹⁶²

One of the most significant moments in Dana Point's postwar development history was set into motion in 1966. That year, the U.S. Army Corps of Engineers began construction of the Dana Point Harbor, a multi-million dollar undertaking that transformed the cove adjacent to Dana Point into an operational harbor for yachts, boats, and other "light-draft vessels."¹⁶³ Plans to develop a harbor in the area date to 1945, when Congress enacted the Rivers and Harbors Act and the Army Corps scouted out several possible locations along the Southern California coast at which to build a new small boat harbor. Dana Point was selected as a preferred location because of its sheltered cove. A ceremony was held in August 1966 to celebrate groundbreaking of the harbor, after more than two decades of scoping and planning. At the ceremony, "a time capsule, containing the engineering plans, historical documents and photos, was embedded in an eight-ton rock. The festivities included a barbeque and free tickets to the 50-year time capsule opening" to be held in August 2016.¹⁶⁴ The harbor was dedicated in July 1971, after construction had taken place for five years and crews had moved three million cubic yards of earth.¹⁶⁵

The harbor's construction was lauded by civic leaders, who recognized the great economic potential that it brought to South Orange County, but this sentiment was certainly not shared among members of the local surf community. When the harbor was constructed, what had been a favorite surf location at Dana Cove – colloquially known as "Killer Dana" – was forever closed. Surf historian and Dana Point surfer Allan Seymour captured the sentiment that was expressed by local surfers:

When they [U.S. Army Corps of Engineers] built the harbor and we lost Dana Cove, Killer Dana, it upset me so much that I didn't go down there for five years. It just changed the lifestyle behind Hobie's surf shop in Dana Point. It all became condos for the inland empire. And they sat

¹⁶⁰ Christopher Earley, "Birth of Dana Point Harbor Meant Death of a Killer Wave," *The Orange County Register*, Aug. 10, 2014.

¹⁶¹ Mike Anton, "Hobie Alter, 1933-2014: Shaper of Southland's Surf and Sailing Culture," *Los Angeles Times*, Mar. 31, 2014.

¹⁶² "Encyclopedia of Surfing: Severson, John," accessed July 2015.

¹⁶³ Tom Cameron, "Dana Point Harbor Development Under Way," *Los Angeles Times*, Aug. 28, 1966.

¹⁶⁴ Carlos N. Olvera, "It's History: A Cove Becomes a Harbor," *Dana Point Times*, Dec. 10, 2014.

¹⁶⁵ Masters (2015).

there in their Sperry topsider shoes, smoked cigarettes and drank gin on the back of their boats. It dramatically changed the culture of South Orange County.¹⁶⁶



Figure 53. Dana Point Harbor, 1972 (Orange County Archives).

Completion of the harbor squarely put Dana Point on the map and drew the attention of visitors and even more prospective homebuyers, who expressed interest in the area's desirable location on the coast and its relative affordability when compared to such nearby communities as Laguna Beach and Newport Beach. Like much of South Orange County, the demand for new housing in Dana Point took off in the 1970s and continued apace into the 1980s, resulting in the construction of thousands of new dwelling units. Development that occurred this time took on a more exclusive character and quite often consisted of gated communities that restricted public access including the large, master-planned Niguel Shores community between Dana Point and Monarch Bay that was developed between 1969 and 1977. By the mid-1970s, when the postwar era had come to a close, Dana Point retained elements of its sleepy past but had come of age as one of many upper-crest bedroom communities in South Orange County.

¹⁶⁶ Earley (2014).

Theme: Post-World War II Residential Development, 1945-1975

Residential development accounted for a majority of the new construction in Dana Point in the decades following World War II. During this time, new dwellings were constructed en masse to accommodate the steady influx of new arrivals to the area. In the most general sense, postwar residential development in Dana Point can be grouped into one of three broad categories: infill development that occurred in the established residential neighborhoods of Dana Point and Capistrano Beach; master-planned residential communities; and more quintessential residential tracts that were composed of mass-produced houses.

Much of the residential development that occurred in the postwar period consisted of custom single-family houses that were individually commissioned, as opposed to being part of a planned development or subdivision. Generally, these houses were built within those parts of Dana Point and Capistrano Beach that had been subdivided in the 1920s but remained undeveloped when the economy soured and the effects of the Great Depression reverberated. These areas included the 1920s Period Revival style houses that had been built under the auspices of Woodruff and Doheny, and the small handful of dwellings that had been constructed in the Depression era.

Since these new houses were constructed on an individual basis, they did not adhere to any particular architectural motif, but instead ran the gamut of popular architectural styles and reflected the personal preferences and tastes of their respective owners. Most were designed in some iteration of the Ranch or Mid-Century Modern styles, both of which were popular choices for residential design in the postwar era, and ranged from elaborate and articulated to modest. Several of these houses were architect-designed and are excellent examples of their respective styles. As these residences were slotted into existing neighborhoods, the once-desolate streets of Dana Point and Capistrano Beach became more densely developed and assumed a stronger visual presence. The pattern of incremental development that characterized these areas persisted into later decades. Over time, these streets took on a highly varied and eclectic character, owing to the multiple periods of development that were represented as well as the apparent lack of architectural restrictions after the Woodruff and Doheny eras.

Some multi-family development was also interspersed throughout the established parts of Dana Point and Capistrano Beach, adding to the eclectic character of these areas. Multi-family development that occurred after World War II generally consisted of small apartment buildings and other low-density housing types that were compatible with the scale and character of adjacent single-family residences.

Many of the residential properties that were developed in Dana Point after World War II were located in master-planned communities that were taking shape at the

time. Unlike the laissez-faire approach that dictated residential development in the existing neighborhoods of Dana Point and Capistrano Beach, houses in these master-planned communities were carefully planned and thoroughly regulated. The earliest of Dana Point’s master-planned residences are located in the Monarch Beach area and date to the early 1960s, when the neighborhoods of Monarch Bay and Niguel Terrace neighborhoods of what was then Laguna Niguel were subdivided and opened to the public. Lots within Monarch Bay and Niguel Terrace were sold “individually for the construction of custom homes.”¹⁶⁷

Figures 54 and 55.
Renderings of houses in
Monarch Bay, illustrated
by Carlos Diniz.



Architecture and design played a central role in the development of Monarch Bay and Niguel Terrace. To ensure that the neighborhoods would assume a cohesive aesthetic character and would exhibit high quality design, the Laguna Niguel Corporation took steps to ensure that the design of each house would be regulated prior to construction. “Careful control of these developments will be maintained through deed restrictions and architectural supervision,” according to the Laguna Niguel Corporation, and as evidenced by the houses that were built at this time these regulations strongly favored an aesthetic that was sleek, contemporary, and embraced the tenets of Mid-Century Modern architecture.¹⁶⁸ Landscape plans also needed approval by the Corporation’s architectural board to ensure that plantings kept in line with the Mid-Century Modern aesthetic and would not obstruct the ocean views of adjacent houses

¹⁶⁷ Frank Mulcahy, “Careful Planning Saves Beauty of Coastal Areas,” *Los Angeles Times*, Nov. 26, 1961.

¹⁶⁸ *Ibid.*



Figures 57 and 58. Mid-Century Modern houses in the Monarch Bay development, 2015 (ARG).

Accordingly, the houses that were constructed in Monarch Bay and Niguel Terrace adhered to a uniform architectural vocabulary and were high-style examples of the Mid-Century Modern style. Many were designed by an in-house design team that had been assembled by the Corporation and was composed of architects Knowlton Fernald, Jr., Ricardo Nicol, and Arthur Schiller.¹⁶⁹ Buyers were also permitted to hire an architect of their choosing, and so several of the houses in these two neighborhoods are attributed to notable Modern architects of the day including Ladd and Kelsey of Pasadena, Harold Zook and John Galbraith of Los Angeles, Thomas and Richardson of Santa Ana, and George Bissell of Laguna Beach.¹⁷⁰ Landscaping was overseen by landscape architect Morgan “Bill” Evans, an expert in California horticulture who had designed the landscape for Walt Disney’s residence in the Holmby Hills neighborhoods in Los Angeles and went on to guide “the design of Disney’s theme parks for more than half a century.”¹⁷¹

In 1969, plans were approved to develop a second master-planned community near Dana Point. Known as Niguel Shores, this community occupied a 355-acre strip of coastal land between the communities of Dana Point and Laguna Niguel that had been in private hands and thus remained undeveloped when the surrounding areas were experiencing a surge of construction activity.¹⁷² The Laguna Niguel Corporation acquired the acreage in the late 1960s and put forward plans to develop the area with a combination of uses including single-family houses, a shopping center, school, recreational facilities, “a man-made lake, resort hotel, town houses, an apartment complex, and a village to draw tourists.”¹⁷³ The Corporation’s plans were presented to and approved by the Orange County Board of Supervisors in 1968. The various housing units proposed in the master plan were constructed in phases between 1969 and 1977. Those nearer the ocean consisted of custom single-family houses, whereas those further

¹⁶⁹ Baum and Burnes (2002), 19.

¹⁷⁰ *Ibid.*, 19-20.

¹⁷¹ Susan Freudenheim, “Morgan Evans, 92; Directed Landscaping at Disney Parks,” *Los Angeles Times*, Aug. 16, 2002; Baum and Burnes (2002), 21-23.

¹⁷² “Niguel Shores – A History,” accessed July 2015.

¹⁷³ *Ibid.*

inland consisted of mass-produced single-family and multi-family dwellings that were developed by various parties.



Figure 59. Morgan Evans-designed landscape in Monarch Bay, 2015 (ARG).

Rounding out Dana Point’s pattern of residential development in the postwar era were several tract development that were built in the area known today as the Lantern District. These residential tracts did not adhere to any central plan for development, as did the master-planned neighborhoods that were being developed in the Monarch Beach area, but were rather developed independent of one another and were composed of mass-produced tract houses. In contrast to the high-style, architect-designed houses in Monarch Bay and Niguel Shores, these mass-produced houses were stylistically modest and generally adhered to one of several basic plans that were replicated throughout the development. These houses tended to be designed in various iterations of the Ranch style that was popular at the time. Many of the larger 1960s tract developments in Dana Point were marketed to a middle-income clientele, stressing affordability and flexible financing packages provided by the FHA and VA.

Most of the tract development that occurred in Dana Point during the 1960s was located in one of three major subdivisions: Marina Shores, Dana Point Knolls, and Thunderbird Homes-by-the-Sea. The first of these tracts was Marina Shores, which was developed by the Butler-Harbour Construction Company of Anaheim and opened in 1960. Houses within the tract were modest – most were only two bedrooms – and adhered to one of three floor plans. Dana Point Knolls opened shortly thereafter, in 1961, near the intersection of Del Obispo Street and Stonehill Drive. Also developed by Butler-Harbour, the tract was composed of 309 houses and offered seven floorplans and 21 exterior stylings.¹⁷⁴ The third tract, known as Thunderbird Homes-by-the-Sea, opened along Stonehill Drive, just west

¹⁷⁴ “309-Home Development Near Laguna to Open,” *Los Angeles Times*, Jul. 16, 1961.

of Dana Point Knolls, in 1965 and was developed by the Thunderbird Capistrano Company.¹⁷⁵

¹⁷⁵ "Thunderbird Plans Opening Rites July 11," *Los Angeles Times*, Jul. 4, 1965.

Evaluation Guidelines: Post-World War II Residential Development, 1945-1975

Residential properties associated with this theme are reflective of the tremendous population growth and associated surge in development that swept across Dana Point after World War II. This rapid growth and development dramatically transformed what had long been a sparsely-developed beach town into a populous and prosperous suburban community. Many of the residences constructed in this era were components of large cohesive developments and collectively convey the ascent of large-scale residential tracts, master planning, and other development strategies that aimed to accommodate and manage growth. Residential properties that are associated with the postwar era are very common in Dana Point.

Resources evaluated under this context are significant for their association with patterns of post-World War II development in Dana Point, and/or the significant individuals who played a notable role in this chapter of Dana Point's history, and/or as excellent examples of architectural styles or types of the period.

Associated Property Types Residential: Single-Family Residence
Residential: Historic District

Property Type Summary Single-Family Residence

Some of the extant resources associated with this theme consist of single-family residential properties that were built on an individual basis. Some multi-family residences were also constructed at this time, although none were identified as part of this survey process as individually eligible. Individual single-family residences (not constructed as part of a larger tract development) tended to be slotted into residential blocks in Dana Point and Capistrano Beach that had been subdivided in the 1920s but then sat almost entirely undeveloped amid the Depression.

Residential properties associated with this theme are plentiful and comprise a significant portion of Dana Point's current building stock. Numerous examples of postwar single-family residences pepper the blocks of Dana Point and Capistrano Beach. Since numerous residences were built in Dana Point after World War II, an individual residence is generally not eligible under Criterion A/1/1 merely because it was constructed during this period of development. Rather, it must convey a clear and direct association with the historic context.

Historic District

Many buildings associated with this theme were constructed en masse as part of a larger, planned developments and communities, as opposed to the somewhat sporadic nature of individual residences. Generally, planned developments more fully and completely express patterns of postwar residential development than do individual buildings.

Planned communities and residential tracts are common in Dana Point, with many examples in the northern reaches of the city. The

fundamental unit for postwar housing developments is not the individual house but the larger tract; therefore, these houses are generally not evaluated for their individual merit but as components of a potential historic district.

Some of the houses in a planned community may possess notable physical characteristics that may render them eligible on an individual basis; generally, these are evaluated under Criterion C/3/3 for their architectural merit.

Geographic Location(s)

Most of the individual residences associated with this theme are interspersed around the Lantern Village area of Dana Point, and amid the meandering network of streets traversing the Capistrano Beach palisades.

Dana Point's planned communities and residential tracts are generally located in the Monarch Beach area, which developed entirely in the postwar period, and to the north of the Lantern Village area.

Applicable Criteria

Single-Family Residence

A single-family residence associated with the Post-World War II Residential Development theme may be eligible under the following criteria:

Criterion A/1/1 (events): for its direct association with a singular event significant to the history of Dana Point.

Criterion B/2/2 (persons): for its association with a person (or persons) significant in the history of Dana Point. Historically significant persons associated with this theme are likely to include notable residents who lived in Dana Point this time.

Criterion C/3/3 (architecture): as an excellent example of an architectural style or type from the period, or as the work of a notable builder, architect, or designer. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section of this report.

Historic District

A historic district associated with the Post-World War II Residential Development theme may be eligible under the following criteria:

Criterion A/1/1 (pattern of development/events): A collection of residences from this period that are geographically linked may be eligible as a historic district. District boundaries may reflect original tract boundaries, or they may comprise a portion of a tract of neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality. Historic districts significant for their association with notable patterns of events and

development are eligible if they are excellent and intact examples of residential development representing the growth of the city during this period, or for an association with an important merchant builder.

Criterion C/3/3 (architecture): A collection of residences from this period may be eligible as a historic district if they are linked geographically and comprise a significant concentration of an architectural style, type, period, or the work of a notable architect, builder, or designer.

Integrity Considerations

Single-Family Residence

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type requires an understanding of its significance and essential physical features. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this context are plentiful, they should retain a high level of physical integrity in order to be eligible.

Criterion A/1/1 (events): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event.¹⁷⁶ A residential property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to reflect the important association with a singular event. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that characterized its appearance during its historical period.

Criterion B/2/2 (persons): A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Criterion C/3/3 (architecture): A residential property significant under Criterion C/3/3 should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form

¹⁷⁶ National Register Bulletin 15.

and massing but has lost the majority of features that originally characterized its style or type.

Historic District

Criterion A/1/1 (events) and C/3/3 (architecture): In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, or roofline of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to be eligible, the majority (60% or more) of its component parts must contribute to its historic significance.

Registration Requirements

Single-Family Residence

To be eligible under this theme, an individual resource should, at minimum, satisfy the following registration requirements:

- Date to the period of significance (1945-1975), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical characteristics to adequately convey its association with the historic context.
- If significant for its association with a notable person (Criterion B/2/2), the resource must be associated with that person's productive period – the period of time during which she or he attained significance.
- If significant for its architectural merit (Criterion C/3/3), the property must represent an excellent or influential example of an architectural style, type, or method of construction, or be associated with a significant architect or designer, and
- Display most of the character-defining features of the style or type.

Historic District

To be eligible under this theme, a historic district should, at minimum, satisfy the following registration requirements:

- Date to the period of significance (1945-1975), and
- Retain the majority (60% or more) of the contributors dating to the period of significance
- Reflect planning and design principles from the period
- Display most of the essential physical characteristics of a residential subdivision, including the original layout, street plan, important landscape features (if applicable), and other planning features

Theme: Post-World War II Commercial Development, 1945-1975

Most of the commercial development in Dana Point was constructed after World War II, with much of it dating to the period between 1945 and 1975. Following the general pattern that had been established in earlier periods of development, postwar commercial development was primarily concentrated on and around the area's main vehicular corridors: Pacific Coast Highway and Del Prado Avenue in Dana Point, and Doheny Park Road in Capistrano Beach. Prior to the opening of the San Diego Freeway in the late 1950s, these routes functioned as major state highways that were heavily used by motorists traveling between Los Angeles and San Diego. It was not until 1964 that the Doheny Park Road/Coast Highway alignment of U.S. 101 was decommissioned; Pacific Coast Highway remained a designated state route but was supplanted by the freeway as the primary north-south vehicular route through the area.¹⁷⁷

With regard to commercial development, Dana Point's built environment continued to reflect the influence of the automobile and the area's strategic location as the halfway point between Los Angeles and San Diego. A number of commercial enterprises that catered to passing motorists including gasoline and service stations, motels, and cafes were built as the pace of development in Dana Point began to pick up after World War II. Many of these businesses featured prominent, eye-catching signs that were intended to draw the attention of passers-by. Toward this end, these signs generally featured vivid colors, bold, geometric volumes, and either incandescent bulbs or neon tube illumination. Often, they were mounted on freestanding poles and placed at the front property line as to maximize their visibility. A historic aerial image of Dana Point from the early 1950s, which was taken from above the commercial district of Dana Point, indicates that Pacific Coast Highway was inundated with these signs at the time.¹⁷⁸



Figures 60 and 61.
Postwar commercial signs
in Dana Point, 2015
(ARG).

¹⁷⁷ AA Roads, "California 1 North – Orange County," Mar. 1, 2011, accessed July 2015.

¹⁷⁸ Walker (2007).

Some of the commercial properties that date to this era also bore important cultural associations. One of Dana Point's most celebrated local businesses is Hobie Surfboards which was opened in 1954 by acclaimed surfer and entrepreneur Hobie Alter. Housed in a very small and modest commercial building at 34195 Pacific Coast Highway that Alter had purchased for \$8,000, the business was among the first surf shops in California and is widely considered to be the first in Orange County:

There, he [Alter] built what evolved into a surfboard factory. Until then, most aficionados had fashioned their own boards in their basements or garages...others went to surf shops, where boards made individually by artisans could be bought...At Hobie Surfboard, in large part because of its shoreline location, demand quickly exceeded expectations. Soon there were six-week waiting lists for Mr. Alter's boards. To meet demand, he introduced a production line and hired workers known as shapers to manufacture as many as five a day.¹⁷⁹

The building that housed Hobie Surfboards is still extant, though it has been extensively altered. It is presently occupied by a restaurant.



Figure 62. Hobie shop on Pacific Coast Highway (Dana Point Times, Carlos N. Olvera collection).

Commercial development that took place in the late 1940s and throughout the 1960s most often took the form of a small, one-story commercial storefront that was located along one of the area's highways and was set back minimally, if at all, from the street. These buildings tended to be of simple construction and modest design, assuming some basic characteristics of the Mid-Century Modern architecture that prevailed at the time but generally taking on a vernacular appearance that prioritized its function over its form. Occasionally, a commercial building of this vintage would be architect-designed and would thus exhibit a greater degree of detail and articulation, though buildings fitting this bill are relatively rare.

¹⁷⁹ Dennis Hevesi, "Hobie Alter, Innovator of Sailing and Surfing, Dies at 80," *New York Times*, Mar. 31, 2014.

The form and character of commercial development evolved in the 1960s as the area's population continued to steadily increase. While small-scale commercial buildings continued to be built, a number of more suburban shopping centers were constructed in those areas of Dana Point that witnessed a substantial amount of growth and development. The Monarch Bay Plaza, located at the intersection of Pacific Coast Highway and Crown Valley Parkway at the gateway to Laguna Niguel, and the Dana Point Plaza (now La Plaza) in the center of Dana Point's commercial district, were both built in the 1960s and are representative of the larger-scale commercial development that took root at this time.



Figure 63. Monarch Bay Plaza, 1966 (Orange County Archives).

Commercial development associated with the Dana Point Harbor, which was constructed between 1966 and 1971, was very much oriented toward visitors and tourists. These businesses consisted largely of shops and eateries that were located within the harbor complex and offered patrons commanding views of the harbor and the boats that were docked within it.

Evaluation Guidelines: Post-World War II Commercial Development, 1945-1975

Commercial properties that are significant under this theme are associated with the rapid development of Dana Point in the postwar period. They help to convey important patterns of commercial development that were associated with the era and helped to shape the community's commercial landscape and aesthetic character. Resources associated with this theme not only include buildings, but also include signs and other visual aspects of the built environment. Postwar commercial resources are relatively common in Dana Point, and so eligible examples typically convey a particularly important association or are significant examples of an architectural style or type.

Associated Property Types Commercial: Storefront
Commercial: Signs

Property Type Summary Many of the commercial resources associated with this theme are expressed in the form of detached commercial edifices featuring one or more storefronts. Consistent with the era in which they were built, postwar commercial buildings typically incorporate design features associated with the Mid-Century Modern or Late Modern architectural styles that were popular at the time. Some were designed by a noted architect or designer. Commercial development dating to the postwar era also takes the form of a visually-prominent sign. Commercial signs are generally mounted on a metal support pole and feature geometric faces, vivid colors, and other eye-catching elements. These signs and their associated features convey the commercial ethos of the era.

Commercial buildings associated with this theme are common and can be found at various points across the city. While postwar signs were once common, they have become increasingly rare over time as businesses have changed hands and regulations have been amended. There are no historic districts or geographic concentrations of postwar commercial buildings or signs; rather, properties associated with this theme are evaluated for their individual merit.

Geographic Location(s) Most of the commercial buildings associated with this theme can be found at various points throughout the city along its major vehicular corridors. Known examples of standalone commercial signs are all located along Pacific Coast Highway and Doheny Park Road, both of which were state highways prior to the completion of Interstate 5.

Applicable Criteria A commercial property or sign associated with the Post-World War II Commercial Development theme may be eligible under the following criteria:

Criterion A/1/1 (pattern of development/events): for its association with an event significant in the history of Dana Point. Signs are likely to be evaluated under this criterion for conveying bygone methods of advertising and patterns of commercial development.

Criterion B/2/2 (persons): for its association with a person (or persons) significant in the history of Dana Point. Historically significant persons associated with this theme are likely to include the proprietors of renowned local businesses such as Hobie Alter.

Criterion C/3/3 (architecture): as an excellent example of an architectural style or type from the period, or as the work of a notable builder, architect, or designer. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section of this report.

Integrity Considerations

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type requires an understanding of its significance and essential physical features. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this context are plentiful, they should retain a high level of physical integrity in order to be eligible.

Criterion A/1/1 (pattern of development/events): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern.¹⁸⁰ Commercial properties from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to reflect the important association with the city's development during this period. Minor alterations – such as door replacements, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource's overall integrity. More substantive alterations that are difficult to reverse – such as extensive storefront modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes or features – compromise a resource's integrity and are likely to render it ineligible.

Criterion B/2/2 (persons): A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Criterion C/3/3 (architecture): A commercial property significant under Criterion C/3/3 should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or

¹⁸⁰ National Register Bulletin 15.

details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.

Registration Requirements

To be eligible under this theme, a resource should, at minimum, satisfy the following registration requirements:

- Date to the period of significance (1945-1975) and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical characteristics to adequately convey its association with the historic context.
- If significant for its association with a notable person (Criterion B/2/2), the resource must be associated with that person's productive period – the period of time during which she or he attained significance.
- If significant for its architectural merit (Criterion C/3/3), the property must represent an excellent or influential example of an architectural style, type, or method of construction, or be associated with a significant architect or designer, and
- Display most of the character-defining features of the style or type.

Theme: Post-World War II Civic and Institutional Development, 1945-1975

Like residential and commercial development, institutional development played an important role in shaping the built environment of Dana Point in the post-World War II period. A variety of public and private institutions were developed during this period, many of which were built to serve the day-to-day needs of the area's growing population. Unlike postwar commercial development, which was most often concentrated in discernible areas within the city, institutional development adhered to a less regular pattern, and examples of institutional properties tended to be scattered about at various points.

Many of the institutional properties that were developed in the postwar era were examples of public institutions. These institutions provided a number of essential government services, more of which were needed as the area's population steadily grew. Examples of public institutional development that were constructed in this era include new post office branches in Dana Point and Capistrano Beach; a new elementary school (Palisades Elementary School) atop the palisades in Capistrano Beach; and a new high school campus (Dana Hills High School) that was opened in 1971.¹⁸¹ Designed by the Los Angeles-based architectural firm of Orr, Strange, Inslee and Senefeld, the Palisades Elementary campus was designed in accordance with a progressive model for school design known as "building for learning." Per this model, student achievement and morale was believed to be influenced by such factors as access to fresh air and natural light. Campuses in this vein were designed to maximize pupils' interaction with the outdoors and generally featured wide, open plans with exterior corridors, ample windows, thoughtfully-landscaped courtyards and quadrangles, and a complementary color palette.



Figure 64. Palisades Elementary School, designed by architects Orr, Strange, Inslee and Senefeld in 1961 (ARG).

¹⁸¹ "Magazine Shows Architecture of Dana High School," *Los Angeles Times*, Jan. 24, 1971.

Accompanying these public institutions were private institutions that were also developed at this time. Specifically, several churches and religious institutions were constructed across the community. In 1950, Estelle Doheny, the widow of Edward L. Doheny, helped to finance the construction of a new church on Domingo Avenue in Capistrano Beach. Known as St. Edward the Confessor Chapel (and now known as San Felipe de Jesus), Estelle Doheny is believed to have supported the church in commemoration of her late husband.¹⁸² Other churches were constructed elsewhere in the community as the population grew.

Private institutional development also came in the form of recreational amenities. Notable was the Monarch Bay Club, “a beach club with more than 1,000 feet of ocean frontage” that was prominently sited on the shore and was constructed as a hub of recreation and community life among the residents of Monarch Bay and adjacent residential developments.¹⁸³ Constructed in 1965, the beach club occupied a distinctive Mid-Century Modern building that was designed by the in-house team of architects (Fernald, Nicol and Schiller) that oversaw the development of Monarch Bay and Niguel Terrace. Each purchaser of a lot in Monarch Bay was required to join a homeowners’ association that, among other things, provided free access to the Monarch Bay Club. The residents of nearby Niguel Shores Terrace were also permitted to access and use the club, but were required to pay an annual membership fee.¹⁸⁴



Figure 65. Monarch Bay Club, constructed in 1965 (ARG).

¹⁸² Barbara Force Johannes, “Does the Doheny House #1 Qualify for the National Register of Historic Places?” June 2009, accessed July 2015.

¹⁸³ Frank Mulcahy, “Careful Planning Saves Beauty of Coastal Areas,” *Los Angeles Times*, Nov. 26, 1961.

¹⁸⁴ *Ibid.*

Evaluation Guidelines: Post-World War II Institutional Development, 1945-1975

Institutional properties that are associated with this theme convey the rapid development of Dana Point in the postwar period and its transformation into a prosperous and populous suburb. They help to convey important patterns of institutional development and the push to accommodate the day-to-day needs of the area's steadily-growing population. Some of these resources are also associated with architectural styles and trends that were common to the era and helped to shape the community's built landscape and aesthetic character. Institutional resources that are associated with this theme are relatively common in Dana Point and can be found at various points across the city.

Associated Property Types Institutional: Educational Buildings and Campuses
Institutional: Civic Buildings
Institutional: Clubhouses and Social Halls
Institutional: Religious Buildings (Churches)

Property Type Summary Eligible resources associated with this theme house a variety of public and private institutional uses. The most common resource types that could be evaluated for significance under this theme may include educational campuses – notably, public school plants that convey significant themes and patterns in educational philosophy – civic buildings, and churches.

Institutional properties associated with this theme are relatively common and can be found at various points across the city. There are no identified historic districts or geographic concentrations of postwar institutional buildings; rather, properties associated with this theme are evaluated for their individual merit.

Geographic Location(s) Institutional resources do not adhere to any discernible geographical pattern, but are rather interspersed throughout the city's various neighborhoods.

Applicable Criteria A property associated with the Post-World War II Institutional Development theme may be eligible under the following criteria:

Criterion A/1/1 (pattern of development/events): for its association with an event or pattern of development significant in the history of Dana Point. Schools are likely to be evaluated under this criterion for conveying trends in educational philosophy that prevailed after World War II.

Criterion B/2/2 (persons): for its association with a person (or persons) significant in the history of Dana Point.

Criterion C/3/3 (architecture): as an excellent example of an architectural style or type from the period, or as the work of a notable builder, architect, or designer. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section of this report.

Integrity Considerations

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type requires an understanding of its significance and essential physical features. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this context are plentiful, they should retain a high level of physical integrity in order to be eligible.

Criterion A/1/1 (pattern of development/events): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern.¹⁸⁵ Institutional properties from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to reflect the important association with the city's development during this period. Minor alterations – such as door replacements, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource's overall integrity. More substantive alterations that are difficult to reverse – such as modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes or features – compromise a resource's integrity and are likely to render it ineligible.

Criterion B/2/2 (persons): A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Criterion C/3/3 (architecture): An institutional property significant under Criterion C/3/3 should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.

Registration Requirements

To be eligible under this theme, a resource should, at minimum, satisfy the following registration requirements:

- Date to the period of significance (1945-1975), and

¹⁸⁵ National Register Bulletin 15.

- Retain the essential aspects of integrity, and
- Retain enough of its essential physical characteristics to adequately convey its association with the historic context.
- If significant for its association with a notable person (Criterion B/2/2), the resource must be associated with that person's productive period – the period of time during which she or he attained significance.
- If significant for its architectural merit (Criterion C/3/3), the property must represent an excellent or influential example of an architectural style, type, or method of construction, or be associated with a significant architect or designer, and
- Display most of the character-defining features of the style or type.

Architectural Styles

Dana Point possesses a rich and diverse architectural character that represents different periods in the city's development history. The combination of architectural styles that are expressed in the city play an integral role in shaping its physical character and cultural identity. This section addresses the wide range of architectural styles that are present in Dana Point and list their associated character-defining features, which will aid the evaluation of buildings that are significant for their architectural merit. It is intended to supplement the previous contexts and encompasses all of the city's extant built resources constructed through the postwar period, beginning with the Dolph Estate (1914) and ending in 1975.

Architecture and design have played an important role in the Dana Point community since its formative years. When coal heiress and philanthropist Blanche Dolph commissioned what is now the city's oldest known built resource in 1914, she did not take its design in stride but rather enlisted a duo of esteemed architects, Walker and Vawter of Los Angeles, to design a house that was fashionable and appropriately suited to its environs. Embracing popular trends in domestic architecture at the time, which looked to past traditions for inspiration, Walker and Vawter designed Dolph's house in the Mediterranean Revival style. In the 1920s, when the Capistrano Bay area experienced its first major wave of development, developers sought to ensure that all new buildings constructed within the communities adhered to an aesthetic theme that was both cohesive and tasteful. Toward this end, they enacted architectural restrictions that subjected all new buildings to design review and strongly favored Period Revival styles that were immensely popular at the time. With few exceptions, Dana Point's stock of early buildings exhibits characteristics of Spanish Colonial Revival and Tudor Revival style architecture.

By the time that Dana Point experienced its next intensive development after World War II, the architectural preferences of the nation had shifted away from historically-inspired idioms and toward styles that were more forward-reaching and embraced the themes of modernity, technology, and progress. Many of the new buildings that were constructed in Dana Point after World War II incorporated elements of Modern architecture and its derivatives. Equally popular in Dana Point at the time were various iterations of the Ranch style, which were also seen as progressive, fashionable, and new but exuded a more humble and less radical aesthetic than their Modern counterparts. Rounding out the architectural landscape of Dana Point are styles that have only recently come of age and reflect contemporary trends in architecture. A notable feature of Dana Point is that in many of its neighborhoods, various styles are not clustered together but rather sit side-by-side, giving the city a unique aesthetic profile that is characteristically eclectic.

Central to the evaluation of resources for their architectural merit is the notion of *character-defining features*. Character-defining features are defined by the NPS as “those visual aspects and physical features that comprise the appearance of every historic building” and “include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.”¹⁸⁶ Each of the architectural styles addressed in this chapter is identified by its composite of character-defining features. Character-defining features are also used to assess the integrity of a given resource: generally, a resource must retain most – though not necessarily all – of its character-defining features to adequately convey its architectural significance.¹⁸⁷ Conversely, if a resource merely retains some basic features that link it to a particular style but has lost a majority of its character-defining features, it is likely ineligible for listing on the basis of its architecture and design.

This chapter is not intended to be an exhaustive recitation of every architectural style within the city, but is rather a focused discussion that delves into those styles that are most reflected in Dana Point. Styles are grouped into a series of architectural modes that capture major trends in Southern California architectural history and are expressed in Dana Point’s built environment. Each style is prefaced by a brief discussion of its origins, context, and significance, followed by a list of its associated character-defining features.

¹⁸⁶ Derived from NPS’ *Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of a Building as an Aid to Preserving their Character*.

¹⁸⁷ For more information on character-defining features and their application, refer to *Preservation Brief 17*: <http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>.

Period Revival

Period Revival architecture made its foray in the nineteenth century and, initially, most often drew upon past architectural trends derived from the Classical traditions and Colonial America. However, the Period Revival movement skyrocketed in popularity in the period around World War I, during which time it dominated the architectural scene of residential communities across the nation. Buildings that were erected amid the rapid ascent of the Period Revival movement in the 1910s and '20s drew inspiration from the historical architectural traditions of Europe and the indigenous cultures of North America, with particular regions tending to gravitate toward the traditions that were most closely associated with their own history. In Southern California, the Mission Revival and Spanish Colonial Revival styles proved especially popular because of the region's Spanish roots, though other historical idioms also prevailed.

While the earliest iterations of Period Revival architecture were often academic and literal interpretations of a historical style, those that were constructed in the World War I era tended to take on a character that was less rigid and more free-flowing and eclectic. Period Revival style buildings that were erected during this period exhibited a considerable amount of variation and reflected an architect or builder's familiarity with, and interpretation of, a particular historical idiom. The various architectural styles associated with the Period Revival movement remained popular through the mid-1940s, at which point they gave way to Modern architectural styles that assumed a sleeker, forward-reaching aesthetic.

Dana Point and Capistrano Beach were conceived at the height of the Period Revival movement, and each community features a collection of buildings that connotes this architectural tradition. Spanish Colonial Revival is the Period Revival style most prevalent in the area; however, a handful of Tudor Revival style buildings are sprinkled throughout its established blocks. Interestingly, many of the Period Revival styles that developed contemporaneously and were immensely popular in other Southern California communities – such as American Colonial Revival, Dutch Colonial Revival, and French Revival – are not expressed in the built environment of Dana Point.

Spanish Colonial Revival

The rise of the Spanish Colonial Revival style is generally attributed to the national exposure it received during the Panama-California Exposition of 1915, which was held in San Diego to celebrate the opening of the Panama Canal. Anchoring the exposition grounds was a collection of monumental and highly ornamented buildings that were designed by noted architect Bertram Grosvenor Goodhue and aimed to emphasize the richness and diversity of Spain's architectural lexicon. The exposition buildings – whose facades featured elaborate sculptural ornament juxtaposed against simple stucco surfaces – exemplified a particularly florid

interpretation of Spanish architecture known as Churrigueresque. The success of the exposition, and the widespread attention that Goodhue's buildings attracted, prompted other architects and designers to look to Spain for inspiration. Many of these architects were stationed in Europe during World War I and took in the architectural forms of provincial Spain. What resulted was an amalgamation of Spanish-inspired elements that became known as the Spanish Colonial Revival style.

Spanish Colonial Revival architecture came into its own at just the same time that Southern California was in the midst of a major population boom. The aesthetic was seen as especially well-suited to the prospering region and was embraced as a means of celebrating and romanticizing its Spanish heritage. It also proved to be a remarkably adaptive style that could be applied to any number of building types and economic conditions. The hallmark characteristics of Spanish Colonial Revival architecture – asymmetry, stucco walls, clay tile roofs, arches, courtyards, and decorative wood and ironwork – made their way into an array of property types but were expressed quite profoundly in residential design. The Spanish aesthetic was also embraced by developers and influenced the form and character of entire communities such as Santa Barbara, Rancho Santa Fe, San Clemente, and Dana Point. Spanish Colonial Revival architecture peaked in popularity in the 1920s and 1930s and fell out of favor by World War II.



Figures 66 and 67.
Examples of Spanish Colonial Revival architecture in Dana Point (ARG).

Dana Point and Capistrano Beach were initially envisioned as Mediterranean-inspired seaside enclaves. Consistent with this vision – as well as architectural restrictions that were implemented by the area's inaugural developers – almost all of the early buildings in these two communities are designed in some variant of the Spanish Colonial Revival style. Of these buildings, most are single-family residences, but there are also a few multi-family dwellings and commercial buildings designed in the style. Spanish Colonial Revival style buildings are mostly located in the Lantern Village area of Dana Point, atop the palisades and on the shore of Capistrano Beach, and in the commercial node of Doheny Village.

Character-defining features of Spanish Colonial Revival architecture include:

- Asymmetrical facades and complex massing
- Low or medium-pitched roofs with clay tile roof cladding

- Coved, molded, or wood-bracketed eaves
- Stucco wall cladding
- Double-hung, casement, and fixed wood sash windows, often with divided lights
- Wooden plank or carved doors, often with iron hardware
- Arched window and door openings
- Incorporation of courtyards, patios, loggias, and covered porches
- Decorative wood or wrought iron grillework
- Decorative terra cotta or glazed ceramic tile accents

Tudor Revival

Historicist idioms that drew upon and reinterpreted aspects of European building traditions were also embraced by architects and the American public starting in the early twentieth century. In the built environment of Southern California, this was manifest in the rise of the Tudor Revival style, which along with the Spanish Colonial Revival style quickly became one of the region’s most popular and ubiquitous variants of the Period Revival movement. Tudor Revival architecture was loosely based on a medley of architectural traditions that were popular in Medieval Britain. While it bears a clear association with the Period Revival movement, the Tudor Revival style is in fact rooted in the Arts and Crafts tradition, whose proponents embraced Tudor Revival’s rusticated qualities, picturesque backdrop, and natural materials.

Tudor Revival architecture made its foray into the American architectural scene in the late 1890s and peaked in popularity in the 1920s. As it drew primarily upon traditions in domestic architecture, the style was most often applied to residential properties, though on occasion it was also applied to a commercial and institutional context. Buildings designed in the style are typically defined by several hallmark features – steeply-pitched gabled roofs, brick or stone veneers, prominent chimneys, tall narrow windows, and decorative half-timbering – that exude an overarching sense of rusticity and give these simple wood-frame structures a hand-hewn appearance. Masonry veneering techniques that were honed in the 1920s and 1930s contributed to the style’s popularity by making it

Figures 68 and 69.
Examples of Tudor Revival
architecture in Dana Point
(ARG).



easier and cheaper to produce its quintessential rustic and quaint aesthetic. The Tudor Revival style remained a popular choice for residential architecture through the World War II era, at which point it fell out of favor.

Architectural restrictions that were implemented in the early years of Dana Point strongly favored an aesthetic that incorporated elements of Spanish and Mediterranean-inspired architecture. However, a small number of Tudor Revival style residences managed to eke their way through the design review process and were built alongside the Spanish Colonial Revival edifices that dominated the community in its formative years, likely because Tudor Revival was widely perceived as a tasteful choice for residential design. All of Dana Point's Tudor Revival style houses are located in the Lantern Village area.

Character-defining features of Tudor Revival architecture include:

- Asymmetrical façades and irregular plans
- Steeply-pitched roofs with one or more prominent gables
- Jettied upper stories, often accentuated by corbels
- Stucco wall cladding paired with a brick or stone veneer
- Decorative half-timbering
- Entrance vestibules with arched openings
- Tall, narrow wood casement windows, often arranged in groups
- Leaded diamond-paned windows are common
- Elaborate brick chimneys that act as a prominent visual feature

Modernism

Modernism is an umbrella term that is used to describe a mélange of architectural styles and schools of design that were introduced in the early twentieth century, honed in the interwar years, and ultimately came to dominate the American architectural scene in the decades following World War II. The tenets of Modernism are diverse, but in the most general sense the movement eschewed past traditions in favor of an architectural paradigm that was more progressive and receptive to technological advances and the modernization of society. It sought to use contemporary materials and building technologies in manner that prioritized function over form and embraced the “authenticity” of a building’s requisite elements. Modernism, then, sharply contrasted with the Period Revival movement that dominated the American architecture scene in years past, as the latter had relied wholly on historical sources for inspiration.

Modernism is rooted in European architectural developments that made their debut in the 1920s and coalesced into what became known as the International style. Championed by some of the most progressive architects of the era – including Le Corbusier of France, and Walter Gropius and Mies van der Rohe of Germany – the International style took new building materials such as iron, steel,

glass, and concrete and fashioned them into functional buildings for the masses. These ideas were introduced to Southern California in the 1920s upon the emigration of Austrian architects Richard Neutra and Rudolph Schindler. Neutra and Schindler each took the “machine-like” aesthetic of the International style and adapted it to the Southern California context through groundbreaking residential designs. While Neutra and Schindler were indisputably pioneers in the rise of Southern California Modernism, it should be noted that their contributions dovetailed with the work of figures such as Frank Lloyd Wright and Irving Gill, both of whom had experimented with creating a Modern aesthetic derived from regional sources.

Prior to World War II, Modernism was very much a fringe movement that was relegated to the sidelines as Period Revival styles and other traditional idioms prevailed. Its expression was limited to a small number of custom residences and the occasional low-scale commercial building. However, Americans’ perception of Modern architecture had undergone a dramatic shift by the end of World War II. An unprecedented demand for new, quality housing after the war prodded architects and developers to embrace archetypes that were pared down and replicable on a mass scale. As a whole, Americans also gravitated toward an aesthetic that embraced modernity and looked to the future – rather than to the past – for inspiration, an idea that was popularized by John Entenza’s *Arts and Architecture* magazine and its highly influential Case Study House program. Modern architecture remained popular for the entirety of the postwar era, with derivatives of the movement persisting well into the 1970s.

As a community that developed almost entirely after World War II, Dana Point contains numerous examples of Modern architecture. While Modernism is most strongly expressed in the city’s residential building stock, examples of commercial and institutional buildings espousing the tenets of Modernism can also be found. In terms of design, Dana Point’s modern buildings run the gamut and range from modest and unassuming to distinctive and highly-articulated. Many noteworthy examples are located in Monarch Beach.

Streamline Moderne

One of the earlier iterations of Modernism to emerge was the Streamline Moderne style, a common stylistic choice for buildings constructed during the Great Depression. It is loosely associated with the articulated and ebullient Art Deco style, which had arisen in the 1920s as a new aesthetic that exuded modernity but was cut short by the constraints of the Great Depression. What emerged thereafter was a more restrained alternative to Art Deco that similarly espoused the principles of modernity, technology, and progress. Known as Streamline Moderne, this new style was devoid of the lavish ornament that was applied to its Art Deco predecessors and was instead characterized by simple

volumes, clean surfaces, horizontal lines, and rounded corners. Together, these features produced an aesthetic that was sleek, efficient, and appropriately austere for the times. It alluded to the notions of speed and movement, drawing inspiration from the proliferation of the car.

Streamline Moderne's economical palette proved to be both popular and adaptable, and was applied to various contexts including residential, commercial, and institutional buildings beginning in the 1930s. Its crowning moment came in 1939-1940, when it was selected as the prevailing architectural theme of the New York World's Fair. Tens of thousands of eager visitors attended the "World of Tomorrow" and were awed by cars, robots, and cutting-edge electronic appliances, all of which were housed in a collection of streamlined pavilions. The Streamline Moderne style remained popular until World War II.



While Streamline Moderne resonated with the American public and was a popular architecture style of its era, it is somewhat uncommon since relatively few buildings were constructed when it peaked in popularity due to the constraints imposed by the Depression. This is especially true in Dana

Figure 70. Example of Streamline Moderne architecture in Dana Point (ARG).

Point, which experienced next to no development between the early 1930s and mid-1940s. Nonetheless, a very small handful of residential and commercial buildings that were constructed at this time exhibit characteristics of the style, all of which are located in the Lantern Village area.

Character-defining features of Streamline Moderne architecture include:

- Horizontal massing
- Flat or nearly flat roofs
- Smooth stucco wall cladding
- Unadorned wall surfaces with minimal ornamentation
- Rounded corners and curved end walls
- Metal casement windows, often arranged in horizontal bands
- Fenestration typically lacks surrounds and appears to be "punched" into the wall
- Moldings and stringcourses that accentuate the building's horizontality

Mid-Century Modern

Mid-Century Modern is a broad term used to describe the evolution of the International style in the period after World War II, generally between the mid-1940s and 1970s. It carried forward the guiding principles of architectural Modernism that had been introduced and adapted to the Southern California environment by Richard Neutra, Rudolph Schindler, and other pioneers of the Modern school. However, after World War II architects experimented with the incorporation of different shapes, materials, and colors, providing Modern buildings with an aesthetic that was less orthodox than in prior years. Broad-brush characteristics of Mid-Century Modern architecture include a clear expression of structural elements and building materials, the application of standardized or prefabricated elements, free-flowing and open interior plans, and a blurring of the line between indoor and outdoor spaces. Some architects also experimented with bold geometries, vibrant compositions, vivid palettes, and sculptural forms and embraced an interpretation of Modernism that is more dynamic or “expressionistic” in character.

Mid-Century Modernism resonated with architects, developers, and the public alike and quickly became an iconic visual component of post-World War II society and culture. The aesthetic proved to be remarkably adaptable and was incorporated into what seemed to be an endless array of property types: single-family and multi-family residences, small and large-scale commercial edifices, offices, schools, churches, public and private institutions, and even some industrial development. While the style was a favorite among some of Southern California’s most influential architects, its prefabricated materials and adaptable, open floor plans were also conducive to the mass-produced housing developments of the postwar era. It remained popular for decades, with some variants persisting into the 1970s.

Figures 71 and 72.
Examples of Mid-Century
Modern residential
architecture in Dana Point
(ARG).



Since it developed almost entirely after World War II, Dana Point boasts a rich collection of Mid-Century Modern architecture. Examples of the style can be found in all of the city’s core divisions and demonstrate the tremendous breadth and adaptability of the Modern aesthetic. Most of the city’s Mid-Century Modern buildings are relatively simple, vernacular renditions of the style. More articulated

examples of Mid-Century Modern architecture are largely concentrated in Monarch Beach, though a few notable examples can also be found in the Lantern District and atop the Capistrano Beach palisades.

Character-defining features of Mid-Century Modern architecture include:

- Horizontal massing
- Exposed post-and-beam construction
- Simple, geometric volumes
- Flat or low-pitched roofs with wide eaves
- More expressionistic examples may feature a dramatic roof form
- Unadorned wall surfaces, often consisting of stucco combined with other textural elements such as brick, concrete blocks, stone, or wood siding
- Flush-mounted metal (and occasionally wood) windows
- Windows often arranged in horizontal bands and/or in a full-height configuration



Figure 73. Example of Mid-Century Modern commercial architecture in Dana Point (ARG).

Late Modern

The term Late Modern is used to describe an offshoot of Modernism that came about in the 1960s and remained popular through the 1980s. It developed as a reaction to trends in orthodox Modernism, and particularly to the immense popularity of Mid-Century Modernism in the years after World War II. As Mid-Century Modern architecture became increasingly popular and could be found in virtually every city across the nation, some architects began to grow weary of its ubiquity. This group of dissident architects experimented with a reimagined take on Modernism that incorporated more sculptural qualities, overtly bold geometries, uniform concrete surfaces and glass skins, and a prevailing sense of

exaggeration. Their experiments coalesced into an identifiable aesthetic that became known as the Late Modern style.

Late Modern architecture was almost always applied to commercial and institutional buildings and was championed by such esteemed architects as Marcel Breuer, Philip Johnson, and Cesar Pelli. The style is not particularly prevalent in Dana Point, though a handful of commercial properties in the vicinity of Dana Point Harbor exhibit characteristics commonly associated with the Late Modern aesthetic. What is arguably the most notable example of Late Modern architecture in Dana Point is the Chart House (34418 Green Lantern Street), designed in 1979 by architect Joseph Lancor.

Character-defining features of Late Modern architecture include:

- Bold volumes and articulated geometric forms
- Unrelieved wall surfaces of glass, metal, concrete, or tile
- Unpainted, exposed concrete surfaces
- Exaggerated expression of structural systems
- Unapparent door and window openings that are incorporated into exterior walls
- Minimal ornamentation



Figure 74. Example of Late Modern architecture in Dana Point (ARG).

Ranch

Ranch style architecture made its debut in Southern California in the 1930s. Inspired by the Spanish and Mexican *haciendas* of Southern California and the vernacular, wood-framed farmhouses of Northern California, Texas, and the American West, it projected a rusticated quality and alluded to a simple, informal, and casual lifestyle that proved to be popular among the American public. Designer Cliff May, often dubbed the “father of the Ranch House,” did not invent the style but helped to popularize it by his rustic and rambling “California Ranch Houses,” some of which were prominently featured in *Sunset* magazine and other popular periodicals of the day. By about 1940, Ranch was generally considered to be a tasteful choice for domestic design and was most often expressed in custom, architect-designed houses. Almost every architect of note had incorporated Ranch into their professional repertoire.

Originally associated with the custom dwellings of affluent homeowners, the Ranch house took on an entirely new dimension after World War II, when an unprecedented demand for new, quality housing brought about innovations in community development and mass production. Ranch houses, with their open and adaptable plans, could easily be replicated on a mass scale and were thus well-suited to the postwar housing market. Their design had been vetted by the Federal Housing Administration (FHA) and were embraced by developers eager to take advantage of the agency’s heavily subsidized loans. And – perhaps most importantly – the Ranch style struck a measured balance between traditional design and contemporary aesthetics that rendered it appealing to a mass audience. After World War II, entire tracts of pared-down, modest Ranch houses were developed in suburban environments across the nation. By some estimates, nine of every ten houses built in the postwar era embraced the style in some way. Even some commercial and institutional properties emulated the Ranch style to blend in with their environs. Ranch style architecture remained popular until Americans grew tired of it in the mid-1970s.

Given the immense popularity of the Ranch style in the postwar period, a distinction is typically drawn between Ranch houses that are mass-produced and those that are custom-designed. Mass-produced Ranch houses are those that were constructed en masse as part of a residential tract, were most often contractor-built (as opposed to architect-designed), and adhered to one of several standardized plans that were replicated throughout their respective tract. Since these houses were erected on a mass scale and were intended to be economical, they tend to exhibit the hallmark characteristics of the Ranch style but are lacking in architectural distinction. Custom-designed Ranch houses, on the other hand, were constructed on an individual basis and were almost always designed by an architect. Since custom Ranch houses were not built with the same monetary constraints as their mass-produced counterparts, they generally

stand out as more articulated and dynamic examples of the Ranch style and its derivatives.¹⁸⁸

Ranch style architecture is common in Dana Point and is almost always in the form of a detached, single-family dwelling. Mass-produced Ranch houses are mostly confined to subdivisions that are located in the northern section of the city and were developed in the 1960s and 1970s. Custom-designed Ranch houses are interspersed throughout the residential blocks of the Lantern Village area and the Capistrano Beach palisades. A handful of custom Ranch houses can also be found in Monarch Beach, though that area’s developers appeared to more strongly favor a Modern aesthetic.

Traditional Ranch

Many nuanced iterations of the Ranch style evolved over time, but on their face most Ranch style buildings can be grouped into two basic stylistic categories: Traditional Ranch and Contemporary Ranch. The Traditional Ranch style debuted in the 1930s and is what is often described as the “quintessential Ranch house.” Buildings designed in the style took on a rusticated appearance and incorporated historical references associated with the vernacular architecture of nineteenth century California and the American West. Examples of Traditional Ranch houses were prominently featured in popular magazines (most notably *Sunset*) and residential pattern books, which helped to perpetuate the style’s popularity by thrusting it into the national spotlight. Traditional Ranch style architecture was replicated on a mass scale after World War II, at which time it matured into an iconic visual component of American suburbia. The style proved to be particularly enduring and remained popular well into the postwar era. It eventually fell out of favor in the mid-1970s as Americans’ aesthetic preferences shifted.

Figure 75. Example of Traditional Ranch architecture in Dana Point (ARG).



Traditional Ranch style architecture is almost always expressed in the form of a detached, single-family house, though the style was sometimes adapted to multi-family residences and, on occasion, also to some

¹⁸⁸ Generally, only custom-designed Ranch houses are evaluated for their individual merit. Mass-produced Ranch houses are typically not evaluated on an individual basis, as they tend to lack distinctive characteristics and are ubiquitous. However, a cohesive grouping of mass-produced Ranch houses may be evaluated as a historic district.

commercial and institutional properties. It proved to be a favorite choice among the developers of mass-produced residential subdivisions. Buildings associated with the style are typically one story in height and are characterized by their rambling and elongated footprints, a rusticated aesthetic that evokes the image of a working ranch, free-flowing interior spaces, and an integral relationship with the outdoors. Dutch doors, wood shutters, dovecotes, and other decorative touches were often added to enhance the homey aesthetic that the Traditional Ranch style exuded. The Traditional Ranch style lacked overt references to Modernism, which distinguished it from the related Contemporary Ranch aesthetic.

The Traditional Ranch style is relatively common in Dana Point. Most of the city's Traditional Ranch houses are mass-produced and are found in the residential subdivisions that are located in the northern reaches of the city. Examples of custom Traditional Ranch houses are interspersed throughout the established blocks of Dana Point and Capistrano Beach; a few are located in the Monarch Beach area.

Character-defining features of Traditional Custom Ranch style architecture include:

- One-story configuration (two-story Ranch houses are rare)
- Horizontal massing and a rambling footprint
- Asymmetrical composition, with one or more projecting wings
- Low-pitched gabled or hipped roof
- Projecting eaves with exposed rafter tails
- Combination of wall cladding materials (wood board-and-batten siding is common)
- One or more picture windows
- Wood windows with divided lights (often diamond-paned)
- Brick or stone chimneys
- Rusticated ornamental details such as wood shutters and dovecotes
- Attached garage, often appended to the main house via a breezeway

Contemporary Ranch

The Contemporary Ranch style is an adaptation of the Traditional Ranch style that became popular after World War II. Buildings designed in the Contemporary Ranch style took on the basic massing, form, and configuration of the Ranch house and could be readily identified as such; however, in lieu of historically-inspired treatments and details, architects working in the style incorporated the clean lines, volumetric compositions, and ornamental restraint associated with Modernism. What emerged was a distinctive architectural style that read as a “blending together” of the Ranch and Modern aesthetics. The Contemporary

Ranch style tapped into postwar society's fascination with modernity, technology, and progress while simultaneously upholding architectural traditions that the public was accustomed to. It was applied to scores of buildings that were constructed between the mid-1940s and 1970s.

Like the Traditional Ranch style from which it was derived, the Contemporary Ranch style was almost always expressed in the form of a one-story, single-family dwelling. Contemporary Ranch style buildings exhibited those essential characteristics that rendered them identifiable as Ranch houses: asymmetry, an emphasis on horizontality, long and rambling footprints, free-flowing floor plans, and an integral relationship between indoor and outdoor spaces. But instead of details that exuded a rusticated and homey aesthetic, Contemporary Ranch style buildings incorporated the abstract geometries and contemporary details that were associated with the Modern school. Structural systems were clearly expressed, typically in the form of post-and-beam construction; exterior walls were generally clad in a simplistic palette of stucco and wood; carports often took the place of garages; and ornament tended to be more abstract in character and was applied more judiciously. Ornament often loosely incorporated architectural traditions from East Asia and Polynesia, as to provide buildings with a sense of exoticism.



Figure 76 and 77. Examples of Contemporary Ranch architecture in Dana Point (ARG).

The Contemporary Ranch style is relatively common in Dana Point. While the style is most commonly expressed in the mass-produced residential subdivisions that were developed in the 1960s and 1970s, several examples of custom Contemporary Ranch houses are located in the established blocks of Dana Point and Capistrano Beach. Custom Contemporary Ranch houses are also found in Monarch Beach.

Character-defining features of Contemporary Ranch style architecture include:

- One-story configuration (two-story Ranch houses are rare)
- Horizontal massing and a rambling footprint
- Asymmetrical composition with one or more projecting wings
- Expressed post-and-beam construction
- Low-pitched gabled or hipped roof

- Combination of wall cladding materials (stucco and wood siding are common)
- Large expanses of glass
- Windows and doors are not accentuated but are treated as void elements
- Abstract ornamental details
- Incorporation of Oriental and Polynesian motifs is common
- Carports are common and often take the place of an attached garage

VI. SURVEY FINDINGS

Summary of Findings

Using the methodology outlined in Section III (Scope and Methodology) of this report, field surveyors identified a total of 123 resources in Dana Point that appear eligible for listing in the National Register, California Register, and/or Dana Point Register. Identified resources include the following:

- 109 individual buildings
- 1 historic district
- 12 non-building resources (structures, objects, and sites)

Data associated with each identified resource have been compiled into a spreadsheet known as the Property Database, included as Appendix A of this report. Survey findings are also graphically depicted via GIS maps, which pinpoint the geographic location of each resource and are included as Appendix B.

Individually Eligible Buildings

The vast majority of resources identified in this Inventory Update consist of standalone buildings that were evaluated for their individual merit. Consistent with Dana Point's suburban character, most of the buildings identified as individually eligible are residential properties. Contextually, most residential properties identified in the survey can be lumped into one of two broad camps: residences that were built in the 1920s and '30s and represent the earliest pattern of development in the area; and residences that were built after World War II and are significant for the quality of their architecture. Many of the 1920s and '30s residences were also evaluated as excellent examples of their respective architectural style. A very small number of residential properties were found to be linked to a notable event or person in Dana Point history and were evaluated for their associative qualities.

Eleven commercial properties were identified as individually eligible. These resources generally consist of storefronts that were erected in the 1920s and '30s and are significant for their association with early efforts to develop Dana Point and Capistrano Beach into bucolic seaside enclaves. Other types of commercial resources that were identified in the survey include a rare remaining example of an early motor inn associated with automobile culture and roadside commerce; two examples of neon pole signs that are emblematic of trends in mid-century commercial development; one commercial building that stands out as an excellent example of Mid-Century Modern architecture; and another commercial

edifice that is a rare and particularly well-executed example of Late Modern (Organic) architecture.

Public and private institutional properties accounted for only three of the individual resources identified in the survey. Of these, two are associated with Dana Point's development in the postwar period and include an excellent example of a clubhouse that acted as a focal point of the Monarch Bay development and is notable for the quality of its architecture, and an elementary school campus that exemplifies progressive trends in postwar school design known as "building for learning." The third resource was purpose-built as an auditorium and was an integral part of Sidney's Woodruff marketing scheme for early Dana Point; it now houses commercial tenants.

One example of an industrial property was identified in the survey: the Hobie Surfboard Factory, opened by local surfing legend Hobie Alter in 1962 to support the expansion of his business. The factory was used to manufacture Alter's polyurethane surfboards once his small storefront on Pacific Coast Highway could no longer support both sales and production. While this is not the founding location of Alter's enterprise, it is the only known intact example of a resource in Dana Point that is associated with Alter's contributions to surf culture and the local surf industry. The original Hobie Store is still standing, but has been altered so extensively that it no longer retains sufficient integrity for listing.

Historic Districts

Generally, there are no cohesive groupings of pre-World War II resources in Dana Point, as development took place somewhat sporadically over the course of several decades and culminated in a built environment that is eclectic by its nature. Postwar residential development in Dana Point, however, largely consisted of vast residential housing tracts united by development patterns and aesthetic themes. Generally, although these postwar tracts and communities convey typical patterns of postwar development, the Inventory Update did not find that they meet eligibility criteria either due to a lack of integrity in individual buildings or due to the representative rather than exemplary nature of the developments.

However, the survey did identify one example of a residential historic district in the gated enclave of Monarch Bay. Known as the Monarch Bay Mall Historic District, it is composed of 44 single-family houses that are oriented around a central designed landscape. A majority of the houses are excellent examples of the Mid-Century Modern style and were all designed by architects Knowlton Fernald, Jr., Ricardo Nicol, and Arthur Schiller, company architects that had been selected by the Laguna Niguel Corporation. The central landscape, or "mall,"

which unifies the development and functions as its proverbial spine, is awash in tropical foliage and hardscape elements that enhance the Modern aesthetic exuded by the houses. The mall was designed by landscape architect Morgan Evans, a renowned local horticulturalist who was perhaps best known for his involvement in the landscape schemes for Disney theme parks. The synergy between the buildings and landscape provides the district with an identifiable sense of place.

Monarch Bay Mall was developed in the 1960s by the Laguna Niguel Corporation and was envisioned as the “crown jewel” of the planned community of Laguna Niguel. Prominently perched atop a bluff, and located just steps away from a pristine stretch of beach, the development was conceived with an affluent clientele in mind. In 1964, officials from the Corporation announced plans to develop a new residential unit adjacent to the ocean, which would “comprise 44 custom designed residences with sweeping ocean views and a unique park-like setting.”¹⁸⁹ Each house was sited so that it had its own, unobstructed ocean view, and most backed up onto a landscaped corridor that ran the length of the development and acted, in essence, as a “spacious and well-kept garden for all.”¹⁹⁰



Figures 78-81.
Contributing features
in the Monarch Bay
Mall Historic District
(ARG).

¹⁸⁹ “Model Homes Being Readied at Laguna,” *Los Angeles Times*, May 3, 1964.

¹⁹⁰ “Exclusive Monarch Bay Mall Homes to be Shown Today,” *Independent Press-Telegram*, Aug. 15, 1965.

To ensure that its signature development maintained a cohesive and coordinated visual character, the Corporation enlisted its team of company architects – Fernald, Nicol, and Schiller – to design all of the 44 custom houses comprising Monarch Bay Mall. Consistent with the architectural theme that had been carried out in the adjacent residential units of Monarch Bay and Niguel Terrace, the trio designed the houses of Monarch Bay Mall in what was described as a “contemporary rustic motif” that incorporated characteristic elements of Mid-Century Modern architecture. Common features such as expressed post-and-beam construction, flat and gabled roof structures, large expanses of glass, and a simplistic exterior palette provided these houses with a sense of unity and cohesion. However, no two houses were exactly alike, as prospective buyers chose from eight different floor plans and a wide variety of décor packages to ensure that their new house reflected their individual taste. Monarch Bay Mall was opened to public inspection in August 1965. Houses in the development ranged in size from 1,700 to 2,200 square feet and were offered starting at \$45,000, which was a sizable sum by 1960s standards. The 44 houses and the designed landscape appear to have all been built between 1965 and 1967.

Those who chose to invest in Monarch Bay were rewarded with a number of perks in addition to their custom-designed dwelling. All residents were within walking distance to a picturesque stretch of sandy beach and were provided access to the tony Monarch Bay Beach Club. Gates restricted access and ensured that residents would be afforded a sense of seclusion and privacy. However, when one did decide to venture outside the gates they were just steps away from a new shopping center. All residents enjoyed unfettered access to the lushly-landscaped central mall, whose maintenance was fully paid for.

Most of the original residences in Monarch Bay Mall by Fernald and team are still extant, though some have been demolished and replaced by more contemporary dwellings. Evans’ central mall also remains intact. At the time of the survey, 28 houses and one landscape feature were identified as contributors to the proposed Monarch Bay Mall Historic District, out of a total of 45 elements. The remaining 17 houses were identified as non-contributors, either because they have been extensively altered or are new buildings that post-date the district’s identified period of significance (1965-1967).

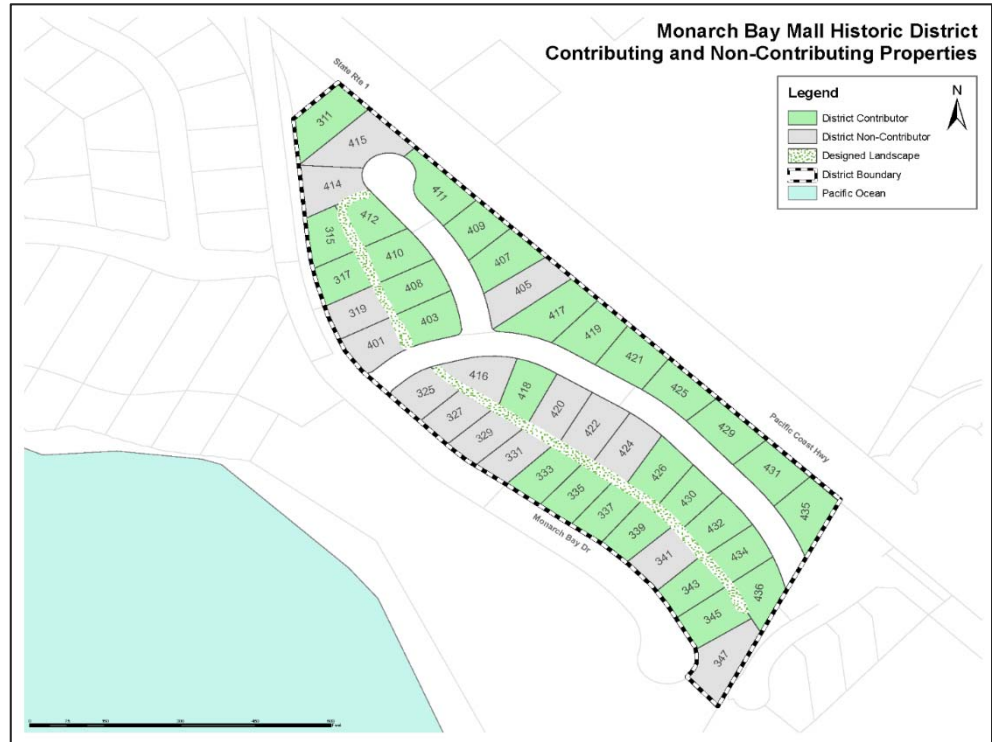


Figure 82. Monarch Bay Mall Historic District, Contributing and Non-Contributing Properties (ARG).

Non-Building Resources

In addition to individual buildings and one historic district, the survey identified eleven resources that are more auxiliary in character and can be broadly classified as “non-building resources.” This includes a miscellany of structures and objects that are less substantive than buildings but nonetheless are associated with significant themes in the city’s development history. Non-building resources identified in the survey include two gazebos erected in the 1920s; remnants of the stonework trail and aborted Dana Point Inn project, both of which date to the earliest period of community development; a railroad overpass that is believed to date to the completion of the Roosevelt Coast Highway in 1928; a grouping of historic streetlights; a vessel that is docked in Dana Point Harbor; and a stone staircase that meanders down the Capistrano Beach palisades and was once associated with the Doheny residence up above.



Figures 83 and 84. Examples of non-building resources identified in the survey (ARG).

Deviations from the 1997 Historic Architectural Resources Inventory

The vast majority of properties identified as eligible in the 1997 Historic Architectural Resources Inventory were again identified as eligible by this Inventory Update. However, some of these properties were determined to be ineligible for listing at any level (federal, state, or local) because of one of three reasons: (1) the resource in question had been demolished since the previous survey was conducted; (2) it had been extensively altered and no longer retained sufficient integrity for listing; or (3) it did not meet eligibility standards for any of the contexts and themes established in the Historic Context Statement. Listed below are those properties that were identified in the 1997 survey but are now considered to be ineligible for listing. Each property’s previous status code is listed, along with a summary statement indicating why it no longer appears eligible. ARG recommends that these properties be removed from the City’s Inventory.

LOCATION	CODE	SUMMARY STATEMENT
34111 Amber Lantern St	5S2	Does not meet eligibility standards
33882 Blue Lantern St	5S2	Extensively altered; does not retain integrity
34921 Calle del Sol	5S3	Does not meet eligibility standards
26893 Calle Hermosa	5S3	Does not meet eligibility standards
34260 Dana Point Harbor Dr	5S2	Demolished
24312 Del Prado Ave	5S2	Extensively altered; does not retain integrity
34172 Doheny Park Rd	5S3	Extensively altered; does not retain integrity
34221 Doheny Park Rd	5S3	Extensively altered; does not retain integrity
34222 Doheny Park Rd	5S3	Demolished
34225 Doheny Park Rd	5S3	Extensively altered; does not retain integrity
34231 Doheny Park Rd	5S3	Extensively altered; does not retain integrity
25846 Domingo Ave	6	Demolished
25862 Domingo Ave	6	Demolished

33942 El Encanto Ave	5S3	Does not meet eligibility standards
33962 El Encanto Ave	5S3	Does not meet eligibility standards
33791 Granada Dr	5S2	Extensively altered; does not retain integrity
25801 Las Vegas Ave	6	Demolished
34130 Pacific Coast Hwy	5S2	Extensively altered; does not retain integrity
34185 Pacific Coast Hwy	6	Extensively altered; does not retain integrity
34352 Pacific Coast Hwy	5S2	Extensively altered; does not retain integrity
24366 Santa Clara Ave	5S2	Demolished
34555 Scenic Dr	5S2	Does not meet eligibility standards
34567 Scenic Dr	5S2	Demolished
33882 Valencia Pl	5S2	Extensively altered; does not retain integrity
34255 Via Lopez	5S2	Extensively altered; does not retain integrity
26565 Via Sacramento	6	Demolished
34365 Via San Juan	6	Extensively altered; does not retain integrity
34506 Via Verde	6	Extensively altered; does not retain integrity
25872 Victoria Blvd	6	Extensively altered; does not retain integrity
25882 Victoria Blvd	6	Demolished

VII. RECOMMENDATIONS

The following is a list of recommendations related to continued research and evaluation of potential resources, and the structure and content of Dana Point's historic preservation ordinance. The recommendations listed herein are based upon standard guidelines and best practices as reflected in technical bulletins and advisory documents maintained by the National Park Service and the California Office of Historic Preservation:

- Work toward becoming a Certified Local Government (CLG). Achieving CLG status would ensure that Dana Point's historic preservation program is consistent with federal and state standards and maintains a high degree of credibility; would provide historic preservation staff with advisory resources and technical assistance; and would allow the City to apply for grant funding administered by the CLG program.
- Revise Dana Point's existing historic preservation ordinance. Overhauling the City's existing historic preservation ordinance would incorporate the most up-to-date guidelines and professional best practices into its existing policies and programs related to historic preservation. As part of an ordinance update, ARG recommends the following:
 - Streamline existing local eligibility criteria. Dana Point's existing criteria for evaluating potential resources at the local level are numerous, and some are not consistent with the most up-to-date standards and professional practices. ARG recommends that the City retool its eligibility criteria so that they are more closely aligned with those used for the National and California Registers. This will provide for a more streamlined means of evaluating resources for potential significance.
 - Create a mechanism for designating and regulating historic districts. While historic districts are uncommon in Dana Point, the survey did identify one potential historic district in the Monarch Beach community. The current ordinance is tailored to the designation and treatment of individual properties, so ARG recommends that the City adopt language specific to historic districts.
- Establish a historic preservation commission. While the ordinance references a preservation commission, issues related to historic preservation appear to be directed through the Planning Commission at present. The City may benefit from a commission whose members deal specifically with historic resources.

VIII. SELECTED BIBLIOGRAPHY

Books, Manuscripts, Periodicals, and Other Published Sources

Baum, Alice S., and Donald W. Burnes. "From the Hollywood Hills to the Sea: Sidney Woodruff and Dana Point." Manuscript prepared for the Dana Point/Capistrano Beach Historical Society, October 2001.

Baum, Alice S., and Donald W. Burnes. "The Dohenys and Capistrano Beach: The Untold Story." Manuscript prepared for the Dana Point/Capistrano Beach Historical Society, October 2000.

Baum, Alice S., and Donald W. Burnes. "The Story of Monarch Bay and California Modern Architecture." Manuscript prepared for the Dana Point/Capistrano Beach Historical Society, October 2002.

Benton, F. Weber. "Dana Point and Vicinity, California." Promotional pamphlet. Los Angeles: Benton Publishing Company, 1924.

Brigandi, Phil, et al. *A Hundred Years of Yesterdays: A Centennial History of the People of Orange County and their Communities*. Santa Ana: Orange County Historical Commission, 2004.

California Coastal Commission. *California Coastal Resource Guide*. Oakland: University of California Press, 1987.

Carpenter, Virginia. *Ranchos of Orange County: Chronologies of Early California*. Orange: The Paragon Agency, 2003.

Dana Point Historical Society. "A Collection of Vintage Photographs: Guided Bus Tours of Dana Point." 2003.

Ferreira, John Vincent. *The Outlook Tower: Essays on Urbanisation in Memory of Patrick Geddes*. Bombay: Popular Prakashan Private Limited, 1976.

Gebhard, David, and Robert Winter. *An Architectural Guidebook to Los Angeles*. Salt Lake City: Gibbs Smith, 2003.

Henderson, George L. *California and the Fictions of Capital*. New York: Oxford University Press, 1999.

Jackson, Kenneth T. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985.

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2009.

McWilliams, Carey. *Southern California: An Island on the Land*. Layton: Gibbs Smith, 1946.

Mozingo, Joe. *The Fiddler on Pantico Run: An African Warrior, His White Descendants, a Search for Family*. New York: Simon and Schuster, 2012.

Olvera, Carlos N. "It's History: Capistrano Pier, Only Memories Remain." *Dana Point Times*, March 12, 2015.

Orange County Historical Society. *Postcard History Series: Orange County*. Charleston: Arcadia Publishing, 2005.

Scott, Marjorie. "Out of the Past." *Orange Coast* (May 1989), 53-56.

Starr, Kevin. *Material Dreams: Southern California through the 1920s*. New York: Oxford University Press, 1990.

Walker, Doris I. *Dana Point Harbor/Capistrano Bay: Home Port for Romance*. Dana Point: To-The-Point Press, 1995.

Walker, Doris I. *Images of America: Dana Point*. Charleston: Arcadia Publishing, 2007.

Other Sources

"Historic Architectural Resources Inventory." Prepared by AEGIS for the City of Dana Point. 1997.

Meares, Hadley. "The Arches: Development, Depression, and the Ruins of the Dana Point Inn." *KCET*. April 27, 2015. Accessed July 2015, <http://www.kcet.org/socal/departures/columns/lost-landmarks/the-arches-development-the-depression-and-the-scenic-ruins-of-dana-point-inn.html>.

"NETR Online Historic Aerials." NETR Online, 1938, 1946, 1952, 1967, 1980, 1994, 2002, and 2010. Accessed July 2015, <http://www.historicaerials.com>.

ProQuest Newsstand. "Historical Los Angeles Times." Accessed July 2015, <http://search.proquest.com.ezproxy.lapl.org/>.

Sanborn Fire Insurance Company Maps (1929). Accessed July 2015 via Los Angeles Public Library, <http://www.lapl.org>.



Memorandum

To: Johnathan Ciampa
Senior Planner
City of Dana Point, Planning Division
33282 Golden Lantern, Dana Point, CA 92629
JCiampa@DanaPoint.org

Project: Dana Point Consulting Services: 35261 Camino Capistrano

Project No.: 17200

Date: Sept. 6, 2017

Via: E-mail

Dear Mr. Ciampa:

At your request, Architectural Resources Group (ARG) has conducted additional research and analysis related to the property at 35261 Camino Capistrano, Dana Point. The property includes a one-story, single-family house that was built in 1958 and exhibits characteristics of Mid-Century Modern style architecture. Original building permits for the house identify the architect of record as Don Williamson, a noted architect from Laguna Beach who was prolific in the post-World War II era. Williamson was known for designing custom residences in and around Laguna Beach, and was also involved with the design and administration of the annual Pageant of the Masters festival.

In 2015, ARG was retained by the City of Dana Point to update the City's Historic Architectural Resources Inventory. Through this process, the subject house was identified as a potentially eligible historic resource and was assigned a status code of 5S3 (appears to be individually eligible for local listing or designation through survey evaluation). Field surveyors opined that the house appeared to be significant (1) as an excellent, intact example of Mid-Century Modern residential architecture, and (2) as the work of noted Laguna Beach architect Don Williamson. The evaluation was based upon what surveyors were able to observe from the public right-of-way.

In August 2017, additional information related to the subject house was supplied by the property owner, who has resided in the house since its construction in 1958. As the original owner and occupant, he was able to provide information about the house that is difficult to glean from survey evaluation alone. ARG conducted a supplemental site visit and consulted with the property owner about the additional information that was provided. During this site visit, it was noted that:

- Several alterations have been made to the exterior of the house, and specifically to its primary (east) façade. Most notably, an addition was constructed on the west face of the

- entrance court to accommodate an expanded foyer, which augmented the house's square footage and modified the configuration of the primary entrance. On the east face of the entrance court, what was an open breezeway between the main house and a guest unit has since been infilled. These alterations have resulted in modifications to the house's exterior appearance and have compromised its ability to convey its original design intent.
- Don Williamson is listed as the architect of record, but his overall role in the design and construction of the house appears to have been nominal. The property owner, who has a professional background in engineering, explained that it was he who designed the residence, and that he contacted Williamson's office only to provide help with seismic safety requirements that were mandated by Orange County building officials. Williamson, as a licensed architect, stamped the blueprints upon completion, but apart from the aforementioned scope of work he had little to do with the house's design or appearance.

In light of this new information, ARG concludes that the subject house is not an eligible historic resource. The house exhibits distinguishing characteristics of the Mid-Century Modern style, and stands out as a rare and high-style example of this style of architecture in Dana Point, but it has been altered in such a way that its essential form and plan have been compromised. The house also does not appear to be a significant example of Don Williamson's body of work given that the architect played a relatively minor role in influencing its design and appearance.

Sincerely,



Katie E. Horak
Principal



Andrew Goodrich, AICP
Associate



Memorandum

To: Johnathan Ciampa
Senior Planner
City of Dana Point, Planning Division
33282 Golden Lantern, Dana Point, CA 92629
JCiampa@DanaPoint.org

Project: Dana Point Consulting Services: Monarch Bay Mall

Project No.: 17200

Date: Sept. 19, 2017

Via: E-mail

Dear Mr. Ciampa:

At your request, Architectural Resources Group (ARG) has re-assessed Monarch Bay Mall, a gated residential neighborhood in the Monarch Beach area of Dana Point, to determine whether it retains sufficient integrity for listing as a historic district. The neighborhood consists of 44 customized single-family houses, almost all of which were built between 1965 and 1967. These houses were designed in the Mid-Century Modern style by Knowlton Fernald, Jr., Ricardo Nicol, and Arthur Schiller, company architects for the Laguna Niguel Corporation. The neighborhood is bisected by a shared central landscape that was designed by horticulturalist Morgan "Bill" Evans.

Development History

Monarch Bay Mall was developed in the mid-1960s as part of the master-planned community of Laguna Niguel. Laguna Niguel was one of several large, planned communities in South Orange County that were constructed from the ground up after World War II and responded to a need for mass-produced housing at the time. Victor Gruen Associates, a renowned architecture and engineering firm based in Los Angeles, developed the master plan for Laguna Niguel and, in doing so, sowed the seeds for that city's essential configuration, land use patterns, and circulation network. Born and trained in Vienna, Gruen is well-known for planning and designing large-scale developments, and is perhaps best remembered as a pioneer of modern shopping mall design.

Gruen's master plan for Laguna Niguel rested on the concept of dividing the city into eight large neighborhood units, all of which would be loosely oriented around a central boulevard called Crown Valley Parkway. One of these neighborhoods was Monarch Bay, which was sited adjacent to the ocean and included the choicest lots within the Laguna Niguel development. Gruen

envisioned Monarch Bay as an affluent residential enclave composed of customized single-family houses. Ground was broken on Monarch Bay in July 1960. To maintain cohesion, ensure quality design, and protect ocean views, the Laguna Niguel Corporation imposed strict architectural guidelines for all houses built within the neighborhood. Those who purchased lots could either bring in their own approved architect or could hire the Corporation's team of in-house architects – Knowlton Fernald, Jr., Ricardo Nicol, and Arthur Schiller – to design their house.

In 1964, the Laguna Niguel Corporation unveiled plans for a new residential unit in the part of Monarch Bay located closest to the ocean. Known as Monarch Bay Mall, the new unit would consist of 44 customized houses “with sweeping ocean views and a unique park-like setting.” Company architects Fernald, Nicol, and Schiller designed these houses in the Mid-Century Modern style. Common features such as expressed post-and-beam construction, flat and gabled roofs, and large expanses of glass provided the development with an overarching sense of cohesion. However, prospective buyers were able to choose from a wide variety of floor plans and décor packages to reflect their individual taste. Monarch Bay Mall formally opened in August 1965.

One especially distinguishing feature of the new development was a designed landscape known as “The Mall.” The Mall was designed by Morgan “Bill” Evans, a noted horticulturalist and frequent collaborator of Walt Disney who was the lead landscape designer of Disney theme parks for more than half a century. For the Mall, Evans utilized a tropical planting scheme and various hardscape features that complemented the Mid-Century Modern aesthetic of the adjacent houses. The synergy between the houses and the Mall provided the development with a strong sense of place.

While Monarch Bay Mall was initially developed as part of Laguna Niguel, and retained a strong association with that community for decades, it was an unincorporated area that was eventually absorbed into the City of Dana Point upon its incorporation in 1989.

Eligibility Evaluation

In 2015, ARG was retained by the City of Dana Point to update the City's Historic Architectural Resources Inventory. Through this process, Monarch Bay Mall was identified as a potentially eligible historic district. Field surveyors determined that the district appeared to be significant for the following reasons: (1) for conveying patterns of master planning, residential development, and suburbanization that shaped Dana Point after World War II, and specifically the planning principles that were espoused by noted architect Victor Gruen; (2) as an excellent, intact concentration of Mid-Century Modern residential architecture; and (3) as a significant work of architects Knowlton Fernald, Jr., Ricardo Nicol, and Arthur Schiller, and horticulturalist and landscape designer Morgan Evans. This was the only potential historic district identified in the Inventory Update.

When the Inventory Update was conducted in 2015, 29 houses and one landscape feature (the Mall) were identified as district contributors, resulting in a total contributor count of roughly 66%. The remaining 15 houses were identified as district non-contributors. Most were identified as such because they had been extensively altered; one house had been demolished.

In August 2017, the City of Dana Point requested that ARG re-evaluate the Monarch Bay Mall neighborhood to determine whether it continues to retain sufficient integrity for historic district eligibility. Between the time that the Inventory Update was conducted (2015) and the present day, modifications have been made to several houses in the neighborhood, reducing the number of district contributors and, possibly, diminishing the strength and cohesion of the district as a whole. Specifically, some of the houses that were identified as district contributors in 2015 have either been demolished or remodeled in a manner that is incongruent with their original design.

The City also provided ARG with additional information about building alterations that was not available when the Inventory Update was conducted. This information came from two sources: (1) a review of historical building permits for houses located within the proposed district, conducted by the City, and (2) consultation with the local homeowner's association, which exercises some authority over development projects within the neighborhood. With this additional information in hand, ARG was able to identify alterations to individual buildings that are nuanced and difficult to glean from survey evaluation alone, and thus were not noted in the Inventory Update.

ARG conducted a follow-up site visit of the neighborhood in August 2017 to assess present-day conditions. Each house within the previously identified historic district was photographed, and alterations to building exteriors were documented. Field surveyors also evaluated the designed landscape (the Mall), as well as other significant planning and subdivision features.

Because of changes that have been made to contributing buildings over the past two years, as well as additional information that was provided to ARG by the City, several of the houses that had previously been identified as district contributors were re-classified as non-contributors. Below is a list of district contributors and non-contributors, reflecting conditions in both 2015 and 2017:

ADDRESS	2015 STATUS	2017 STATUS	NOTES
311 Monarch Bay Dr	Contributor	Contributor	
315 Monarch Bay Dr	Contributor	Contributor	
317 Monarch Bay Dr	Contributor	Contributor	
319 Monarch Bay Dr	Non-Contributor	Non-Contributor	New construction
325 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
327 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
329 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered

331 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
333 Monarch Bay Dr	Contributor	Contributor	
335 Monarch Bay Dr	Contributor	Contributor	
337 Monarch Bay Dr	Contributor	Not Determined	Under renovation
339 Monarch Bay Dr	Contributor	Non-Contributor	Extensively altered
341 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
343 Monarch Bay Dr	Contributor	Contributor	
345 Monarch Bay Dr	Contributor	Contributor	
347 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
401 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
403 Monarch Bay Dr	Contributor	Contributor	
405 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
407 Monarch Bay Dr	Contributor	Non-Contributor	Extensively altered
408 Monarch Bay Dr	Contributor	Contributor	
409 Monarch Bay Dr	Contributor	Contributor	
410 Monarch Bay Dr	Contributor	Non-Contributor	Extensively altered
411 Monarch Bay Dr	Contributor	Contributor	
412 Monarch Bay Dr	Contributor	Contributor	
414 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
415 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
416 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
417 Monarch Bay Dr	Contributor	Contributor	
418 Monarch Bay Dr	Contributor	Contributor	
419 Monarch Bay Dr	Contributor	Contributor	
420 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
421 Monarch Bay Dr	Contributor	Non-Contributor	Extensively altered
422 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
424 Monarch Bay Dr	Non-Contributor	Non-Contributor	Extensively altered
425 Monarch Bay Dr	Contributor	Non-Contributor	Extensively altered
426 Monarch Bay Dr	Contributor	Non-Contributor	Extensively altered
429 Monarch Bay Dr	Contributor	Non-Contributor	Extensively altered
430 Monarch Bay Dr	Contributor	Contributor	
431 Monarch Bay Dr	Contributor	Non-Contributor	New construction
432 Monarch Bay Dr	Contributor	Contributor	
434 Monarch Bay Dr	Contributor	Contributor	
435 Monarch Bay Dr	Contributor	Non-Contributor	Extensively altered
436 Monarch Bay Dr	Contributor	Contributor	
The Mall (landscape)	Contributor	Contributor	

Total Contributor Count (2015): 30/45 (66.6%)

Total Contributor Count (2017): 20/45 (44.4%)

There is no prescribed threshold of contributing properties that is needed to constitute a historic district; rather, eligibility hinges on whether a district retains enough of its historic character and integrity to adequately convey the reason(s) for its significance. Based on the current contributor count of 44.4 percent, which falls short of a simple majority, it would be difficult to argue, compellingly, that the Monarch Bay Mall neighborhood retains the integrity that is needed to express its essential historic and architectural character. Although many of the neighborhood's tract and planning features remain intact, and the area as a whole retains a sense of identity and place, a majority of buildings have been altered. Rather than reading as a grouping of Mid-Century Modern houses that are unified with respect to form, scale, massing, and plan, the neighborhood is now composed of a more eclectic mix of buildings that were modified at different times, reflect individual preferences, and embody contemporary trends in residential design.

Weighed together, these alterations have compromised the cohesion of the neighborhood, the architectural qualities that provided the neighborhood with its distinctive character, and the design intent of architects Fernald, Nicol, and Schiller. For these reasons, ARG concludes that the Monarch Bay Mall neighborhood, as of 2017, is no longer eligible as a historic district.

Recommendations

Nonetheless, the neighborhood retains a strong sense of identity and place that are created, in large part, by its essential site planning and landscape features. ARG believes that these qualities are of historical value and should be accounted for in the Inventory Update, as follows:

- ARG recommends that the landscaped corridor bisecting the neighborhood (the Mall) be added to the Inventory with a status code of 5S3 (appears to be individually eligible for local listing or designation through survey evaluation). The Mall is an excellent, intact example of a post-World War II designed landscape in Dana Point, and is a notable work of horticulturalist and landscape designer Morgan Evans.
- ARG recommends that the Monarch Bay Mall neighborhood be assigned California Historic Resources Status Code 6L (determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning). This is not a historic district designation, but rather encourages the City to utilize alternative planning tools and mechanisms to protect important qualities of the neighborhood. Any review would not involve individual houses in the neighborhood, but would encourage the City to pay special attention to the tract and planning features that are integral to providing the neighborhood with its unique identity and sense of place.

- Features that warrant special consideration include the following: the aforementioned designed landscape (the Mall), the integral relationship between buildings and adjacent landscapes, the curvilinear network of streets and circulation corridors associated with Gruen's master plan for the area, aggregate curb buffers, and uniform building setbacks.
- Finally, ARG recommends that there are houses within the Monarch Bay Mall neighborhood that were previously identified as district contributors that may be individually eligible. Because the Monarch Bay Mall was sufficiently intact as a potential historic district at the time of the 2015 inventory update, contributing buildings were not also evaluated for potential individual eligibility against local, state, or federal criteria. Therefore, ARG recommends that those buildings that were previously identified as district contributors AND retain a high degree of historic integrity be classified with California Historic Resources Status Code 7R (identified in reconnaissance level survey; not evaluated). These houses would not be added to the Inventory as eligible properties, but may rather need additional study if development plans are introduced in the future. ARG's reconnaissance survey indicated that these houses may be significant for their Mid-Century Modern architecture, and also for their association with architects Fernald, Nicol, and Schiller. However, more detailed, property-specific analysis may be needed in order to conclude whether the following eight houses merit inclusion in the Inventory:
 - 315 Monarch Bay Drive
 - 317 Monarch Bay Drive
 - 335 Monarch Bay Drive
 - 343 Monarch Bay Drive
 - 408 Monarch Bay Drive
 - 411 Monarch Bay Drive
 - 432 Monarch Bay Drive
 - 434 Monarch Bay Drive

Conclusion

ARG concludes that of 2017, the Monarch Bay Mall neighborhood is no longer eligible as a historic district due to a cumulative loss of integrity. Rather, ARG recommends that they City treat the neighborhood as a conservation district, where special attention is paid to important site and planning features that provide the district with its sense of place. A conservation district would only include site features and other elements that fall within the public realm, and would not include houses or any resources located on private property. ARG also recommends that the landscape (the Mall) be added to the Inventory as a locally eligible historic resource, and that intact houses within the neighborhood be flagged for additional research and analysis on the basis

of their potential architectural merit, should it be determined that this additional information is needed in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Katie E. Horak', with a long horizontal flourish extending to the right.

Katie E. Horak
Principal

A handwritten signature in blue ink, appearing to read 'Andrew Goodrich', with a long horizontal flourish extending to the right.

Andrew Goodrich, AICP
Associate

Summary of Historic Resource Inventory Update Report and Review Methodology

Historic Context Statement

The Historic context statement was prepared in accordance with the Multiple Property Documentation (MPD) approach developed by the National Park Service (NPS). This method is often used for large-scale surveys to streamline the evaluation process by refining major patterns of development into discernible themes that are shared by multiple properties. Utilizing the MPD approach ensures properties with shared qualities and/or architectural attributes are evaluated in a consistent manner. The context statement is organized into a sequential series of contexts and themes, which capture major occurrences in the City's development history and are expressed through the surviving resources. The historic context is used to identify potential resources to be added to the City's Historic Inventory based on the eligibility criteria established by the City's Historic Preservation Ordinance, and National/State standards

Four Contexts, subset themes, and relevant architectural styles were identified for Dana Point's development history, which are as follows:

Context: Late Nineteenth and Early Twentieth Century Development,

1887- 1922. Resources associated with this context pre-date the subdivision efforts that laid the groundwork for present-day Dana Point and Capistrano Beach. Only one known resource is associated with this context.

Context: Early Subdivision and the Emergence of Community, 1923-

1932. This context pertains to residential, commercial, and institutional properties that are associated with early concerted efforts to subdivide and develop Dana Point and Capistrano Beach. In the 1920s, Sidney Woodruff, the Doheny family, and other like-minded entrepreneurs significantly invested in the improvement of the Capistrano Bay area. Two themes are embedded within this context:

- Theme: 1920s Residential Development, 1923- 1932
- Theme: 1920s Commercial and Institutional Development, 1923- 1932

Context: Great Depression and World War II, 1933- 1945. Little development took place following the onset of the Great Depression, but there are a few notable examples of development from this period. This context addresses those resources and is divided into the following two themes:

- Theme: Depression- Era Residential Development, 1933- 1945
- Theme: Depression- Era Commercial and Institutional Development, 1933- 1945

Context: Post- World War II Development, 1945- 1975. This context is used to evaluate resources that are associated with the population growth and development boom that dramatically transformed Dana Point and Capistrano Beach after World War II. It is during

this period that Dana Point matured into the community it is today in terms of its built resources. This context is divided into the following three themes:

- Theme: Post-World War II Residential Development, 1945- 1975
- Theme: Post-World War II Commercial Development, 1945- 1975
- Theme: Post-World War II Civic and Institutional Development, 1945- 1975

Architectural Styles

This section provides an overview of the range of architectural styles that represent each period of Dana Point's development. The Architectural styles section used in conjunction with the four contexts described above helps define and describe the different architectural modes and styles that collectively give Dana Point its physical character. For each architectural type a list was created that identifies typical character defining features to guide the evaluation of buildings that may have significance for a specific architectural style.

Historic Resource Classifications Status Codes and Criteria for Evaluation

ARG utilized the California Historical Resource Status Codes (referred to as "status codes") to grade the significance of the resources identified in the inventory. The status codes are a standardize classification system used to grade historic resources that are evaluated either in a historic resource survey or as part of a regulatory process. Each status code assigned to a given resource conveys two key pieces of information: (1) a classification code that signifies at which designation level (federal, state, or local) the resource is determined eligible, if at all; and (2) a qualifier that indicates under which program the evaluation was triggered. The status codes are included in the attached Historic Resource Inventory Update (Supporting Document 2).

Process for Selection of New Historic Resources

For the purposes of this survey, the ten criteria that were developed in the 1997 Historic Inventory and in the City's Preservation Ordinance were not used to assess local eligibility; rather, to ensure a more streamlined evaluation process the California Register criteria was used in the evaluation of local eligibility and identified as follows:

- **Criterion 1 (events):** associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- **Criterion 2 (persons):** associated with the lives of persons important to local, California, or national history;
- **Criterion 3 (architecture):** embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
- **Criterion 4 (information potential):** has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state, or the nation.

Once significance has been established, a potential resource must then be demonstrated that it retains enough of its physical and associative qualities – or integrity – to convey the reason(s) for its significance. Integrity is best described as a resource’s “authenticity” as expressed through its physical features and characteristics. If a resource is recognizable as such in its present state, it retains integrity, but if it has been extensively altered then it does not. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by the California Register and the National Park Service.

- **Location** (the place where the historic property was constructed or the place where the historic event occurred)
- **Setting** (the physical environment of a historic property)
- **Design** (the combination of elements that create the form, plan, space, structure, and style of a property)
- **Materials** (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property)
- **Workmanship** (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
- **Feeling** (a property’s expression of the aesthetic or historic sense of a particular period of time)
- **Association** (the direct link between an important historic event/person and a historic property)

Integrity is evaluated by weighing all seven of these aspects together to determine if the resource retains sufficient integrity, or it does not. Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource’s placement within a historic context, integrity can be assessed only after it has been concluded that the resource is in fact significant.

	A	B	C	D	E	F	G	I	K	L
1	PROPERTIES OF INTEREST LIST									
2	BY TYPE									
3										
4			HV				Building has historic value			
5			HP				Building has possible historic value			
6			PI				Property of Interest (not historic)			
7	Note: Properties identified on this list are to be considered in future survey updates; however, at they are not considered historic resources and are not subject to CEQA.									
8										
9	CODE	SITE #	STREET	ZIP	MAIL NUMBER	NULL1	YEAR	COMMENTS		
10	PI	35491					1992	Chris Abel designed house. Not old enough but retain for later		
11		35571	Beach Rd							
12	PI	35855					1996	contemporary - Ed Lohrbach architect - of interest but not old enough		
13	PI	34162	Doheny Park Rd	92624	121		1947	Ganahl Lumber - original hardware store		
14	PI	34172	Doheny Park Rd	92624				Chicks Plumbing - formerly sales office for Capo Beach lots		
15	PI	34221	Doheny Park Rd	92624				tool & Equipment - original - interesting roofline		
16	PI	34225	Doheny Park Rd	92624	27735		1926	West coast flooring - very cool 1920s roof line		
17	PI	34226	Doheny Park Rd	92624				Lucy's El Patio - interesting historically if not architecturally		
18	PI	34295	Doheny Park Rd	92624				Janitorial and vacuum store - interesting exterior and roofline - bright green!		
19	PI	26010	Domingo Ave	92624	13280		1945	St. Felipe de Jesus church - somewhat interesting - remodeled		
20	PI	25815	Las Vegas Ave	92624	3022		1958	old machine shop /site of interest - surfing industry		
21	PI	34246	Santa Fe Ave	92624			1958	Robling Mill and Supply-Appear to be another building in relation to railroad		
22	PI	34292	Sepulveda Ave	92624				Home of Mickey Munoz - surfing legend -site of interest Property Evaluated as a 7D		
23	PI	26591	Via California	92624	26591		1964	Quirky, Run down, some style/character		
24	PI	34561	Via Catalina	92624			1951	iconic yellow beach house		
25	PI	34541	Via Espinoza	92624	115		1964	Cottage w/quirky charactor		
26	PI	26153	Victoria Blvd	92624	26		1949	Nobis preschool		
27	PI		Camino Capistrano	92624				site of historic gazebo and 1920s trails		
28	PI		Palisades Dr	92624				historic gazebo and lamppost		
29	PI		Beach Rd	92624				site of historic Capo Beach Club ("Beachcomber Club")		
30	PI		Via California					possibly designed by John Lautner - attributed to failed development on SJC hills, but regarded as an "entrance" to Capo Beach by locals		
31										
32	PI	35285	Camino Capistrano				1977	Tutor House that has potential for Arch Sig when 50 years old		
33	HP	26552	Avenida Las Palma	92624			1957	good interesting structure		
34	HP	26812	Avenida Las Palma	92624	26812		1965	Modern Design		
35	HP	26922	Avenida Las Palma	92624	26922		1956	House buuilt in front of main house "gingerbread"		
36	HP	27061	Avenida Las Palma	92624	27061		1961	Original and Unique		
37	HP	34513	Calle Carmelita	92624	34513		1951	Unique Style		
38	HP	34761	Calle Del Sol	92624	1410		1954	Original		
39	HP	34809	Calle Del Sol	92624	34809		1951	Ranch Style		
40	HP	34832	Calle Del Sol	92624	34832		1964	unique		
41	HP	26922	Calle Dolores	92624			1965	Nice		
42	HP	27022	Calle Dolores	92624	53		1960			
43	HP	27035	Calle Dolores	92624	27035		1955			
44	HP	27071	Calle Dolores	92624			1955			
45	HP	34761	Calle Fortuna	92624	3156		1957			
46	HP	35002	Calle Fortuna	92624	35976		1957			
47	HP	26641	Calle Lago	92624	26641		1970	Original		
48	HP	26802	Calle Maria	92624	26781		1947	Only conc . block structure existing in Palasades		
49	HP	34539	Calle Naranja	92624	34539		1957	Interesting roof angles		
50	HP	34762	Calle Ramona	92624	34762		1962			
51	HP	26811	Calle Real	92624						
52	HP	26901	Calle Real	92624	26901		1961			
53	HP	34591	Camino Capistrano	92624				possible		
54	HP	34687	Camino Capistrano	92624	259		1950			
55	HP	34693	Camino Capistrano	92624	71		1956			
56	HP	34695	Camino Capistrano	92624	34695		1950			
57	HP	34952	Camino Capistrano	92624				Parker house - very original		
58	HP	35027	Camino Capistrano	92624	8702		1956	very original palisades home on bluff - nicely maintained		
59	HP	35269	Camino Capistrano	92624	35269		1960	Very original - cool garage		
60	HP	35285	Camino Capistrano	92624				Cliff House - very cool tudor at bluff edge		
61	HP	35301	Camino	92624				Very interesting greco-roman mid century modern		
62	HP	35391	Camino Capistrano	92624				very interesting older contemporary		
63	HP	35412	Camino Capistrano	92624			1951	very original - iconic mid centruy		
64	HP	34256	Camino El Molino	92624				original - not on property records		
65	HP	34472	Camino El Molino	92624	2603		1945	redone but looks original - shake siding		
66	HP	34515	Camino El Molino	92624				very original		
67	HP	34522	Camino El Molino	92624	34522		1949	ranch very original - cool block wall and decorative molding on garage		
68	HP	35516	Del Gado Rd	92624				looks original - mid century adobe look - great yard		
69	HP	34792	Doheny Pl	92624	910		1948	post war original		
70	HP	34802	Doheny Pl	92624	34802		1948	post war original		
71	HP	34842	Doheny Pl	92624	34842		1948			
72	HP	34882	Doheny Pl	92624			1950	completely original but bit of a mess		

	A	B	C	D	E	F	G	I	K	L
73	HP	26532	Palisades Dr	92624	26755		1955			
74	HP	34252	Santa Fe Ave	92624				very old green building - looks interesting		
75	HP	34625	Via Catalina	92624				"Villa Bougainvillia" 70's		
76	HP	34402	Via Espinoza	92624	34402		1961	cute green house		
77	HV	26762	Avenida Las Palma	92624						
78	HV		35091 Beach Rd	92624				Historic Value		
79	HV		35097 Beach Rd	92624			1951	Historic Value - nice small example of a beach cottage		
80	HV		35115 Beach Rd	92624			1954	HV - Beach cottage		
81	HV		35135 Beach Rd	92624			1955	HV from street - need to see the rest		
82	HV	35171	Beach Rd	92624	4416		1959	35171/73 duplex		
83	HV	35201	Beach Rd	92624	923		1960			
84	HV	35225	Beach Rd	92624	35225		1941	good example of beach cottage		
85	HV	35283	Beach Rd	92624			1929			
86	HV	35341	Beach Rd	92624	3		1949	Original - 2 lots		
87	HV	35401	Beach Rd	92624	35401		1953	Original		
88	HV	35405	Beach Rd	92624			1949	Original		
89	HV	35441	Beach Rd	92624						
90	HV	35507	Beach Rd	92624	5916		1953			
91	HV	35521	Beach Rd	92624			1948			
92	HV	35531	Beach Rd	92624			1947			
93	HV	35537	Beach Rd	92624			1948	Gordon "Grubbie" Clark residence - House was demolished		
94	HV	35551	Beach Rd	92624	1118		1953			
95	HV	35561	Beach Rd	92624	35561		1949	Original w/upgrades Mike Barry residence		
96	HV	35567	Beach Rd	92624	35567		1968			
97	HV	35575	Beach Rd	92624	30731		1954			
98	HV	35577	Beach Rd	92624						
99	HV	35595	Beach Rd	92624	20649		1959	Limebrook residence		
100	HV	35601	Beach Rd	92624	14924		1954	Original, Shingled		
101	HV	35615	Beach Rd	92624	6480		1947	appears to have been altered		
102	HV	35635	Beach Rd	92624	5712		1950	Unique, original		
103	HV	35641	Beach Rd	92624						
104	HV	35665	Beach Rd	92624	940		1948	,		
105	HV	35677	Beach Rd	92624	115		1951			
106	HV	35695	Beach Rd	92624	120		1950	Original w/ outside upgrade		
107	HV	35697	Beach Rd	92624	410		1949	Original		
108	HV	35737	Beach Rd	92624			1955			
109	HV	35741	Beach Rd	92624			1950	Old		
110	HV	35745	Beach Rd	92624	6933		1948			
111	HV	35751	Beach Rd	92624	1051		1948	Original		
112	HV	35771	Beach Rd	92624	24		1948	old		
113	HV	35775	Beach Rd	92624			1951			
114	HV	35777	Beach Rd	92624	11596		1948	appears to have been altered		
115	HV	35797	Beach Rd	92624	2545		1953	Richard Beauchamp residence		
116	HV	35801	Beach Rd	92624	2454		1954	Richard Beauchamp residence		
117	HV	35805	Beach Rd	92624	26755		1948	2ne Flippy H residence - remodeled example of cottage - abalone raised there - Inventory evaluated as 7D		
118	HV	35807	Beach Rd	92624	30092		1949	Original Flippy Hoffman House - Inventory evaluated as 7D		
119	HV	35811	Beach Rd	92624			1948	Wayne Schafer compound - Inventory evaluated as 7D		
120	HV	35821	Beach Rd	92624				Walter Hoffman residence - Inventory evaluated as 7D		
121	HV	34902	Calle Del Sol #A	92624	34902		1954	Nice		
122	HV	34921	Calle Del Sol	92624	26901		1959	Law Office		
123	HV	34682	Calle Fortuna	92624				original		
124	HV	34702	Calle Fortuna	92624	34702		1965			
125	HV	34832	Calle Fortuna	92624	34832		1961			
126	HV	34842	Calle Fortuna	92624	5118		1958	original		
127	HV	34881	Calle Fortuna	92624				original		
128	HV	26932	Calle Granada	92624	26932		1958			
129	HV	26895	Calle Hermosa	92624	3		1947	Original		
130	HV	26901	Calle Hermosa	92624			1968			
131	HV	34562	Camino Capistrano	92624	34552		1946			
132	HV	26562	Palisades Dr	92624			1953	Mid Centry Modern		
133	HV	34285	Via Lopez	92624				historic		
134	HV	34243	Via Santa Rosa	92624	34243		1935	little cottages		
135	HV	34264	Via Velez	92624				Jesus House		
136	HV	25872	Victoria Blvd	92624	24346		1927	Artist Workshop, Bit wacky		

Johnathan Ciampa

From: Lisa Klasky <lisak@progressivecm.com>
Sent: Sunday, October 15, 2017 1:01 PM
To: Johnathan Ciampa
Cc: Peter Burke; zumen@cox.net; Paul Sampedro; Geri Beck
Subject: City Historic Designation

Hi Jonathan,

We were surprised to learn from several Monarch Bay residents that you proceeded to schedule a meeting on the Historic Designation issue prior to receiving a response from the Association after our Board meeting this week. As previously expressed, the Association is opposed to this designation and was desirous of postponing a community meeting until early 2018 as there are much more pressing issues facing the Association at this time.

If you researched the records further, you will find that several homes on your list from the Bluff side of the Association have also been remodeled and are not "original construction". The Boyd's house at 141 Monarch Bay Drive is one of them, as is 1 Monarch Bay Drive and others.

This issue seems to be getting pushed through unilaterally and without regard to the community, it's members or a fair process. The Board of Directors for the Monarch Bay Association respectfully request that this process be placed on hold at this time until thorough research and comments can be provided.

Thank you for your consideration,

Lisa Klasky
Community Manager for the Monarch Bay Association and Monarch Bay Land Association

Progressive Community Management
27405 Puerta Real, Ste 300, Mission Viejo, CA 92691
(949) 582-7770 Fax: (949) 582-7796

Celebrating 24 years of excellent service!



NOTICE: This message is intended only for the use of individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by emailing support@progressivecm.com. Thank you.