

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name** SAN CLEMENTE BEACH CLUB

historic

and/or common

**2. Location**

street & number Avenida Boca De La Playa — not for publication

city, town San Clemente — vicinity of congressional district CA. 40TH

state CA. code 06 county Grange code 059

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name City of San Clemente

street & number 100 Avenida Presidio

city, town San Clemente — vicinity of state CA. 92672

**5. Location of Legal Description**

courthouse, registry of deeds, etc. City Clerk

street & number 100 Avenida Presidio

city, town San Clemente state CA.

**6. Representation in Existing Surveys**

title San Clemente Historical Society Survey has this property been determined eligible?  yes  no

date 1975  federal  state  county  local

depository for survey records

city, town City of San Clemente state CA.

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## 7. Description

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<b>Condition</b>	<input checked="" type="checkbox"/> (portions)	<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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### Describe the present and original (if known) physical appearance

The San Clemente Beach Club was built in 1927 and is an example of Spanish style architecture so prominent in San Clemente at that time. The exterior walls of the building are made of white stucco with all roofs covered with handmade Mexican red tiles.

The main entrance to the Beach Club is located on the south side of the structure site. A wide clay-tiled walkway leading to the entrance and porchway of the Beach Club is lined with date palms. The porchway is supported by 5 exterior stucco columns 30"x30". The porch area immediately preceding the entry doors is a solidly covered open porch. The pine beams supporting the porch area are 8"x12' supported by 8"x8" posts. To the left and right of the covered porch area are open pergolas with latticed wood-framed roofs. The entry doors lead to an open hall on the east side which has an arched accessway to the pool area located on the north side of the project site. To the left of the entry doors are small meeting rooms, lockers and the boiler room. A central staircase between the east and west portions of the ground floor leads to the main hall of the second floor. A circular turret located on the northern side of the building provides for a means of access to the main hall of the interior second floor with a winding tiled stairway. The outside upper portion of the turret has a tile brick design with its conical shaped roof being made of Mexican clay tiles. At the top of the interior turret is an original structure consisting of wooden 3"x4" beams extending out from a central hub. The north wall of the second story main hall leads to a natural wood cantilevered open balcony overlooking the northern portion of the site being the ground floor pool area.

The main hall on the second floor is flanked on the east and west by open patios and pergolas. The east patio area is accessible either by doors leading from the main hall to the patio or by a ground floor tiled open staircase leading from the southeast end of the building to the second floor. Similarly, the west patio area may be reached by doors opening from the main hall to the patio or by a tiled open staircase located at the northwest portion of the building leading up to the patio area.

The northern wall of the Beach Club structure adjoins the two swimming pools located on the site. The swimming pools are enclosed by the Beach Club structure on the south and a white 8½' high stucco wall ornamented with red brick on the north, east and west.

The Beach Club site description today will be closer to the original concept than past results of alterations. Several of the open pergolas with latticed wooden-framed roofs were once removed from the north and east sides of the Beach Club; however, due to the present renovation the pergolas have been restored. The purpose of the renovation to the Beach Club is to have the structure resemble the original design.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates**    May 27, 1927    **Builder/Architect**    Builder: Ole Hanson  
 Architect: Virgil Westbrook

**Statement of Significance (in one paragraph)**

The San Clemente Beach Club is situated in a triangle of land which naturally forms the northern gateway to the City. Its prominent location offers both Coast Highway and Interstate 5 exposure via Avenida Pico. The area is unique to the City because of its valuable park-like open space, unobstructed "window to the sea", beach access, and parking availability. In addition, the concentration of architecturally significant Spanish style structures, with mature vegetation, provide a living history of the City and typifies Ole Hanson's vision of "a beautiful city on the ocean where the whole city will be a park." Situated at the center of this area, the Beach Club is one of the finest examples of San Clemente's architectural heritage and founding philosophy. Built and dedicated to the City by Ole Hanson (founder of San Clemente) on May 27, 1927, the Beach Club was considered to be one of the best swimming facilities in America. That year the Club was selected for the United States' Olympic swimming team tryouts. Frank Holborow, nationally known as a swimming coach and all-around athlete, was in charge of athletic activities in San Clemente, and his girls' swimming team was well-renowned in Southern California.

Over the past 50 years the club and pool have continued to service the City's recreational needs. These facilities, however, have become antiquated. The pool no longer meets standards for competitive swimming events. Its mechanical equipment and shell are in a continual state of repair. Finally, substantial water loss due to pool leakage caused the City Council to close the pool during the summer of 1977.

Renovation is scheduled for the near future, with plans now before the City Council. However, the Beach Club must be listed in the National Register before preservation grant money can be made available.

The Spanish style architecture of the Beach Club is significant, not only in architecture, but in the community planning of the City. Ole Hanson, founder of San Clemente, originally required that all structures in the City be of Spanish style architecture. A typical example of this architecture is the roof being of red tile and the exterior walls being white stucco. Today, the Spanish style architecture is very much encouraged, in not only residential, but commercial structures as well, as in keeping with the theme of the City, "Spanish Village by the Sea."

The landscape architecture of the Beach Club is one of clean, manicured lawns, bright colorful flowers, and tall stately palm trees. The flora and grounds of the Beach Club will remain in basically the same setting as was set forth in 1927.

The Beach Club has, and will serve as a gathering place for many individuals. It will serve as a central meeting place for the exchange of thoughts and ideas and a place of relaxation and recreation.

## 9. Major Bibliographical References

From Fishcarts to Fiestas - The Story of San Clemente, Blythe Welton, 1974

The Story of San Clemente - The Spanish Village, Homer Banks, 1930

## 10. Geographical Data

ACREAGE NOT VERIFIED  
UTM NOT VERIFIED

Acreeage of nominated property 1.56 acres

Quadrangle name Dana Point

Quadrangle scale 1:24,000

### UMT References

A 

1	1	4	4	1	3	5	0	3	6	9	1	9	1	6	0
Zone				Easting				Northing							

B 

Zone				Easting				Northing							

C 

Zone				Easting				Northing							

D 

Zone				Easting				Northing							

E 

Zone				Easting				Northing							

F 

Zone				Easting				Northing							

G 

Zone				Easting				Northing							

H 

Zone				Easting				Northing							

### Verbal boundary description and justification

See attached Assessor's Parcel Map for dimensions and configuration of nominated property.

### List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

## 11. Form Prepared By

name/title Susan Tebo, Assistant Planner

organization City of San Clemente

date April 8, 1980

street & number 100 Avenida Presidio

telephone (714) 492-5101

city or town San Clemente

state CA., 92672

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*K. M. Ellen*

title SHPO

date 2/17/81

For HCRS use only

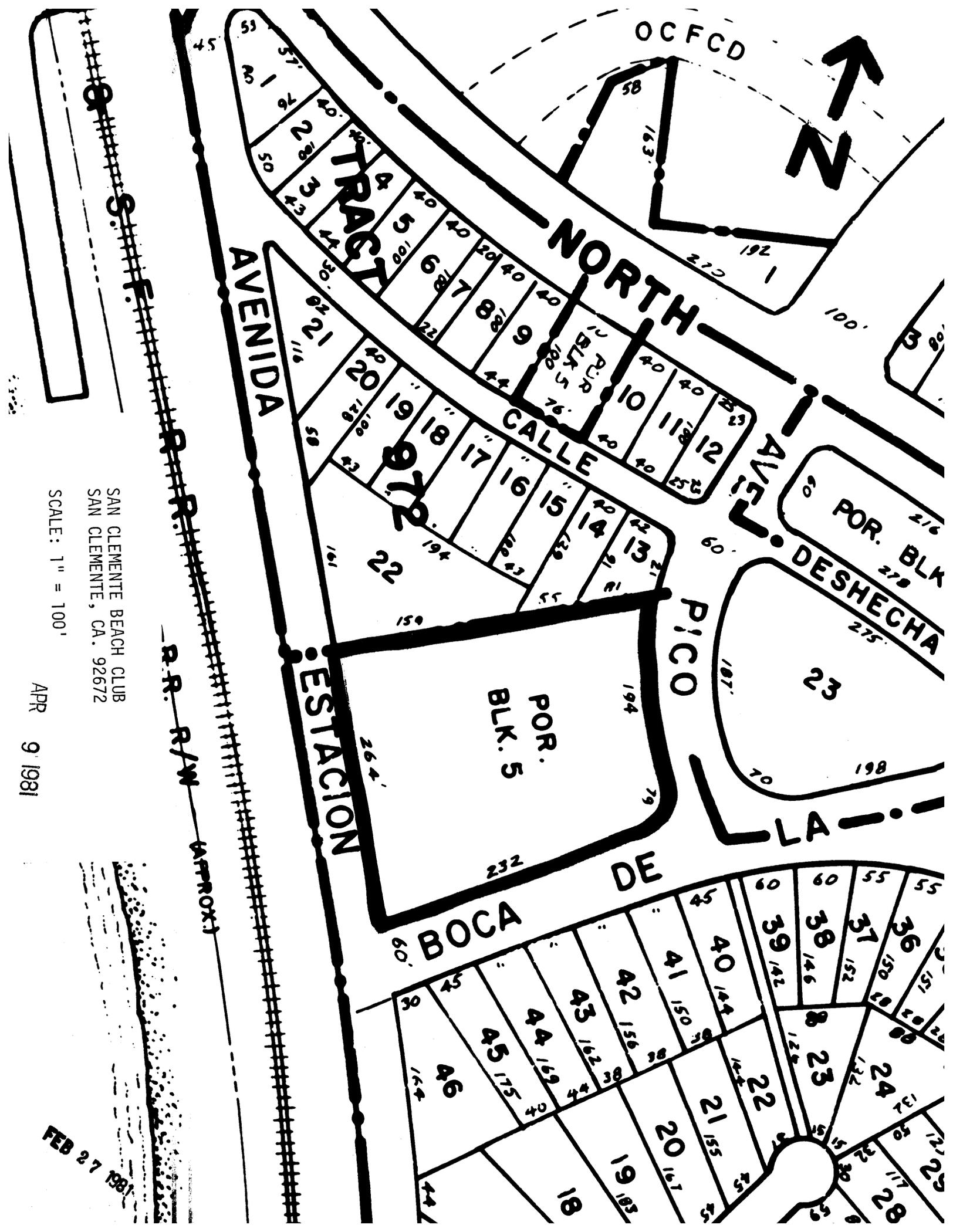
I hereby certify that this property is included in the National Register

*Anna Lee Benge*  
Keeper of the National Register

date 4/9/81

Attest: *Patrick*  
Chief of Administration

date 4/9/81



OCFCD



NORTH

AVENIDA ESTACION

TRACT

CALLE BOCA DE PICO

AVENIDA LA DESHECHA

ESTACION

POR. BLK. 5

BOCA DE PICO

DE

LA

POR. BLK. DESHECHA

R.R. R/W (APPROX.)

SAN CLEMENTE BEACH CLUB  
 SAN CLEMENTE, CA. 92672  
 SCALE: 1" = 100'

APR 9 1981

FEB 27 1981