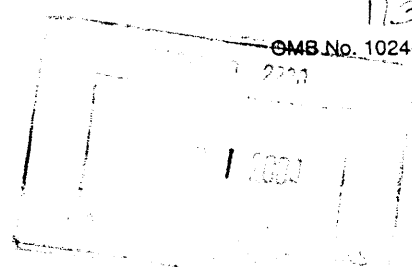


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.



1. Name of Property

historic name Goldschmidt House

other names/site number Casa Tres Vistas

2. Location

street & number 243 Avenida La Cuesta NA  not for publication

city or town San Clemente NA  vicinity

state California code CA county Orange code 059 zip code 92672

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Wanda Wayne Donald 24 AUG 2004  
Signature of certifying official/Title Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
  - See continuation sheet.
- determined eligible for the National Register
  - See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

W. P. R. [Signature] 10/14/04

**Goldschmidt House**  
Name of Property

**Orange County, CA**  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Domestic: single dwelling**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

**Domestic: single dwelling**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Spanish Colonial Revival**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation **concrete**  
roof **tile**  
walls **stucco**  
\_\_\_\_\_  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

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

**Areas of Significance**

(Enter categories from instructions)

**Architecture**

---



---



---



---



---



---

**Period of Significance**

**1928**

---



---

**Significant Dates**

**1928**

---



---

**Significant Person**

(Complete if Criterion B is marked above)

**NA**

**Cultural Affiliation**

**NA**

---



---

**Architect/Builder**

**Williams, Paul R., AIA**

---

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

---

**Goldschmidt House**

Name of Property

**Orange County, CA**

County and State

**10. Geographical Data**

**Acreage of Property .652 acres**

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	11	443260	3699400	3		
2				4		

See continuation sheet.

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title **Ilse M. Byrnes**

organization **Historian** date **7/4/03**

street & number **P.O. Box 1029** telephone **949-493-4222**

city or town **San Juan Capistrano** state **CA** zip code **92693**

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name **Dena and Lee Van Slyke**

street & number **243 Avenida La Cuesta** telephone **949-361-4663**

city or town **San Clemente** state **CA** zip code **92672**

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

7 1

Section number \_\_\_\_\_ Page \_\_\_\_\_

Goldschmidt House  
Orange County, CA*Summary*

The Goldschmidt House is a two story single-family Spanish Colonial Revival residence located on Avenida La Cuesta in San Clemente. It was built in 1928 and designed by Paul R. Williams, AIA, a well-known architect from Los Angeles. The house is 4800 square feet and located on a large lot (35,000 sq. ft.) on a hill overlooking the city of San Clemente in a residential neighborhood of lots over 10,000 square feet. The house is made of redwood lath and plaster on raised foundation of concrete/redwood pilings. The circular driveway, Canary Islands palm, and much of the landscaping date back to 1928, when the house was built. The exterior of white stucco walls and hand-made red tile roof includes a front porch with a fireplace and four balconies, including a Monterey balcony in the front. The interior features include arched doors and windows; a round room; corbelled arches and ceilings that are coffered, coved, or otherwise articulated. The floors are white oak and Spanish tile. An addition in about 1960 enclosed a rear patio and created a dressing room and closet on the second story. From the interior, the addition feels like part of the original house; visible from the rear elevation only, the addition changed the house's appearance slightly, but did not affect any of the original walls or roof. Although a kitchen fire led to a remodeling of the kitchen cabinets in about 1960, none of the walls were affected. The Goldschmidt House is in excellent condition and retains its original appearance.

*Exterior*

The front (south) of the property was designed for outdoor entertainment (**Photo #4**). The entry patio includes an outdoor fireplace (the chimney ties to the chimney of the living room fireplace) (**Photo #8**), a fountain (which is not historically significant) and white stucco décor walls capped with red tile. The front yard is more than 10,000 square feet, including a lawn suitable for outdoor entertaining, a circular drive, and hundreds of bougainvillea, roses and native California plants.

The west elevation is dramatically accented by a ten foot high floor to ceiling arched picture window (**Photo #15**). The arched paneled entry door (**Photo #10**) is capped by a long Monterey balcony (**Photo #6**). Thick white stucco walls, teal and brown trim and the hand-made red tile roof reflect the Spanish Colonial Revival style. The house has

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

7 2

Section number \_\_\_\_\_ Page \_\_\_\_\_

---

Goldschmidt House  
Orange County, CA

spectacular views to the south and north as well, which are readily visible from the gardens and from the bedrooms and their adjoining balconies. **(Photo #5)**

The back (north) of the property has a patio of Mexican tile (new), a lawn, a gazebo (which is new and is not historically significant) and a side (east) courtyard that ties to the back and kitchen doors; none of these three elements is original. Major landscape elements include Italian Stone Pines, eucalyptus, oleander and fruit trees, roses and California palms; these are original. The back yard drops down to two lower levels with vegetable gardens and fruit trees which are also original. The property line extends to the cul-de-sac on the street below.

*Materials*

The house is redwood lath and plaster on concrete/redwood pilings. There is a small basement. The exterior walls and many interior walls are eight to ten inches thick. The roof is hand-made red Spanish tile on intersecting gables with a single square turret. The chimney is brick and plaster.

In nearly all details, the house is in its original condition. The building permit from 1928 shows the size of the proposed building was 56' x 112' with a height of 26 feet, a wall thickness of eight inches and a construction value of \$20,000. **(See Exhibit A – building permit #14 and Exhibit B & C – 1928 photos)**

*Interior*

Entering from the front patio, the arched front door leads directly to the back courtyard. The entry is a long hall with corbelled arches opening to the living room, dining room and enclosed courtyard (family room) **(Photos #3, #11)**. A glass door opens from the family room to the rear patio.

The setting of the rooms in the surrounding landscape minimizes the difference between interior and exterior space even as the thick walls maximize the distance. Doors and windows are arched, including the front door, large windows in the living room and the dining room, corbelled arches framing the entry hall **(Photo #9)**, and a set of nested

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

7

3

Section number \_\_\_\_\_ Page \_\_\_\_\_

---

Goldschmidt House  
Orange County, CA

arches in the upstairs hallway. The ceilings of the three upstairs bedrooms and the two upstairs bathrooms are coved, sometimes to match the roofline, sometimes just as a stylistic element.

The large living room features a coffered ceiling with 96 carved redwood recessed squares (**Photo #17**). In the center of the west wall is an 10 foot arched fixed window with a full view of the Pacific Ocean and Catalina Island (**Photo #15**). The living room has three six-foot tall double casement windows, one facing south and two facing north. The flooring is oak. The large fireplace has a herringbone brick design (**Photos #13 & #14**).

As was typical of the style, there is a round room: here it is a library with built-in shelves (**Photos #18 & 19**). The three double casement windows hide roll-up screens.

The house has a fully plumbed bar room just off the entry, hidden behind a door in the front hallway. The wet bar has a cabinet with a crank-style ice chipper that still works. On the other side of the entry is a coat closet, powder room and guest bath. The windows of the bar and powder room are a classic Spanish Colonial style, using cement in a crisscross pattern (**Photo #20**).

The dining room features a large arched window with side panels that open in (**Photos #21 & #22**). The chandelier in the center is original (**Photo #23**).

Faux-wood décor of plaster, shaped and painted to look like wood, is used throughout the downstairs, most notably in the form of the living-room fireplace and dining room crown molding. The thick walls provide function as well as style. Many walls have recessed shelves for books or curios. Flooring includes 14-inch red picket tiles in the long entry hall (**Photo #12**), brightly colored octagonal tile in two of the bathrooms, and white oak flooring in the living and dining rooms and the bedrooms. All floors are tile or oak (except the library and the master bedroom's dressing room and walk-in closet which are carpeted). All of these details are original except as noted below.

The kitchen is to the rear of the dining room through a swinging door. A built-in can opener is still in use from the original construction when Williams added this "modern"

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

7

4

Section number \_\_\_\_\_ Page \_\_\_\_\_

Goldschmidt House  
Orange County, CA

gadget for the owners. A bedroom, full bathroom and laundry room, which once served as the maid's quarters, adjoin the rear of the kitchen.

A staircase of Spanish pavers with a fancy wrought-iron handrail leads to the bedrooms upstairs (**Photo #25**). The iron and glass chandelier hanging in the stairwell is original. The landing is a long hall, with oak flooring, flanked by closets (**Photo #24**). The east bedroom is large, with two large casement windows overlooking the ocean to the south (**Photo #26**) and a third window to the north. The middle bedroom has access via French doors to a small wrought iron balcony (**Photo #7**) as well as to the Monterey balcony. A full bathroom and dressing room with built in vanity desk are between the east and middle bedrooms.

The master bedroom suite at the west end has views of the south, west and north. On the south side French doors lead to the Monterey balcony. On the west side is a round balcony (above the round library). An arched doorway leads to a dressing room and walk-in closet.

Off the upstairs landing is an elaborate octagonal door and door frame leading to a large sun deck on the north side of the house above the kitchen and maid's quarters. (**Photo #27**).

*Overall Integrity*

The only addition to the house was made in 1961 to enclose the rear courtyard and add two bedrooms above it which are now used as a dressing room and closet. (**See Exhibit D - building permit for addition. See photo #3**). None of the original walls were removed. Downstairs, the original doorway from the front hall to the north is now an interior arched doorway. There are now matching recessed bookcases on each side of that doorway which we believe were windows originally. Upstairs, one window facing north is now an arched doorway, and a second is now simply an interior wall. Although the original courtyard was enclosed in 1961 (**Photo #3**), a single floor element of Mexican tiles with adobe pavers is used in both the family room and the new adjacent outdoor patio.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

7

5

Section number \_\_\_\_\_ Page \_\_\_\_\_

---

Goldschmidt House  
Orange County, CA

The ash wood veneer kitchen cabinets date to about 1961 when the original cabinets were damaged by a kitchen fire. The three-basin stainless-steel sink and four foot deep linen drawers in the kitchen are original. The floors in the kitchen and middle upstairs bath had been replaced in 1961 with linoleum and were replaced again in 1998 with tile. The kitchen fire did not damage any of the structural elements of the house.

Porcelain, brass and glass door knobs, brass butted door hinges, wrought iron curtain rods, wall sconces and other hardware are all original (**Photos #16 & #23**). The hydronic (hot water) heating system in the basement still heats the house through wall vents. Neither forced-air heat nor air-conditioning has ever been added.

The property has retained its original design and architectural detail and is in excellent condition.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

8

1

Section number \_\_\_\_\_ Page \_\_\_\_\_

---

Goldschmidt House  
Orange County, CA

Summary

The Goldschmidt house is an excellent candidate for the National Register of Historic Places under Criterion C at the local level of significance because it represents the work of a master architect, Paul Revere Williams, AIA (1894-1980) (photo #1). Williams was one of the foremost architects in Southern California and the first African-American member of the American Institute of Architects. The Goldschmidt house is a significant example of Williams's residential work, and shows Williams's mastery of the second or "Mediterranean" phase of Spanish Colonial Revival architecture identified by Gebhard (Gebhard, page 132). The Goldschmidt house also places Paul R. Williams in Orange County, California, early in his career, a fact not mentioned by Gebhard or by Williams' biographer, Karen Hudson. The 1928 building and grounds are as Paul R. Williams built them except for minor alterations (closed-in patio). The building and grounds are in excellent condition.

*Significance of the Work of Paul Revere Williams*

Paul R. Williams was born February 18, 1894, in Los Angeles, California. After graduating from high school in 1912, he attended the Los Angeles School of Art and the Beaux Arts School of Design Atelier. "As a high school student," Karen Hudson wrote, "he made a commitment to himself to become an architect, and in 1923 he became the first African-American member of the American Institute of Architects...." (*The Will and the Way*, page 5.)

From 1916 to 1919, Williams worked for the architectural firm of Reginald D. Johnson, AIA, initially without compensation. Johnson was a famous architect who was well known for promoting the Spanish Colonial Revival style which was so popular in Southern California. During these years Williams was one of eight students selected to be the first class in Architectural Engineering at the University of Southern California. He graduated from USC in 1919.

Williams was considered a "rising young architect" in 1923 (*California Southland*, Oct-Nov 1923, cited by Hudson, p. 21). He set up his own practice in 1924 in Los Angeles. He later received many awards for his work including honorary doctorate degrees from Howard, Lincoln and Tuskegee Universities. In 1953 the NAACP awarded Williams the

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

8

2

Section number \_\_\_\_\_ Page \_\_\_\_\_

Goldschmidt House  
Orange County, CA

Spingarn Medal for contributions to the field of architecture. In a time of racial segregation, Williams overcame many obstacles to receive the respect and confidence of his early clients. For example, he observed that many clients were uncomfortable sitting along side him as he drew the renderings of their houses in response to his questions, so he learned to draw upside down, and was able to create beautiful architectural renderings quickly in this unusual position.

Williams designed many private residences in his career. Particularly before he reached the age of 50 in 1944, most of his projects were residential. Williams demonstrated a mastery of all of the popular styles of residential architecture. He was known as the "architect to the stars" because so much of his work was for Hollywood celebrities including homes for Frank Sinatra, Lon Chaney and Lucille Ball. As Williams and his practice matured, he increasingly turned his attention to commercial and public buildings and designed a remarkable variety of buildings, including Saks Fifth Avenue in Beverly Hills and the Los Angeles Courthouse. One of his most recognized projects is the theme building at LAX airport. During his career, which spanned fifty years and created over 3000 buildings, his architectural designs embraced many styles including English Tudor, California Ranch, Art Deco and Spanish Colonial Revival architecture.

*The Significance of the Goldschmidt House in Paul R. Williams's Work*

Reginald D. Johnson was one of the leaders of the second or "Mediterranean phase" of Spanish Revival Architecture. (Gebhard, page 137) As Gebhard points out, "By the second decade of the century it was apparent that the Mission Revival Style, the California Bungalow, or the Midwestern Prairie house could not fulfill the desire felt by client and architect for increased opulence and display, and for historical correctness." (Gebhard, page 136)

That shift in taste had led the university-trained Williams and his clients toward more frequent use of Tudor style as well as International and even Art Deco styles. Nonetheless, Williams was able to articulate the Spanish Colonial Revival style with detail and authenticity. The Goldschmidt house reflects this interest in opulence and historical correctness.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

8

3

Section number \_\_\_\_\_ Page \_\_\_\_\_

Goldschmidt House  
Orange County, CA

Williams was known for his ability to interpret his client's personal lifestyles into unique residential designs. He often worked to integrate the outdoor light with the indoors. His homes were situated back from the street, often with long circular driveways, to give the residence more privacy and grandeur. He enjoyed creating wonderful winding staircases with beautiful, wrought iron railings. Many of his grand mansions had built in gadgets and hidden doorways. Taken together, these comprise the signature of Paul R. Williams's interpretation of Spanish Colonial Revival architecture. All of these aspects are found in the Goldschmidt house.

*The Significance of the Goldschmidt House in Paul R. Williams's Career*

**Connection to Founding Families:** The Goldschmidt family had their principal residence in Hancock Park, Los Angeles, California. The family had extensive connections in the business community in Los Angeles in the first thirty years of the 20<sup>th</sup> century. These connections led the family to invest in cattle operations in Rancho Los Desechos in Orange County in 1906. Their partner in this venture was Cornelio Echenique, husband of Isadora Forster, a daughter of John Forster, the Don of San Juan Capistrano, whose cattle-ranching operations were adjacent to the Goldschmidt's.

Paul R. Williams had opened his own practice in 1924. Although he did receive important commissions that were not residential before 1928, his practice was primarily the design of opulent residences in the Los Angeles area, including several in Hancock Park. His clients were business leaders and celebrities of the Roaring 20's. Among the business leaders in the Hancock Park area were Ole Hanson (who had developed a tract of Spanish Colonial Revival bungalows in the Los Angeles area) and the Goldschmidt brothers.

The Goldschmidts sold their land for development in 1924. A syndicate of investors, headed by Hamilton H. Cotton, a longtime friend and associate of Ole Hanson, became the new land owners. Ole Hanson developed the town of San Clemente, calling it "The Spanish Village by the Sea". (**Exhibit G – plat map of 1925**). The Goldschmidt family bought back a number of parcels. They also continued to lease grazing land on the northern border of the city of San Clemente throughout the 1930's (ref: personal communication with Adlai Goldschmidt, Jr.).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

8

4

Section number \_\_\_\_\_ Page \_\_\_\_\_

---

Goldschmidt House  
Orange County, CA

**Unique to Locale:** Orange County, California, was still a farming community in 1928. As a result, Williams rarely worked in Orange County. Williams did, however, design a commercial building in San Juan Capistrano for John Forster, according to building permits, which served at the time as the Post Office. Hudson notes a residence for John Forster in San Juan Capistrano in 1926 and a residence for Adlai Goldschmidt in Hancock Park in 1927 (Hudson, page 230). If there was a Forster residence, it has been destroyed (personal communication from Tony Forster, President of the San Juan Historical Society). Based on Hudson (pages 230-235), we can say that the Goldschmidt House is one of only two Paul R. Williams residences built before 1944 remaining in Orange County today.

*Summary*

The Goldschmidt house is a rich interpretation of the Mediterranean influence. The property displays a taste and consistency of articulation that Williams and only a small number of architects have mastered. The Goldschmidt house meets all the requirements to qualify as an excellent example of Paul R. Williams's work and be recognized by the National Register of Historic Places.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 9 Page 1

---

Goldschmidt House  
Orange County, CA

Bibliography:

Batthey, Anne, Reminders of the Past, San Clemente Journal Magazine,  
Published by Community Publications Network, Summer 1998

Bengali, Shashank, Williams the Conqueror, USC Trojan Family Magazine, Spring 2004  
pg. 27-35

Gebhard, David, The Spanish Colonial Revival in Southern California (1895-1930)  
Journal of the Society of Architectural Historians, May 1967, Vol. XXV  
Number 2

Hanson, Lloyd , Inside the Casa, Library of Congress 94-146102, 2001

Henderson, Wesley Howard, Two Case Studies of African-American Architects's Careers  
in Los Angeles, 1890-1945:  
Paul R. Williams, FAIA and James H. Garrott AIA  
University of California, Los Angeles, 1992

Hudson, Karen E. Paul R. Williams, Architect, A Legacy of Style  
USA by Rizzoli International Publications, Inc., 1993

Hudson, Karen E. The Will and the Way: Paul R. Williams, Architect  
Rizzoli International Publications, 1994

Walker, Doris, The Heritage of San Clemente, Published by the Heritage of San Clemente  
Foundation, 2000

**United States Department of the Interior**  
**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

Section number 10\_      Page 1

**Goldschmidt House**  
**Orange County, CA**

---

### **Geographical Data**

#### **Verbal Boundary Description**

See attached site plan that delineates the property boundary.

#### **Boundary Justification**

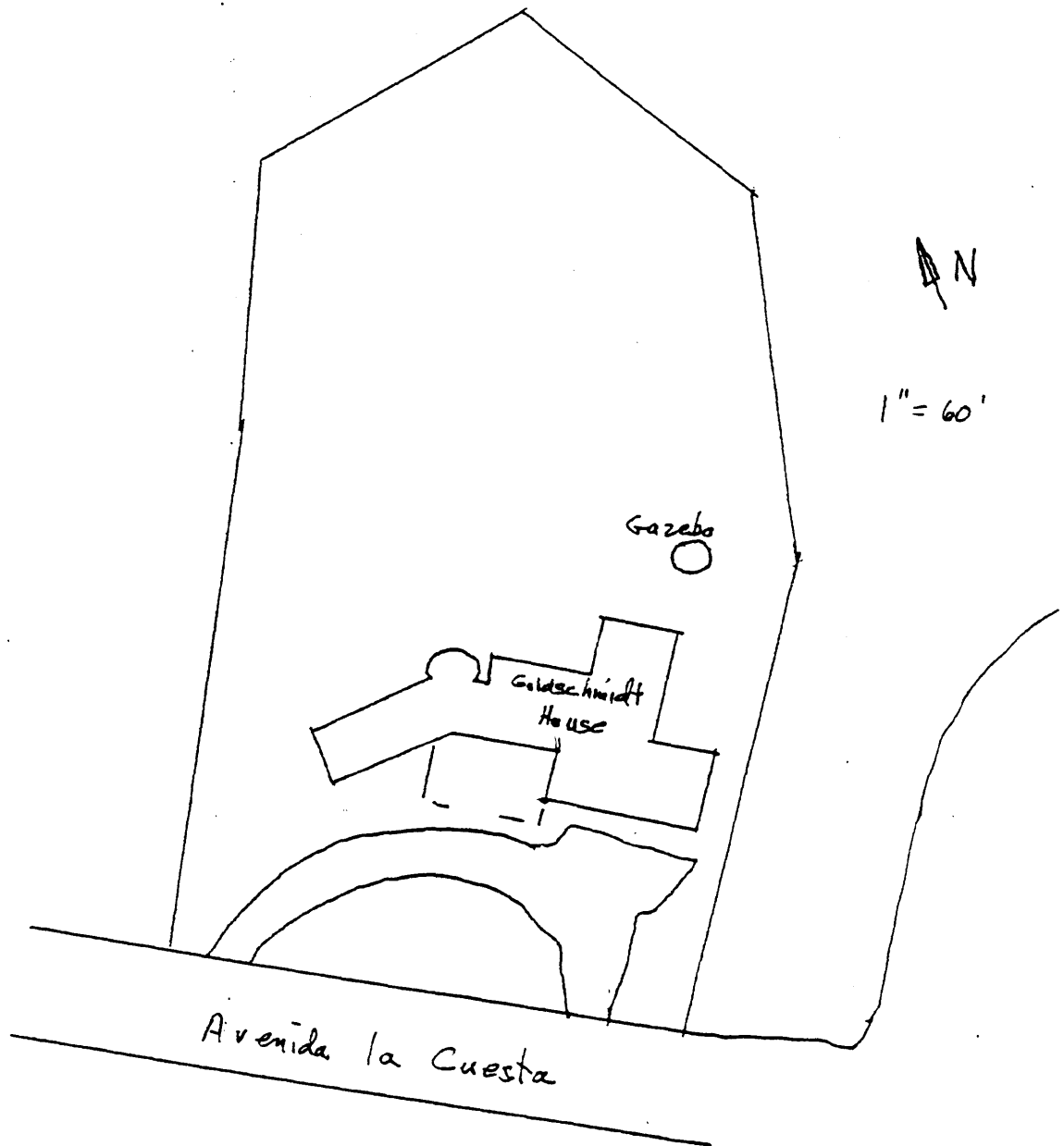
The boundary is the historic boundary that has always been associated with the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Map Page 1

Goldschmidt House  
Orange, CA





All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed.

2

BUILDING DIVISION  
DEPARTMENT OF BUILDING AND SAFETY  
Application for the Erection of Frame Buildings  
CLASS "D"

To the Board of Building and Safety Commissioners of the City of San Clemente:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of San Clemente, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercising of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, on any portion thereof, upon any street, alley or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of San Clemente.  
Third: That the granting of the permit does not affect or prejudice any claim of the title to, or right of possession in, the property described in such permit.

CITY CLERK  
PLEASE  
VERIFY

Lot No. 130 Block TR 898  
(Description of Property)

District No. M. B. Page F. B. Page

No. \_\_\_\_\_ Street \_\_\_\_\_  
(Location of Job)

O. K. City Clerk  
By \_\_\_\_\_ Deputy

O. K. City Engineer  
By \_\_\_\_\_ Deputy

ENGINEER  
PLEASE  
VERIFY

USE INK OR INDELIBLE PENCIL

- Purpose of Building Private Res. Gar No. of Rooms 9 No. of Families 1
- Owner's name F. Goldschmidt Phone \_\_\_\_\_
- Owner's address San Clemente
- Architect's name Paul Williams Phone \_\_\_\_\_
- Contractor's name O'Neal & Son Phone Dr 6575 L. C.
- Contractor's address 3839 Wilshire Blvd. Los Angeles
- VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing Equipment and Appliances in Completed Building) \$20,000.00
- Is there any existing building or permit for building on lot? No How used? \_\_\_\_\_
- Size of proposed building 56 x 112 Height to highest point 26 feet
- Number of stories in height 2 Character of ground Adobe
- Material of foundation Concrete Size of footings 18" Size of wall 8" Depth below ground 12"
- Material of chimneys Brick Number of inlets to flue 2 Interior size of flues 13 x 17
- Material of exterior walls Plaster on Frame
- Give sizes of following materials: REDWOOD MUDDSILLS 2 x 8 Girders 4 x 6  
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 3 x 4 Interior Non-Bearing studs 2 x 4  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 8  
Second floor joists 2 x 12 Specify material of roof Tile & Compo
- Will all provisions of State Housing Act be complied with? Yes
- What Zone is property in? \_\_\_\_\_

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign Here) Frank J. Wilson  
(Owner or Authorized Agent)

DO NOT WRITE IN THESE SPACES

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>14</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.  Plan Examiner	Application checked and found O. K.  ERA Clerk	Stamp here when permit is issued <u>9-13-21</u> CRA By
-------------------------	--	---	---

\$ 35.00  
(PA)



**FOR APPLICANT TO FILL IN**

USE BALL POINT PEN OR TYPEWRITER

BUILDING ADDRESS 243 La Cuesta  
LOT 130 BLOCK - TRACT 898

LEGAL DESCRIPTION ATTACHED

OWNER Dr. F.H. Sink Jr.

ADDRESS 243 La Cuesta

CITY \_\_\_\_\_ PHONE \_\_\_\_\_

ARCHITECT, ENGINEER OR OTHER PERSON RESPONSIBLE FOR PLANS:

NAME Chris Abel

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ PHONE \_\_\_\_\_

CONTRACTOR:

NAME Thomas Garleong

ADDRESS 149 Pelajo

CITY San Clemente PHONE CH 2-1475

STATE \_\_\_\_\_ CITY \_\_\_\_\_  
LICENSE NO. File LICENSE NO. File

**DESCRIPTION OF WORK**

NEW \_\_\_\_\_ ADDITION \_\_\_\_\_ ALTERATION \_\_\_\_\_ REPAIR \_\_\_\_\_

**USE OF BUILDING OR STRUCTURE**

- |   |   |
|---|---|
| SINGLE FAMILY DWELLING <input type="checkbox"/>   | ATTACHED GARAGE <input type="checkbox"/>              |
| MULTIPLE FAMILY DWELLING <input type="checkbox"/> | DETACHED GARAGE <input type="checkbox"/>              |
| APARTMENT HOUSE <input type="checkbox"/>          | ATTACHED PATIO <input type="checkbox"/>               |
| COMMERCIAL BLDG. <input type="checkbox"/>         | DETACHED PATIO <input type="checkbox"/>               |
| INDUSTRIAL BLDG. <input type="checkbox"/>         | OTHER: (DESCRIBE) <input checked="" type="checkbox"/> |
|   | <u>Add.</u>   |

1. I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION GIVEN IS CORRECT.  
2. I AM AWARE OF SECTION 3700 OF THE CALIFORNIA STATE LABOR CODE, WHICH WOULD REQUIRE ME AS AN EMPLOYER AND WHICH REQUIRES ALL SUBCONTRACTOR EMPLOYERS TO BE INSURED AGAINST LIABILITY TO PAY COMPENSATION IN ONE OR MORE INSURERS DULY AUTHORIZED TO WRITE COMPENSATION INSURANCE IN THIS STATE OF CALIFORNIA.  
3. IN CONSIDERATION OF THE ISSUE AND DELIVERY TO ME BY THE BUILDING DEPARTMENT OF THE CITY OF SAN CLEMENTE OF THE PERMIT GRANTED UNDER THIS APPLICATION, I HEREBY AGREE TO COMPLY WITH THE PROVISIONS OF THE BUILDING CODE AND THE ZONING ORDINANCE OF THE CITY OF SAN CLEMENTE AND WITH ALL STATE LAWS PERTAINING TO BUILDING, WHETHER SPECIFIED OR NOT, AND I HEREBY AGREE TO SAVE, INDEMNIFY, AND KEEP HARMLESS THE CITY OF SAN CLEMENTE, ITS OFFICERS, AND DULY APPOINTED OFFICIALS AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS, AND EXPENSES WHICH MAY IN ANY WISE ACCRUE BY REASON OF OCCUPANCY OF ANY SIDEWALKS, STREET, ROAD, HIGHWAY OR SUBSIDEWALK SPACE PLACED BY VIRTUE THEREOF, AND WILL IN ALL THINGS STRICTLY COMPLY WITH THE CONDITIONS OF THE PERMIT GRANTED UNDER THIS APPLICATION.

SIGNATURE OF Thomas Garleong  
PERMITTEE

AUTHORIZED AGT. \_\_\_\_\_

DATE OF APPLICATION \_\_\_\_\_

ESTIMATED VALUATION \$ \_\_\_\_\_

BUILDING ADDRESS 243 La Cuesta  
LOT 130 BLOCK - TRACT 898

DATE OF APPL. \_\_\_\_\_ DATE ISSUED 10-27-61 PERMIT NO. 5599

USE ZONE R-1 TYPE VI GROUP I FIRE ZONE 3

SQ. FT. SIZE 750 HEIGHT \_\_\_\_\_ STORIES \_\_\_\_\_ NO. OF UNITS \_\_\_\_\_

EXT. WALL COVERING \_\_\_\_\_ ROOF COVERING \_\_\_\_\_

BLDG. DEPT. \$ VALUATION 4,000 FEES PERMIT: \$ 19.00

APPROVED BY: Shelman DRIVE: \$ 1  
ENG. CK.: \$ 10.00

DATE: 10-27-61 PLAN CK.: \$ \_\_\_\_\_ TOTAL: \$ 29.00

P.C. REMARKS: \_\_\_\_\_

**APPROVALS**

	DATE	INSPECTOR
CONDITION OF CITY SIDEWALKS, ETC. AT TIME OF FIRST INSPECTION.		
FOUNDATION: SET-BACK, TRENCHES, FORMS, STEEL.		
FRAMING, UNDERFLOOR: FLOOR JOISTS, GIRDERS, UNDERPINNING, SILLS, BOLTS.		
FRAMING: STUDS, CEILING JOISTS RAFTERS, BRACING, BLOCKING.		
FURNACE ENCLOSURE: AIR SUPPLIES FOR COMBUSTION AND CIRCULATION.		
MASONRY WALLS: CORES, INSPECTION HOLES, VERTICAL STEEL.		
MASONRY WALLS: BOND BEAM, LINTELS.		
LATH, EXTERIOR: BACKING, WIRE, FLASHING.		
LATH, INTERIOR: COR. BEAD, TUB AND SHOWER ENCLOSURES.		
PLASTER: INTERIOR AND EXTERIOR.		
HOUSE NUMBER: CORRECT AND POSTED		
SUB CONTRACTORS' BUSINESS LICENCES TAKEN OUT.		
CONDITION OF CITY SIDEWALKS, ETC. AT TIME OF FINAL INSPECTION.		
FINAL		

DUPLICATE



EXHIBIT E.

243 Avenida la Cuesta, San Clemente, CA.

Goldschmidt House

"Casa Tres Vistas"

First Floor

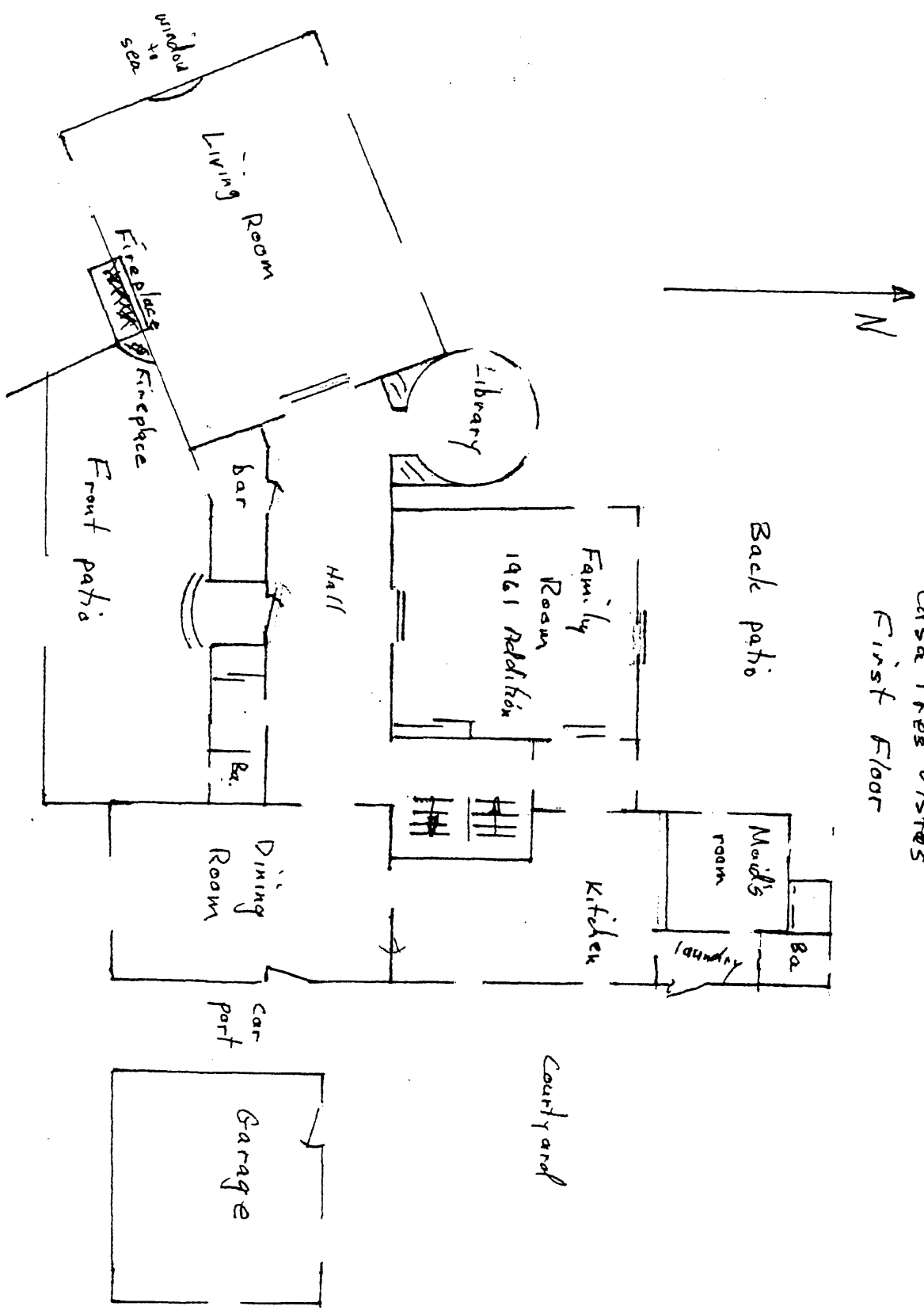


EXHIBIT F.

243 Avenida La Cuesta, San Clemente, CA.  
Goldschmidt House  
"Casa Tras Vistas"  
Second Floor

Catalina  
Island

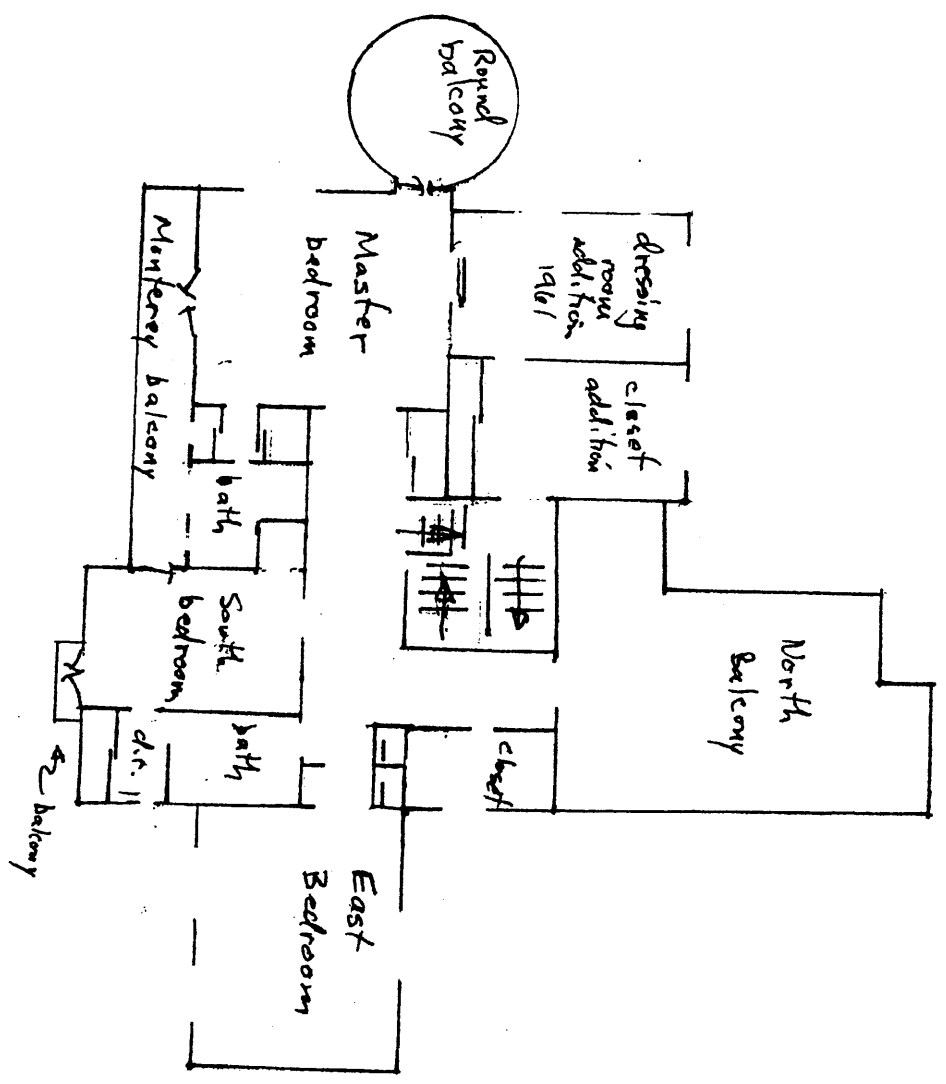
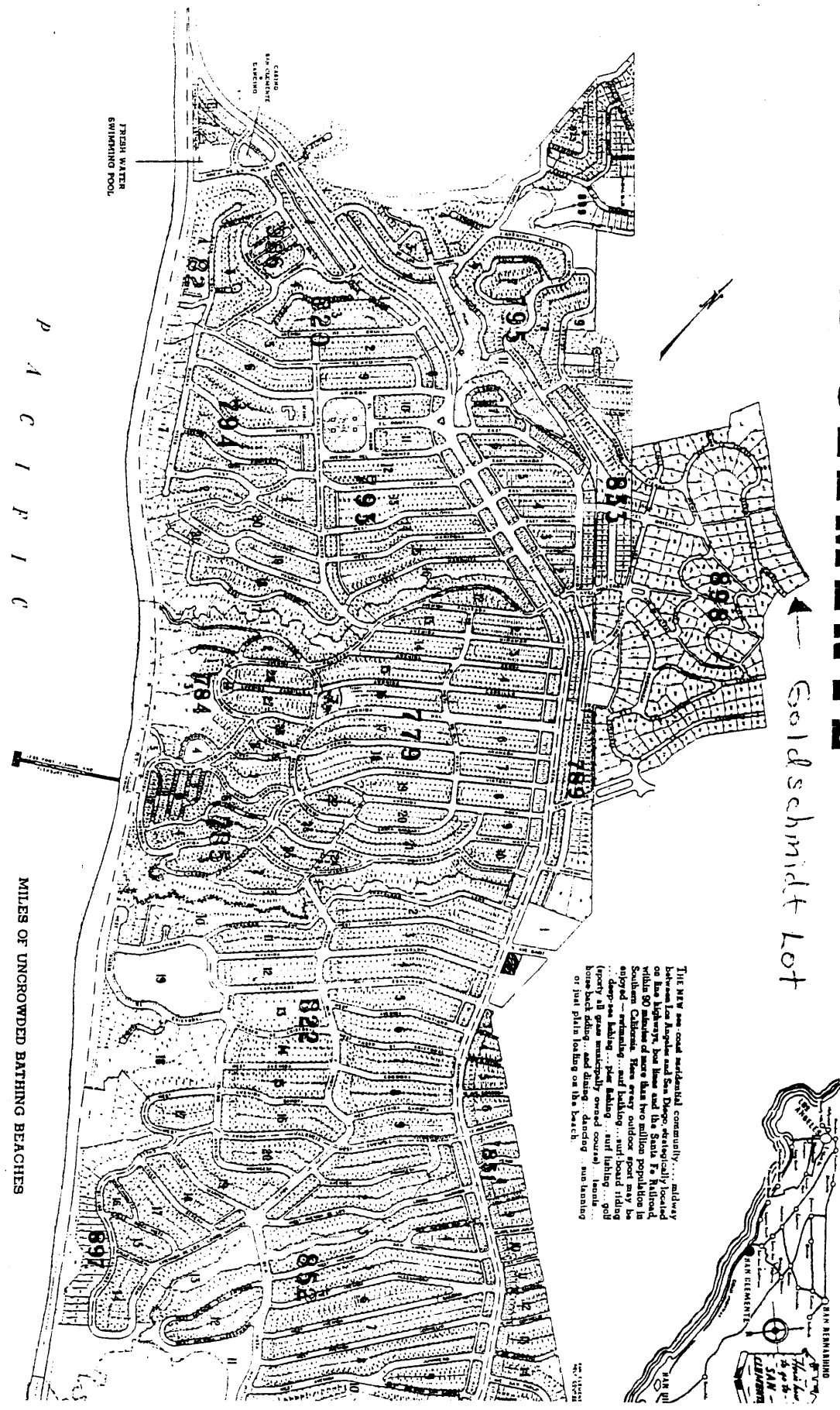


Exhibit G

1925 Plot Map

# SAN CLEMENTE

← Goldschmidt Lot



The new, cool residential community... midway between Los Angeles and San Diego... within 90 minutes of more than two million population in Southern California. Here every outdoor sport may be enjoyed - swimming... surf bathing... surf-board riding... deep-sea fishing... polo... golf... tennis... horse-back riding... and dining... dancing... sunbathing or just plain basking on the beach.

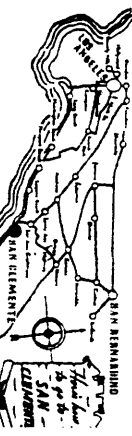


Exhibit H. Goldschmidt House in 2000

