

United States Department of the Interior
National Park Service

1991
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**National Register of Historic Places
Registration Form**

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name CASA ROMANTICA

other names/site number

SEP 05 1991

2. Location

street & number 415 Avenida Granada

not for publication

city, town San Clemente

vicinity

state California

code CA

county Orange

code 059

zip code 92672

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>3</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>3</u>	Total

Name of related multiple property listing:

NA

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official Kathryn Guatieri
State Historic Preservation Officer

Date 11-14-91

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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:)

Entered in the National Register
Mary M. Laporte 12/27/91

for Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic:Single dwelling

Current Functions (enter categories from instructions)

Commerce/trade: RestaurantOther: Special events, weddings

7. Description

Architectural Classification

(enter categories from instructions)

Spanish Revival

Materials (enter categories from instructions)

foundation Woodwalls Stucco

roof Tileother

Describe present and historic physical appearance.

The Casa Romantica is located at 415 Avenida Granada in San Clemente on the original parcel of 2.39 AC. It is a large, detached, centerspaced building on top of a bluff overlooking the pier, beachfront and the Pacific Ocean. Architect Carl Lindbom designed the building for Ole Hanson in "Spanish Revival" architecture and oversaw its construction in 1927-1928. It is a large estate that originally was beautifully landscaped, photographs #1 and 2. A circular driveway enters from Avenida Granada leading to the main entrance, the "Moongate."

The Casa Romantica is a massive building with thick stuccoed walls, tile roof and heavy wooden doors throughout. The Casa is unaltered; all doors and windows are original. The only alteration/addition is in former barbecue area where the previously open west and south sides were enclosed by glass in 1960. There are three additional buildings on the property. On the northeast corner is a rectangular building adjacent to Avenida Granada. In Ole Hanson's time, it was the chauffer's quarters and three-car garage. The garage was converted to two rooms; the garage doors were replaced with two standard doors and two windows. The chauffer's quarters remain the same. Next to this building is a small one-room bungalow built in 1960.

On the southside, fairly close to the Casa Romantica, is a small house built in 1960, currently occupied as a rental residence. Today, the Casa Romantica looks the same as seen in photographs taken in 1928/29 and appears to be in good repair. The grounds through the years have been neglected, the Sejo Palms and large lawn areas as seen in early pictures are gone. Several mature Yucca plants, Palm and Eucalyptus trees remain. The former landscaped area in front of the "Moongate" has served as a small dirt parking lot for the past 20 years.

The Casa Romantica has 14 rooms, the majority encircling an inner courtyard, with a total of 9800 square feet. It is rectangular-shaped, the exterior rough white stucco. The walls are between 1-1/4 to 2 feet thick. The roof is medium to low gabled and is covered with handmade Mexican tile, also known as "High Tile," set in cement. Some of the roof tile has been replaced using the same shape and form. It is a single story building with the exception of a higher roofline. See floorplan over the solarium and rooms #2 and 9 as shown in photographs #1 and #2.

On the east side of the property (Avenida Granada) is a parking area and a driveway leading to the main entrance approximately 380 feet from the street, photograph #3.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Community Planning and Development

1927 - 1932

na

Cultural Affiliation
NA

Significant Person

Hanson, Ole

Architect/Builder

Lindbom, Carl

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The significance of the Casa Romantica is its connection to Ole Hanson. He built the Casa in 1927/1928 as his own personal mansion that he and his large family occupied until 1932. He was the planner and creator of San Clemente, "The Spanish Village", one of the first planned communities on the coastline in Southern California, photograph #43.

San Clemente is situated on approximately 2,000 acres of ranchland originally part of Rancho Los Desechos owned by Mission San Juan Capistrano. In 1832, through the offices of Pio Pico, the last Mexican Governor of California, the Mission lands were secularized and deeded over to private individuals. Pio Pico himself was the first owner of Rancho Los Desechos. Only after his forced return to Mexico in later years (1846) was the ranch transferred to Marcos A. Forster.

In 1906 Cornelio Echenique, who was married to a daughter of the Forster family, purchased 10,500 acres from the Forsters which included Rancho Los Desechos. Echenique later formed a partnership with Max and Herman Goldschmidt, Los Angeles distillers and winemakers. In 1920, the partnership was dissolved and the property divided. Echenique retained the acreage in the back country while the Goldschmidts maintained ownership of Rancho Los Desechos along the ocean. However, prohibition forced the Goldschmidts to sell and a syndicate headed by Hamilton H. Cotton, a longtime associate and friend of Ole Hanson, became the new owner.

Ole Hanson was born in a log cabin on January 6, 1874 in the township of Norway, Racine County, Wisconsin. There he taught school at age thirteen. At age seventeen he worked in a clothing store at night so that he could study law during the day. He passed the Bar exam at age nineteen but the law prevented him from practicing until he would reach age twenty-one. He left Racine for Chicago and worked there for a mining broker.

He married Nellie van Valkenberg when he was twenty-one, photograph #44. After quitting the mining broker's firm, he manufactured druggist sundries and traveled through the midwest, east and south. He sustained injuries in a railroad accident in Texas in 1903 that left his legs partially paralyzed. In spite of his handicap, he

See continuation sheet

9. Major Bibliographical References

California and Californians, Rochwell Hunt, 1932, Lewis Publishing Co., Vol. 1

San Clemente Story, Laguna Federal Savings and Loan Brochure, 1976

100 Years of Yesterday, Orange County Register, Santa CA., 1988

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

Archetictural Guide of Southern California/Los Angeles David Gebhard

Conversations with: "Bunny" Hanson, Ole Hanson's son
Members of San Clemente Historical Society

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property 2.39 acres

UTM References

A

1	1	1
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4	4	2	3	4	0
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3	6	9	7	9	6	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

East side: property line runs 161 feet along Avenida Granada
North side: it is adjacent to Lot No. 28, Tract No. 7529
West side: bluff area above beach and Pacific Ocean, approximately 244 feet in length
South side: adjacent to Tract No. 11373, Lot 45

See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Ilse M. Byrnes
organization _____ date August 18, 1991
street & number Postal Drawer 1029 telephone 714/493-4229
city or town San Juan Capistrano, CA 92693 state _____ zip code _____

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The entrance has an archway in the form of an Oriental Moongate, photograph #4, measuring 6 feet by 7 feet, and the walls are 2 feet thick. The front door is recessed into the archway, made of heavy 3-inch wood, decorated with iron nail studs, photograph #5. The front door opens onto an inner courtyard, photographs #6, 7, and 8, that stretches approximately 80 feet to a second entrance on the west wide. Originally the inner courtyard had a shallow reflecting pool with statuary, photograph #7. The pool was either removed or covered up. Today, there is a small fountain with bird statuary and the rest is grass, some planting and several mature Queen palms, photograph #8. This entrance is to the main house. A tiled, covered walkway is supported on the east side by 3 arches, photograph #9. There is also an arch immediately on either side (north and west) connected to the central 3 arches. All front the grassy area, photographs #6, 7, and 8. The rest of the covered archway is supported by heavy wooden posts. There are 8 of these on the north and south sides, with the west having only 2 posts, photograph #9.

On the southeast corner is room #44 that is entered through a corridor, photograph 10. Room #3 is next to the same corridor. Both of these rooms do not open directly onto the courtyard. They were the bedrooms of Ole Hanson's daughters. Adjacent to room #3 is a planted atrium, photograph #11. It is enclosed by the west wall of room #2 and the east wall of room #3. A wall connects the corners of these rooms. The wall is stuccoed and has three inverted arches or large scallops, photograph #12.

Next to the atrium is room #2 that has the higher roofline measuring approximately 18 feet in height. It has 2 windows with iron grillwork, photograph #13. The window on the east wall overlooks the atrium, the one on the south wall has a view of the garden and part of the beach, photograph #14. This room does not open onto the courtyard either. It's entrance is through a corridor that is in the main house. This was Mrs. Hanson's room. At this point, the covered walkway ends at the entrance to the main house. Between the 2 wooden posts on the westside of the walkway is an ornamental teakwood garland, photographs #15 and 16.

The main house entrance is in the center, consisting of a large, heavy wooden double door. On either side of the front entrance are two recessed arches, both containing paintings, photographs #17 and 18, and have a tiled built-in bench. The front door opens onto the sunken solarium. The floor is Spanish tile. In the center is a small round Spanish fountain. On all four sides of the solarium are two short steps and the entire solarium on the level of the top step is encircled by an arcade on all four sides, photographs 19, 20, and 21. There are three arches per side. The tiled walkway that is a continuation from the inner courtyard walkway through the front door is on three sides of the solarium, (north, east, south). As mentioned earlier, the solarium has a raised ceiling. On the north, east and south walls, directly under the ceiling are three small windows that allow for natural light in the solarium, photograph #22. The fourth archway, photographs #21 and 22, opens directly into the livingroom (west) which has a massive beam ceiling, photograph #24, and a large

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fireplace in the center of the west wall. On both sides of the fireplace are two large arched glass doors, photograph #25, that open onto a covered veranda. The veranda runs the length of the livingroom and has five arches, photograph #26. From the covered veranda are six steps leading to an outdoor sitting area with full view of the beach and the ocean, photographs #27 and 28. Behind the sitting area (west) the bluff drops off to the beach below.

On the southwest corner of the Casa is an octagonal tower, photograph #29. This was Mr. Hanson's private office. The ceiling is wood, the panels run octagonal, photograph #30. This room has three windows that pivot to the outside for fresh air circulation, photograph #31. Directly east of the "Tower Office" is room #1 which was Mr. Hanson's bedroom. It opens on one side onto an oversized bathroom and a corridor that connects with Room #2, Mrs. Hanson's room. The south wall of Mr. Hanson's room has a glass door and a small wooden porch with steps to the garden, photograph #31. On the northwest corner, set back from the living room is the diningroom, photograph #32. The wall facing the solarium has a large archway entrance without a door. On either side of this opening are two half arches that are open and have wide sills, photographs #33 and 34. The ceiling is wood with star-shaped iron studs, photograph #35. In the east wall of the diningroom is a door leading to the pantry and kitchen, photograph #35.

Next to the kitchen is the third structure that has a higher roofline. It served as the chef/maids living quarters. It does not have a raised ceiling as expected with the higher roofline - it has a dummy ceiling. It was built that way to keep the uniformity of the roofline since Mrs. Hanson's quarters were directly across the courtyard.

Adjacent to the chef's quarters, directly across from the atrium, is an open, tiled patio that was used as a badminton court. It is the same size as the atrium and has the same design as the outer walls of the atrium with inverted arches, photograph #37. Next to the patio was an area used for barbecuing. It is walled on two sides and is roofed. On the northside is a large fireplace in a wall, photographs #38, and there is a wall on the eastside. Originally the west and south walls were open but are now glassed in to serve as an office. Floors in both areas are tiled.

Adjoining the east wall, right next to each other, are rooms #5 and #6 with doors opening onto the inner courtyard. Immediately adjoining them on the backside (north) are two additional rooms of the same size, #7 and #8 on the floor plan, accessed through separate entrances located between the two units, photographs #39 and 40. These rooms were for the sons of Ole Hanson.

Casa Romantica has many unique features. All of the arches or half arches/scallops of the patio and atrium come in sets of threes with the exception of the veranda which has five arches. All rooms have hardwood floors with wooden pegs (no nails

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were used). Floor tiles in all walkways were imported from Italy, photograph #41. Every bedroom had its own bathroom. (It was customary during that period to have only one bathroom per house). The use of sliding glass doors in the house was a novelty in 1928 and a unique feature at that time.

The siteplan shows three additional structures in the parking lot area. Adjacent to Avenida Granada, on the northeast corner of the property, is the former apartment for the Hanson's chauffeur and attached garage large enough for three cars. The chauffeur's quarters remain the same but the garage has been converted to rooms, photograph #41. A small bungalow, photograph #48, next to the garage and a small house, photograph #49, on the southside of the property, directly across from the bungalow, are not part of the original plan - they were built in the 1960's.

Today, the property has several mature palm and eucalyptus trees. In general, the landscaping on all four sides of the Casa has been neglected. Efforts are underway to restore it.

For several years Casa Romantica served as a retirement home. More recently, in February 1989, the City of San Clemente purchased the Casa property and has leased it to "Events by Design" who use it for special events but mainly for weddings. It is most popular and booked far in advance. See the accompanying brochure.

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decided to travel west with his wife and two children. During this long trip he regained the use of his legs.

He stopped in Butte, Montana where he was instrumental in getting William Andrews Clark elected to the U. S. Senatorial seat. The day after election Hanson continued his journey west ultimately settling in Seattle, Washington. In Seattle, he first owned and operated a grocery store which he later sold in order to work in real estate. In 1908, he became involved with a campaign against gambling and vice which swept him into Washington State Legislature by the largest majority ever recorded for a candidate in a similar position.

Ole Hanson was serving as Mayor of Seattle when he constructed the Skagit Water Power project. He became an international figure defending Americanism against Bolshevism while traveling through America on a lecture tour, photograph #45. It was during this time that he met Teddy Roosevelt. Also, while still Mayor of Seattle, he was approached by the wife of presidential candidate Warren G. Harding to run for Vice President. He refused since he did not agree with Harding's philosophy.

With the economic slump after the war, Ole Hanson closed his real estate offices and found himself heavily in debt. He left Seattle and journeyed to Mexico where he was chosen as arbitrator in a large land dispute in Mexico City. He was given one-half interest in 52,000 thousand acres of oil land by the losers in this dispute. He left Mexico City worth half a million dollars only to find that the oil market had declined and his interest in the oil land was worthless.

In 1921, he once again started in the real estate business. His first venture took place in Los Angeles where he designed and developed a housing tract in which 2,000 homes still stand today.

Next came the Potter Hotel project in Santa Barbara which was cut short by the earthquake of June 29, 1925. At that time, Hanson learned that his friend and associate, Hamilton H. Cotton, and a syndicate had acquired Rancho Los Desechos in Southern California. In November 1925, Hanson joined the group becoming the its largest shareholder and proceeded immediately with development plans for the layout of the future city. Aerial photographs were taken to assist with mapping of contours. Ole Hanson first laid out the streets designed to carry traffic generated by a projected population of 50,000. When he presented the plat plan to the Board of Supervisors, they refused it. They felt that the width of the streets was much too large and unnecessary. He then filed the plan as a surveyor's map. When San Clemente was incorporated the map was officially recorded. On November 23, 1925, he named the village "San Clemente" after the island off the coast, and a few days later, the grading of streets began, photograph #46.

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December 6, 1925 was opening day for lot investors. Approximately 1,000 people came from as far away as Los Angeles to view the tract for this planned community. Many lots were sold the first day for \$300.00 each. The sales pitch of Hanson's to prospective buyers was he would give them a place to live, a place to come together, and a full-service city.

Hanson immediately started the construction of the city hall followed by the community clubhouse. At that time, he deeded over to the residents 3,000 feet of beachfront free and clear. The municipal buildings were transferred to the City for the token payment of \$1.00. He also included in his plans 18 miles of equestrian trails and a pier. Fishing boats were anchored nearby and in 1928, the San Clemente Yacht Club was formed.

The community clubhouse was begun in July 1926 and finished in January 1927. The school building was started in May 1927 and completed by September of that year. Presented in the same manner as the other public buildings to the community, it is probably the only school ever built that was not paid for by bonds or property assessments. Development of Plaza Park began in May that year and it, too, was a gift to the city from Ole Hanson.

The beach club was begun in December 1927 and completed in April 1928. On May 27, 1928, it was formally dedicated. Its olympic-size swimming pool was one of the finest and best equipped in America. It became the scene of tryouts for the 1932 Olympic Games. Later on, the San Clemente swimming team was formed. Frank Holborrow, famous coach, was engaged to train swimmers. The beach club walls were soon covered with trophies won against competitors by the San Clemente team.

Near the beach club a grass-covered baseball diamond was constructed. It, too, was considered to be one of the best ball diamonds in America. The Seattle Rainiers of the Pacific Coast League used it as their spring training grounds.

By the end of 1927, San Clemente could boast of tennis courts, children's playgrounds, barbecue pits and a 9-hole golf course designed by William P. Bell, a noted California golf course architect.

1928 saw a hospital and clinic completed and ready for occupancy under the direction of Dr. Garnet B. Grant. All rooms were on one floor opening onto patios and gardens. It was known as the "hotel of sick people."

J. Wilmer Hershey, who had been a consultant in designing the community of Santa Barbara, was hired by Ole Hanson not only to design the public buildings but also the homes, the boulevard shops as well as the business and industrial districts, all in Spanish architecture. When Mr. Hershey died in 1927, he was succeeded by Richard

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Sears and Virgil Westbrook who designed the bulk of San Clemente's public buildings as well as a number of the larger residences.

Reviewing the architectural features of the Hanson plan, an architect commented, "The design of a small unit house with architectural supervision and restriction to the Spanish type only has been one of Mr. Hanson's great contributions to architecture in California."

Homer Banks wrote in 1930 that Hanson enforced his architectural design. He further stated that:

"In this connection it is to be noted that earlier attempts to violate the Hanson architectural plan met with some reaction. Several of the first small houses bloomed in various colors and with flat roofs. Hanson paid for the remodeling of one house and bought the others outright to rebuild them. An architectural board composed of Hanson, Edward R. Bartlett, contractor, and Thomas F. Murphine had been formed to check all building plans. In order to further insure the new village against the hodge-podge of architecture marring other communities, a clause was inserted in the agreement with all purchases that 'any house, building or structure to be erected or placed upon any of said residence or building lots in said tract shall be covered with handmade tile, and that there shall be no building, house or structure erected on this tract of more than four stories in height, exclusive of towers.'

"This meant also that San Clemente's business and industrial districts must conform to the architectural plan. Not even a signboard was permitted in the village until it had been passed by the architectural board. As a result, San Clemente now is graced by business as attractive as any in America and has what no other community can boast of, an industrial district marked with beauty!"

While all the public building was going on, there was also much building in the private sector. By the end of 1927 San Clemente had two hotels, the Prado, one of the earliest buildings to rise in the community, and the Hotel San Clemente that was formally opened in November 1927. Besides these two edifices, there were three office buildings, a handcarving furniture factory, a lumber yard, a mortuary, ten retail stores, and an apartment building which housed the Seattle Rainiers during their winter workouts. By 1928 San Clemente had more than 500 buildings and more than 1,000 permanent residents.

In 1925, Ole Hanson had made plans for his own home. He rejected the first original drawings done by Carl Lindbom. The second set of plans were drawn according to Hanson's own wishes. The site for his home was on a bluff overlooking the Pacific Ocean. It was a large home for him and his wife with their ten children, photograph #47. The home conformed to the Spanish style architectural requirements with one exception - the archway at the entrance is a Chinese Moongate that was installed as a

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result of his trip to China, attesting to his great facination with Oriental art. In 1932, during the depression, he lost his home and the Bank of America foreclosed on all his other mortgaged holdings. He died July 6, 1940.

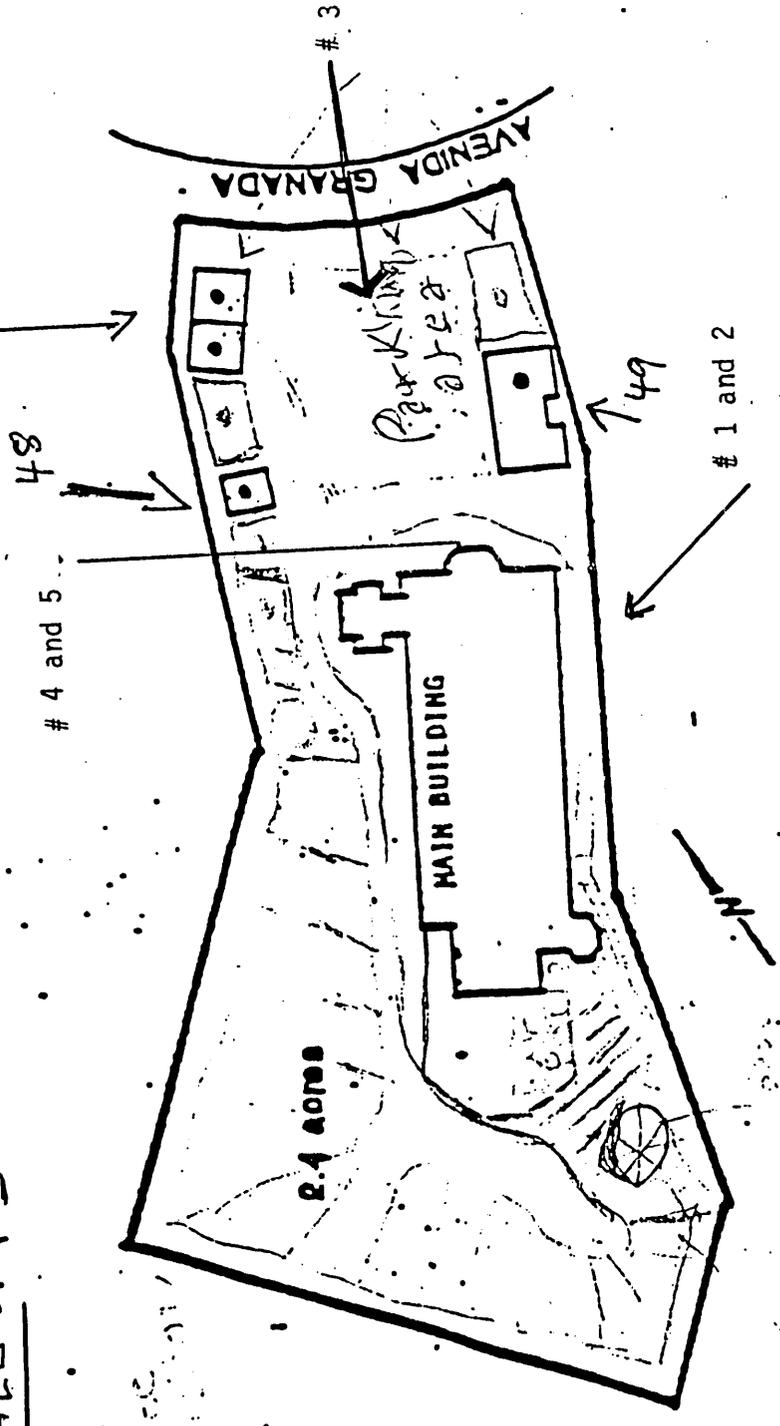
In conclusion, Ole hanson was a man with a vision. He alone was responsible for the concept and actual development of the City of San Clemente, one of the first planned communities in California. After his death, the architectural control governing the Spanish Village vision was lifted. It is unfortunate that this vision was eventually lost. Today, approximately 250 buildings of the Ole Hanson era remain standing. Among them is the beach club, some municipal buildings, and the Community Clubhouse. In the late 1960's, the Community Clubhouse was partially destroyed by fire. It was rebuilt in Spanish Revival architecture and a wing was added for additional space.

KEY TO PHOTOGRAPHS FOR CASA ROMANTICA, SAN CLEMENTE, CALIFORNIA

RE: Description # 7

SITE PLAN

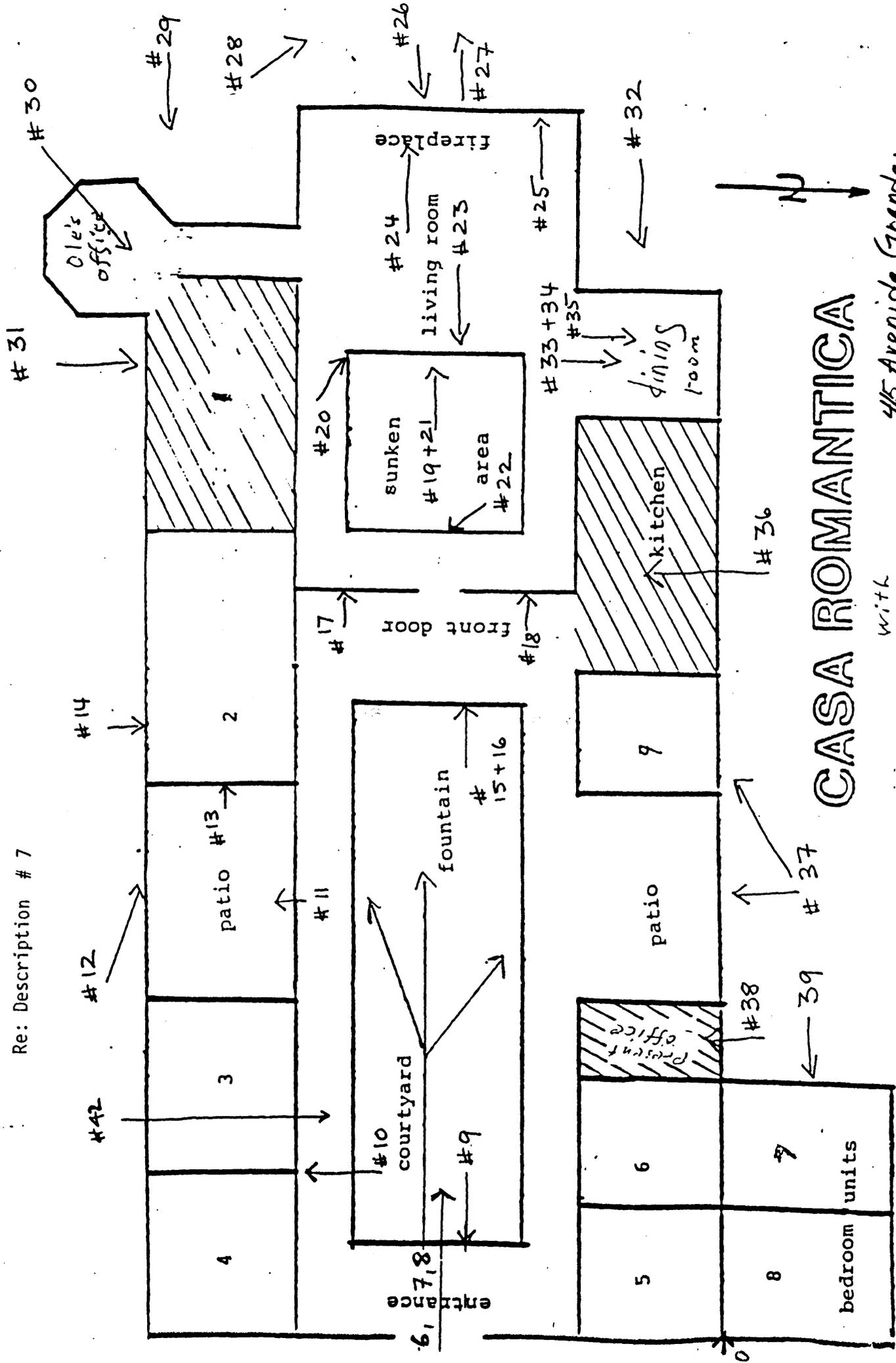
SCALE: 1" = 150'



CASA ROMANTICA

415 Avenida Granada
San Clemente, CA
Orange County

Re: Description # 7



CASA ROMANTICA

with 9 bedrooms
415 Avenida Grandos
San Clemente, CA
Orange County

GENERAL FLOOR PLAN

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AUG 20 1991
G.H.

PHOTOGRAPHS CASA ROMANTICA, SAN CLEMENTE, CALIFORNIA

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RE: DESCRIPTION

1. Casa Romantica, 415 Ave. Granada, San Clemente, California
unknown photographer
ca. 1928
San Clemente Historical Society
East and South view location on siteplan # 1
2. Same as # 1 location on siteplan # 2
3. Casa Romantica
Ilse M. Byrnes, P.O. 1029, San Juan Capistrano, CA 92693
August, 1991
Parkinglot and Driveway taken from Ave. Granada with view of Moongate.
Siteplan, # 3
4. Casa Romantica, view of Moongate
Siteplan, # 4
5. Casa Romantica, Detail of Front Door facing East unto Ave. Granada
Siteplan, # 5
6. Casa Romantica
unknown photographer
ca. 1929
San Clemente Historical Society
Inner Courtyard, looking West towards Mainbuilding and Solarium
location on Floorplan # 6
7. Casa Romantica
same as # 6 circa 1928
Detail of reflecting Pool, looking west
Floorplan, # 7
8. Casa Romantica
Ilse M. Byrnes
Inner Courtyard looking West, View of Atrium Archway on left side, new fountain
in center with Solarium in back, right side Patio/Badminton Court
Floorplan, # 8
9. Inner Courtyard looking East towards the Main Entrance (Moongate) showing the
three arches in center and single arches on left and right side.
Floorplan, # 9
10. Entrance to corridor between Rooms 3 and 4-Bedrooms of Ole Hansons Daughters.
Floorplan, # 10

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PHOTOGRAPHS CASA ROMANTICA, SAN CLEMENTE, CALIFORNIA

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23. View from Livingroom into the Solarium (South/West Corner) Partial view of Front Door.
ca. 1928
San Clemente Historical Society located on Floorplan # 23
24. Fireplace in Livingroom located on the Westwall. View of heavy wood beam ceiling.
ca. 1928
San Clemente Historical Society
Floorplan, # 24
25. Livingroom; arched glassdoor on North/West corner leading out to the covered veranda.
Floorplan, # 25
26. Veranda in front of Livingroom, covered and five arches.
Taken from North/West corner looking South.
Floorplan, # 26
27. Sitting Area in front of Veranda looking directly West over the Pacific Ocean
Floorplan, # 27
28. Steps leading down from sitting area fronting the Veranda (# 26) View West overlooking Pacific Ocean and part of the Pier, beginning of bluff area.
Floorplan, # 28
29. South portion of Veranda and Tower Office on right with octagonal roof.
Floorplan, # 29
30. Detail of octagonal ceiling inside the Tower Office.
Floorplan, # 30
31. South/East walls of Tower Office with porch and glassdoor in front of Room # 1 (Ole Hansons Room) looking West view of Ocean and Pier.
Floorplan, # 31
32. West wall of Diningroom and Northside of Veranda wall.
Floorplan # 32
33. Archway Entrance into Diningroom taken from Solarium looking North
Floorplan, # 33
34. Diningroom with arched Entrance and two half arches on either side, looking North
ca. 1928
San Clemente Historical Society
Floorplan, # 34
35. Diningroom Ceiling with starshaped iron studs.
Floorplan, # 35

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PHOTOGRAPHS CASA ROMANTICA, SAN CLEMENTE, CALIFORNIA

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- 36. Kitchen, original stove dating back to 1928
Floorplan, # 36
- 37. Northside of Casa Romantica, rear wall of Patio/Badminton Court, maids and chefs quarters., kitchen and dining room wall, left to right. Looking West
Floorplan, # 37
- 38. Fireplace in present Office- former BBQ area adjacent to Patio/Badminton Court on North wall
Floorplan, # 38
- 39. Westside of Room # 7 with partial view of Entrance on right side.
Floorplan, # 39
- 40. East Entrance to Rooms # 7 and # 8 facing driveway and parking lot.
Floorplan # 40
- 41. Chauffeurs quarters with former garage which was converted into 3 rooms. The garage was on the left side. Chauffeurs Quarters on North/East Side of property next to Ave. Granada.
Photographer unknown
ca. 1960
San Clemente Historical Society
site Plan # 41
- 42. Floortile, imported from Italy and used throughout the entire walkways, indoor and outdoor walkways, Patio/Badminton area and former BBQ area.

Photographs: Page 1 : # 1,2,6,7	Casa Romantica, 415 Ave. Granada, San Clemente, CA
" 2 : # 20,21	Photographer : unknown
" 3 : # 23, 24	1928 and 1960's
" 4 : # 34,41	Negatives: San Clemente Historical Soc. San Clemente, CA, 92672

Photographs: Page 1: # 3,4,5,8,9,10	Photographer: Ilse M. Byrnes
" 2: # 11 - 19,22	P.O. 1029
" 3: # 25 - 33,35	San Juan Capistrano, CA 92693
" 4: # 36- 40, 42	Negatives: c/o Ilse M. Byrnes

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

**National Register of Historic Places
Continuation Sheet**

PHOTOGRAPHS: CASA ROMANTICA, SAN CLEMENTE, CALIFORNIA
RE: SIGNIFICANCE

Section number _____ Page 1

43. Portrait of Ole Hanson, Founder and Builder of San Clemente
ca. 1927
Photographer : unknown
Negative : San Clemente Historical Society
44. Wedding picture of Ole Hanson and the former Nellie van Valkenberg
1895
Photographer: unknown
Negative : San Clemente Historical Society
45. Teddy Roosevelt in Seattle with Ole Hanson on far right.
1908 or 1909
Photographer : unknown
Negative : San Clemente Historical Society
46. San Clemente, aerial photograph of early development of " Village San Clemente" 1925
Photographer : unknown
Negative: San Clemente Historical Society
47. Family Portrait of the Ole Hansons
ca. 1929
Photographer : unknown
Negative: San Clemente Historical Society

Additional photographs: see Description:

48. Bungalow, built ca. 1960, located on North side of property, adjacent to
Chauffeurs quarters (photograph # 41)
49. Dwelling, built ca. 1960, located on South side of property, see plot plan