

HISTORIC RESOURCES INVENTORY

NABS 43152073708900 SHL 43152073705780  
 UTM: A 43152073708900 B 43152073705780  
 C 4308000/3705780 D 4308000/3708900

IDENTIFICATION

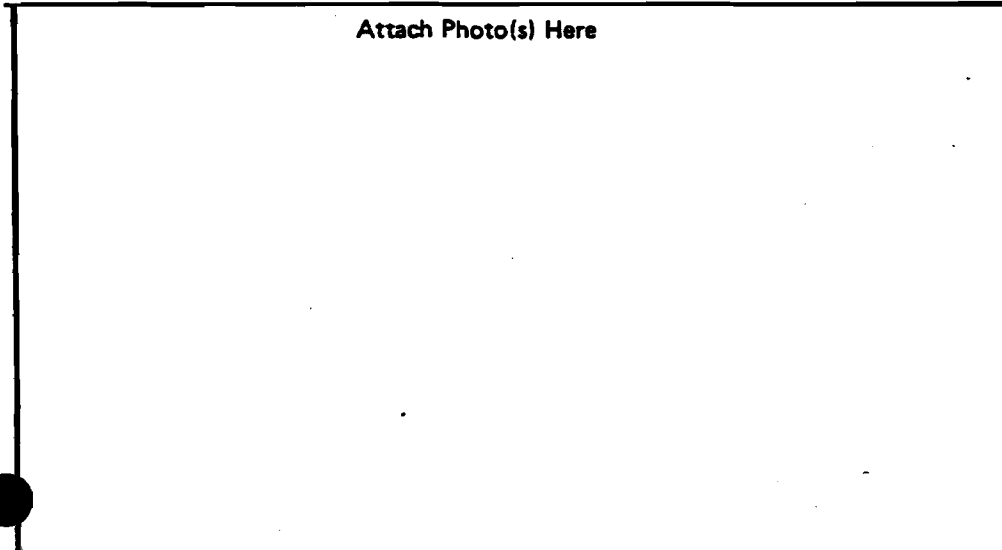
1. Common name: South Laguna Commercial Buildings
2. Historic name: Three Arches
3. Street or rural address: \_\_\_\_\_
- City South Laguna Zip 92677 County Orange
4. Parcel number: Multiple
5. Present Owner: Multiple Address: \_\_\_\_\_
- City South Laguna Zip 92677 Ownership is: Public \_\_\_\_\_ Private XX
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Tudor Revival, Provincial Revival, Beach Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The commercial district of South Laguna is characterized by several Tudor Revival style buildings, a Provincial Revival, and a shingled salt box type building. The commercial area covers a short distance along Coast Highway and is located approximately one block from the ocean.

The majority of buildings located along this stretch of Coast Highway are post-1940. Those few which are pre-1940 are itemized here. They are largely in good, well-maintained condition and retain a reasonable facsimile of their original architectural integrity.



8. Construction date: 1928-40  
 Estimated X Factual \_\_\_\_\_
9. Architect: Various - unknown
10. Builder: Various - unknown
11. Approx. property size (in feet)  
 Avg. Frontage 50' Depth 150'  
 or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
November 1980

13 Condition: Excellent \_\_\_ Good X Fair X Deteriorated \_\_\_ No longer in existence \_\_\_

14. Alterations: Minor

Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial X Other: \_\_\_

16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_

17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_

18. Related features: \_\_\_

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

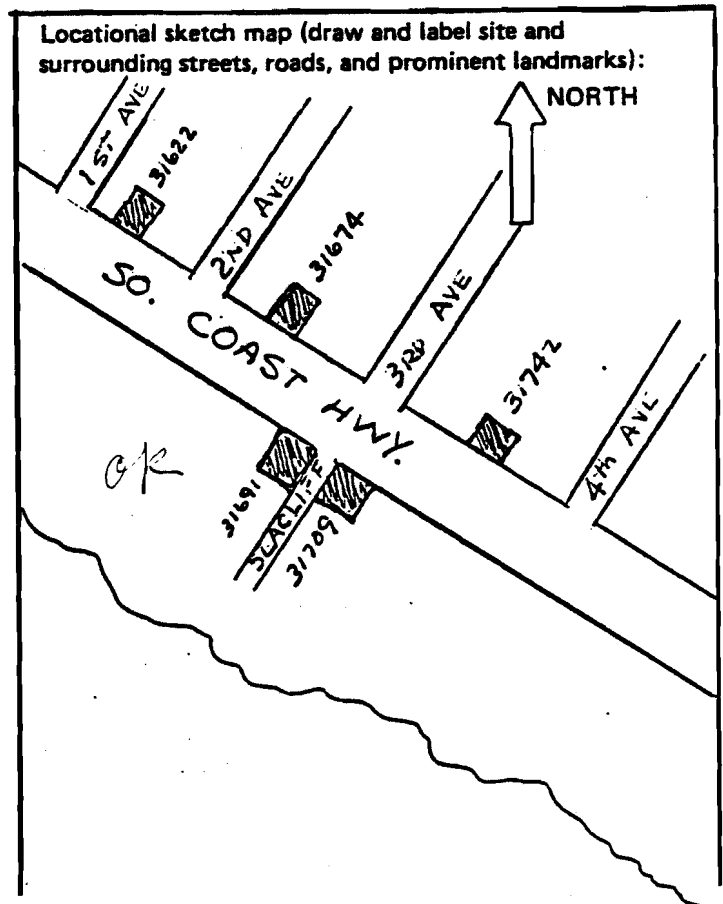
The major stimulus for the growth and development of South Laguna's commercial district was the opening of Pacific Coast Highway on October 9, 1926. In 1928 the first permanent commercial building appeared. Several others followed in quick succession. South Laguna became important mainly as a supply center for summer campers and vacationers staying at the several nearby tent camps on the beaches. Gas stations, none of which remain, sprung up to service travelers between Los Angeles and San Deigo. The first building, a six-room hotel, is centrally located in the two-block-long commercial district. Other businesses featured in the early days of South Laguna included a nursery, a fishing supply store, market, barber shop, beauty parlor, and real estate office. The businesses remained for many years and the only real changes in the community occurred in the 1960's, when many of the older buildings were demolished.

Those buildings itemized here are the few that remain as testimony to the early days in South Laguna.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
South Coast News, Dateline Edition  
Pioneer Days of Laguna Beach, Ramsey  
100 Years on Laguna Beach, Ramsey  
Orange Co. Through Four Centuries, Friis  
Interviews: Daniels, Wilson, Barr

22. Date form prepared April 1981  
By (name) Karen Turnbull  
Organization Environmental Coalition  
Address: 206 W. 4th St., Ste. 316  
City Santa Ana Zip 92701  
Phone: (714) 836-4314

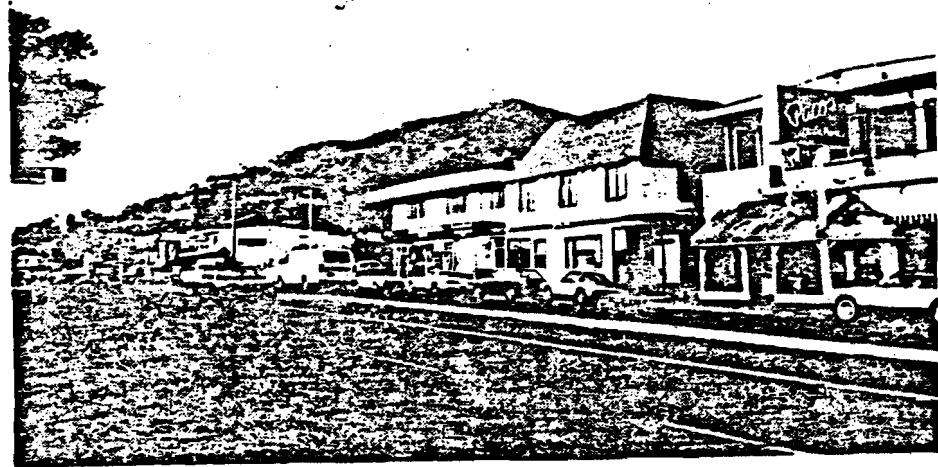




ok  
50

1. 31622 Pacific Coast Highway (K) Ca. 1928 (estimate)

This is a Tudor Revival style building with a square plan, single-gable roof and stucco siding. Half-timbering gives a distinction to the front gable face. Large multi-paned windows are paired along each face. These windows are framed in wood like that of the half-timbering pieces.

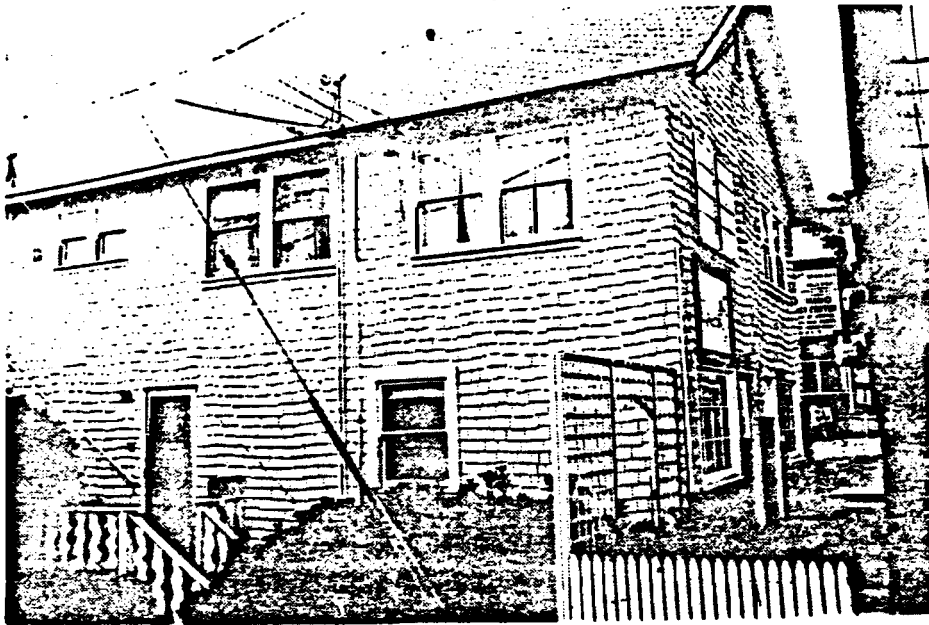


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57

2. 31674 Pacific Coast Highway (K) 1928

This building is a Period Revival with French influence. It is built in a rectangular plan and includes a mansard roof and stucco siding. Evenly spaced multi-paned casement windows give a uniform look to all four sides of the building. Originally a wooden building, the facade has been stuccoed in recent years, and plate glass windows have replaced smaller casement windows on the first floor.

This structure was built as a six-room hotel in 1928. It was converted into office space in 1935. Today it is still used as office space.

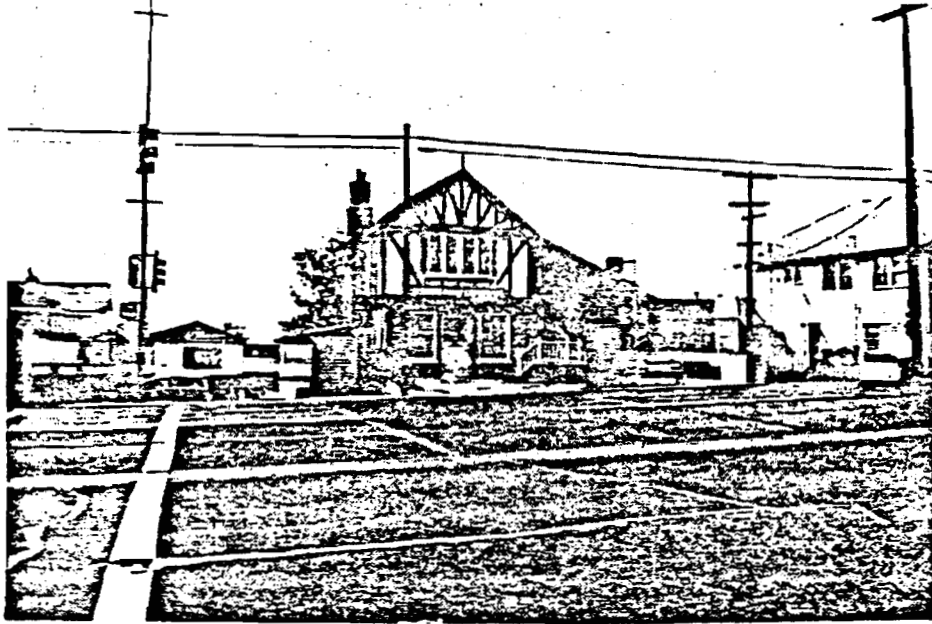


K3. 31691 Pacific Coast Highway (K) Ca. 1928 (estimate)

This is a two-story shingled beach house with a rectangular plan, single gabled roof and ornamental shingled siding. Largely unembellished, the double-hung windows located at irregular intervals form the primary surface features. Entry is at center front and is flanked by large multi-paned windows. An additional entry is at the side and accessed via a short stoop with jigsaw balustrade.

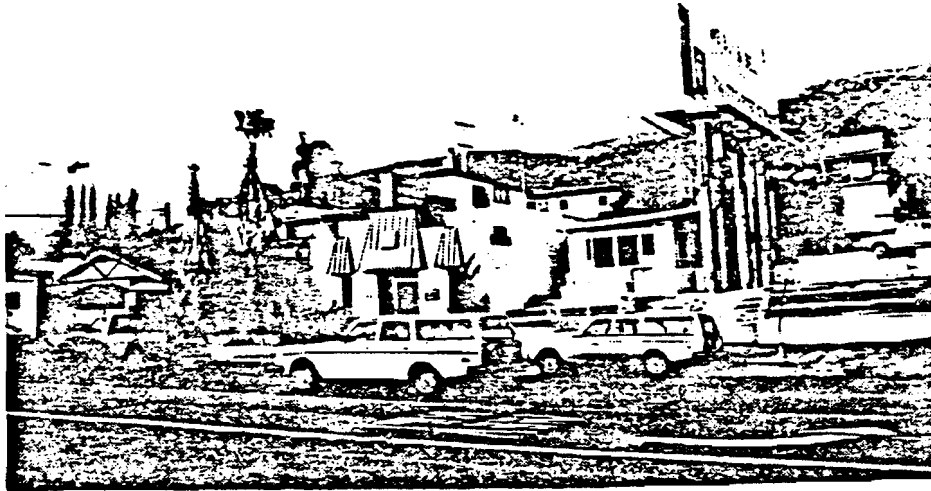
The building was not originally built for commercial purposes, but as a beach house. By the late 1930's it became a commercial building. It has been used as a commercial art gallery for a number of years.

58



ok 4. 31709 Pacific Coast Highway (E) Ca. 1930 (estimate)

59  
This is a two-story Tudor Revival building with a modified rectangular plan, a gable roof, and stucco siding with half-timbering. Main entry is center front and is flanked by large mullioned windows while a four-part mullioned window is above. A staircase with wooden balustrade and flagstone stringer is centered in the front of the building and leads to an ornamented wooden door on the second story. A brick chimney along the side of the building emphasizes height on one side, while the roof slopes to one story on the other side. Small, round windows on the second floor add another architectural highlight to this interesting building.



AK5. 31742 Pacific Coast Highway R Ca. 1930 (estimate)

This is a small boxy building which has been altered over the years to its present appearance. The mansard hoods in front are recent additions.

The structure was originally South Laguna's only market. For many years it was a business and social focal point of the small community. The opening of the first supermarket in the area, the Alpha Beta in Laguna Beach in 1954, marked the end of the small "ma and pa" type grocery. Today South Laguna does not have its own food market.