1. 2612 Victoria Drive  
   1929-35 (C)  
   A double-gabled cottage bungalow built over a garage and into the hillside. A slatted balustrade is above the garage and casement windows form a band along much of the front portion of the building. A flagstone chimney and retaining wall show Craftsman influence.

2. 2618 Victoria Drive  
   1915-36 (C)  
   A one-story over garage shingled bungalow with single gabled roof. House has a rectangular plan and is built into the slope of the lot. A terrace is located in front above the garage and is formed of slatted wood. A short lean-to canopy with triangular bracket supports shelters the large single-pane windows.
3. 2632 Victoria Drive 1923-33 (K)
A single-gabled bungalow beach house with shingled siding. Built as a single story over a garage, the house has a rectangular plan built into the slope of the lot. Entry is via stairs leading to a recessed corner porch supported by wood posts. A low shingled wall defines the balcony porch while original hinged garage doors are below.

4. 2633 Victoria Drive 1930-40 (C)
A blufftop bungalow with Craftsman influence articulated by a multi-gabled roof, shingled siding and modified "L" plan. Garage is at street grade, while house descends along bluff.
5. 2645 Victoria Drive 1928 (K)
What began as an amplified Craftsman bungalow has been remodeled so as to considerably change the oceanfront and street facing facade. The house is basically a multi-gabled bungalow with clapboard siding located on the blufftop with ocean orientation. The oceanfront facade now has a two-story angled bay window on the south corner and smaller angled bay window on the second story at center. A portion of the original gable and ornamental venting are still visible.

6. 2661 Victoria Drive 1922-35 (C)
What was originally a fairly basic shingled bungalow has had some amplification over the years. The original bungalow format and gabled roof is still largely intact. The house sits on the blufftop and has an ocean orientation.
During the 30's and early 40's, the house was owned by a widow, Clotilde Castruccio, and her daughters, Eugenia and Romilda. Mrs. Castruccio claimed to be an Italian Countess.
7. 2665 Victoria Drive

A blufftop beach house with ocean orientation. The house clearly began as a Craftsman influenced bungalow but has been amplified over the years and the oceanfront facade is now considerably remodeled. The arroyo stone chimney is still intact.

The house was originally owned by Maurice and Nina McMillan of Beverly Hills. A fine write up was given in the December 12, 1924 edition of the South Coast News when the house was built. The contractor was H.C. Hind and the house was built at a cost of $25,000. The bluff was hand excavated for almost two stories and the interior woodwork, in particular, was given lavish treatment and included redwood finish work and handmade doors.

The McMillans occupied the house until the early 40's.
What was originally an unusual and eclectic oriental influenced house has been substantially remodeled in a Victorianized manner so as to obscure the original building entirely. Nevertheless, the house has a notable history and deserves mention here. Known as the Ramage House, it was built by three sisters, Helen, Annabel and Cecil, in memory of their father, Thomas Ramage. The sisters were deeply religious and inscribed all the walls and stairs with painted or tiled quotations from the Bible. The cupola originally contained a pump organ. Neighbors called this "the house with the open door" because a light pointed on the Bible always shown through the original glass door. The house is fashioned around courtyards and patios with numerous steps and levels. A stairway in a wooden tower rests against the cliff and leads from the house to the beach below. The house was designed by the sisters and built by local carpenters.
9. 2683 Victoria Drive 1926 (E)
This house has been designated eligible for the National Register. See individual listing.

10. 2691 Victoria Drive ca. 1938 (C)
This and the house next door to the north were originally joined as one. Both have undergone some remodeling since being separated, but this is the least altered of the two. The house sits on the bluff and has an ocean orientation. It has a multi-gabled roof, a rectangular plan and board and batten siding of the variety common in the late 30's. The house is two stories, has angled bay windows and terrace balconies. A contemporary garage facade conceals the house at the street level.

The house was owned by Howard Krum and his wife Fay. Mr. Krum is credited with inventing the high speed ticker tape.
11. 2695 Victoria Drive 1925 (K)
A Craftsman influenced blufftop beach house with a single clipped gable roof and shingle siding. The rectangular plan spans out over the bluff. A tapered brick chimney is on the north face.

12. 2703 Victoria Drive 1925-45 (E)
A Craftsman influenced blufftop beach house with oceanfront orientation. Garage is at street grade, while main house extends down the bluff. From the oceanside, the house features a wide gabled facade with center portion of gable elevated; a bay window and groupings of large casement windows form a band around this front wing. Ornamental bargeboard is used throughout. House is two story with shingled siding and sits on a very large lot with several terraced garden areas.

The house originally went by the name Sugar Loaf for the rock formation below and was originally owned by Frank Bemus, a retired man. The house in later years was owned by Ozzie and Harriet Nelson of the Nelson Family TV fame.
13. 2713 Victoria Drive 1929-40 (C)
A Mediterranean Revival blufftop house with ocean orientation. The house is boxy in concept and has a flat roof with various tile hoods. A tiled entry hood shelters the street level entry. On the same lot at 2713½ is a small "L" plan, gabled board and batten cottage with a Dutch door. This is likely the original house on this lot.

14. 2735 Victoria Drive 1925-40 (C)
A modified Provincial Revival with "L" plan, steep pitched gable roof and stucco siding. Roof is multi-gabled with two front gables defining each the garage and front face. Entry is at apex of "L" and has a roofed overhang with arched connecting piers. A large arched mullioned window is on the front face.
15. 2751 Victoria Drive 1927-40 (K)
A blufftop Craftsman bungalow with "L" plan, clipped gable roof and shingled siding. The house descends along the bluff from the street grade. Entry is formed from a lean-to overhang supported by bracketed wood posts. Original wood stoop and crafted door are still present. Ornamental garage door is nearest the street.

16. 2765-67 Victoria Drive 1928-40 (E)
An eclectic Tudor Revival blufftop house with modified "L" plan, steep-pitched multi-gabled roof and half-timbering complemented with shingle siding. Several shed dormers rise out of the main roof and include half-timbering and decorative glass. Multi-paned windows are featured throughout. A separate gable at the gate entry has been fashioned in the style of the house.
17. 2793 Victoria Drive ca. 1920 (estimate) (K)
A Craftsman and Cape Cod influenced house with modified rectangular plan, gabled roof and shingle siding. Main gable is side facing and is contrasted with a front facing gabled dormer. An inset entry is below, also centered. Windows are primarily single pane casement variety.

18. 143 Sunset Terrace 1925-35 (K)
A double-gabled California bungalow with modified box plan over a garage. Siding is shingled. Frontmost gable forms the porch overhang and is supported by wood posts atop a shingled wall. Pointed arch venting in either gable and large multi-paned picture window in main gable articulate the house.
19. 155 Sunset Terrace 1919 (E)
This house has been designated eligible for the National Register. See individual listing.

20. 162 Sunset Terrace ca. 1920 (estimate) (K)
A hilltop Craftsman influenced beachhouse with ocean orientation. The house descends from the street level along the slope and includes a multi-gabled profile with shingled siding.
21. 163 Sunset Terrace 1926 (K)
A two-story board and batten house with extremely elongated proportions. The house is on a rectangular plan with a single-gabled roof. Center entry is via a raised porch with slatted balustrade and balcony above. Porch posts are of wood and have arched brace supports. Shingles are used along the foundation.

22. 119 McAulay 1923 (K)
A low-to-the-ground board and batten cottage on a corner triangular lot. The house has been configured to conform to the shape of the lot. Large three-part and casement windows form a band around the girth of the cottage. Windows feature extended lintels.
23. 129 McAulay 1931-36 (K)

A two-story beach house with New England Salt Box influence. The house is on a rectangular plan and features a single gabled roof with Salt Box slope in the rear. A lean-to canopy forms the porch overhang across the full width of the front. Door is centrally located with three staggered rectangular panes. Second story front has a pair of three-part casement windows with mullioned transoms.

24. 152 McAulay 1924-35 (C)

A clapboard house with single-gabled house with one-story over a garage. Casement windows form a continuous band around front and sides and original hinged garage doors are below.
25. 176 McAulay

A two-story clapboard house with "L" plan and gabled roof. Entry is at the front and is hooded with a special gable overhang. Three-part casement windows are present in several locations.

26. 2845 Wards Terrace (on the oceanfront) ca. 1930 (estimate) (K)

A beachfront cottage house with rectangular plan, multi-gabled roof and wood siding now covered by asbestos shingles. A second story occurs over the rear portion of the house. Beachfront entry is via stairs leading to an elevated porch with picketed balustrade. Double doors lead to interior. The house appears to be the last located right on the beach; several had been constructed in this way, but all have been removed.
NATIONAL REGISTERS
IDENTIFICATION
1. Common name: 155 Sunset Terrace
2. Historic name: Same
3. Street or rural address: 155 Sunset Terrace
   City Laguna Beach Zip 92651 County Orange
4. Parcel number: 
5. Present Owner: Address:
   City Zip Ownership is: Public Private XX
6. Present Use: Residential Original use: Same

DESCRIPTION
7a. Architectural style: Craftsman Bungalow
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This is a true Craftsman bungalow in the Greene and Greene tradition. The house is one story with a shallow-pitched, multi-gabled roof and wood siding now covered with asbestos shingles. The basic box plan is made much more dynamic through the use of a corner wrap-around porch. This forms the architectural focal point and is formed by a side-facing gabled overhang above and ocean stone piers below. Both the piers and the stairway stringers are tapered and made with these stones in the typical Greene and Greene manner. The stone piers are capped with wood crowns and posts and are connected by cross beams which actually emerge through the stone portion of the piers. A large fixed pane window is near the entry in the porch and a three-part window is to the side of the porch.

8. Construction date: 1919
   Estimated Factual XX
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
    Frontage 30' Depth 70'
    or approx. acreage
12. Date(s) of enclosed photograph(s)
    November 1980
13. Condition: Excellent X Good ___ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: ____________________________

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___ Residential X Industrial ___ Commercial ___ Other: ____________________________

16. Threats to site: None known ___ Private development ___ Zoning X 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.)

This is the only true Greene and Greene style Craftsman bungalow in Laguna. Architects Charles and Henry Greene pioneered the Craftsman style in Pasadena in the first decade of the 20th century. Important to their style was the use of smooth stones, a low-to-the ground quality using shallow-pitched gables and the artistic use of structural members such as beams. While the architect of this house is unknown, it is an excellent example of the Craftsman bungalow style popular in L.A., Pasadena and even inland Orange County between 1905-25. This is Laguna’s best example of the Craftsman bungalow style which revolutionized residential architecture after the turn of the century.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Orange County Assessor’s Records

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

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):
**IDENTIFICATION**

1. Common name: The Norman House
2. Historic name: La Tour
3. Street or rural address: 2683 Victoria Drive
   City: Laguna Beach
   Zip: 92651
   County: Orange
4. Parcel number: 
5. Present Owner: Address: 
   City:  
   Zip:  
   Ownership is: Public  Private  XX
6. Present Use: Residential  Original use: Same

**DESCRIPTION**

7a. Architectural style: French Provincial Revival
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This French Provincial Revival House is located along the blufftop above Victoria Beach and is one of Laguna's most noted landmarks. The house is comprised of two structures, the main house on the bluff edge and a guest house off the street. Both feature steeply-pitched, multi-gable roofs and half-timbering with wide rough hewn planks. The house is not large, but has a varied personality derived from the use of several window types including a bay window in front and pointed-arched and rectangular stained glass windows on the sides. Most of the remaining windows are casement with mullions and are framed with the original shutters fashioned from the same wood as the half-timbering. A bronze sign hangs in front with the original name "La Tour."

A 60-foot Norman style tower, built at the time of the house, is located along the height of the cliff and is used to get from the house to the beach below. The beach tower is of poured concrete with an ocean stone foundation and conical shingled roof. Several narrow rectangular window openings are at erratic intervals. A wooden spiral stairway provides passage on the interior of the tower.

8. Construction date: Estimated  Factual 1926
9. Architect: Unknown
10. Builder: Unknown
11. Approx. property size (in feet):
   Frontage 50'  Depth 100'
   or approx. acreage
12. Date(s) of enclosed photograph(s)
   November 1980
13. Condition: Excellent X  Good  ___  Fair  ___  Deteriorated  ___  No longer in existence  ___

14. Alterations: ________________________________________________

15. Surroundings: (Check more than one if necessary) Open land  ___  Scattered buildings  ___  Densely built-up  ___  Residential  X  Industrial  ___  Commercial  ___  Other:  Ocean  _____________

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:  60-foot concrete tower leading to ocean below

SIGNIFICANCE

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

The house and tower were built for William E. Brown and his family. Mr. Brown was a State Senator from Los Angeles and a noted Christian Science lecturer. He used this house during the summer and holidays and it can be assumed that the uniqueness of the house and tower were, at least in part, of his inspiration. The house was owned by the Browns until the early 40's when it was acquired by Harold Kendrick, a retired Naval officer from Los Angeles. During the decades that Kendrick owned the house, he was thought to be as eclectic and fascinating as the buildings themselves. He dressed himself and the house in a pirate theme and was the attraction of all the local children. Kendrick had the house stocked full of games and puzzles which the children played; winners received coins from his bowl of "cold cash" which he kept in the refrigerator. He also hid coins in the many crevices of the tower interior and let the children scour the inside to try to find them. Finders were keepers.

The architecture of the house and tower are closely interwoven with the natural precipitous quality of the cliffs. The style on both is unique and outstanding. The house rightfully serves as one of Laguna's leading landmark homes.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

   Architecture  1  Arts & Leisure  ___
   Economic/Industrial  ___  Exploration/Settlement  ___
   Government  ___  Military  ___
   Religion  ___  Social/Education  ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

   Orange Co. Assessor's Records
   City Directories, 1935-45
   Laguna Beach Life Newspaper - 12/30/27
   Harry Sloan Interview - April 1981

22. Date form prepared ______ April 1981

   By (name)  Kathleen Les
   Organization  Environmental Coalition
   Address:  206 W. 4th St., Ste. 316
   City  Santa Ana  Zip  92701
   Phone:  (714) 836-4314