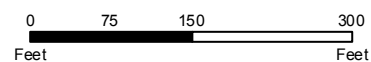




City of San Clemente

MCHP 18-277

202 Avenida Aragon



Historic Resource



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name St. Clements Episcopal Church
- *2. Common or current name St. Clements Episcopal Church
- *3. Number & street 202 Avenida Aragon Cross-corridor _____
City San Clemente Vicinity only _____ Zip 92672 County Orange
4. UTM zone 11 A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 692-113-?? Other _____

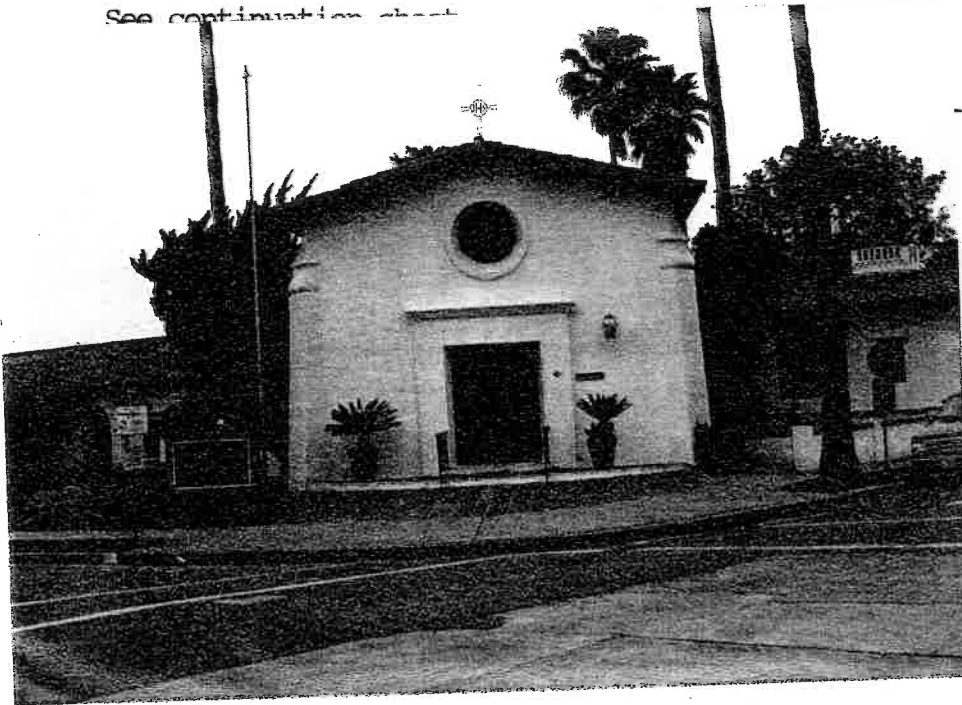
Ser. No. _____ - _____ - _____
National Register Status 3B
Local Designation _____

DESCRIPTION

6. Property category Building If district, number of documented resources _____
- *7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Occupying one of the most prominent sites in San Clemente, St. Clements Episcopal Church is a complex of interconnected buildings in the Spanish Colonial and Mission Revival styles. The centerpiece of the complex is the church itself, set at an angle to face the intersection of Avenida Aragon and Calle Puente, and the historic Plaza Park beyond it. Sheathed in white stucco and capped by a tiled, low-pitched, front gable roof, this building most strongly reflects the influence of the Mission Revival. Buttressed corners which suggest adobe construction, a facade unbroken except by a central, Classical framed portal and a circular rose window above it, windows with rustic wooden lintels, and exposed wood rafters in the eaves are features derived from the Mission tradition. The portal contains a pair of wood doors, each pierced by a cross of stained glass. Additional stained glass illuminates the interior from windows placed high up on the side elevations. To the west of the sanctuary, an arcade encloses a circular bay and continues onto a one story, L-shaped office building. It

See continuation sheet



8. Planning agency
City of San Clemente
9. Owner & address
St. Clements Episcopal Church
202 Avenida Aragon
San Clemente, CA 92672
10. Type of ownership Private
11. Present use Non-commercial
12. Zoning R-3
13. Threats _____

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- *14. Construction date(s) 1930 F Original location Same Date moved _____
- 15. Alterations & date Build parish hall (1956); replace Sunday School (1993); addition (1994).
- 16. Architect Virgil Westbrook Builder Strang Bros.
- 17. Historic attributes (with number from list) 16--Religious Building

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme The Spanish Village Area San Clemente
 Period 1926-1936 Property type Churches Context formally developed? Yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

St. Clements was the first church constructed in San Clemente and, after more than six decades of continuous use, stands today as the oldest religious building in the community. Its erection was an important milestone in the growth of the city and the formation of its identity. Built on land donated by city founder Ole Hanson, St. Clements was designed by architect Virgil Westbrook, the de facto official city architect, and constructed by the Strang Bros. Company. Its role as a community institution was enhanced by its location on the public plaza, across the street from the city's first school. Note was made of the building plans by the Los Angeles Times (6/15/30) and the Southwest Building and Contractor (2/7/30, 6/13/30). The design was approved by the Architectural Committee on June 10, 1930 with a certificate signed by Ole Hanson and Thomas F. Murphine.

Because of its significance in the growth of the city and its role as a community institution, its individual architectural quality and integrity, and its association with

See continuation sheet.

- 20. Sources
San Clemente Building Permits
Orange County Tax Assessment Records
M. Moon, Inventory of San Clemente Historic Places

21. Applicable National Register criteria A, C

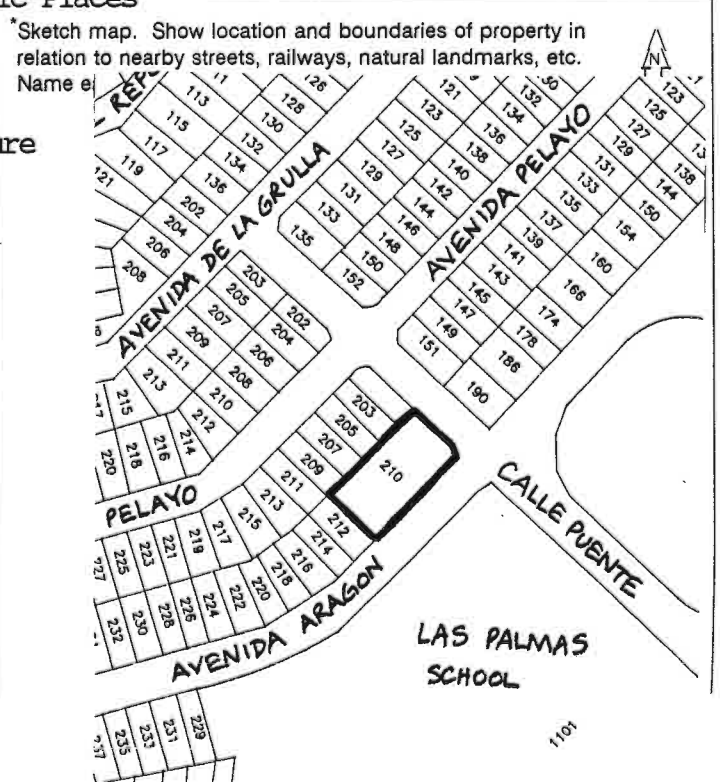
22. Other recognition San Clemente Historical Structure
 State Landmark No. (if applicable) _____

23. Evaluator Leslie Heumann
 Date of evaluation 1995

24. Survey type Comprehensive

25. Survey name Historic Resources Survey

*26. Year form prepared 1995
 By (name) Leslie Heumann & Associates
 Organization City of San Clemente
 Address 100 Calle Negocio, Suite 100
 City & Zip San Clemente 92672
 Phone (714) 498 2533



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY
CONTINUATION SHEET

LOCATION: 202 Avenida Aragon

DESCRIPTION:

is also stuccoed, topped by a tiled gable roof, and fenestrated with casement windows set beneath inset wood lintels. Other notable features include a chimney detailed like a dovecote on the building to the north, an intact church interior, terracotta pavement in front of the church and original landscape elements such as palm trees. St. Clements is in excellent condition, and despite newer construction in 1956 and 1993, retains its historic integrity.

SIGNIFICANCE:

architect Virgil Westbrook, St. Clements appears to be eligible for listing in the National Register of Historic Places both individually and as a contributor to a potential "Spanish Village" National Register district. It is recommended for retention on the Historical Structures List.

CONTINUATION SHEET

Page 1 of 3

Resource Name or #: 202 AVENIDA ARAGON

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

PROPERTY NAME	St. Clement's Episcopal Church
HISTORIC NAME	St. Clement's Episcopal Church
PROPERTY ADDRESS	202 Avenida Aragon
ASSESSOR PARCEL NUMBER	692-113-22
PROPERTY TYPE	Institutional building
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1930 (E) Tax Assessor
<hr/>	
INTEGRITY	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This Spanish Colonial Revival church was designed by Virgil Westbrook in the Spanish Colonial Revival style typical to San Clemente, It was constructed by Strang Bros. on land donated by Ole Hanson in 1930. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936). (See Continuation Sheet).
STATUS CODE	3D
STATUS	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property may be exempt from local designation as a religious property under A.B. 133 Cal. Stats., 1994, but may still be subject to CEQA.
<hr/>	
Project	City of San Clemente Historic Resources Survey Update
Prepared for	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673
Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028

CONTINUATION SHEET

Page 2 of 3

Resource Name or #: 202 AVENIDA ARAGON

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

SIGNIFICANCE (continued).

It also appears eligible for individual listing under Criterion A as the oldest religious building in San Clemente and under Criterion C for its association with Virgil Westbrook and outstanding interpretation of Spanish Colonial Revival architecture in the San Clemente area.

CONTINUATION SHEET

Page 3 of 3

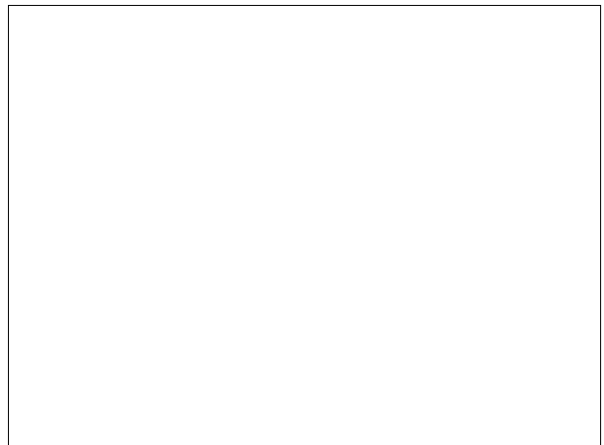
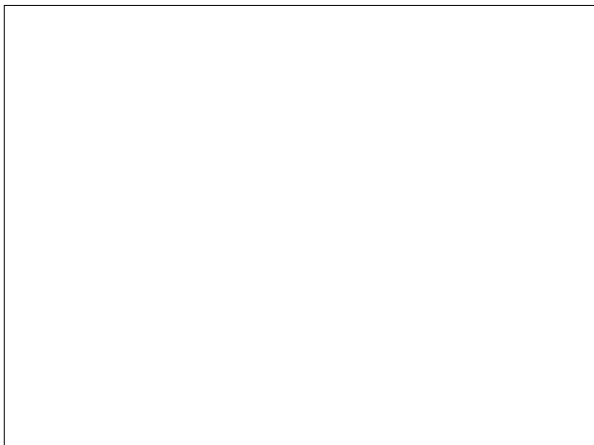
Resource Name or #: 202 AVENIDA ARAGON

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:





SITE PHOTOGRAPHS



Views of the courtyard where the pergola is proposed.



SITE PHOTOGRAPHS



Views of the memorial garden where the columbarium is proposed.



SITE PHOTOGRAPHS



View of brick pattern in front of the newest building (educational wing) on site.



SITE PHOTOGRAPHS



Views of decorative stucco vents located between buttresses on the original church building.