

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 215 AVENIDA MIRAMAR

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Orange

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 215 Avenida Miramar City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-122-12

P3a. Description:

The property contains a two-story multiple family residence with a rectangular plan and wood-frame construction. Designed with elements of the Spanish Colonial Revival style, it has a low-pitch side-gable roof and a low-pitch front gable dormer at the ridge line. The roof is clad with non-original asphalt shingles. The exterior walls are clad with smooth stucco. The primary facade is characterized by a recessed balcony on the upper level. The balcony features slender wood supports and open wood balustrades. The fenestration consists of original wood casement windows throughout the residence. Much of the residence's exterior is obscured by creeping vines and other landscaping. The residence is in fair condition. Its integrity is fair.

P3b. Resources Attributes: 03 Multiple Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

North elevation, south view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1928 (F) Building Permit

P7. Owner and Address:

Adams, John W.
34552 Calle Cambio, Capistrano Beach Ca
92624- 1403

P8. Recorded by:

Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 9/20/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

DPR 523A (1/95) HRG

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code 6Z

Resource Name or #: 215 AVENIDA MIRAMAR

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Multi-family residential

B4. Present Use: Multi-family residential

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved? No Yes Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: (Unknown)

b. Builder: Hallberg & McCulloch

B10. Significance: Theme Ole Hanson/Spanish Village by the Sea Area City of San Clemente

Period of Significance 1925-1936 Property Type Residential Applicable Criteria A

This two-story multi-family residence was built as a duplex for Nathan A. Upham in 1928. It was constructed by Hallberg & McCulloch. Due to alterations and the absence of typical Spanish Colonial Revival elements, the property does not appear eligible for National Register, California Register or local designation. It is recommended for removal from the Historic Structures List.

B11. Additional Resource Attributes: 03 Multiple Family Property

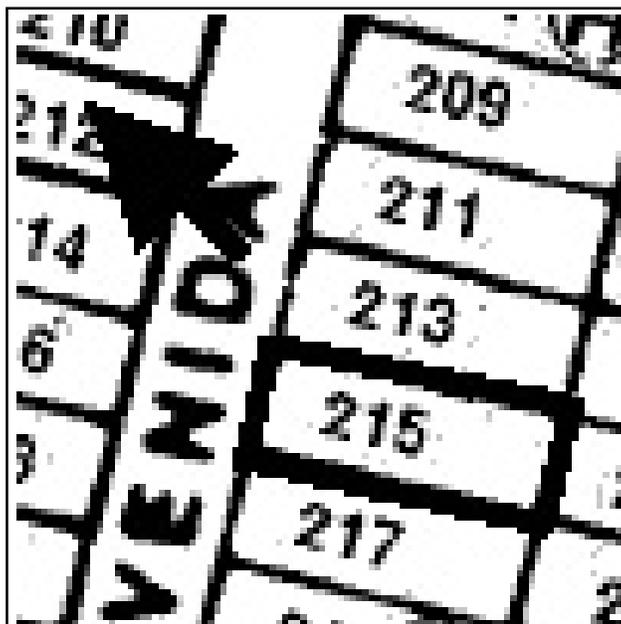
B12. References: San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/20/2006

(This space reserved for official comments.)



CONTINUATION SHEET

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Resource Name or #: 215 AVENIDA MIRAMAR

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation Update

Photographs of the Subject Property, Continued:

