

# PRIMARY RECORD

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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Resource Name or #: 107 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 Location:**  Not for Publication  Unrestricted a. County Orange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 107 Avenida Miramar City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-072-48

**P3a. Description:**

The property contains a two-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable roof clad with clay tiles. The exterior walls are sheathed in original smooth stucco. The primary facade is symmetrical and characterized by an inset entry porch. The porch contains a central door opening to a staircase that leads to the upper floor. The staircase is flanked by two wood-frame glazed double-door entrances to each of the ground level storefront spaces. Large fixed picture windows occupy the outer bays of the ground story. The facade fenestration is crowned by narrow multi-light transoms. The upper story is characterized by a full-width projecting Monterey-style balcony. The balcony features wood porch supports and balustrades. The building is in good condition. Its integrity is good.

**P3b. Resources Attributes:** 06 Commercial Building, 1-3 stories

**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:**

Miramar Group Re Inc  
107 Avenida Miramar

**P8. Recorded by:**

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

**P9. Date Recorded:** 9/21/2006

**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 3D

Resource Name or #: 107 AVENIDA MIRAMAR

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Mixed use- residential and commercial

B4. Present Use: Commercial

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved?  No  Yes  Unknown

Date: 2001 Original Location: 525-527 N El Camino Real

B8. Related Features:

B9a. Architect: Virgil Westbrook

b. Builder: Blaise

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

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

This two-story commercial building was built for C.C. Holloway in 1928. It was designed by C.C. Holloway and constructed by Blaise. The building was relocated to the present site from 525-527 N El Camino Real in 2001. This property is a unique example of the Spanish Colonial Revival style as represented in San Clemente. 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. It also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 06 Commercial Building, 1-3 stories

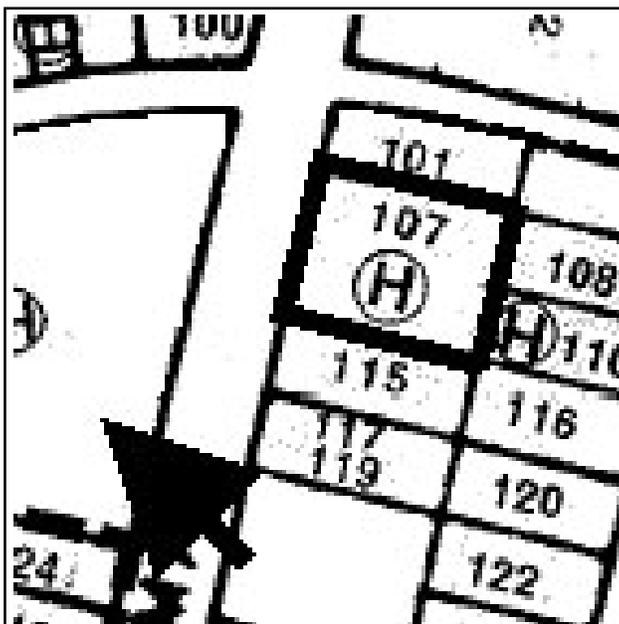
B12. References: San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/21/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

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Resource Name or #: 107 AVENIDA MIRAMAR

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation  Update

## Photographs of the Subject Property, Continued:

