

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 1700 N EL CAMINO REAL

P1. Other Identifier: Miramar Theater / San Clemente Theater

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 Location: Not for Publication Unrestricted a. County Orange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 1700 N El Camino Real/1720-1724 N El Camino Real

City San Clemente

Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 057-193-05

P3a. Description:

The property contains a two-story commercial building (theater) with a rectangular plan and board-form concrete construction. Designed in the Spanish Colonial Revival style, the majority of the building is covered by a primarily flat roof with a clay tile clad parapet, as well as portions under shed roofs clad in clay tile. The exterior walls are clad with stucco. A three-story tower with hip roof clad in clay tiles is positioned at the northeast corner of the building. A covered entry foyer, with shed roof clad in clay tiles supported by brick posts, leads to the main entrance beneath the tower. The fenestration consists of several windows only on the tower. Building entrances are comprised of original wood batten double-doors. Two battered stucco chimneys are located at the east-facing end wall. A one-story addition emerged from the north elevation. The building is in fair condition and appears to be vacant. Its integrity is good.

P3b. Resources Attributes: 10 Theater, 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

1937 (E) Tax Assessor

P7. Owner and Address:

Castillo Del Mar Development Inc
162 Avenida Florencia # A

P8. Recorded by:

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

P9. Date Recorded: 9/18/2006

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

Resource Name or #: 1700 N EL CAMINO REAL

B1. Historic Name: San Clemente Theater

B2. Common Name: Miramar Theater

B3. Original Use: Theater

B4. Present Use: Vacant

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved? No Yes Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: C.A. Balch

b. Builder: Strang Bros.

B10. Significance: Theme San Clemente in the '30s and '40s.

Area City of San Clemente

Period of Significance 1937-1949 Property Type Commercial Applicable Criteria A, C

This large commercial building (theater) was built in 1937. It was designed by C.A. Balch and constructed by Strang Bros. This property is a distinctive example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible for the National Register individually and as a contributor to a National Register eligible district. This property also appears eligible on the local level both individually and as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the '30s and '40s, and under Criterion C for its association with prolific theater architect C. A. Balch, and as a unique interpretation of the Spanish Colonial Revival style. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 10 Theater, 06 Commercial Building, 1-3 stories

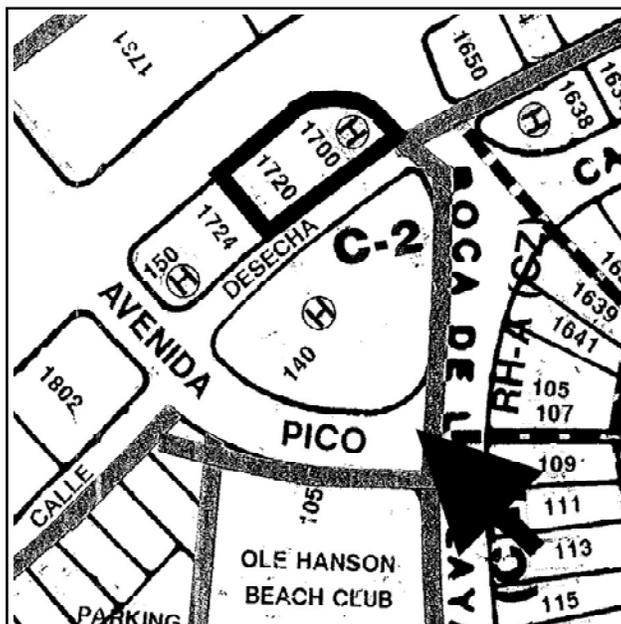
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/18/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 1700 N EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property, Continued:

