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

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 5D

Other Listings

Review Code _____ Reviewer ____ Date ____

Page 1 **of** 3

Resource Name or #: 130 AVENIDA GRANADA

P1. Other Identifier: Stepping Stone Pre-school

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 Location: ☐ Not for Publication ☐ Unrestricted a. County Orange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 130 Avenida GranadaCity San ClementeZip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-082-30

P3a. Description:

The property contains a one-story commercial educational building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a medium pitch front-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with smooth stucco. The primary (east) facade is three bays wide. The southernmost bay is recessed to allow space for one car and contains two double-hung wood windows. The central bay contains two asymmetrical, wood double-hung windows and the sign for the preschool. The northernmost bay is a slightly recessed covered entry porch constructed with wood supports. It also has a non-original wood door with side lights. This bay has a low stucco wall with gate enclosing a patio in front of the entrance. The fenestration consists of fixed wood windows throughout the building. A detached garage stands behind the building. The building is in good condition. Its integrity is fair.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories, 15 Educational Building

P4. Resources Present:

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P11. Report Citation: None.

P5b. Description of Photo:

East elevation, west view. May 2006.

P6. Date Constructed/Sources:

1938 (F) Building Permit

P7. Owner and Address:

Bodas, James 165 Avenida Miramar

P8. Recorded by:

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

P9. Date Recorded: 9/19/2006

P10. Survey Type:

City of San Clemente Historic Resources Survey Update

Attachments:	■ NONE	☐ Location Map	☐ Sketch Map	■ Continuation	Sheet Building, Struct	ure, and Object Record
☐ Archaeological	Record	☐ District Reco	rd Linear F	eature Record	☐ Milling Station Record	☐ Rock Art Record
☐ Artifact Record	I ☐ Phot	ograph Record	Other:			
DPR 523A (1/95) H	IRG					

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

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 NRHP Status Code 5D

Resource Name or #: 130 AVENIDA GRANADA

B1. Historic Name: (Unknown)

B2. Common Name: Stepping Stone Pre-School

B3. Original Use: Residential B4. Present Use: Commercial; Educational

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7.	Moved?	⋈ No	☐ Yes	☐ Unknown	Date:	Original Location:
-----	--------	-------------	-------	-----------	-------	---------------------------

B8. Related Features:

B9a. Architect: Strang Bros. **b.** Builder: Strang Bros.

This one-story commercial building was built for R.M. Strang in 1938. It was designed and constructed by Strang Bros. 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 local historic district under Criterion A for its association with the San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 06 Commercial Building, 1-3 stories; 15 Educational Building

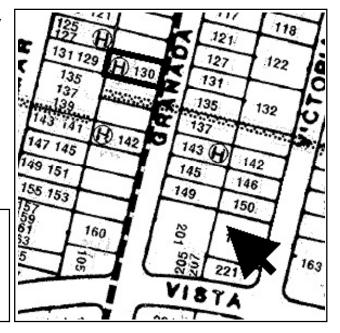
B12. References: San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/19/2006

(This space reserved for official comments.)



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

CONTINUATION SHEET

Primary # HRI# Trinomial

Page 3 of 3 Resource Name or #: 130 AVENIDA GRANADA

Recorded by: Historic Resources Group

Date: 9/19/2006

☐ Update

hotographs of the Subject Property, Continued:	AZZ-SECTION AND AND AND AND AND AND AND AND AND AN