

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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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 Location: Not for Publication Unrestricted a. County Orange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 Granada City San Clemente Zip 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



P5b. Description of Photo:

East elevation, west view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

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

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 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.

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

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.)



CONTINUATION SHEET

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Resource Name or #: 130 AVENIDA GRANADA

Recorded by: Historic Resources Group

Date: 9/19/2006

Continuation Update

Photographs of the Subject Property, Continued:

