

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 132 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 Location: Not for Publication Unrestricted a. County Orange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 132 Avenida Miramar City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-071-32

P3a. Description:

The property contains a one-story single family residence 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. There are wood balustrades in the rear that are visible from the street. The primary (east) facade is two bays wide. The southernmost bay consists of a slightly recessed facade under covered porch with wood supports. The porch leads to the main entrance with an original wood door and a fixed wood window. The northernmost bay contains a wood casement window, a small fixed window, and decorative stucco vents centered under the front gable. The front property line is delineated by a low stucco wall which opening aligns with the front door. The fenestration consists of original wood casement and fixed windows throughout the residence. The residence is in good condition. Its integrity is fair, due to a rear two-story addition that appears to be attached to the residence.

P3b. Resources Attributes: 02 Single Family Property

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

1926 (E) Tax Assessor

P7. Owner and Address:

Verheem, Johann
2211 Encinitas Blvd, Encinitas Ca 92024-4361

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 5D

Resource Name or #: 132 AVENIDA MIRAMAR

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Single-family residential

B4. Present Use: Single-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: (Unknown)

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 one-story single family residence was built in 1926. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. Due to a rear addition, this property no longer appears eligible for the National Register, but remains eligible as a contributor to a potential local historic district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 02 Single Family Property

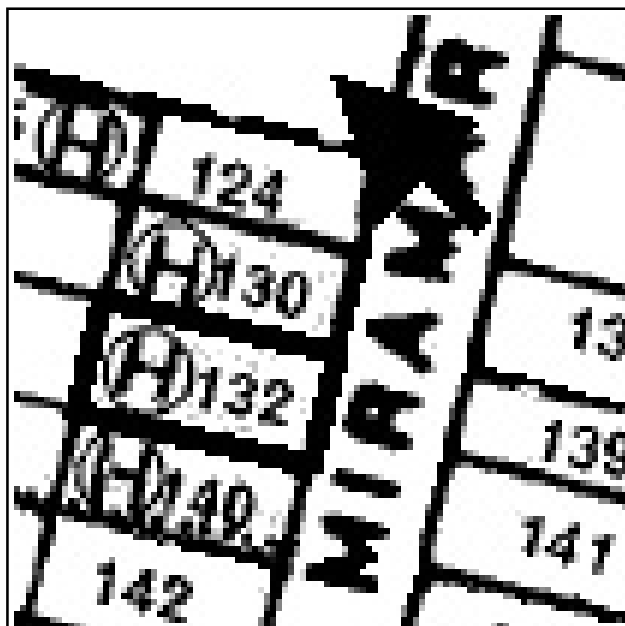
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/20/2006

(This space reserved for official comments.)



CONTINUATION SHEET

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Resource Name or #: 132 AVENIDA MIRAMAR

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation Update

Photographs of the Subject Property, Continued:

