

# PRIMARY RECORD

Other Listings

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

Page 1 of 3

Resource Name or #: 154 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 Location:**  Not for Publication  Unrestricted a. County Orange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 154 Avenida Miramar City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-071-37

**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 side-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with smooth stucco. There are wood balustrades and a chimney. The primary (east) facade is two bays wide. The northernmost bay contains a fixed window. The southernmost bay contains an archway leading to a covered porch with wood supports. The main entrance is through the porch. Also visible from the street front is a wing wall between the house and the garage. A low stucco wall delineates the property line. The fenestration consists of original wood casement and fixed windows throughout the residence. The residence is in good condition. Its integrity is good.

**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

1928 (E) Tax Assessor

**P7. Owner and Address:**

Riley, Van W. & Riley, Mary K.  
154 Avenida Miramar

**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:

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 3D

Resource Name or #: 154 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 1928. This property is a typical 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: 02 Single Family Property

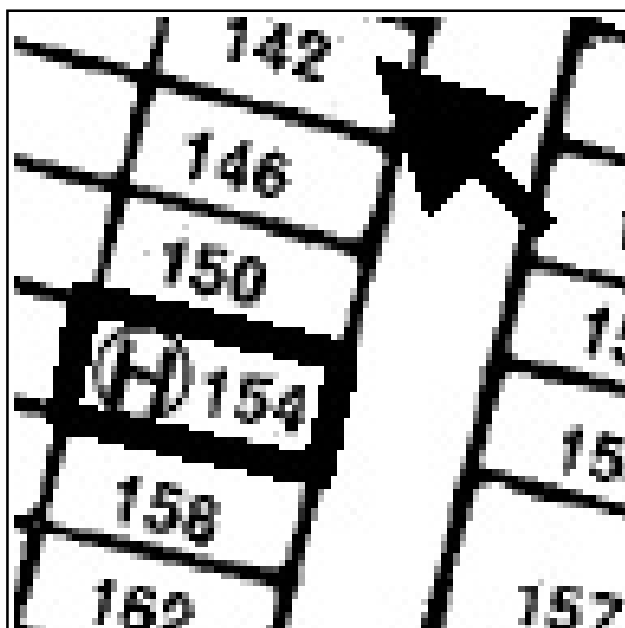
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/20/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 154 AVENIDA MIRAMAR

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation  Update

## Photographs of the Subject Property, Continued:

