

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 140 W AVENIDA PICO

P1. Other Identifier: CHI Institute / Casino San Clemente

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 Location: Not for Publication Unrestricted a. County Orange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 140 W Avenida Pico/100 W Avenida Pico City San Clemente

Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 057-193-02

P3a. Description:

The property contains a one-story commercial building with an irregular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, the building features multiple roof styles. A parasol roof clad in asphalt shingles is over the main portion of the building, while the primary (west) elevation includes a low-pitched front-gable roof clad in clay tiles. The building's entrance, on the primary elevation, is under a shed roof also clad in clay tiles. The building is symmetrically aligned, with the three-bay open entrance centered on the elevation. The bays of the open entryway are separated by two one-story columns. Three steps lead to the entryway. The exterior walls are clad with stucco. The fenestration consists of both original and non-original wood and vinyl windows throughout the building. The building is in good condition. Its integrity is good.

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

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

West elevation, east view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1937 (E) Tax Assessor

P7. Owner and Address:

Lee, Richard H.
1515 Buena Vista # A

P8. Recorded by:

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

P9. Date Recorded: 9/21/2006

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 3B

Resource Name or #: 140 W AVENIDA PICO

- B1. Historic Name:** Casino San Clemente, Sebastian's West Dinner Theater, S. Hampton Theater
B2. Common Name: CHI Institute
B3. Original Use: Casino; Dinner Theater; Dance Hall **B4. Present Use:** Commercial
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 San Clemente in the '30s & '40s **Area** City of San Clemente

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

This one-story commercial building was built by Strang Bros. in 1937. A first class dance hall, Casino San Clemente attracted name talent, popular big bands, and hosted weekly radio broadcasts. With its regional draw, this property played a pivotal role in the revitalization of San Clemente as it rebounded from the economic devastation of the Great Depression. This property is a highly 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 under Criterion A for its association with the San Clemente in the '30s & '40s period of development, and under Criterion C for its unique interpretation of the Spanish Colonial Revival style. It also appears eligible at the local level individually and as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

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

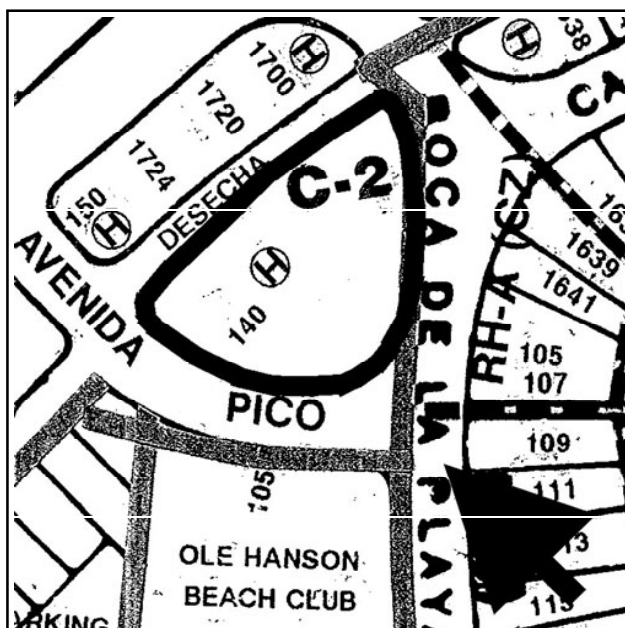
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/21/2006

(This space reserved for official comments.)



CONTINUATION SHEET

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Resource Name or #: 140 W AVENIDA PICO

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

Photographs of the Subject Property, Continued:

